



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 5 pm, two weeks prior to the Wednesday meeting date. Application materials can be e-mailed to currentplanning@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.

PDR150004

Section to be filled out by City Staff
Date of Meeting 4-8-2015 Project Planner Clark Mapes
Submittal Date 3/25/2015 Fee Paid (\$500) X

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

Project Name TAFT & MULBERRY

Project Address (parcel # if no address) 2045 & 2039 WEST MULBERRY STREET

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)
DALE MADDOX - OWNER VFLA JUSTIN LARSON - ARCHITECT

Business Name (if applicable) VFLA

Applicant Mailing Address 419 CANYON AVE

Phone Number 970 224-1191 E-mail Address JUSTIN@VFLA.COM

Basic Description of Proposal (a detailed narrative is also required)
DEVELOP MIXED USE PROJECT AT CORNER OF TAFT & MULBERRY

Zoning LMN Proposed Use MIXED USE Existing Use RESIDENTIAL

Total Building Square Footage 15,840 S.F. Number of Stories 2 1/2 Lot Dimensions 67,400 SQ FT

Age of any Existing Structures 2039 W MULBERRY =

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.

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)

Project Narrative

The Taft and Mulberry project is comprised of two residential lots: 2045 and 2039 West Mulberry Street. The assembled lots total 1.54 acres or 67,400 square feet. The parcels are located in the Low Density Mixed-Use Neighborhood (LMN) Zone District. This is a request to build six (6) Two-Family Dwellings and convert the existing home known as the 'Milk House' at 2045 to a commercial use, therefore requiring Planning & Zoning Board (Type II) review. The existing home at 2039 West Mulberry Street will be deconstructed. The total number of units will be 12 residential and 1 commercial which complies with the Land Use Code for required residential density within the LMN Zone District. All of the residential units will front a street like private drive that extends through the site.

The existing parcels have two access drives onto Taft and two onto Mulberry. The proposed site plan removes each access closest to the intersection and utilizes the existing access points furthest away. The turning movements allowed at these drives will be analyzed during Project Development Plan review. An initial traffic report by Delich and Associates is attached showing that there won't be any detrimental impacts to traffic. The project will propose to enhance the existing bus stop adjacent the existing drive cut on Mulberry.

The street like private drive will have detached sidewalks and permeable pavers. The architecture is informed by the 'Milk House' reflected in scale, massing and form. Each of the units will step from 1 ½ to 2 ½ stories in height and include open porches. There will be attached garages for residents and an additional 14 spaces provided for guest parking and daytime commercial use. A detention pond is planned for the southern portion of the site as well as enhanced landscaping along Taft Road.

DELICH ASSOCIATES Traffic & Transportation Engineering

2272 Glen Haven Drive Loveland, Colorado 80538
Phone: (970) 669-2061 Fax: (970) 669-5034



MEMORANDUM

TO: Martina Wilkinson, Fort Collins Traffic Operations
Justin Larson, VAUGHT FRYE LARSON architects

FROM: Matt Delich

DATE: March 13, 2015

SUBJECT: Mulberry and Taft Development Traffic Impact Study
(File: 1521ME01)



The Mulberry and Taft Development is proposed on two lots in the southeast quadrant of the Mulberry/Taft Hill intersection in Fort Collins. These lots currently have two small homes. There are currently two driveways on Mulberry Street and two driveways on Taft Hill Road. The site plan is provided in the Appendix. The Mulberry and Taft Development is proposed to have 13 dwelling units and an office/commercial use related to one of the dwelling units. Access is proposed to/from Taft Hill Road at the current south driveway location. The other Taft Hill Road driveway will be closed. Access is proposed to/from Mulberry Street at the current east driveway location. The other Mulberry Street driveway will be closed. The two proposed/retained accesses are furthest from the Mulberry/Taft Hill intersection. Since the trip generation is expected to be low, a memorandum documenting compliance with the **Larimer County Urban Area Street Standards (LCUASS)**, 4.2.3D – No TIS Required, was prepared.

Table 1 shows the trip generation for the current uses and Table 2 shows the trip generation for the proposed uses. **Trip Generation, 9th Edition**, ITE, was used as the reference document in calculating the trip generation for the current and proposed land uses. The difference (more) in the trip generation is: 116 daily trip ends, 10 morning peak hour trips ends, and 12 afternoon peak hour trip ends.

The following addresses each of the items in **LCUASS**, 4.2.3D - No TIS Required (Fort Collins Criteria).

VEHICLE TRAFFIC: a. The peak hour trip generation will be less than 50 trip ends; b. No additional accesses are proposed (reduction); c. As a redevelopment the increase in the number of vehicular trips for the proposed use does not exceed the trip generation from the existing use by more than 20 peak hour trips or 200 daily trip ends; d. There will not be a change in the type of traffic; e. The land use will not cause less than acceptable level of service on the adjacent streets and intersections; f. There is not significant accident history on nearby streets and intersections; and g. The land use proposal is similar to nearby residential development and does not directly access a State Highway.

PEDESTRIAN TRAFFIC: A sidewalk will be constructed adjacent to and within the site.

BICYCLE TRAFFIC: Bike lanes are currently striped on Mulberry Street and Taft Hill Road.

It is respectfully requested that no further traffic impact analyses be required for the proposed Mulberry and Taft Development.

TABLE 1
Trip Generation for Current Land Uses

Code	Use	Size	AWDTE		AM Peak Hour		PM Peak Hour	
			Rate	Trip Ends	Rate	Trip Ends	Rate	Trip Ends
210	Single-Family	2 DU	9.52	20	0.75	2	1.00	2

TABLE 2
Trip Generation for Proposed Land Uses

Code	Use	Size	AWDTE		AM Peak Hour		PM Peak Hour	
			Rate	Trip Ends	Rate	Trip Ends	Rate	Trip Ends
210	Single-Family	13 DU	9.52	124	0.75	10	1.00	13
710	General Office	1.0 KSF	11.03	12	1.56	2	1.49	1
Total Trip Generation				136		12		14

APPENDIX



VIEW FROM PRIVATE INTERIOR STREET

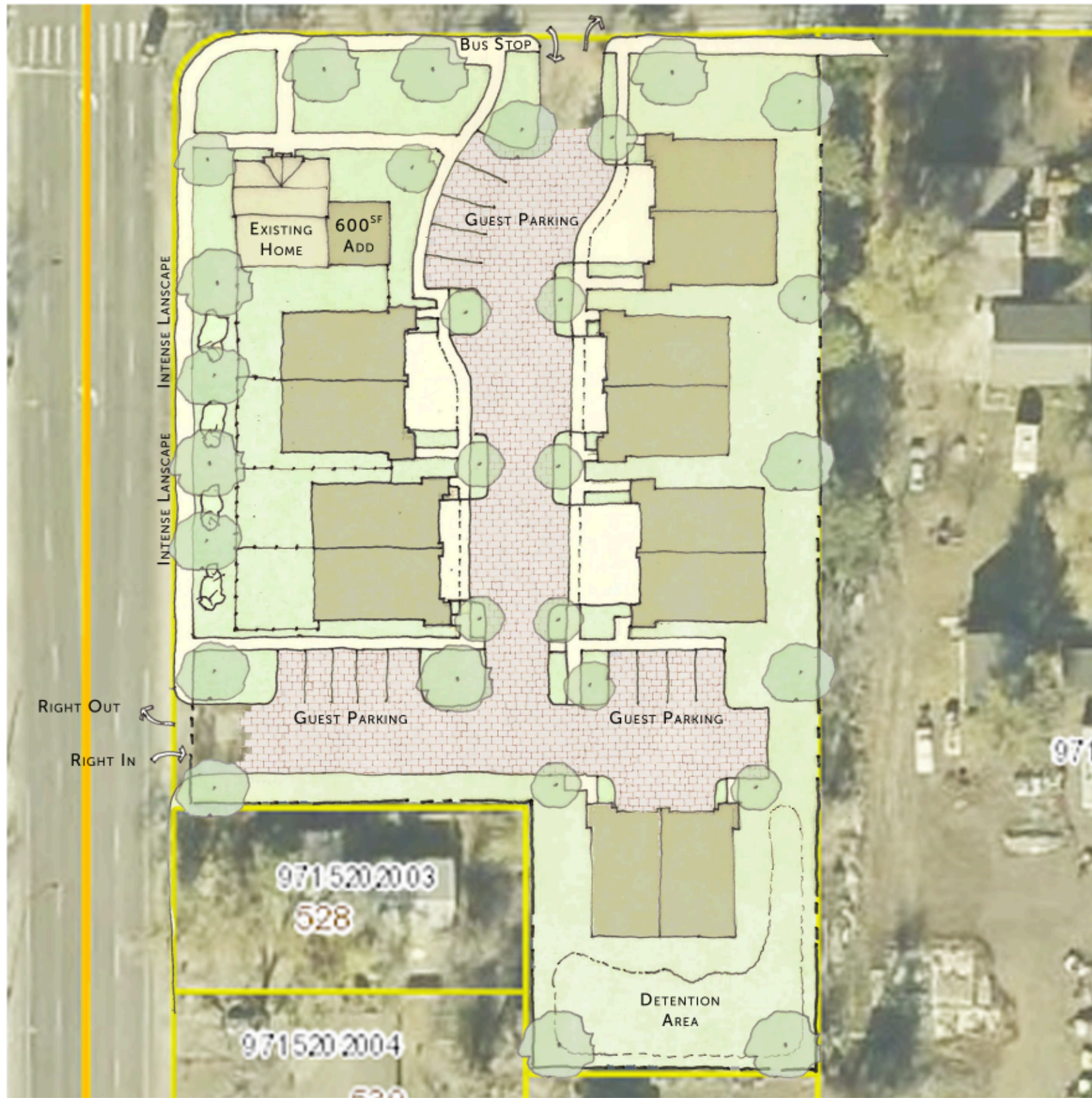


TAFT AND MULBERRY

EXTERIOR ELEVATION

03.25.2015

401 W. MOUNTAIN AVENUE SUITE 100 | FORT COLLINS, COLORADO | 970.224.1191 | www.VFLA.com

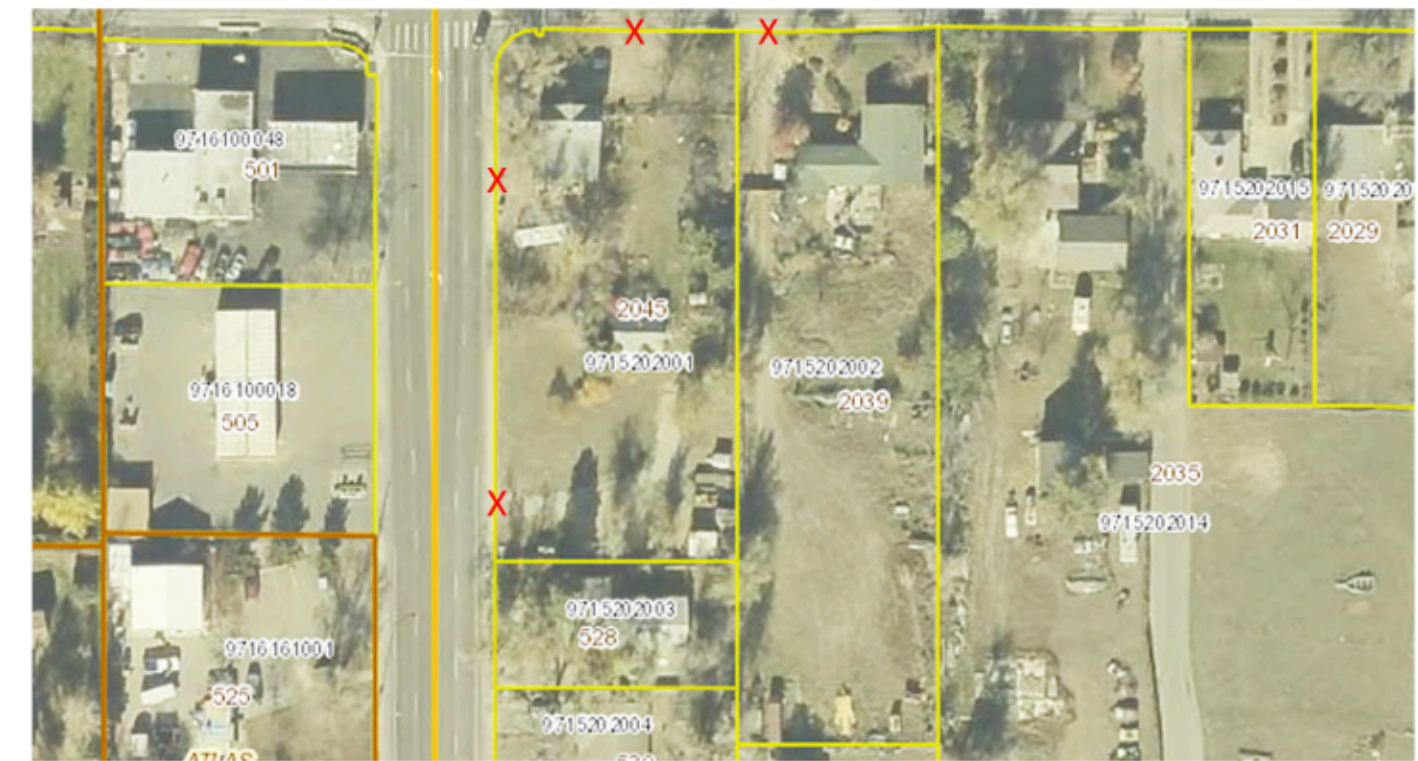


PROPOSED SITE PLAN

THE TAFT AND MULBERRY PROJECT IS COMPRISED OF TWO RESIDENTIAL LOTS: 2045 AND 2039 WEST MULBERRY STREET. THE ASSEMBLED LOTS TOTAL 1.54 ACRES OR 67,400 SQUARE FEET. THE PARCELS ARE LOCATED IN THE LOW DENSITY MIXED USE NEIGHBORHOOD (LMN) ZONE DISTRICT. THIS IS A REQUEST TO BUILD SIX (6) TWO-FAMILY DWELLINGS AND CONVERT THE EXISTING HOME KNOWN AS THE 'MILK HOUSE' AT 2045 TO A COMMERCIAL USE, THEREFORE REQUIRING PLANNING & ZONING BOARD (TYPE II) REVIEW. THE EXISTING HOME AT 2039 WEST MULBERRY STREET WILL BE DECONSTRUCTED. THE TOTAL NUMBER OF UNITS WILL BE 12 RESIDENTIAL AND 1 COMMERCIAL WHICH COMPLIES WITH THE LAND USE CODE FOR REQUIRED RESIDENTIAL DENSITY WITHIN THE LMN ZONE DISTRICT. ALL OF THE RESIDENTIAL UNITS WILL FRONT A STREET LIKE PRIVATE DRIVE THAT EXTENDS THROUGH THE SITE.

THE EXISTING PARCELS HAVE TWO ACCESS DRIVES ONTO TAFT AND TWO ONTO MULBERRY. THE PROPOSED SITE PLAN REMOVES EACH ACCESS CLOSEST TO THE INTERSECTION AND UTILIZES THE EXISTING ACCESS POINTS FURTHEST AWAY. THE TURNING MOVEMENTS ALLOWED AT THESE DRIVES WILL BE ANALYZED DURING PROJECT DEVELOPMENT PLAN REVIEW. AN INITIAL TRAFFIC REPORT BY DELICH AND ASSOCIATES IS ATTACHED SHOWING THAT THERE WON'T BE ANY DETRIMENTAL IMPACTS TO TRAFFIC. THE PROJECT WILL PROPOSE TO ENHANCE THE EXISTING BUS STOP ADJACENT THE EXISTING DRIVE CUT ON MULBERRY.

THE STREET LIKE PRIVATE DRIVE WILL HAVE DETACHED SIDEWALKS AND PERMEABLE PAVERS. THE ARCHITECTURE IS INFORMED BY THE 'MILK HOUSE' REFLECTED IN SCALE, MASSING AND FORM. EACH OF THE UNITS WILL STEP FROM 1 1/2 TO 2 1/2 STORIES IN HEIGHT AND INCLUDE OPEN PORCHES. THERE WILL BE ATTACHED GARAGES FOR RESIDENTS AND AN ADDITIONAL 14 SPACES PROVIDED FOR GUEST PARKING AND DAYTIME COMMERCIAL USE. A DETENTION POND IS PLANNED FOR THE SOUTHERN PORTION OF THE SITE AS WELL AS ENHANCED LANDSCAPING ALONG TAFT ROAD.



EXISTING SITE

X - EXISTING ACCESS DRIVE



TAFT AND MULBERRY

SITE PLAN | 03.25.2015



TAFT AND MULBERRY

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