

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

10/18/2023 8:30 AM

## Project Name

Redtail Ponds Single Family Detached Homes  
PDR230012

## Applicant

Jon Prouty  
615-294-8494  
jonj@frii.com

**Planner:** Clark Mapes

**Engineer:** Sophie Buckingham

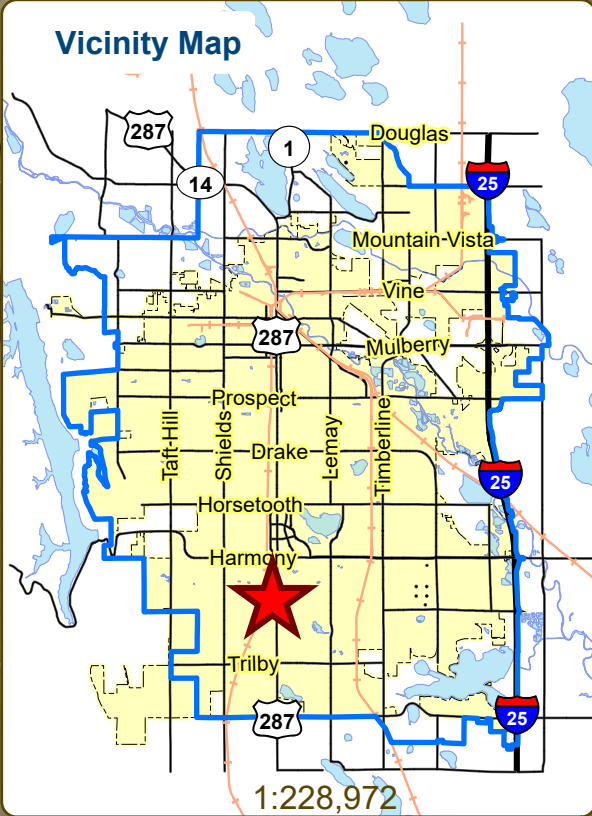
**DRC:** Todd Sullivan

## Description

This is a request to develop 20 single-family detached homes on parcels previously approved for office use. (parcels #9602417001, 9602417002, 9602416002, 9602416001, 9602416007, 9602416008, 9602416006, 9602416009, 9602416003, 9602416004, 9602416005, 9602417003, 9602417005). The proposal includes 20 single-family detached homes. 1.5-story buildings on 20 Lots across an 11.42 acre site. Access would be taken directly from Conejos Rd. and Cameron Dr. The site is approximately 0.52 miles south of W Harmony Rd and approximately 0.13 miles west of S College Ave. The property is within the General Commercial District (C-G) zone district, and is subject to a Major Amendment, Administrative (Type 1) Review.

# Redtail Ponds Single Family Detached Homes Single Family Detached Residential

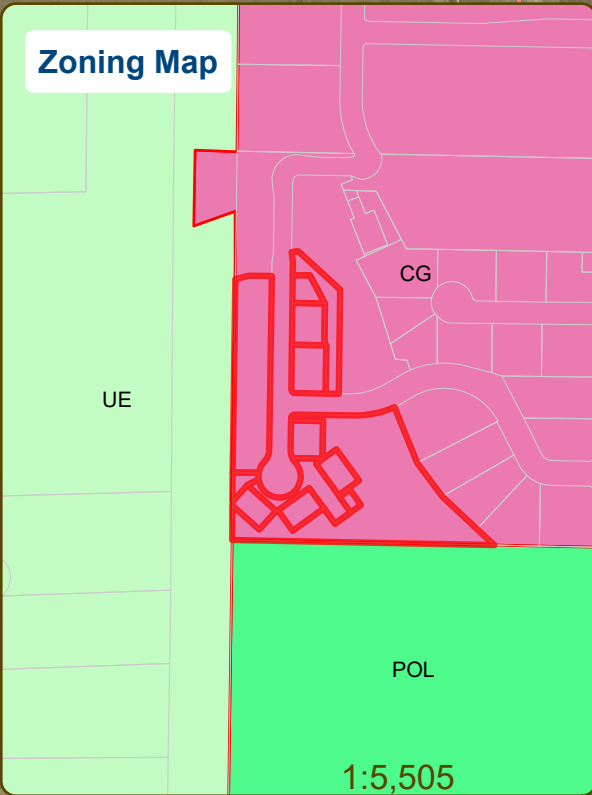
Vicinity Map



Aerial Site Map



Zoning Map



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PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in greater detail. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications must be submitted to City Staff no later than Wednesday at 5:00pm three weeks prior to the anticipated Wednesday meeting date. Application materials can be e-mailed to preappmeeting@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff
Date of Meeting Project Planner
Submittal Date Fee Paid (\$1,000)

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

Project Name

Project Address (parcel # if no address)

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

Business Name (if applicable)

Applicant Mailing Address

Phone Number E-mail Address

Basic Description of Proposal (a detailed narrative is also required)

Zoning 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.

Is your property in a Flood Plain? Yes No If yes, then what risk level?

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)



SUBMITTAL INFORMATION:  
*PRELIMINARY DESIGN REVIEW (PDR)*

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- 1) Preliminary Design Review Application form and filing fee (\$1000).
  - 2) **Project Narrative** – Please include the following information:
    - (a) What are you proposing/use?

20 single family detached homes
    - (b) What improvements and uses currently exist on the site?

\$13 million of streets, bridges, utilities, and underground improvements.
    - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.

Conejos Road and Cameron Drive exist. Conejos ends in a 160' long cul-de-sac. There are two exits north and east to College Avenue; sidewalks throughout; adjacent to two bike-pedestrian paths, 2 blocks from the Max South Transit Center.
    - (d) Describe site design and architecture.

Site Design will maximize the natural areas. Architecture will be contemporary.
    - (e) How is your proposal compatible with the surrounding area?

Low density at only 20 units; 11.4 acres; 70% natural transition from warehouses to the north, offices to the east and natural areas to the south and west.
    - (f) Is water detention provided? If so, where? (show on site plan)

4 ponds provide water quality and detention.
    - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?

Drainage is absorbed by 8 acres of existing open space grass and ponds; the balance drains to Fossil Creek.
    - (h) What is being proposed to treat run-off?

30-70% of new impervious surface water will go into rain gardens.
    - (i) How does the proposal impact natural features?

It protects, enhances, and manages them as they are a unique feature of the development.
    - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

No existing structures and the new structures will have fire sprinkler systems.
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- (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?

Since commencement of the project, the city increased the wetlands setback from 50' to 100'; and change of zoning designation to CG, therefore single family detached is not an allowed use.

- (l) Have you previously submitted an application?

No.

- (m) What specific questions, if any, do you want addressed?

Speedy approval by Director of our 1.3.4. request to allow 20 single family detached product to proceed.

3) **Site Plan** – Please consider including the following:

- (a) Project site boundary and adjacent property uses

Adjacent uses are offices, warehouse, open spaces, and bike paths.

- (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)

See (c) above.

- (c) Existing and proposed landscaping (Will trees be removed?)

Existing trees and shrubs and open space native grass will not be removed.

- (d) Existing and proposed buildings (Will they remain? If they will change, how?)

No existing buildings; the proposed buildings will be single family homes.

- (e) Existing natural features (Will these be impacted by the proposal?)

Ponds, adjacent trees and shrubs, open space native grass will not be impacted and will be preserved.

- (f) On and off site improvements

20 single family lots; water quality ponds and some grading for water quality rain gardens.

- (g) Location of detention, drainage and water quality features

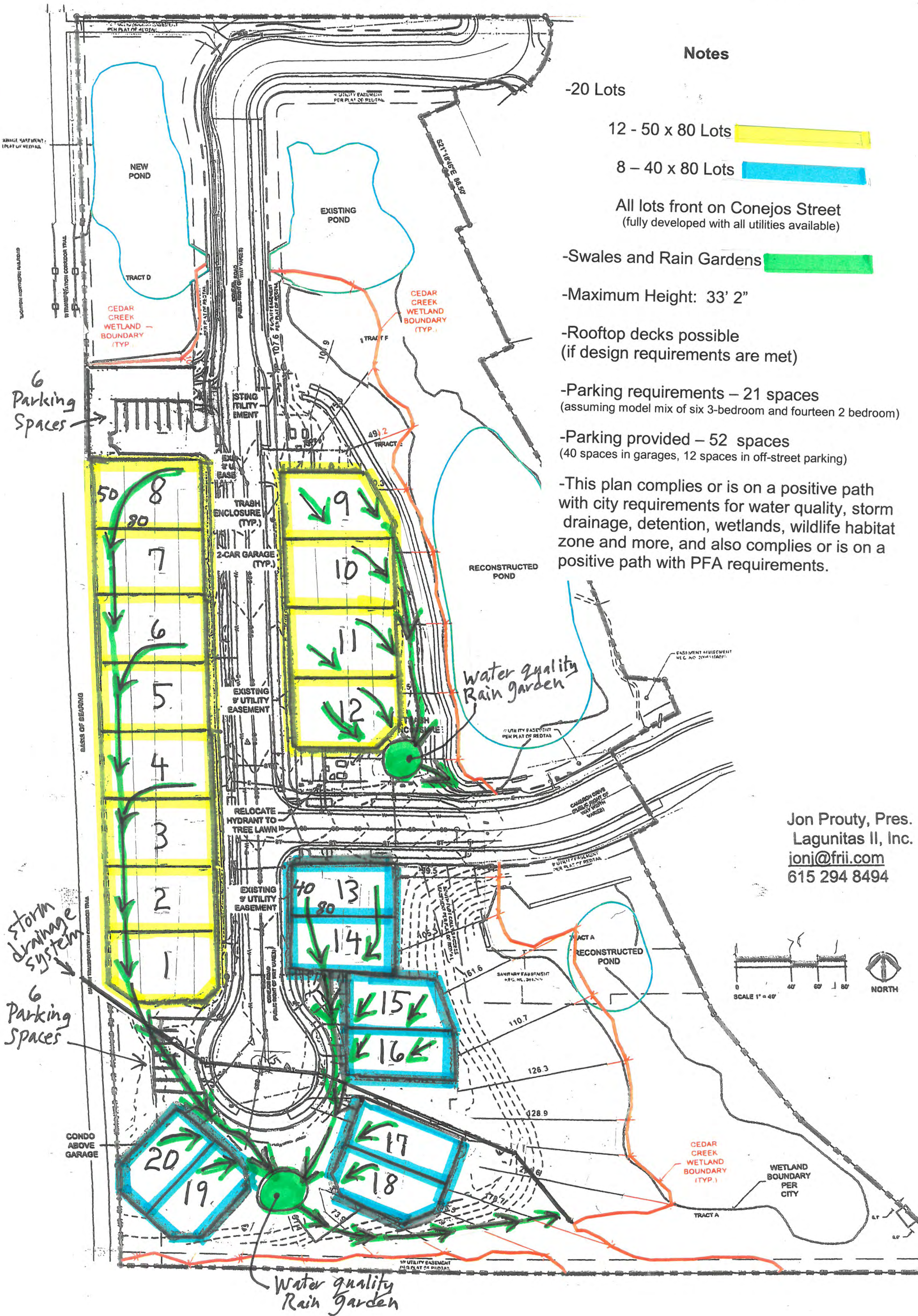
Ponds are shown on the site plan; open space drains through the native grass to the existing ponds and all new impervious goes to the rain gardens.

- (h) Emergency vehicle access and fire hydrant locations

Existing hydrants are in Cameron Drive and Conejos Road.

# REDTAIL – Single Family Detached

091723



## Notes

-20 Lots

12 - 50 x 80 Lots

8 - 40 x 80 Lots

All lots front on Conejos Street  
(fully developed with all utilities available)

-Swales and Rain Gardens

-Maximum Height: 33' 2"

-Rooftop decks possible  
(if design requirements are met)

-Parking requirements – 21 spaces  
(assuming model mix of six 3-bedroom and fourteen 2 bedroom)

-Parking provided – 52 spaces  
(40 spaces in garages, 12 spaces in off-street parking)

-This plan complies or is on a positive path  
with city requirements for water quality, storm  
drainage, detention, wetlands, wildlife habitat  
zone and more, and also complies or is on a  
positive path with PFA requirements.

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