

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

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## Review Date

5/7/2025 8:30 AM

## Project Name

Affordable Housing Bristlecone

PDR250003

## Applicant

Ted Featherstone

720-507-3720

ted@featherstonere.com

**Planner:** Jill Baty

**Engineer:** Tim Dinger

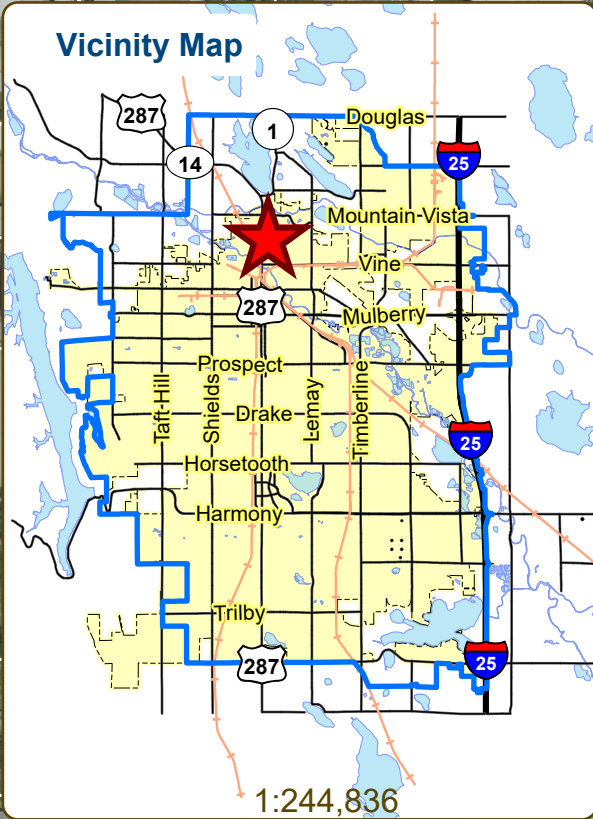
**DRC:** Marissa Pomerleau

## Description

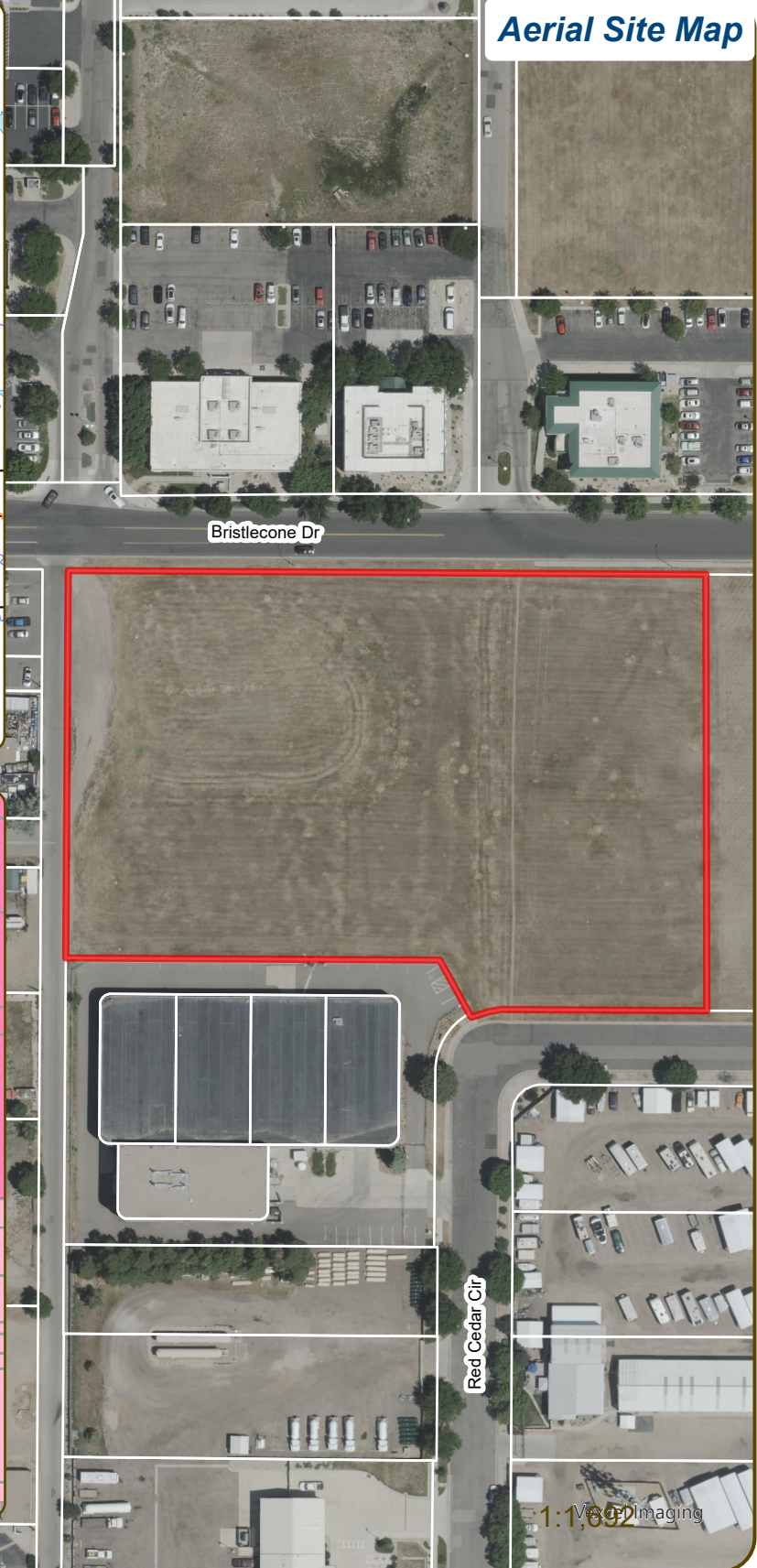
This is a request for a multi-unit affordable housing development off Bristlecone Dr (parcel # 9701241001). The applicant is proposing a 135-unit multi-unit affordable housing project. Access can be taken from Bristlecone Dr. to the north. The property is approximately 0.04 mi east of N College Ave. and approximately 0.25 mi south of E Willox Ln. The site is located in the Service Commercial (C-S) zone district and is subject to a Basic Development Review (BDR) if defined as an affordable housing project.

# Affordable Housing Bristlecone-Multi-Unit

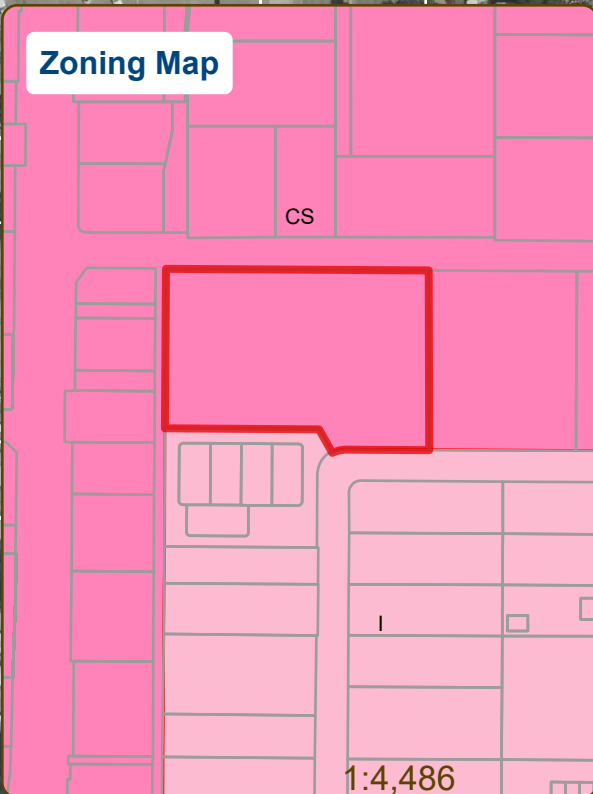
Vicinity Map



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](mailto: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?
  - (b) What improvements and uses currently exist on the site?
  - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
  - (d) Describe site design and architecture.
  - (e) How is your proposal compatible with the surrounding area?
  - (f) Is water detention provided? If so, where? (show on site plan)
  - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
  - (h) What is being proposed to treat run-off?
  - (i) How does the proposal impact natural features?
  - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
  - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
  - (l) Have you previously submitted an application?
  - (m) What specific questions, if any, do you want addressed?
- 3) **Site Plan** – Please consider including the following:
  - (a) Project site boundary and adjacent property uses
  - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
  - (c) Existing and proposed landscaping (Will trees be removed?)
  - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
  - (e) Existing natural features (Will these be impacted by the proposal?)
  - (f) On and off site improvements
  - (g) Location of detention, drainage and water quality features
  - (h) Emergency vehicle access and fire hydrant locations

# BRISTLECONE AFFORDABLE

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**PDR SUBMISSION PACKAGE**

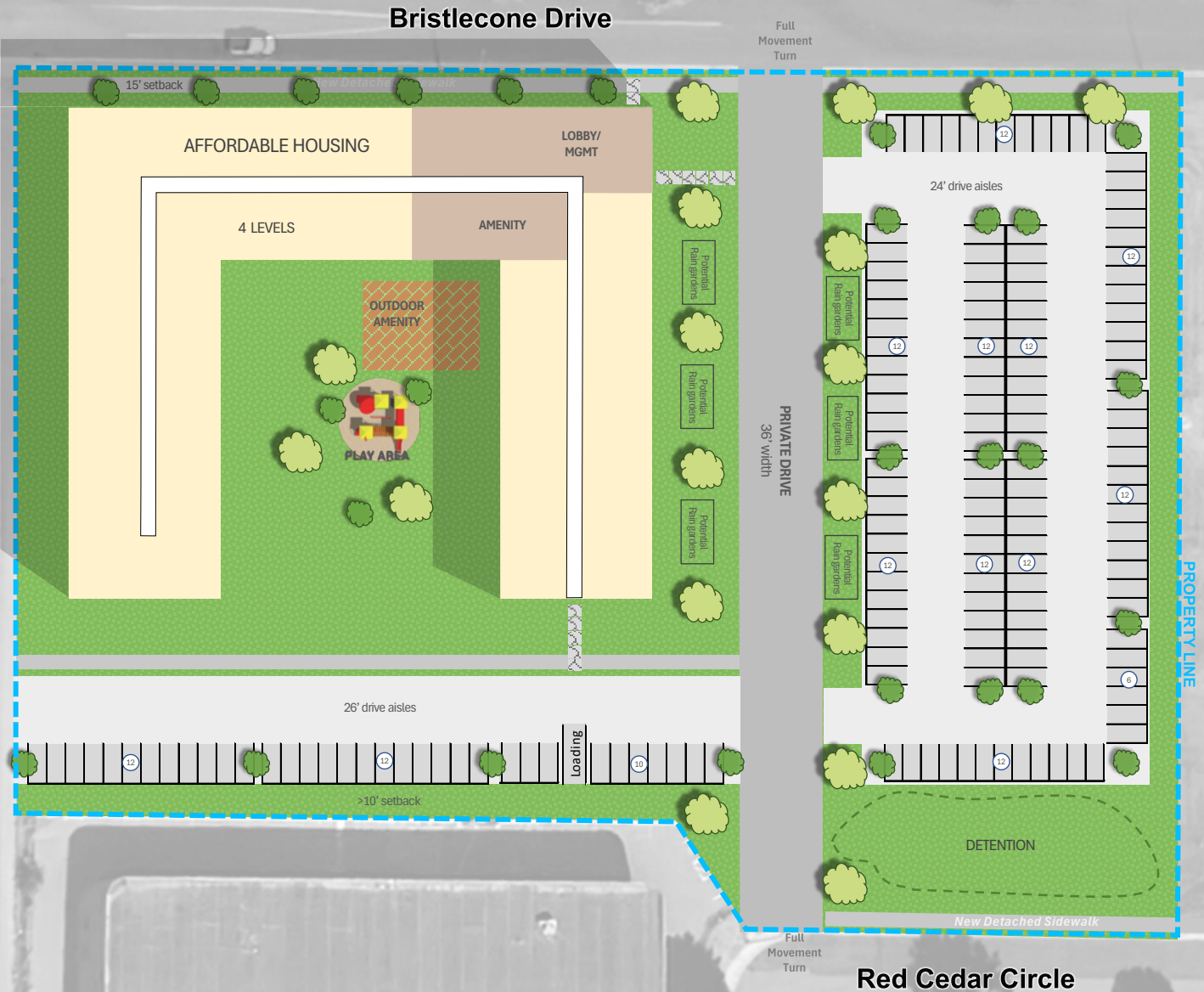
**APRIL 2025**



Concept Site Plan  
April 2025

Parcel # 9701241001  
3.69 acres  
CS Zoning

Four Stories; 48' approx. height  
135 units (approx.)  
100% affordable (60% AMLI ave.)  
141,000 gross SF  
160 parking spaces  
1 loading space



**▲  
N**

$$1'' = 70'$$

## **Project Narrative** – Please include the following information:

- (a) *What are you proposing/use?* **Applicant proposes an approximately 135-unit affordable (rent-and-income capped at an average of less than or equal to 60% AMI) multi-family project in a single-four-story building with surface parking.**
- (b) *What improvements and uses currently exist on the site?* **The site is currently vacant.**
- (c) *Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.* **We propose adding a 36' wide north/south private drive, connecting Red Cedar Circle to the south and Bristlecone Drive to match the existing street grid while also providing secure access to the off-street parking.**
- (d) *Describe site design and architecture.* **TBD, but the architecture will likely be a masonry and stucco façade with punch windows, which would complement the building on the north side of Bristlecone.**
- (e) *How is your proposal compatible with the surrounding area?* **We believe so, yes. There are medium-scale and multi-story projects to the north and south of the site and residential in this location would be well served by existing bus transit along N College and service retail to the north of the site.**
- (f) *Is water detention provided? If so, where? (show on site plan)* **We propose a surface detention pond in the southeast corner of the site (the low point of the site).**
- (g) *How does the site drain now (on and off site)? Will it change? If so, what will change?* **The site is currently vacant, fallow, pervious land. Our proposal would add additional impervious area.**
- (h) *What is being proposed to treat run-off?* **We are proposing onsite rain gardens along the private drive.**
- (i) *How does the proposal impact natural features?* **We don't see any meaningful impact.**
- (j) *Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?* **Yes, the new structure is expected to be fully-sprinklered.**
- (k) *Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?* **The proposal is for an affordable multifamily project and so wishes to utilize existing zoning incentives and procedures to facilitate our development.**
- (l) *Have you previously submitted an application?* **No.**
- (m) *What specific questions, if any, do you want addressed?* **Nothing specific, beyond guidance for general feasibility and compliance with code and planning documents. Thank you!**

**Existing  
Conditions**

Bristlecone Drive



Red Cedar Circle