

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

9/21/2023 11:15 AM

Project Name

Mixed Use at 134 W Willox Ln
CDR230073

Applicant

Brian Garrett
619-652-7000
brian@borulandscape.com

Description

This is a request to develop a new mixed-use residential building at 134 W Willox Ln (parcel # 9835406009). The applicant proposes to build approximately 4000sf of commercial/retail space and 21 - 1 and 2 bedroom residential units with at least 1/3 being affordable. Access is taken from W Willox Ln to the south and Willox Ct to the west. The site is directly N of W Willox Ln and approximately 0.05 miles west of N College Ave. The property is within the Service Commercial District (C-S) zone district and the project would be subject to Administrative (Type 1) Review.

Planner: Katelyn Puga, Clark Mapes

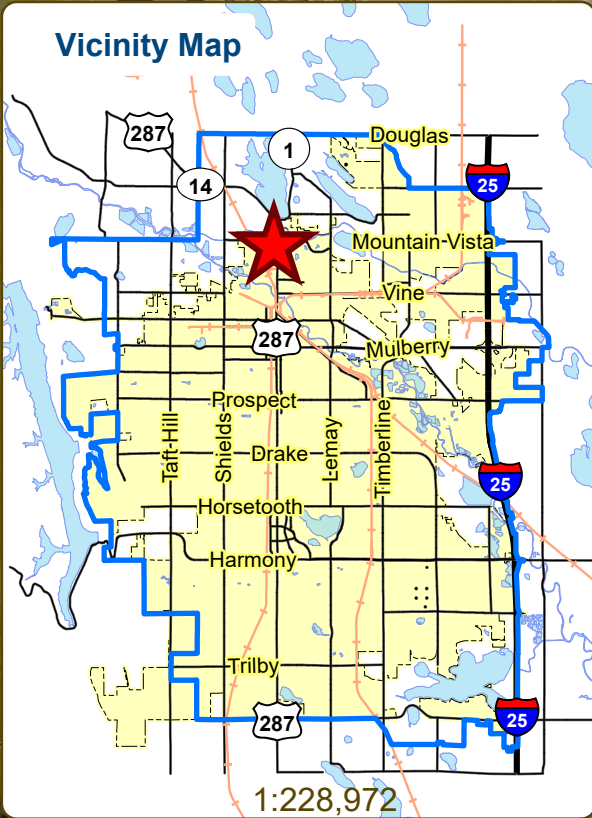
Engineer: John Gerwel

DRC: Todd Sullivan

Mixed Use at 134 W Willox Ln

Mixed Use

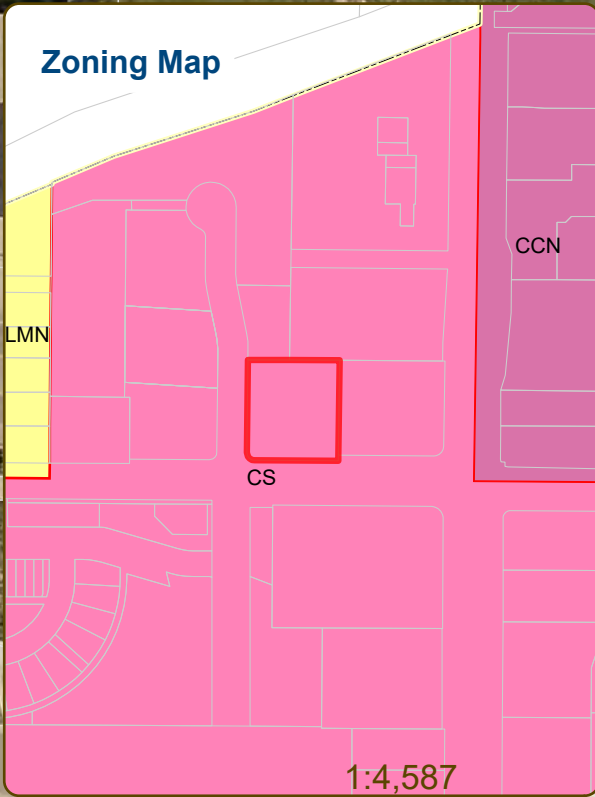
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to preappmeeting@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

From: brian@borulandscape.com
To: [PDT Preapplication Meetings](#)
Cc: skshafer@gmail.com
Subject: [EXTERNAL] Conceptual Review Application for 1704 Willox Court (parcel # 9835406009)
Date: Tuesday, August 1, 2023 10:25:44 AM
Attachments: [cr_app_1704_Willox_Court_pcl#9835406009.pdf](#)

All,

Attached is the application for a conceptual review meeting of the development proposal at 1704 Willox Court.

The design is based on the visioning and development recommendations made in the North College MAX BRT Plan (Feb 2023) and seeks to take advantage of some of the incentives detailed in the report to help fill both commercial and housing needs in the north College Ave corridor. We are eager to hear from the City on the possibilities for the design and the timeline for adopting any or all of the MAX report's recommendations for the area.

We are currently finalizing our meeting materials but will submit them as soon as possible and definitely before the two-week meeting deadline.

Please let us know if you have any questions or if there is a different format/address to submit meeting materials.

Thank you for the opportunity to meet, and we look forward to getting feedback on our ideas.

Thanks again,
Brian Garrett
Principal
[boru](#) landscape
www.borulandscape.com
619.952.7000



PROJECT NOTES

The Project is in the North College Urban Renewal District and is a prime location for transit oriented development. The North College MAX BRT Report directly identifies this area as a preferred location for higher density infill development. Our team agrees with many of the findings and prescriptions in the report and is utilizing some of the remedies outlined to help facilitate the desired development in the North College corridor. It is understood that the report's recommendations are not part of the current code, but our team would like to show how they could be implemented on the site and perhaps be a pilot program or an early adopter of the new guidelines. We are also looking forward to comments and other suggestions of programs that might help make the development feasible

The MAX BRT recommendations this project is looking to adopt are:

- Increased Building Height form 3 to 4 stories.
- Parking Reductions with the inclusion of affordable housing.
- A reduction in detention requirements to site paving. Water quality standards would be met.
- Inclusion of ground floor commercial space in residential development.
- Enhanced pedestrian connectivity and street oriented public spaces.
- Possibly take advantage of "gap financing" within the urban renewal area.



From College Ave. - Looking North West.

There is no sidewalk connecting the site to college. Our proposal would add sidewalk on the site in coordination with a future city connection. Sidewalk score in this area is 63.



Wilcox Lane - Looking West.

Our proposal would connect the sidewalk and move the curb north to allow for parallel parking beyond the bike lane. Approx. 5 spaces.



Edge of Site - Looking North West.

Our project would add sidewalk connecting the site to a future connection at College. We also propose to move the curb north into the site ROW allowing for parallel parking along with the bike lane.



Wilcox Court - Looking South.

Our proposal would utilize the entry off Wilcox Court to maintain pedestrian focused access to the project along Wilcox Lane. New sidewalk would also be added along Wilcox Ct. The existing parallel parking along Wilcox Ct will also help with short term parking for the project.

ALTA/NSPS LAND TITLE SURVEY

Lot 1, K-D Subdivision
 Situate in the Southeast Quarter of Section 35, Township 8 North, Range 69 West of the 6th P.M.,
 City of Fort Collins, County of Larimer, State of Colorado

PROPERTY DESCRIPTION

Lot 1, K-D Subdivision, in the City of Fort Collins, State of Colorado, EXCEPT that portion conveyed to the City of Fort Collins in Deed of Dedication recorded May 10, 2007 at Reception No. 20070035368.

Said described parcel contains 0.817 Acres, more or less (±).

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southeast Quarter of Section 35, T.8N., R.69W., as bearing North 89°32'22" West as monumented as shown on this plot, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1316.98 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein. (13-85-105 C.R.S. 2012)

SURVEYOR'S CERTIFICATE

To: Bradley B. Coleman
 Fidelity National Title Insurance Company
 Fidelity National Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 5, 7(c), 8, 9, 11, 13, and 15 of Table A thereof. This field work was completed on March 27, 2018.

Date of Plat or Map: May 18, 2018



Steven Parks - On Behalf Of King Surveyors
 Colorado Licensed Professional
 Land Surveyor #38348

This survey does not constitute a title search by King Surveyors to determine ownership or encumbrances of record. For all information regarding encumbrances, rights-of-way and title of records, King Surveyors rely upon Title Commitment Number 080-F0598463-383-JNB, dated December 5, 2017 at 7:00 A.M., as prepared by Fidelity National Title Company to delineate the aforesaid information.

This certificate does not extend to any unnamed parties or the successors and/or assigns of, Bradley B. Coleman, Fidelity National Title Insurance Company, and Fidelity National Title Company.



VICINITY MAP
 1"=1,000'

SCHEDULE B EXCEPTIONS

- Any existing leases or tenancies, and any and all parties claiming by, through or under said leases. (Not Plotted)
- Right of way fifty feet in width for a pipe line granted to the City of Greeley as described in Deed as set forth below, the exact location of said pipeline is not defined.
 Recording Date: February 2, 1905
 Recording No.: Book 214 at Page 48 (Not Plotted, no specified location, SE1/4 of SE1/4, Section 35, T.8N., R.69W.)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: City of Greeley
 Purpose: underground pipeline
 Recording Date: June 17, 1971
 Recording No.: Book 1465 at Page 474 and Book 1465 at Page 479 (Not plotted, located outside subject property)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Poudre Valley Rural Electric Association
 Purpose: electric transmission
 Recording Date: November 18, 1974
 Recording No.: Book 1625 at Page 212 (Not Plotted, no specified location, Part of the Section 35, T.8N., R.69W.)
- Notes, statements, easements and rights of way as set forth on the Plat(s) of K-D Park Subdivision set forth below:
 Recording Date: April 26, 1988
 Recording No.: Reception No. 349473 (Plotted)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: City of Fort Collins, Colorado
 Purpose: drainage & utilities
 Recording Date: May 10, 2007
 Recording No.: Reception No. 20070035366 (Plotted)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: City of Fort Collins, Colorado
 Purpose: emergency access
 Recording Date: May 10, 2007
 Recording No.: Reception No. 20070035367 (Plotted)
- Terms, conditions, provisions, agreements and obligations contained in the Resolution 2004-132, of the Council of the City of Fort Collins Making Findings and Approving the Urban Renewal Plan for the North College Avenue Corridor as set forth below:
 Recording Date: April 21, 2005
 Recording No.: Reception No. 20050031735 (Not plottable, affects entire parcel)

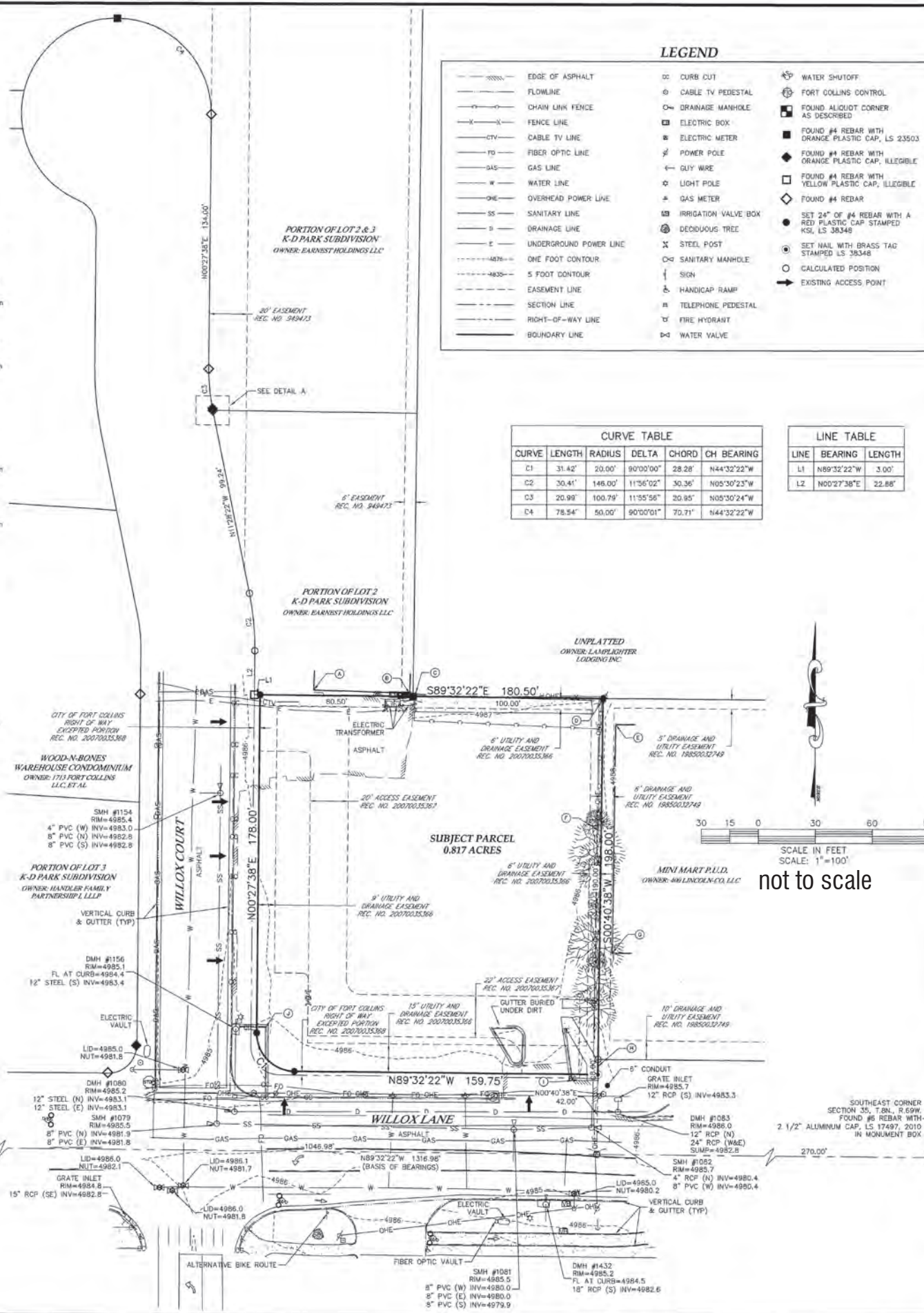
SURVEYOR'S NOTES

- Property Address: Vacant Land (no address assigned).
- Parking Spaces total 0 (no parking spaces delineated on site at the time of survey).
- No observable evidence of earth moving work, building construction or building additions.
- No buildings observed.
- Vertical Benchmark: City of Fort Collins "42-97" Elevation=4959.93 (HAYD8)
- Utility locates provided by Primo Utility Locating Services, LLC.

IMPROVEMENT LOCATION TO BOUNDARY LINE TABLE

- Building corner is 2.8'± North of the boundary line.
- Building corner is 1.6'± North of the boundary line.
- Fence line is 1.4'± North of the boundary line.
- Fence line is 0.6'± West of the boundary corner.
- Building corner is 6.9'± East of the boundary line.
- Fence line is 1.4'± West of the boundary line.
- Building corner is 6.7'± East of the boundary line.
- Edge of concrete is on the boundary line.
- Back of curb is 3.1'± South of the boundary line.
- Back of curb is 4.6'± East of the boundary line.

DETAIL A



LEGEND

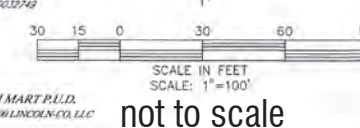
—	EDGE OF ASPHALT	□	CURB CUT	⊗	WATER SHUTOFF
—	FLOWLINE	○	CABLE TV PEDESTAL	⊗	FORT COLLINS CONTROL
—	CHAIN LINK FENCE	⊗	DRAINAGE MANHOLE	⊗	FOUND ALIQUOT CORNER AS DESCRIBED
—	FENCE LINE	□	ELECTRIC BOX	⊗	FOUND #4 REBAR WITH ORANGE PLASTIC CAP, LS 23503
—	CABLE TV LINE	⊗	ELECTRIC METER	⊗	FOUND #4 REBAR WITH ORANGE PLASTIC CAP, ILLEGIBLE
—	FIBER OPTIC LINE	⊗	POWER POLE	⊗	FOUND #4 REBAR WITH ORANGE PLASTIC CAP, ILLEGIBLE
—	GAS LINE	—	GIUY WIRE	⊗	FOUND #4 REBAR
—	WATER LINE	⊗	LIGHT POLE	⊗	SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSL, LS 38348
—	OVERHEAD POWER LINE	⊗	GAS METER	⊗	SET NAIL WITH BRASS TAG STAMPED LS 38348
—	SANITARY LINE	⊗	IRRIGATION VALVE BOX	⊗	DECIDUOUS TREE
—	DRAINAGE LINE	⊗	DECIDUOUS TREE	⊗	STEEL POST
—	UNDERGROUND POWER LINE	⊗	SANITARY MANHOLE	⊗	SIGN
—	ONE FOOT CONTOUR	⊗	HANDICAP RAMP	⊗	TELEPHONE PEDESTAL
—	5 FOOT CONTOUR	⊗	FIRE HYDRANT	⊗	WATER VALVE
—	EASEMENT LINE	⊗	WATER VALVE		
—	SECTION LINE				
—	RIGHT-OF-WAY LINE				
—	BOUNDARY LINE				

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	31.42'	20.00'	90°00'00"	28.28'	N44°32'22"W
C2	30.41'	148.00'	11°56'02"	30.36'	N05°30'23"W
C3	20.99'	100.79'	11°55'56"	20.85'	N05°30'24"W
C4	78.54'	50.00'	90°00'01"	70.71'	N44°32'22"W

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°32'22"W	3.00'
L2	N00°27'38"E	22.88'



not to scale

DATE: 5/18/2018
 FILE NAME: 2017098BALTA
 SCALE: 1" = 30'
 DRAWN BY: LEC
 CHECKED BY: SIP/TW

KING SURVEYORS
 650 E. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 | fax: (970) 686-5821

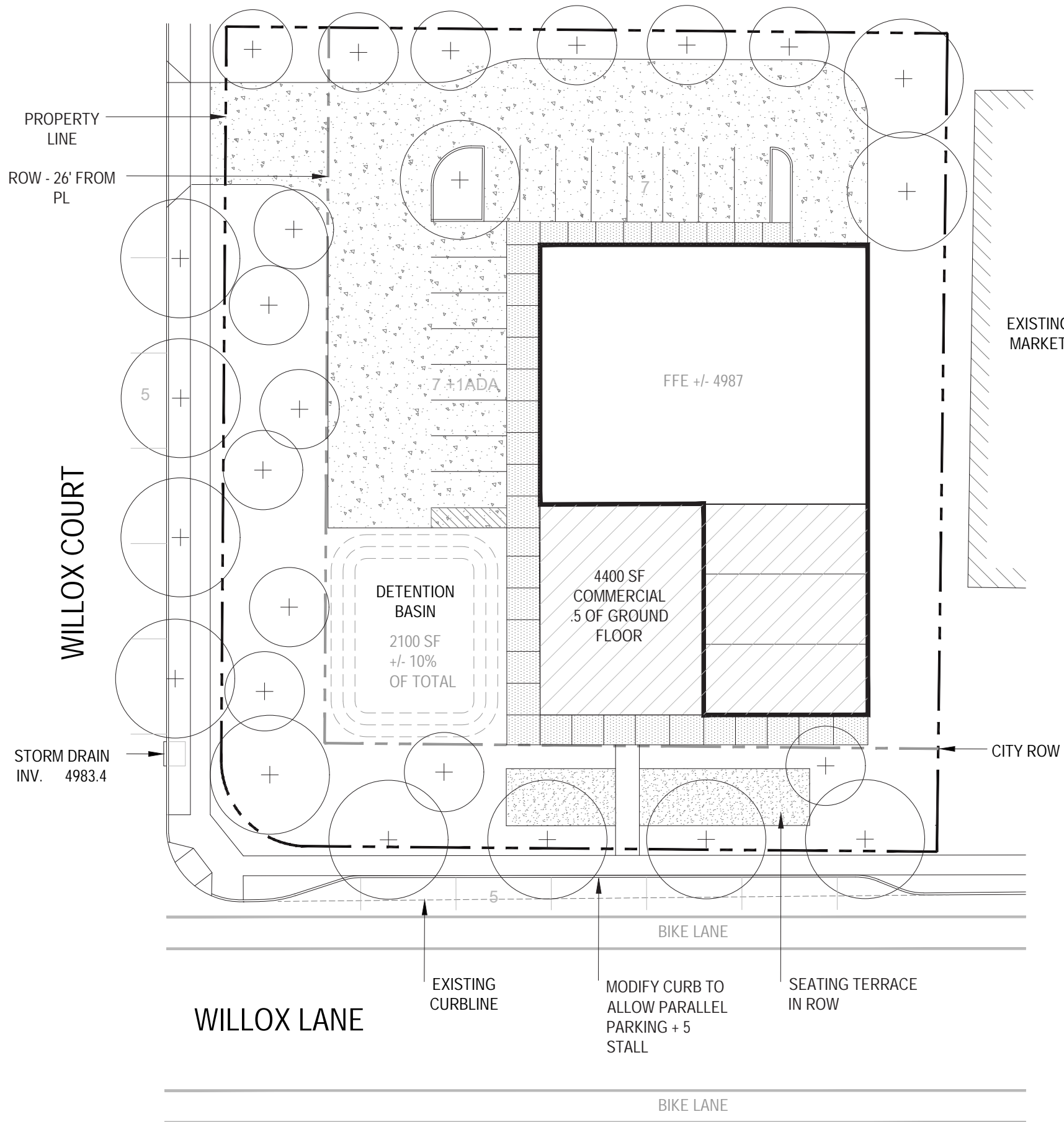
DATE: _____
 REVISIONS: _____

ALTA/NSPS LAND TITLE SURVEY
 FOR
 BRAD COLEMAN
 P.O. BOX 271651
 FORT COLLINS, CO 80527

PROJECT # 20170988

1

SHEET 1 OF 1



PROJECT NARRATIVE

The 'Willox 21' project seeks to create a vibrant community on a smaller site in the north college corridor. With 21 units and 4000sf of commercial, the project will be one of many finer grain developments that will help define the area as another of Fort Collin's diverse and livable communities. Access to public transit and nearby to necessities, the river, downtown, and the university make the location prime for this small to medium scale transit oriented development.

The project features a strong connection to Willox Lane for pedestrians and cyclists by moving parking to the side and rear of the site. A rooftop garden and amenity deck provide outdoor space to the residents and the ROW will be utilized as seating, gathering and family spaces with permeable gravel terraces that can easily be removed if the row needs to be accessed in the future.

SITE DATA

AREA WITHIN PROPERTY LINE: 37,230 SF
 AREA OF ROW WITHIN PROPERTY LINE: 9,250 SF

BUILDING DATA:

LEVEL 1 - 4000SF COMMERCIAL + 12 PARKING
 LEVEL 2 - 3 -1BR + 4 - 2BR
 LEVEL 3 - 3 -1BR + 4 - 2BR
 LEVEL 4 - 3 -1BR + 4 - 2BR
 TOTAL: 9 -1BR + 12 - 2BR = 21 UNITS

TOTAL IMPERMEABLE AREA: 21,500 SF
 VEHICULAR USE : 9,600 SF
 PEDESTRIAN PAVING: 2,200 SF
 BUILDING AREA 9,700

REQUIRED PARKING IN TOD W/ AFFORDABLE* = 14
 PROVIDED : 12 COVERED + 7 SURFACE

*Per BRT MAX report recommendations
 Required commercial parking 4000 sf restaurant: 20
 Provided: 8 on site 10 on street
 Other uses may fall within typical requirements.

PROJECT NOTES

1. Plan requires vacation of private access easement on the survey. Easement may be a remnant of when lot was split.
2. Relatively high invert for storm drain makes large volume storage difficult. Provisions made in TOD document for regional stormwater relief.
3. Approx. 9,250 Sf of city row within property line makes providing required parking and detention difficult.
4. Approximately 12,500 SF Industrial building previously on site. Demolished and removed approx 2004.

