



Community Development and
Neighborhood Services

Planning Services

281 North College Ave.
P.O. Box 580
Fort Collins, CO 80522

970.221.6750

970.224.6134 - fax

fcgov.com/developmentreview

The Enclave at Redwood – Project Development Plan Neighborhood Meeting Summary (7-29-20)

Overview

City Staff:

Pete Wray, Senior City Planner and Project Planner
Alyssa Stevens, Development Review Liaison
Martina Wilkinson, Sr. Manager, Traffic Engineering
Spencer Smith, Civil Engineer II
Scott Benton, Environmental Planner

Applicant:

Stephanie Hansen and Russ Lee, Ripley Design, Inc.
Matt and Joe Delich, Delich and Assoc.
Mark Fields and Jessica Harris, D R Horton

Neighborhood Meeting Date: Wednesday July 29, 2020

Proposed Project Review Process

- Purpose of meeting is to share conceptual plans at an early stage in process and gather feedback from neighbors for inclusion in record.
- The proposed project and an application have not been submitted to the City
- A project development plan submittal will start a formal review by staff, with each round of review comprising three weeks
- Staff will determine when the project is ready for hearing
- Type 1 review and hearing, with an administrative hearing officer as acting decision maker.
- Residents who receive this meeting notice will also receive a letter for the Planning and Zoning Board Hearing

Applicant Presentation

- The project has completed the conceptual review stage and a PDP application has not been submitted to the City.
- This project is on the same site as a former project called The Retreat at Fort Collins PDP.
- The project includes a request to develop approximately 28 acres into a residential project, including approximately 200-220 dwelling units for sale and rent.
- 437 parking spaces are provided.
- The project is in the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to an Administrative (Type 1) review.

- The residential density is within the range of 4 – 9 dwelling units per acre.
- Four different housing types are included (mixture of single-family attached/detached and two-family attached townhomes). The proposed casitas represent a smaller home design for rent (without garage) on common lot.
- The concept plan is not showing a street connection to Conifer Street or Lupine Street.

Questions/Comments and Answers

Comment: Residents of Redwood Meadows neighborhood prefer to not have Lupine Drive, or Mullein Drive connect through to this project.

Applicant: The proposed concept does not show these street connections and prefers to keep it that way.

City Staff: The City has connectivity requirements in its land use code, and generally supports interconnectivity between neighborhoods. Lupine Drive and Mullein Drive were built with the intent that they would connect into the eventual neighborhood to its east – that is why they were built without a cul-de-sac.

When the previous proposal was being reviewed, there was significant concern about the difference in land use (between single family dwellings and student apartment housing), and how the potential additional traffic on Lupine would be very different than what was originally intended. That is why that proposal ended up with a bike / ped / emergency access only along Lupine.

With the new proposal, the City will review the land use type, access locations, impact to the neighborhood etc. to determine what type of connection is most appropriate for both Lupine and Mullein Drives. So the answer to your question is that we don't yet know what the connections will be with this proposal – Once an official submittal has been made, we'll review access options with the applicant, take input from the neighborhood, and determine what type of access would best meet the Land Use Code.

Comment/Question: How will this project provide connections to future regional trail?

Applicant: The plan includes internal sidewalks and paths to connect to the planned trail that is aligned with the existing Josh Ames ditch on east border of property. This project will include the portion of the future regional trail on site, with stub-outs to the future trail off-site.

Question? What is the distance for west edge of this project to Redwood Meadows?

Applicant: The plan shows an approximate 60'-90' landscape buffer between the neighborhood and this project.

Question? What is the purpose of the alleys behind proposed townhomes and duplex buildings?

Applicant: The private alleys provide vehicular access to the garages in rear of these buildings, and as a result, allow for building entrances that face street to be more pedestrian oriented.

Question? Is this project including affordable housing?

Applicant: No, the project is providing for sale and rent units that are market rate, but more reflective of attainable housing, with the different housing types. The casitas single-family units will provide a lower price point since they are a smaller size without garages.

Question: Will there be an HOA?

Applicant: Yes, the HOA will maintain all common areas of the project.

Question: Will this project be gated?

City Staff: No, the City does not allow gated communities.

Question? Is there plans for a roundabout at Redwood/Suniga, and Conifer?

Staff: No, since Suniga Road is a 4-lane arterial, a roundabout would warrant dual lanes and conditions at that intersection are challenging for that type of intersection. The intersection at Conifer is more suitable for a roundabout with less traffic and potential smaller design. This project will include a traffic study to assess off-site impacts and potential improvements for these intersections. Redwood is a good option for a bike route again since there is less traffic.

Question? What is the timing for construction of this project?

Applicant: We anticipate 6-9 months for development review, and potential construction beginning fall 2021.

Question: How will this project gain access?

Applicant: Primary access is provided from Suniga and Redwood at this point.

Question: How will this project impact traffic in the area and is a connection to Vine or Conifer needed?

Staff: The traffic study will assess the impacts of the proposed project and include recommendations for any infrastructure improvements surrounding site. Street connections to Vine Drive are established at the intersections of Redwood and new realignment of Lemay with grade-separated overpass of Railroad tracts. Staff will assess if a street connection is needed to Conifer.

Staff: Next steps – the neighborhood meeting comments will be part of the public record with the Hearing Officer who is the decision maker. From this meeting the applicant will continue to work on their plan and submit for a project development plan. Staff will review the submittal to ensure if it complies with the LUC and then if it is ready for hearing. If you got notice for this meeting you will get notice for this hearing which could be late fall or next year depending on how the project works out. We encourage you to attend the hearing and participate. If the hearing officer approves the project, the applicant goes back and refines the plans and then they start final plans and then record. After that point they can apply for building permits.