



# Preliminary Design Review Application

Date of Meeting: \_\_\_\_\_  
Submittal Date: \_\_\_\_\_

Project Planner: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_

**Project Name:** The Retreat at 1200 Plum

**Location:** 700 Block of West Plum Street, between Aster Street and Columbine Street

## Property Details

Current Zoning: CC Gross Acreage/Square Footage: 1.8 acres

Proposed Use:

- Single-Family Residential       Multi-Family Residential       Commercial  
 Mixed-Use       Industrial       Other: \_\_\_\_\_

Number of Dwelling Units (if applicable): \_\_\_\_\_

## Project Description (Please attach a brief descriptive narrative of the project)

- Describe the site circulation, parking and design, drainage, architecture, and proposed land use(s).
- What improvements and uses currently exist on the property?
- Explain how your proposal is compatible with the surrounding area.
- Are there any unusual factors and/or characteristics that may restrict or affect your development?

## Applicant Information

**Contact:** Cathy Mathis Phone: 970.224.5828

**Company:** VF Ripley Associates

**Address:** 401 West Mountain Avenue, Fort Collins CO 80521

## Owner Information

**Contact:** Dave Freeman, President Phone: 801.342.4800

**Company:** Glenwood Intermountain Properties

**Address:** 1425 North University Avenue, Provo Utah 84604

*Please complete reverse side*



## **Applicant Questions**

Please list any specific questions that you would like to have addressed during the Preliminary Design Review.

- 1 What is the probability of us being able to vacate Columbine Street?
- 2 Can we be provided with a schedule of fees for developing this project?
- 3 Are there any city plans to widen Plum St?
- 4 We will have 4 bedroom apartments. When will we need to file our Boarding House Application?
- 5 Should any roadway or other transportation improvements (Transfort?) be expected given the proposed dwelling units?
- 5 Can the existing utilities (particularly; domestic water, waste water, and fire) support these buildings?
- 6 Will there be any problem with burying the telephone lines (the only utility not already underground)?
- 7 How much additional impervious area can be added before detention becomes necessary? (We assume all existing/previous impervious areas will be grandfathered in)
- 8 What runoff and water quality criteria will be applied to the covered levels of the parking structure?
- 9 What considerations need to be made for the existing trees?
- 10 Will the city allow angle parking on Aster Street and Bluebell Street?
- 11 Are building stepbacks required in this zoning district?

*Updated January 30, 2006*

### **City of Fort Collins Current Planning Department**

281 North College Avenue • P.O. Box 580 • Fort Collins, CO • 80522  
Phone: 970-221-6750 • Fax: 970-416-2020 • E-mail: [cplanning@fcgov.com](mailto:cplanning@fcgov.com)

## **Project Description**

The Retreat @ 1200 Plum is planned to be a luxury student housing apartment complex consisting of 110 units and 280 beds on 1.8 acres. The site is one block west of Colorado State University on the 700<sup>th</sup> block of West Plum St. The project is 5 stories and totals approximately 109,000 SF. There will be 20, 1 bedroom/1 bathroom units, 50, 2 bedroom/2 bathroom units, and 40, 4 bedroom/4 bathroom units. Units will range in size from 533 SF – 1,301 SF.

The units will be configured in two separate 5-story buildings. The building bounded by Aster St and Bluebell St will be 5 levels of residential with a courtyard in the center that will include an open-air plaza and pathway. The building bounded by Bluebell St and Columbine St will feature a first level leasing office and clubhouse with residential in levels 2 through 5.

The planned development will have transitional architecture and be surrounded by mature landscaping. Community amenities that the property will feature include: an oversized hot tub, a state of the art fitness center, a library/technology center, study lounge/internet café, a semi-covered/enclosed courtyard, on-site management, and an outdoor pool. Unit amenities will include furnished apartments, in-unit laundry machines, balconies, and private bedrooms that will include a queen-sized bed and study center with easy chair.

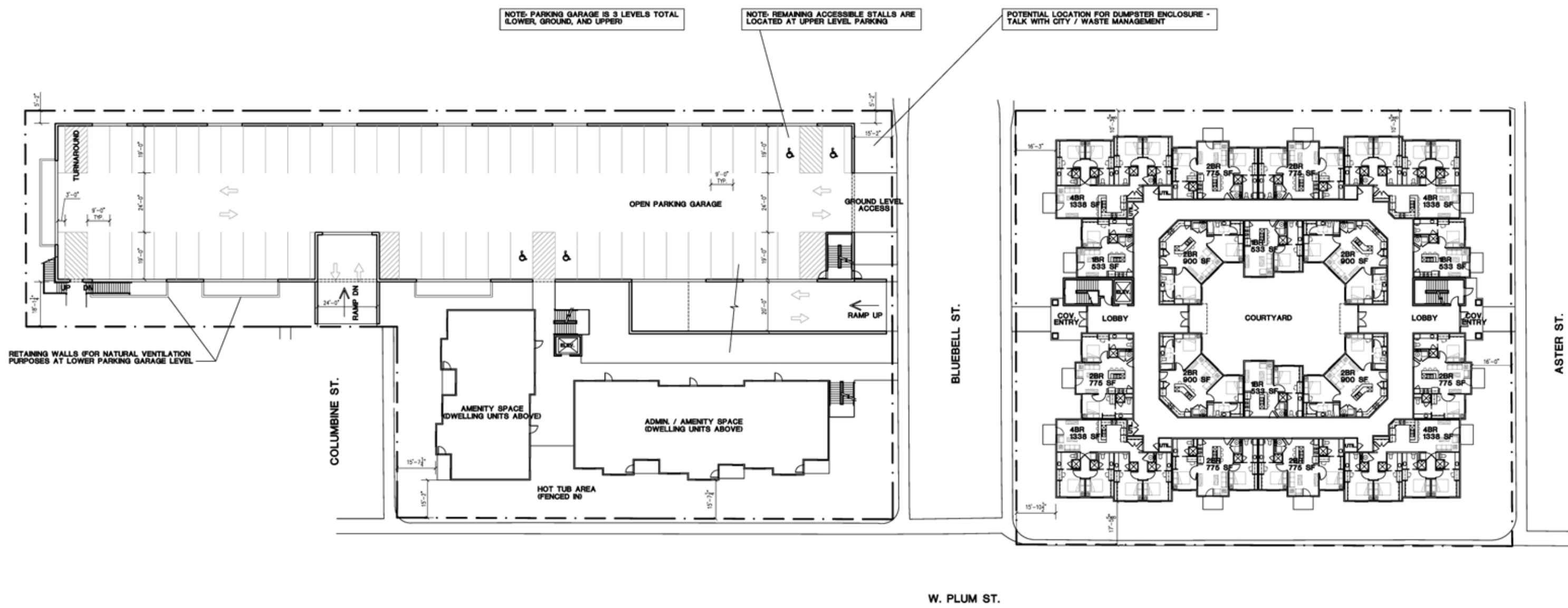
Parking will be provided behind the residential building bounded by Bluebell St and Columbine St in a 2-story parking structure (3 total levels including the below grade section) and with limited street level parking. In order to build a parking garage, Bluebell Street will need to be vacated as part of the development process. Since this property is in the Transportation Overlay District (TOD) no parking is required but for leasing purposes it is essential. The project will include 224 spaces (0.8 spaces per bedroom).

Vehicular traffic will access the property on Bluebell St. or Columbine St by way of the garage. The garage will be double T construction and will feature 2-way traffic with a turnaround area at the end of each level. Pedestrian access to the property will be from entrances on Aster St, Bluebell St, and Plum St. The property will feature two elevators and six staircases.

The current improvements on the site are nine single-family homes that were built in the 1950's and are rented to students. The addresses of the houses are as follows: 725, 729 Aster Street, 731-734 Bluebell St., 735,736, 738 Columbine St. Tenant leases at the property run through May of 2009. However, the landlord has the right to terminate the leases at anytime with 120 days notice and by returning security deposits and paying one months rent for tenant moving expenses. The houses will be relocated and reused as part of another development by the current owner of the property Mike Jensen of Fort Collins Real Estate.

The planned development is zoned CC (Community Commercial) and has apartment buildings ranging in heights of 2-4 stories north and east of the property with a mix of older single family homes and apartment buildings south and west of the property. This project is very similar to the other uses in the area and would take students from the surrounding single-family home neighborhoods and place them within a short walk of campus in a modern, comfortable, environmentally-friendly living environment.

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.



NOTE: PARKING GARAGE IS 3 LEVELS TOTAL (LOWER, GROUND, AND UPPER)

NOTE: REMAINING ACCESSIBLE STALLS ARE LOCATED AT UPPER LEVEL PARKING

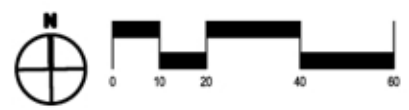
POTENTIAL LOCATION FOR DUMPSTER ENCLOSURE - TALK WITH CITY / WASTE MANAGEMENT

RETAINING WALLS (FOR NATURAL VENTILATION PURPOSES AT LOWER PARKING GARAGE LEVEL)

NOTE: SEE COVER SHEET FOR SQUARE FOOTAGES

**SITE PLAN / LEVEL 1 PLAN**  
1" = 20' (24x36 SHEETS)

NOTE: PROPERTY IS COMPLETELY SURROUNDED BY THE CC ZONING DISTRICT (COMMUNITY COMMERCIAL)



DWELLING UNIT DATA				
	1BR UNIT	2BR UNIT	4BR UNIT	TOTAL UNITS
LEVEL 1	4	10	4	18
LEVEL 2	4	10	9	23
LEVEL 3	4	10	9	23
LEVEL 4	4	10	9	23
LEVEL 5	4	10	9	23
TOTALS	20	50	40	110

1BR = 533 Sq. Ft.  
2BR = 775 Sq. Ft.  
2BR-a = 900 Sq. Ft.  
4BR-a = 1227 Sq. Ft.  
4BR-b = 1338 Sq. Ft.

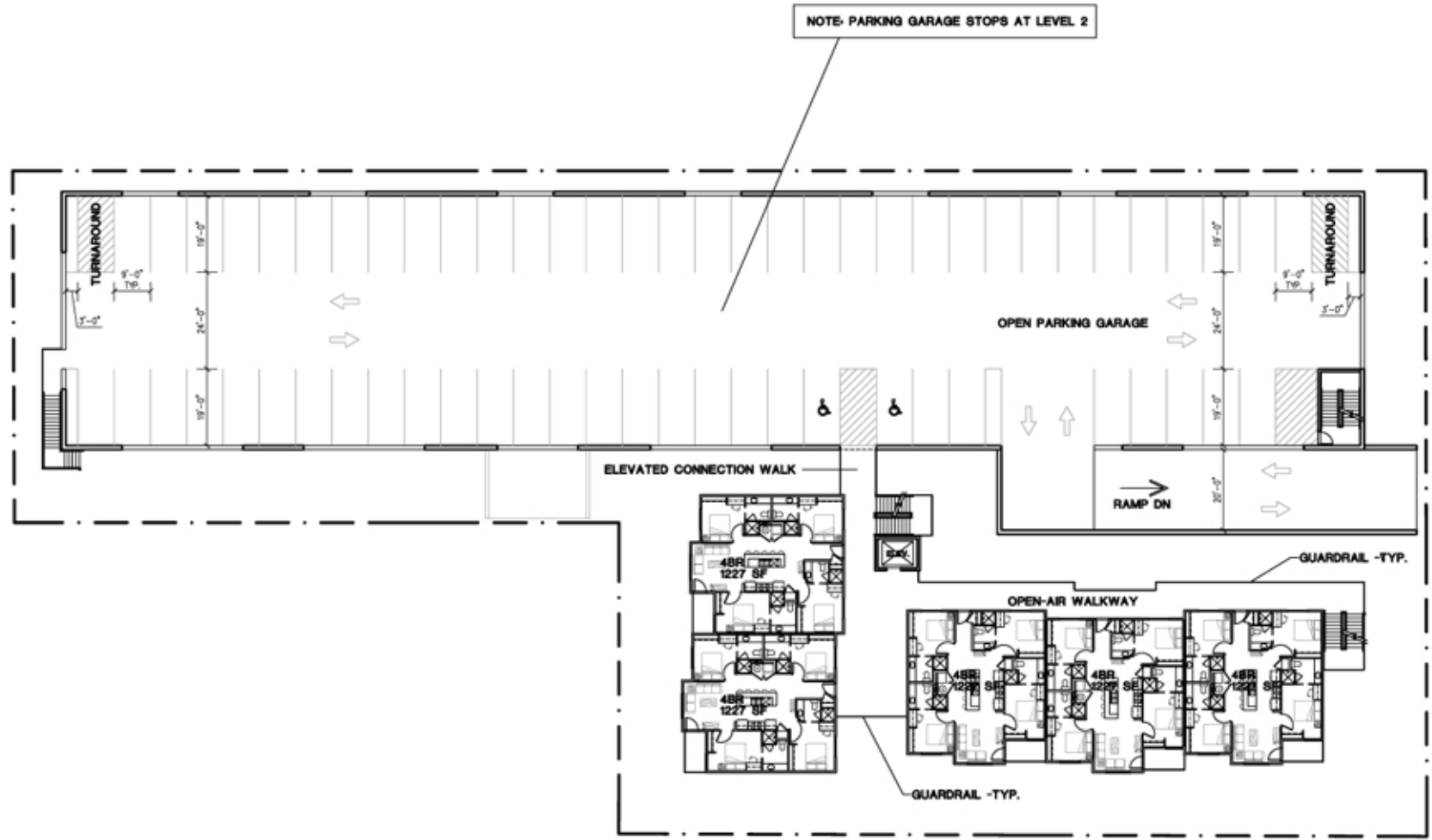
APPLICANT:  
Greenwood Investment Properties, Inc.  
1225 W. University Avenue  
Provo, UT 84604  
CONTACT:  
David R. Freeman - (801) 342-4800  
PROJECT ADDRESS:



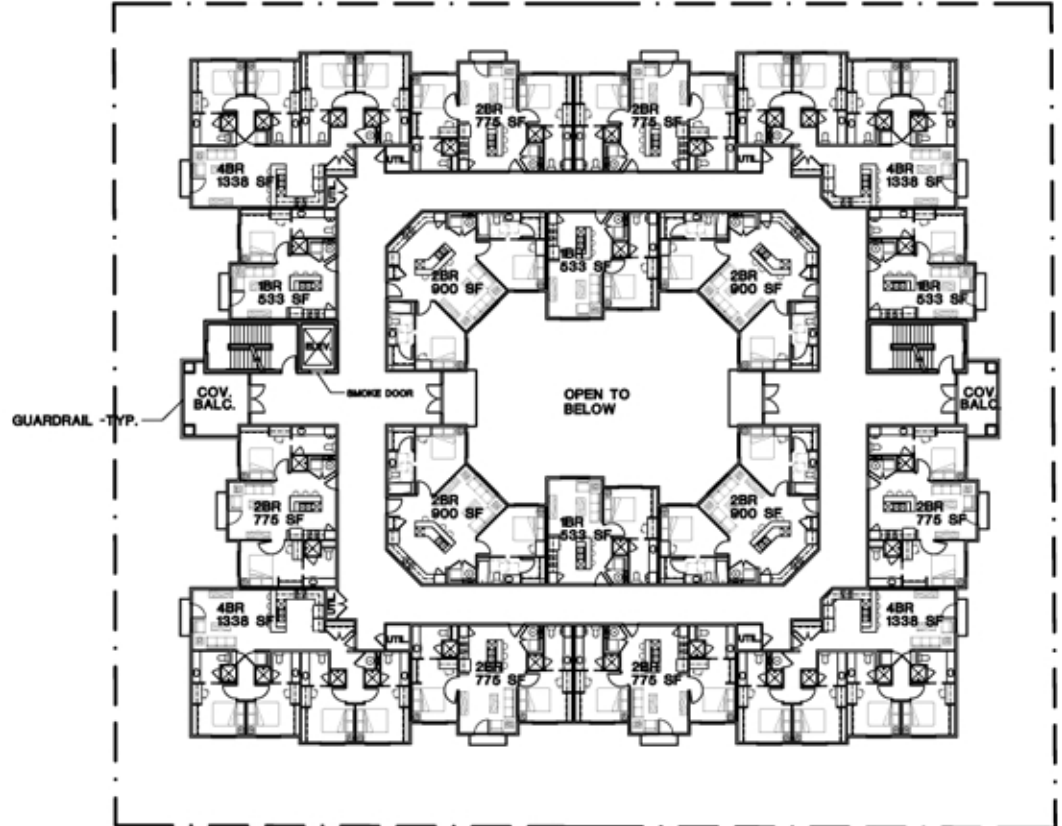
**THE RETREAT @ 1200 PLUM**  
FORT COLLINS COLORADO  
SITE PLAN / LEVEL 1 PLAN  
- PRELIMINARY PLANS -

DRAWN: KWH  
CHECKED: KBH  
DATE: 06/04/2008  
SCALE:  
JOB NO.  
SHEET: **A1.1**

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.



NOTE: SEE COVER SHEET FOR SQUARE FOOTAGES



**LEVELS 2-5 PLAN**

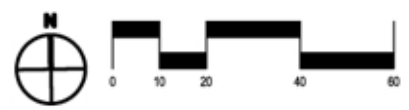
1" = 20' (24x36 SHEETS)

NOTE: PARKING GARAGE STOPS AT LEVEL 2

DWELLING UNIT DATA				
	1BR UNIT	2BR UNIT	4BR UNIT	TOTAL UNITS
LEVEL 1	4	10	4	18
LEVEL 2	4	10	9	23
LEVEL 3	4	10	9	23
LEVEL 4	4	10	9	23
LEVEL 5	4	10	9	23
TOTALS	20	50	40	110

TOTAL NUMBER OF BEDS: 280

1BR = 533 Sq. Ft.  
 2BR-a = 775 Sq. Ft.  
 2BR-b = 900 Sq. Ft.  
 4BR-a = 1227 Sq. Ft.  
 4BR-b = 1338 Sq. Ft.



THE RETREAT @  
**1200 PLUM**  
 FORT COLLINS COLORADO  
 LEVEL 2 PLAN

- PRELIMINARY PLANS -

DRAWN  
KWH  
 CHECKED  
KBH  
 DATE  
06/04/2008  
 SCALE  
 JOB NO.  
 SHEET

**A1.2**

**KEN FARRIS & ASSOCIATES**  
 ARCHITECT

2503 NORTH UNIVERSITY AVENUE, SUITE 4200, PROVO, UT 84604. PHONE: 801.377.4323

APPLICANT:  
 Greenwood Investment Properties, Inc.  
 1245 North University Avenue  
 Provo, UT 84604  
 CONTACT:  
 David R. Freeman - (801) 342-4800  
 PROJECT ADDRESS:

EXTERIOR PLASTER

METAL RAILING

+63'

5TH LEVEL +42'

EXTERIOR PLASTER

CMU BASE W/ STONE VENEER



# WEST ELEVATION

1" - 10'-0" (24x36 SHEETS)

# ALTA / ACSM LAND TITLE SURVEY

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

## DESCRIPTION:

**Parcel I: (729 Aster Street)**  
That portion of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 7 North, Range 69 West of the Sixth Principal Meridian, described as follows:  
Beginning at a point which lies 749.4 feet North and 320 feet West of the Southeast corner of the Northeast 1/4 of Section 15, Township 7 North, Range 69 West of the Sixth Principal Meridian;  
Thence West 100 feet, North 87.3 feet, East 100 feet;  
Thence South 87.3 feet to the point of beginning, in the City of Fort Collins, County of Larimer, State of Colorado.

**Parcel II: (738 Columbine Street)**  
Commencing at a point which is 836.7 feet North and 820 feet West of the Southeast corner of the Northeast 1/4 of Section 15, Township 7 North, Range 69 West of the Sixth Principal Meridian;  
Thence West 100 feet;  
Thence North 87.3 feet;  
Thence East 100 feet;  
Thence South 87.3 feet to the point of beginning, in the City of Fort Collins, County of Larimer, State of Colorado.

**Parcel III: (725 Aster Street)**  
Beginning at a point which is 836.7 feet North and 320 feet West of the Southeast corner of the Northeast 1/4 of Section 15, Township 7 North, Range 69 West of the Sixth Principal Meridian;  
Thence North 87.3 feet;  
Thence East 100 feet;  
Thence South 87.3 feet to the point of beginning, City of Fort Collins, County of Larimer, State of Colorado.

**Parcel IV: Intentionally omitted**

**Parcel V: Intentionally omitted**

**Parcel VI: (731 Bluebell Street)**  
Commencing at a point 836.7 feet North and 420 feet West of the Southeast corner of the Northeast 1/4 of Section 15, Township 7 North, Range 69 West of the Sixth Principal Meridian;  
Thence South 87.3 feet;  
Thence West 100 feet;  
Thence North 87.3 feet;  
Thence East 100 feet to the point of beginning, County of Larimer, State of Colorado.

**Parcel VII: (732 Bluebell Street)**  
Beginning at a point which is 836.7 feet North and 420 feet West of the Southeast corner of the Northeast 1/4 of Section 15, Township 7 North, Range 69 West of the Sixth Principal Meridian;  
Thence West 100 feet;  
Thence North 87.3 feet;  
Thence East 100 feet;  
Thence South 87.3 feet to the point of beginning, City of Fort Collins, County of Larimer, State of Colorado.

**Parcel VIII: (736 Columbine Street)**  
Beginning at a point 836.7 feet North and 670 feet West of the Southeast corner of the Northeast 1/4 of Section 15, township 7 North, Range 69 West of the Sixth Principal Meridian;  
Thence West 100 feet;  
Thence North 87.3 feet;  
Thence East 100 feet;  
Thence South 87.3 feet to the point of beginning, City of Fort Collins, County of Larimer, State of Colorado.

**Parcel IX: (733 Bluebell Street)**  
Commencing at a point 836.7 feet North and 570 feet West of the Southeast corner of the Northeast 1/4 of Section 15, Township 7 North, Range 69 West of the Sixth Principal Meridian;  
Thence South 87.3 feet;  
Thence West 100.0 feet;  
Thence North 87.3 feet;  
Thence East 100.0 feet to the point of beginning, City of Fort Collins, County of Larimer, State of Colorado.

**Parcel X: (734 Bluebell Street)**  
Commencing at a point 836.7 feet North and 570 feet West of the Southeast corner of the Northeast 1/4 of Section 15, Township 7 North, Range 69 West of the Sixth Principal Meridian;  
Thence West 100 feet;  
Thence North 87.3 feet;  
Thence East 100 feet;  
Thence South 87.3 feet to the point of beginning, City of Fort Collins, County of Larimer, State of Colorado.

**Parcel XI: (735 Columbine Street)**  
Commencing at a point 836.7 feet North and 670 feet West of the Southeast corner of the Northeast 1/4 of Section 15, Township 7 North, Range 69 West of the Sixth Principal Meridian;  
Thence South 87.3 feet;  
Thence West 100 feet;  
Thence North 87.3 feet;  
Thence East 100 feet to the point of beginning, City of Fort Collins, County of Larimer, State of Colorado.

The above described parcel contains 584,160 square feet or 13.410 acres, more or less and is subject to all easements and rights-of-way now on record or existing.

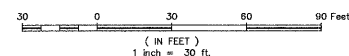
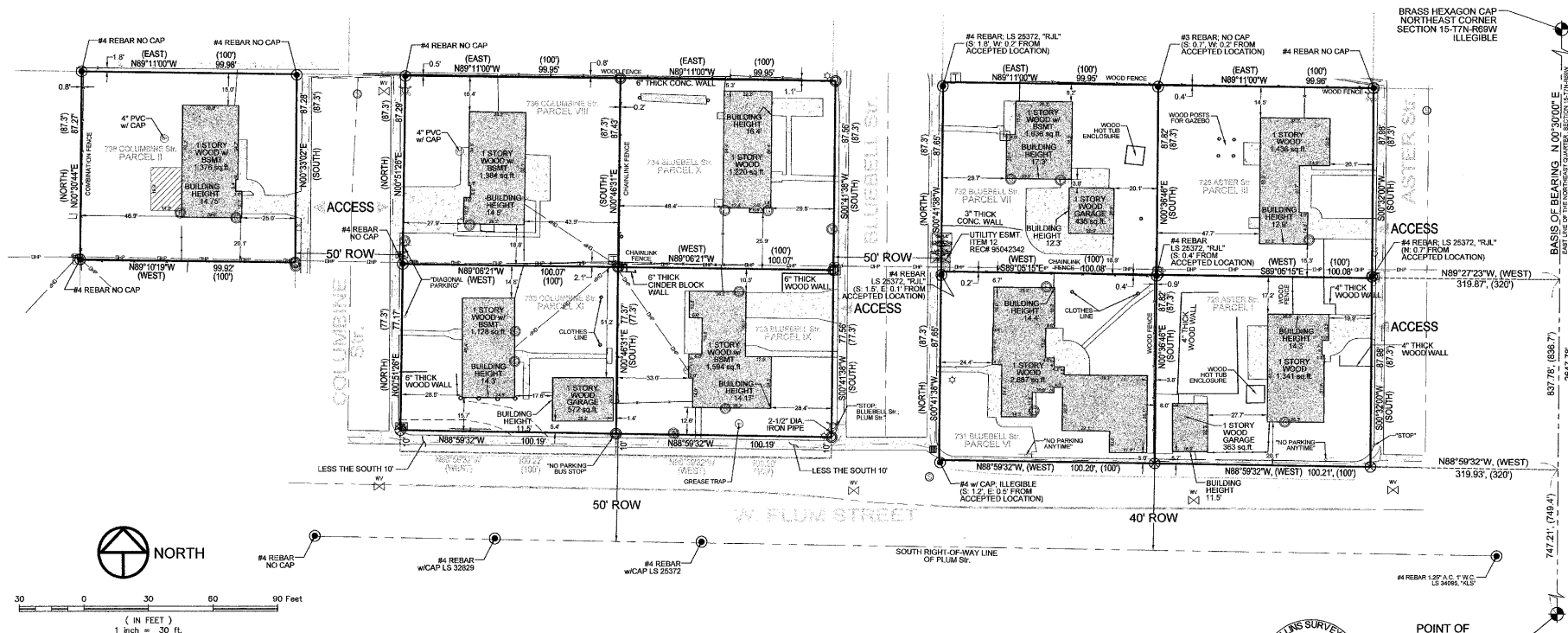
CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's Below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. ORDER OR EXEMPTION FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

**UTILITY NOTE:**  
THE LOCATION OF UNDERGROUND UTILITIES WERE NOT SHOWN ON SURVEY. ANY UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING "ONE CALL" SERVICE.



## NOTES:

- First American Heritage Title Company, Commitment No. 273-H0203814-266-NCS, Amendment No. 1, dated March 19, 2008 at 8:00 AM was used for this survey. The following comments correspond to the Item numbered in Schedule B-Section 2 Exemptions:
  - Item 8 - Reservation made by Union Pacific Railroad Company in Deed recorded in Book E at Page 346. *Not plottable see document for further information.*
  - Item 9 - Easement and right of way for an irrigation canal known as Canal No. 2 as reserved in Deed recorded May 15, 1877 in Book 1 at Page 354, in which the location of said easement is not set forth. *Not plottable, see document for further information.*
  - Item 10 - Easement and right of way for line of ditch or irrigation canal, 6 feet wide on bottom with banks of the Larimer County Irrigation Canal No. 2 granted to the State Board of Agriculture in Deed recorded September 3, 1881 in Book L at Page 210, in which the specific location of said easement is not set forth. *Not plottable, see document for further information.*
  - Item 11 - Easement and right of way for cuts and galleries for purpose of putting in tiles as granted to the State Board of Agriculture in Deed recorded March 30, 1894 in Book 101 at Page 153, in which the specific location of said easement is not set forth. *Not plottable, see document for further information.*
  - Item 12 - Terms, conditions, provisions, of easement for construction and maintenance of public utilities recorded July 19, 1995 at Reception No. 95042342. *As shown hereon.*
- FLOOD ZONE DESIGNATION: According to FIRM Panel 978 for Larimer County, dated December 19, 2006, this tract of land is with in an unshaded Zone X, and does not lie within a FEMA designated 100-year floodplain.
- City of Fort Collins Zoning Designation of this area: **DIVISION 4.18 COMMUNITY COMMERCIAL DISTRICT (C-C)**. The following information is per the Fort Collins Land Use Code (found on the web <http://www.colocolorado.com/fortcollins/landuse/>)
  - Setback** - Standard Commercial Setback District: Front - 15 feet, Side - 5 feet, Rear - 8 feet.
  - Building Height** - All buildings shall have a minimum height of twenty (20) feet, measured to the dominant roof line of a flat-roofed building, or the mean height between the eave and ridge on a sloped-roof building. In the case of a complex roof with different co-dominant portions, the measurement shall apply to the highest portion. All buildings shall be limited to five (5) stories.
  - Floor Space** - No Floor Space area restriction per Standard Commercial District.
- Gross Land area is 76,858 square feet.
- OHP - Overhead Power line running East-West along the south line of Parcels II, VIII, X, VII and III may be a possible encroachment.

To: Glenwood Intermountain Properties; Plum Properties, LLC, a Colorado limited liability company and First American Title Insurance Company of Colorado:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM, and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10 and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned hereby certifies that in my professional opinion, as a land surveyor registered in the State of Colorado, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

For and on behalf of Northern Engineering Services, Inc.

Date: 4/25/08

Gerald D. Gilliland  
Registered Land Surveyor  
Colorado Registration No. 14825



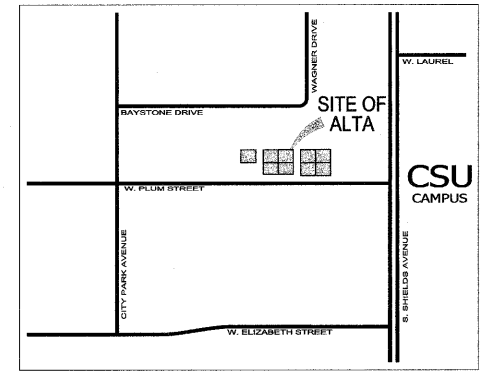
(WEST), (100') = RECORDED BEARING & DISTANCE AS DESCRIBED IN TITLE COMMITMENT  
N88°59'32"W, 100.2' = MEASURED BEARING & DISTANCE

## LINE LEGEND

- FENCE
- OVERHEAD POWER LINE
- GUTTER FLOWLINE
- ROAD CENTER LINE
- DOUBLE CENTER YELLOW LINE
- CONCRETE

## SYMBOL LEGEND

- WATER CURB STOP
- ELECTRICAL VAULT
- FIRE HYDRANT
- FOUND PROPERTY MONUMENT
- SIGN
- GAS METER
- POST
- TELEPHONE PEDESTAL
- UTILITY POLE
- MAIL BOX
- ELECTRICAL METER
- LIGHT POLE
- WATER METER
- VERTICAL PIPE
- WATER VALVE
- SANITARY SEWER MANHOLE
- FOUND SECTION CORNER
- SET NAIL / SHINER, STAMPED LS 14823
- SET #4 REBAR W/ CAP, STAMPED LS 14823



VICINITY MAP  
NTS

**NOTICE:**  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate above herein.

SECTION: 15  
TOWNSHIP: 7 N  
RANGE: 69 W of the 6th PM



DATE: 04/22/08  
SCALE: 1" = 30'  
DESIGNED BY: L. Smith  
DRAWN BY: W. Rohlfman

ALTA / ACSM LAND TITLE SURVEY  
NE 1/4 OF SEC. 15-T7N-R69W  
CITY OF FORT COLLINS, COLORADO

Sheet  
1  
Of 1 Sheet





**THE RETREAT AT 1200 PLUM**  
FORT COLLINS COLORADO













**The Retreat on Plum**  
Preliminary Design Review - 6/4/2008

**Aerial Site View**

1 inch equals 75 feet





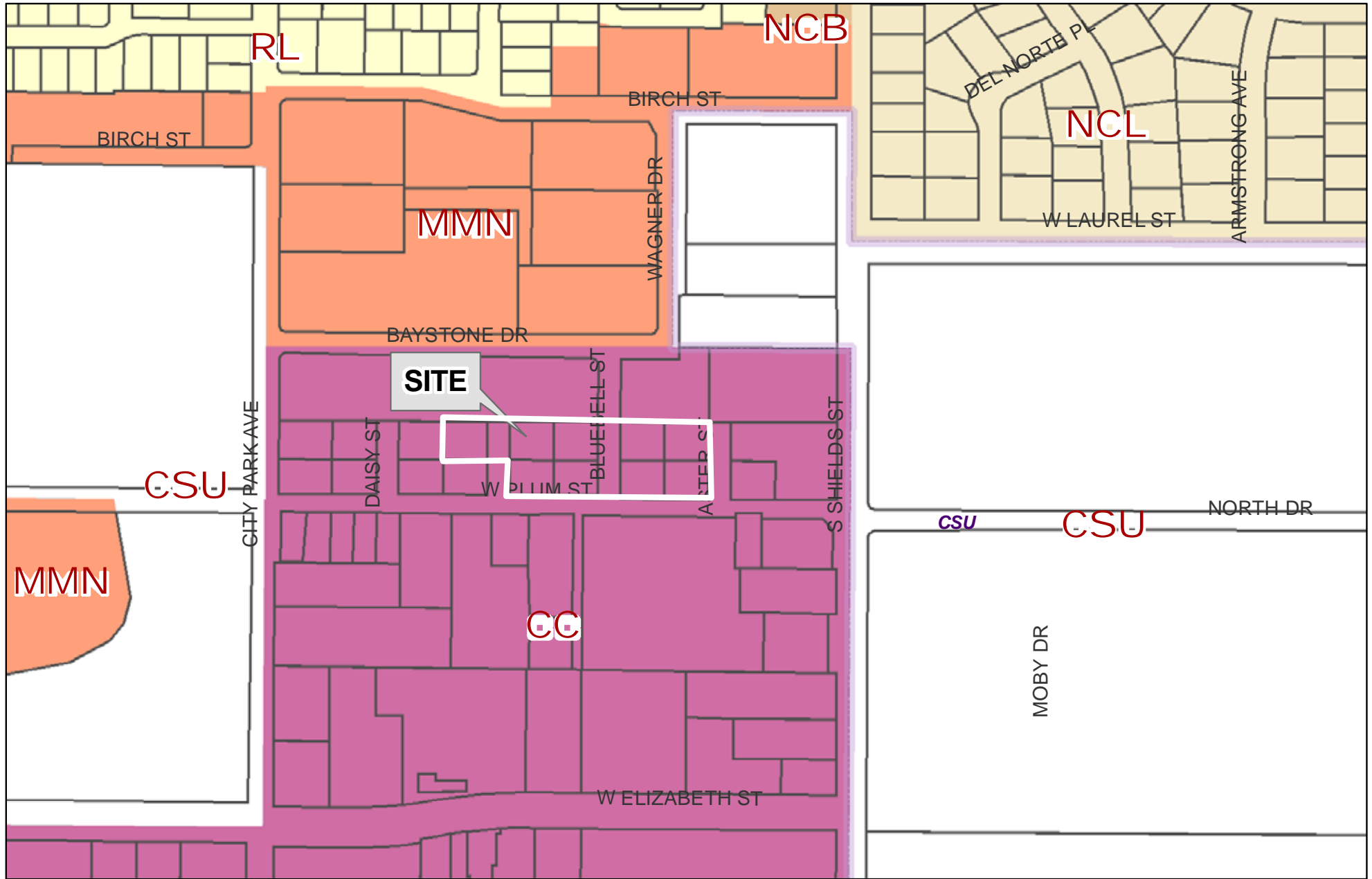
1 inch equals 300 feet

# The Retreat on Plum

Preliminary Design Review ·

6/11/08

*Aerial Vicinity Map*



# The Retreat on Plum

1 inch equals 300 feet



Preliminary Design Review - 6/4/2008

Zoning Districts