

# 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

9/18/2025 11:15 AM

## Project Name

Townhomes at 120 Triangle Dr  
CDR250064

## Applicant

Sam Coutts  
970-224-5828  
sam,coutts@ripleydesigninc.com

**Planner:** Kai Kleer

**Engineer:** Shawn Mellinger

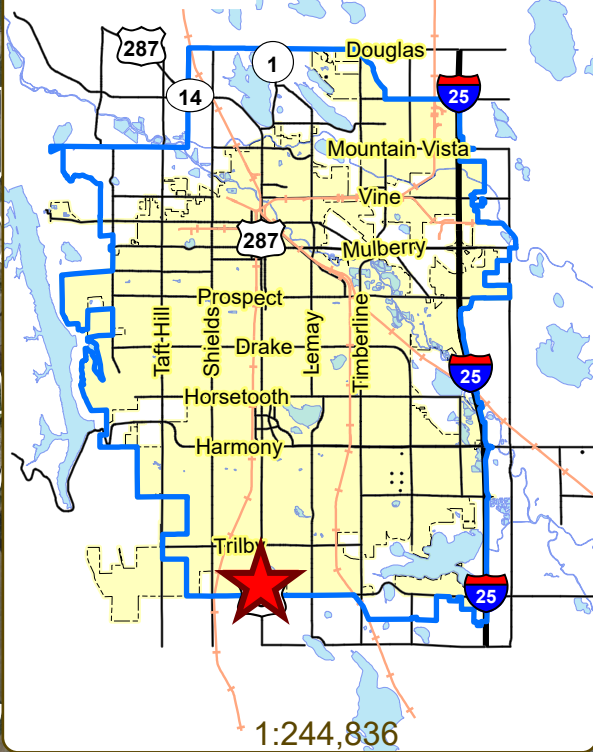
**DRC:** Marissa Pomerleau

## Description

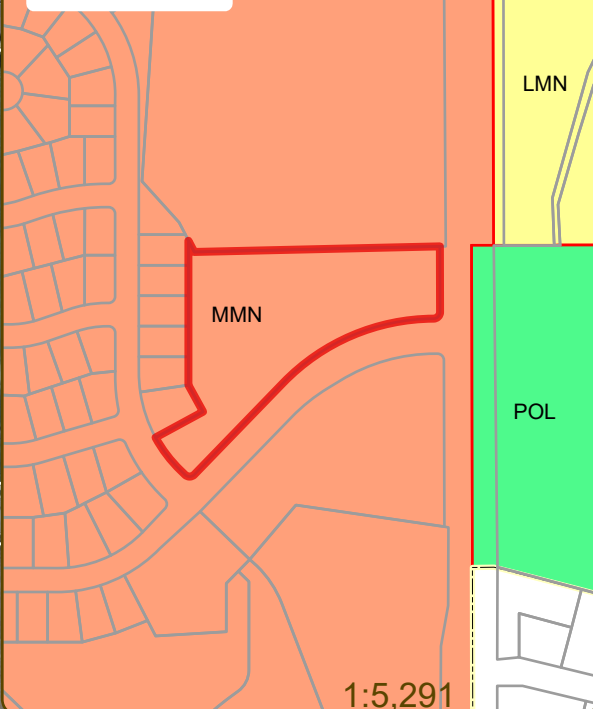
This is a request for 28 rowhomes at 120 Triangle Dr (parcel # 9614413006). The applicant is proposing rowhouses arranged in 4,5, 6, and 7-plex configurations with 2-car garages accessed via alleys. Access can be taken from Triangle Dr. The site is approximately 0.5 mi south of E Trilby Rd and directly west of S College Ave. The property is located in the Medium Density Mixed-Use Neighborhood (MMN) zone district and the project is subject to an Administrative (Type 1) Review.

# Townhomes at 120 Triangle Dr- Rowhouse

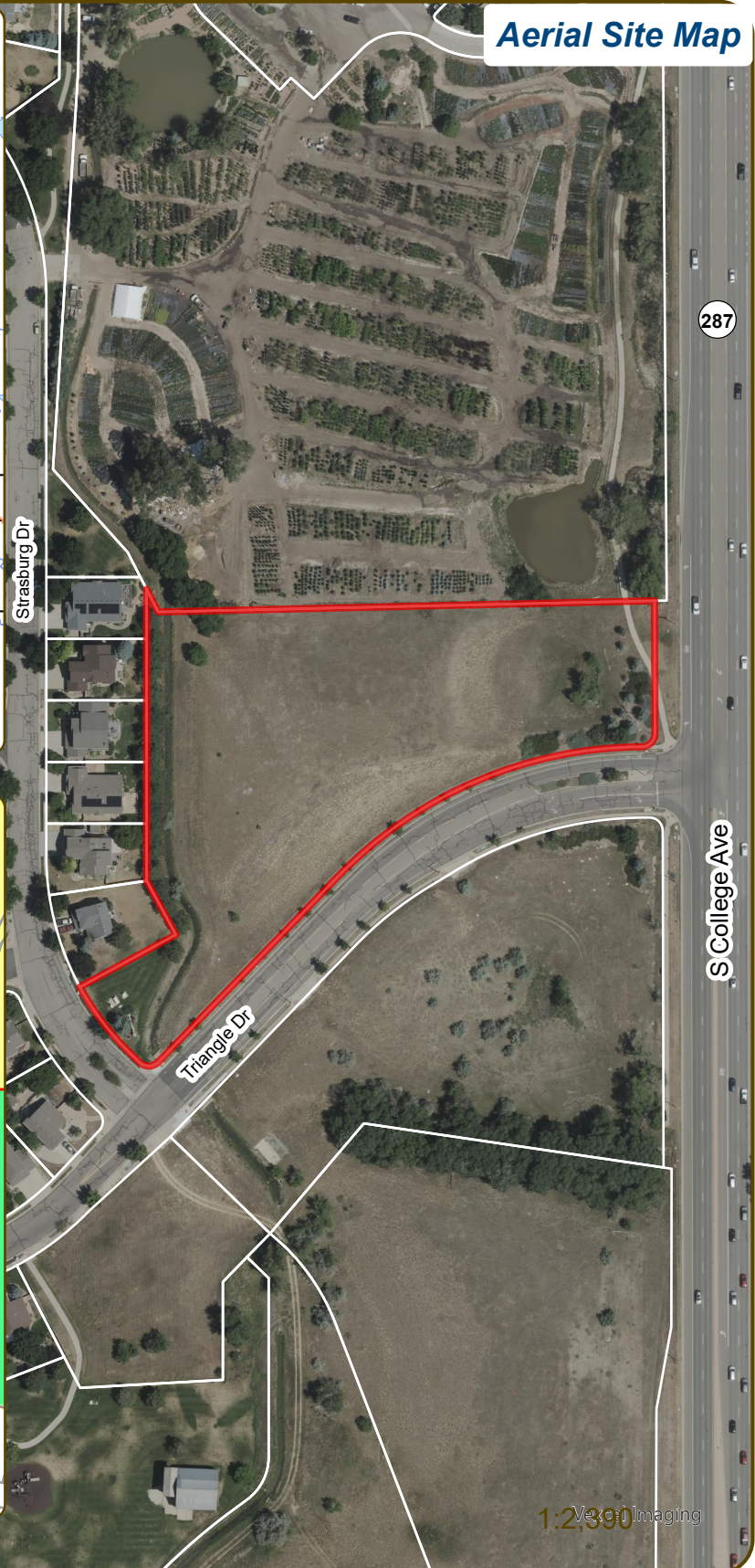
**Vicinity Map**



**Zoning Map**



**Aerial Site 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](mailto: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) \_\_\_\_\_

**Are you a small business?** ☐ Yes ☐ No **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?

## Project Narrative | Triangle Townhomes

### Conceptual Review

08/21/2025

### Introduction

We are pleased to submit the updated narrative and supporting plans/documents for a second Conceptual Review. Since our initial review meeting on April 3, 2025, our team has incorporated staff feedback and completed a road analysis to further inform our plans. This submission represents our revised concept and findings, with the intention of receiving updated City comments to ensure alignment with applicable requirements.

### Site Context & Existing Conditions

The project site is located at 120 Triangle Drive, on approximately 3.86 acres and consisting of one parcel. It is situated at the southwest corner of Triangle Drive and South College Avenue. The project is located in the Medium Density Mixed-Use Neighborhood (MMN) Zone District, where single-unit attached dwellings are a permitted use. The uses directly surrounding the site include Fossil Creek Nursery to the north, single-family residential neighborhoods to the west, vacant land to the south across Triangle Drive, and open space to the east across College Avenue.

The site is currently a vacant lot with significant grade change. There is an existing detention pond on the east side of the site and the Loudon Ditch on the west side.

### Proposed Development & Design Considerations

The proposed Triangle Townhomes development is thoughtfully designed to take full advantage of the site's natural grade and beautiful views, while integrating seamlessly into the neighborhood. The goal is to create a townhome community that is visually appealing, functional for residents, and contextually compatible with the surrounding neighborhood and features.

The project will include 28 single-family attached townhomes arranged in 4, 5, 6, or 7-plex configurations. Each unit will have a private 2-car garage accessed via alleys. The homes will feature three-bedroom layouts and are intentionally placed to front onto green space. The western units will front onto a major walkway spine and will have views of the existing ditch, the eastern units will front onto the existing detention pond with views of another pond across College Avenue, the units in the middle will front a green landscaped space, and the units along Triangle will front the streetscape with landscaping and trees.

As noted above, the site features a considerable change in grade that will be leveraged to enhance the design. The natural slope of the land is a key design element, creating a stepped profile for the townhomes, with most buildings transitioning from two-stories to three-stories. The two-story homes that do not step down will be positioned on the west side of the site, providing a transition to the existing homes across the ditch.



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The natural features on site have been carefully considered in the design of the site. There is a required 50' Natural Habitat Buffer Zone (NHBZ) from the Loudon Ditch, which not only preserves the natural environment of the ditch, but it also provides scenic views for the western townhomes and provides additional green space on site. The existing detention pond that serves the site is proposed to remain undisturbed, with tiered retaining walls on the east side that are shaped to provide a more natural feel and transition to the units above.

### Site Circulation & Parking

There are two access points into the development, with the primary access being the south entrance, where vehicles will enter and ascend the hill to reach the townhomes. The secondary access point has been situated to align with the existing access point to the south. Internal circulation will include three (3) private alleys for vehicles and a major walkway spine for pedestrians, connecting the front of the west-facing townhomes to the other connecting walkways. Enhanced crosswalks connect the central townhomes to Triangle Dr., providing safe access to both private connecting walkways and public sidewalks. For the five central townhomes, a modification request will likely be needed for the *Relationship of Dwellings to Streets and Parking* standard, as the connecting walkway crosses the drive aisle of the alley.

On the west side of the development, along the ditch, a regional paved trail is proposed to align with the Ridgewood Hills project, providing future recreational connections to the community trail system for community members as well as residents of this development. An existing 10' wide multimodal path on the east side of the site also provides future residents with a way to connect to the surrounding area and broader community.

The development will provide 56 garage parking spaces, located within the townhomes, as well as 20 surface parking spaces for visitors, which have walkways leading directly to the front doors of the units.

Overall, the site circulation is intended to be functional to meet the needs of future residents and their visitors, while integrating with the broader transportation network along Triangle Drive and into the existing neighborhoods.

### Triangle Roadway Analysis

One of the items identified in the previous staff review was the potential for a local access road to run from Triangle Drive north to Trilby. This road would be used for access to lots that currently take access from College Avenue and that are expected to have their driveway access closed if/when they develop in the future. However, there are some challenges in making that kind of connection, so the below analysis has been provided by Kimley-Horn to evaluate the feasibility of that connection:

In order for Kimley-Horn to perform their analysis, the City's aerial topo was used to get a sense of the existing site grades, and then they developed a conceptual roadway alignment that would align with the existing driveway access that is opposite the property along Triangle Drive. They created a plan and profile that meets



LCUASS requirements (barely) for approach grades, vertical curves and maximum centerline grades, and created a grading design that simply tied back to existing at 4:1 on the west and that sloped down at +/- 2% to the east. The outcome of this design is shown in the exhibit submitted with this Conceptual Review. There are a few things to note:

- 1) The design requires a 13' cut at the worst point. Geotech has not been reviewed, but at that depth, there is strong likelihood of bedrock impacting construction. When accounting for water and sewer that would be 5'-8' deeper than the road, construction is going to be very challenging.
- 2) Grading back from the 13' cut and tying to existing grades will result in a nearly 30' slope to the west, spanning almost 100' of the property. Between the road Right-of Way, the existing pond and the new slope, very little of the site would still be developable. To be sure, the existing grades on site will make any plan challenging, but the addition of a roadway makes the situation much, much worse.
- 3) There was consideration with moving the roadway to the west side of the site, but that location would still have large cuts, and those cuts would be next to the existing irrigation ditch. Needless to say, we don't want to introduce cuts that could compromise the ditch stability.

After Kimley-Horn completed their analysis, they took a step back to look at the regional picture, and in their opinion, the connection to Triangle could be removed and still meet the goal of providing access to the lots that take access from College Ave. The second exhibit provided in the submittal shows a roadway network that would provide a north-south connection to Trilby but that would end at a future east-west roadway that would run from College to Strasburg Drive. The east-west road would run through the existing landscape property and roughly follow the existing access through the site. This configuration would connect to College Ave with a  $\frac{3}{4}$  access that is currently included in the College Access plan. With this configuration, vehicles heading south could use the  $\frac{3}{4}$  access onto College Ave, while vehicles heading north could use Trilby. This configuration seems like it can provide good circulation for adjacent lots without subjecting the Triangle parcel to the issues noted above.

Based on the findings of this preliminary road study, it is our understanding that we will need to submit an alternative compliance request with a formal submittal. We would like to receive feedback from staff during Conceptual Review to ensure that this approach is feasible.



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TIERED  
RETAINING WALLS

50' WIDE NHBZ FROM  
TOP OF BANK OF DITCH

MAJOR  
WALKWAY SPINE

REGIONAL TRAIL

25' RADII FOR  
EMERGENCY  
ACCESS

GUEST PARKING

MONUMENT SIGN

CONNECTING WALK

ENHANCED CROSSWALK

TIERED RETAINING WALLS

10' WIDE MULTIMODAL  
PATH

EXISTING  
DETENTION POND

### SITE DATA

2-STORY TOWNHOMES: 7  
2/3 SPLIT STORY TOWNHOMES: 21  
TOTAL DWELLINGS: 28

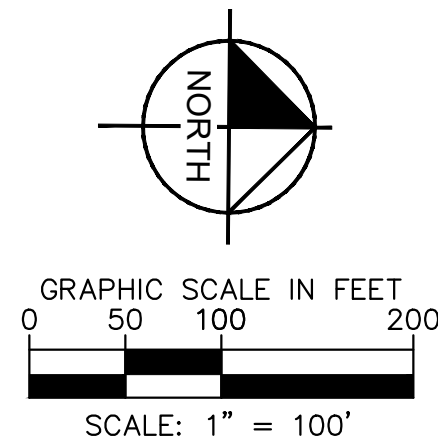
GARAGE PARKING SPACES: 56  
SURFACE PARKING SPACES: 20  
TOTAL PARKING SPACES: 76

WEST

EAST

GRADING CONCEPT

K:\NCO\_Civil\196763001\_Triangle Townhomes\CADD\Exhibits\TRIANGLE TOWNHOMES\_ALT EXHIBIT.dwg



**LEGEND**

- PROPERTY LINE
- PROPOSED CENTER LINE
- PROPOSED ROW

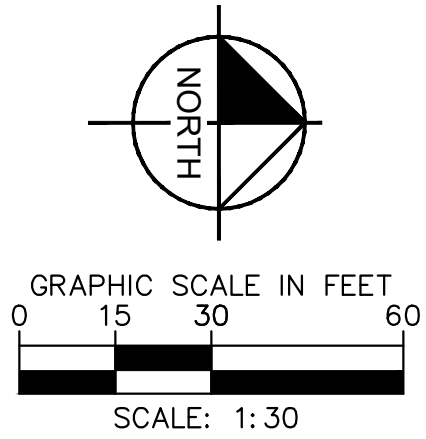


TRIANGLE TOWNHOMES  
ALTERNATE STREET EXHIBIT  
05/01/2025

**Kimley»Horn**

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3325 S TIMBERLINE RD., SUITE 130, FORT COLLINS, CO 80525  
PHONE: 970-822-7911

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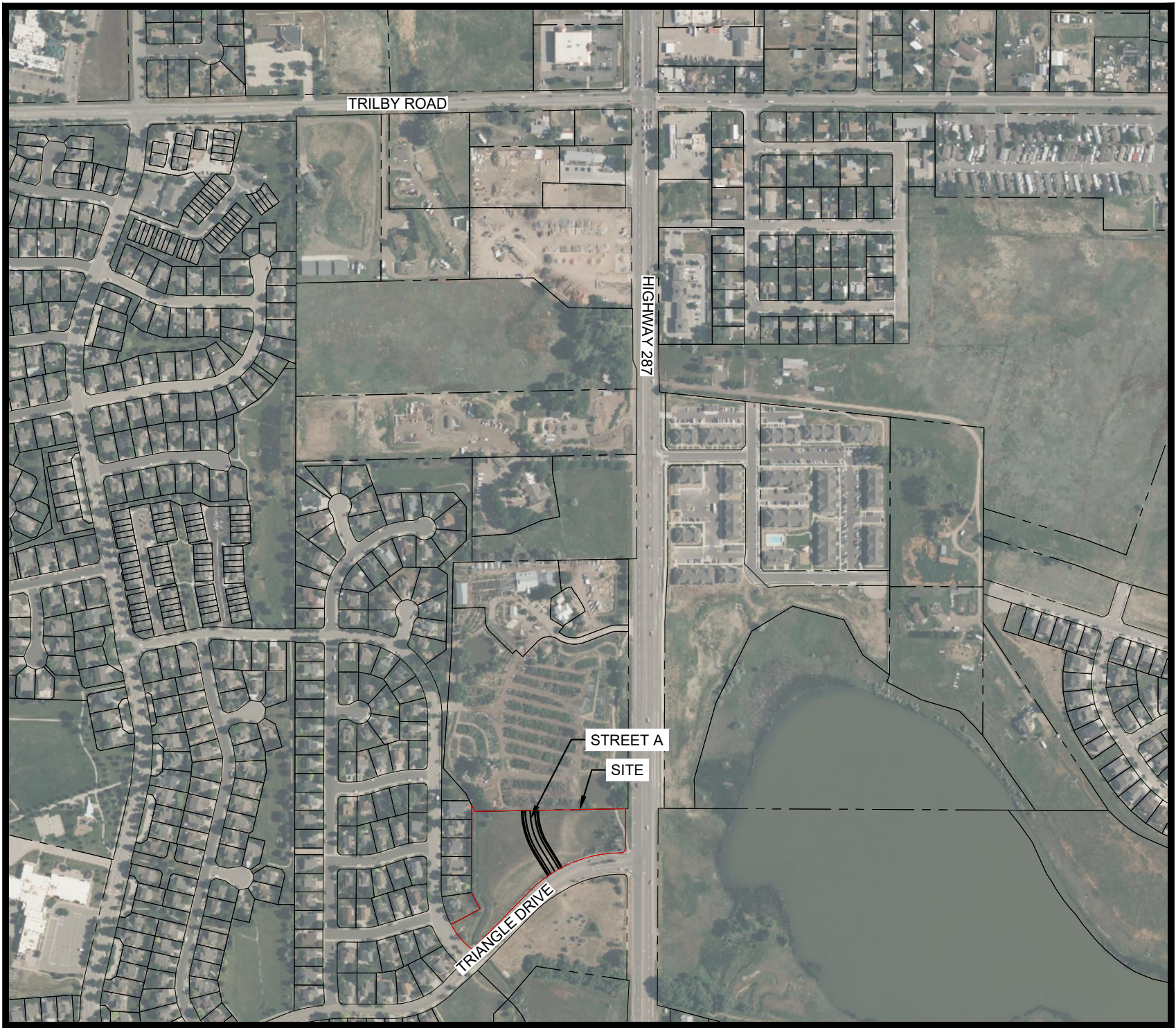


**LEGEND**

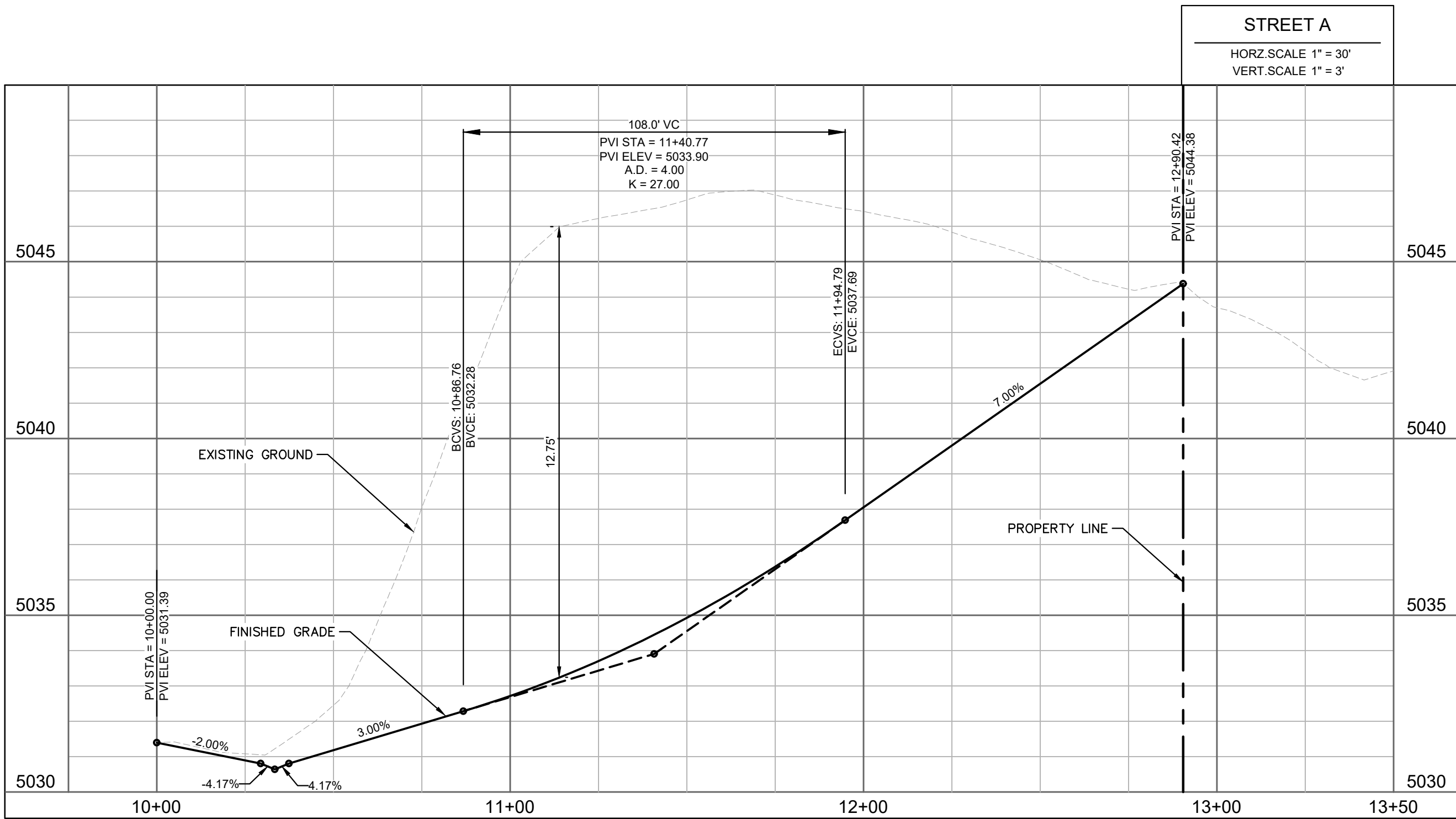
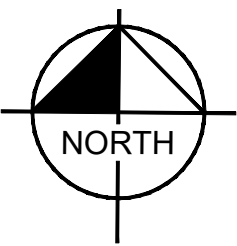
- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CATCH CURB AND GUTTER

**NOTES**

- EXISTING TOPOGRAPHY BASED ON CITY OF FORT COLLINS 2014 AERIAL SURVEY.



**VICINITY MAP**  
SCALE: 1"=500'



**TRIANGLE TOWNHOMES**  
**STREET A PLAN & PROFILE EXHIBIT**  
04/28/2025