

Conceptual Review Agenda

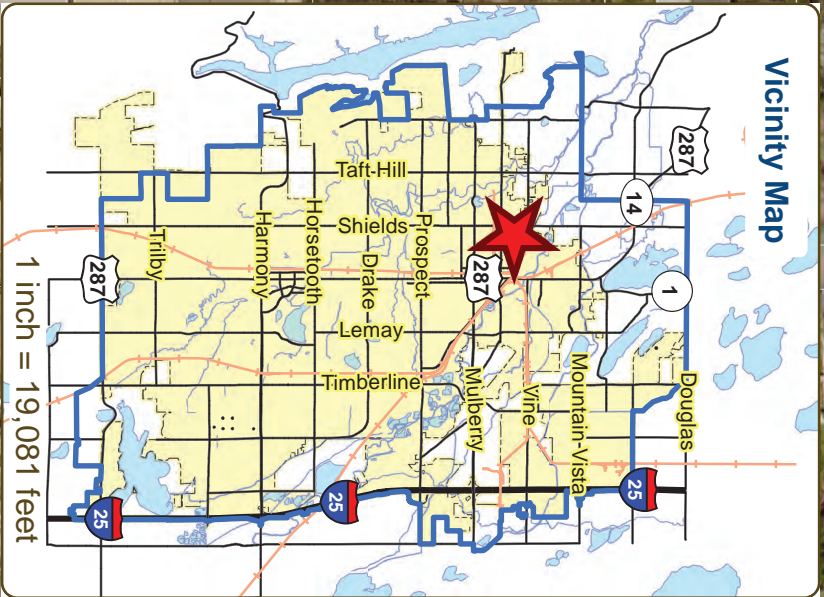
Schedule for 08/20/20

Meetings hosted via Zoom Web Conferencing

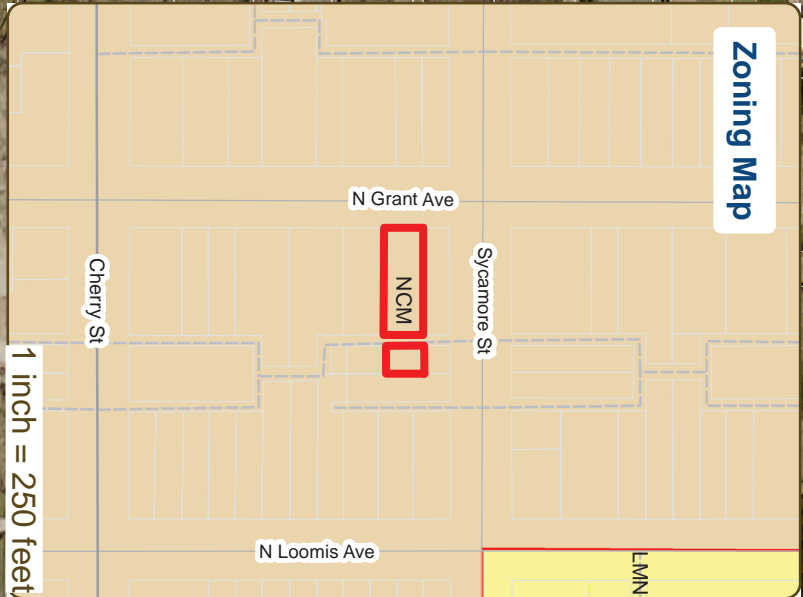
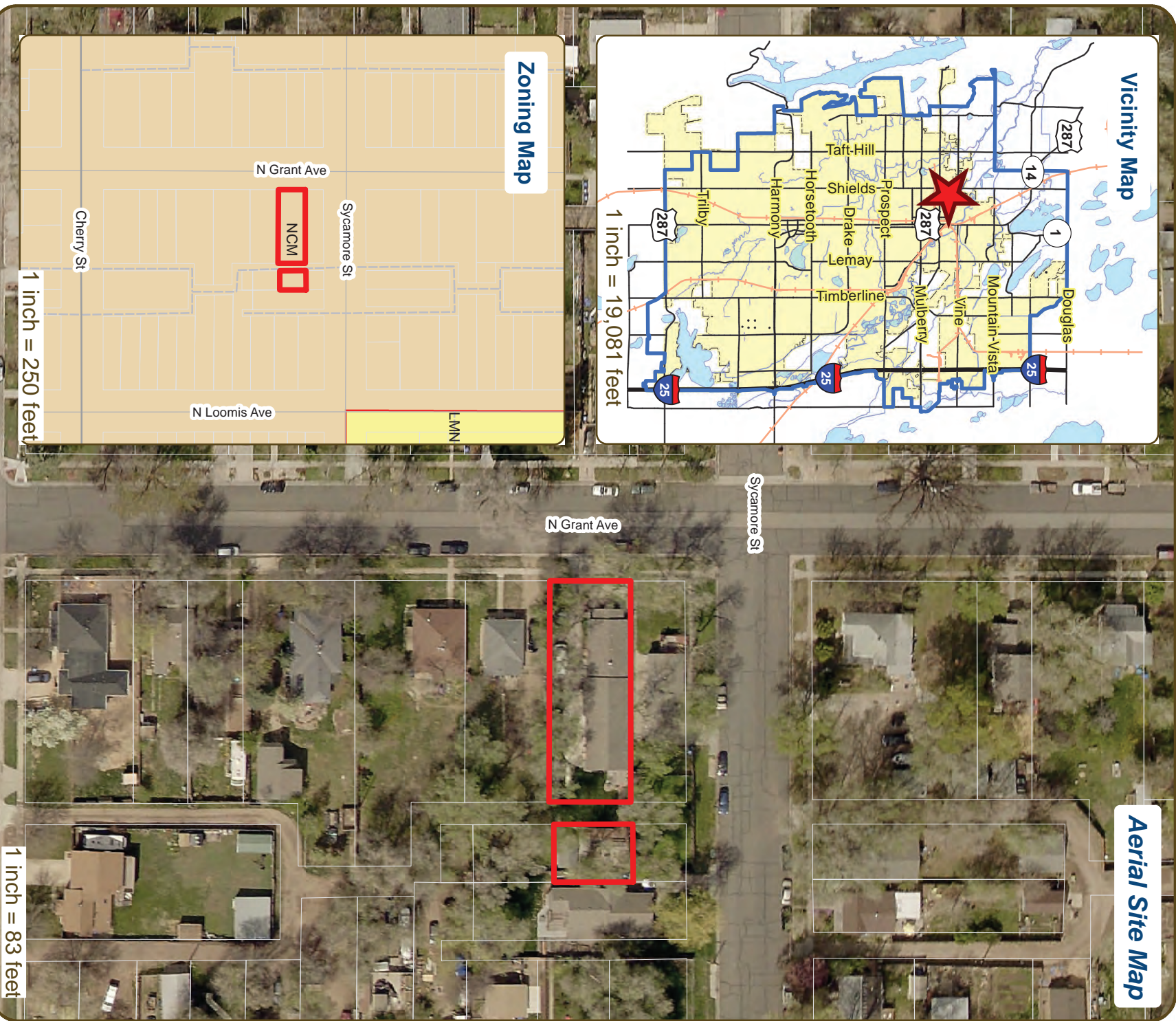
Thursday, August 20, 2020

Time	Project Name	Applicant Info	Project Description	
9:15	428 N Grant Avenue Carriage House CDR200062	Dave Kaplan 970-682-8363 dave@elevateddesignbuild.com	This is a request to build a carriage house at 428 N. Grant Avenue (parcel # 9711219014). Access is taken from Grant Street to the west and a rear alley to the east. The site is approximately .3 miles east of N. Shields Street and approximately .3 miles north of Laporte Avenue. The property is within the Neighborhood Conservation Medium Density (NCM) zone district and is subject to Administrative (Type 1) Review.	Planner: Clark Mapes Engineer: Spencer Smith DRC: Brandy Bethurem Harras
10:15	5150 Snead Dr Replat and Rezone CDR200063	Mike McBride 970-402-0438 Mike@McBrideLA.com	This is a request to replat and rezone four parcels (parcel # 9601333901; 9601334902; 960133490; 9601300905) located at 5150 Snead Drive from Low Density Residential (RL) to General Commercial (CG). Access is taken from Snead Drive to the west. The properties are within the Low Density Residential (RL) and General Commercial (CG) zone districts and the process would be subject to City Council (Type 2) Review.	Planner: Clark Mapes Engineer: Morgan Stroud DRC: Tenae Beane
11:15	Spring Creek Multi-Family CDR200064 NOTE: This property underwent a Preliminary Design Review on 3/11/2020 (PDR200002)	Russ Lee 970-224-5828 russ.lee@ripleydesigninc.com	This is a request to construct 348 dwelling units across 9 three-story and 1 four-story multi-family buildings directly north of Spring Creek Trail and south of Hobbit Street (parcel # 9723240001; 9723240002; 9723239001; 9723239002; 9723239003; 9723239004; 9723239005). The project is located directly east of S. Shields Street and approximately 700 feet south of W. Prospect Road. Future access will be taken from S. Shields Street to the west, and Hobbit Street to the north. The property is within the Neighborhood Commercial (NC) and Mixed-Use Medium Density (MMN) zone districts. The proposed project is subject to a Planning & Zoning Board (Type 2) Review.	Planner: Meagha Overton Engineer: Marc Virata DRC: Todd Sullivan

428 N Grant Ave Carriage House

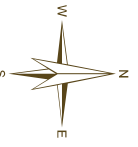


Aerial Site Map



Zoning Map

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Development Review Guide – STEP 2 of 8

**CONCEPTUAL REVIEW:
APPLICATION**

General Information

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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) _____
David Kaplan, Designer

Business Name (if applicable) Elevated Design Build
Your Mailing Address 144 Racquette Dr.

Phone Number 970-682-8363 **Email Address** dave@elevateddesignbuild.com
Site Address or Description (parcel # if no address) 428 N Grant Ave

Description of Proposal (attach additional sheets if necessary) New detached Studio

Proposed Use added ADU **Existing Use** duplex
Total Building Square Footage 594 **S.F. Number of Stories** 2 **Lot Dimensions** 52.5' x 140.69
Age of any Existing Structures 40 years

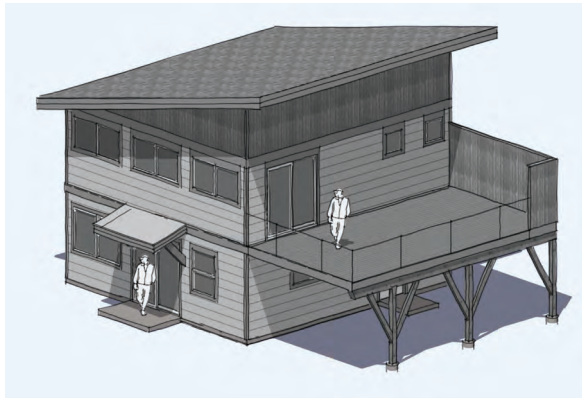
Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

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 594sf _____ 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 DESCRIPTION

DESIGN and CONSTRUCTION of a NEW SINGLE FAMILY RESIDENCE at: 428 N. Grant Avenue Fort Collins, CO 80521

GENERAL NOTES:

- A. THE LOCATION OF ALL DEVICES SUCH AS VALVES, METERS, CLEAN-OUTS, SWITCHES, EQUIPMENT, ETC. MUST BE APPROVED BY THE OWNER AND THE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. FAILURE TO OBTAIN APPROVAL FOR ALL SUCH DEVICES MAY RESULT IN RELOCATION OF THE DEVICES AT NO COST TO THE OWNER.
- B.

ENERGY CODE COMPLIANCE

CODE:	2018 IECC
CLIMATE ZONE:	ZONE 5b
HEAT SOURCE:	FORCED AIR FURNACE
R-VALUE CEILINGS:	R-49 MIN.
R-VALUE EXTERIOR WALLS:	R-21 MIN.
R-VALUE FLOORS:	R-30 MIN.
R-VALUE BASEMENT WALLS:	R-15 MIN.
U-FACTOR DOORS:	U-.32 MIN.
U-FACTOR WINDOWS:	U-.32 MIN.

DESIGN CRITERIA

CODE:	2018 IRC
OCCUPANCY:	SINGLE FAMILY
SQUARE FOOTAGE:	MAIN FLOOR 594 sf
	594 sf
DECKS:	378 sf

LIST OF DRAWINGS

- A-1 COVER SHEET
- A-2 SITE PLAN
- A-3 MAIN FLOOR PLAN
- A-4 SECOND FLOOR PLAN
- A-5 NORTH and SOUTH ELEVATIONS
- A-6 EAST and WEST ELEVATIONS
- A-7 SECTIONS A and B
- A-8 SECTIONS C and D
- A-9 SECTION E
- E-1 ELECTRICAL/LIGHTING PLANS

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	ID	INSIDE DIMENSION
ARCH	ARCHITECT	IN	INCH
BO_	BOTTOM OF _	INSUL	INSULATION
BLKG	BLOCKING	INT	INTERIOR
BRG	BEARING	MFR	MANUFACTURER
CMU	CONC MASONRY UNIT	MAX	MAXIMUM
CLG	CEILING	MECH	MECHANICAL
CO	CASED OPENING	MIN	MINIMUM
COL	COLLUMN	NTS	NOT TO SCALE
CONC	CONCRETE	OC	ON CENTER
CONT	CONTINUOUS	OD	OUTSIDE DIMENSION
CONST	CONSTRUCTION	OPP	OPPOSITE
D	DRYER	PL	PLATE
DIM	DIMENSION	PLYWD	PLYWOOD
DN	DOWN	PT	POINT
DR	DOOR	R	RADIUS
DS	DOWNSPOUT	RE	REFERENCE/REFER TO
DTL	DETAIL	REFR	REFRIGERATOR
DW	DISHWASHER	REINF	REINFORCED/ING
DWGS	DRAWINGS	REQD	REQUIRED
(E)	EXISTING	RM	ROOM
EA	EACH	RO	ROUGH OPENING
ELEC	ELECTRICAL	RS	ROUGH SAWN
ELEV	ELEVATION	SF	SQUARE FEET
EQ	EQUAL	SHWR	SHOWER
EQUIP	EQUIPMENT	SIM	SIMILAR
FOC	FACE OF CONCRETE	STL	STEEL
FOM	FACE OF MASONRY	STRL	STRUCTURAL
FOS	FACE OF STUD	SQ	SQUARE
FP	FIREPLACE	TBD	TO BE DETERMINED
FIN	FINISH	TF	TIMBER FRAME
FD	FLOOR DRAIN	THK	THICK
FLR	FLOOR	TO_	TOP OF _
GA	GAGE	TYP	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GC	GENERAL CONTRACTOR	VERT	VERTICAL
GYP	GYPSON BOARD	W	WASHER
G.L.	GLU-LAM	WDO	WINDOW
HB	HOSE BIB	W/	WITH
HDWR	HARDWARE	W/O	WITHOUT
HORIZ	HORIZONTAL	∠	ANGLE
HR	HOUR	Ø	DIAMETER
		⊥	CENTERLINE

ARCHITECTURAL DESIGN

Elevated Design Build
144 Racquette Drive,
Fort Collins, CO 80524

Phone: (970) 682-8363
Email: Dave@Elevateddesignbuild.com
Contact: Dave Kaplan

GENERAL CONTRACTOR

T.B.D.

Phone:
Contact:

ENGINEER (T.B.D.)

T.B.D.

Email:
Phone:
Contact:

OWNER

Dave Fox
428 N. Grant Avenue
Fort Collins, CO 80521

Phone: (970) 723-5446
Email: dfoxsim@gmail.com



SHEET TITLE: COVER
 PROJECT: FOX STUDIO
 428 NORTH GRANT AVENUE
 FORT COLLINS, CO 80521

ISSUE SET:	
BUDGET SET	
DRAWING DATE: 07/20/2020	
REVISIONS:	DATE:
1	
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3	
4	
DRAWN BY: DK / JK CHECKED BY: DK	
FILE NAME: Fox-Budget-V.3.1	
07.20.2020	
SCALE: N / A	
SHEET NO: A.1	
1 of 10	



ELEVATED DESIGN BUILD
144 RACQUETTE
Z DRIVE,
FORT COLLINS, CO 80520

WALL LEGEND

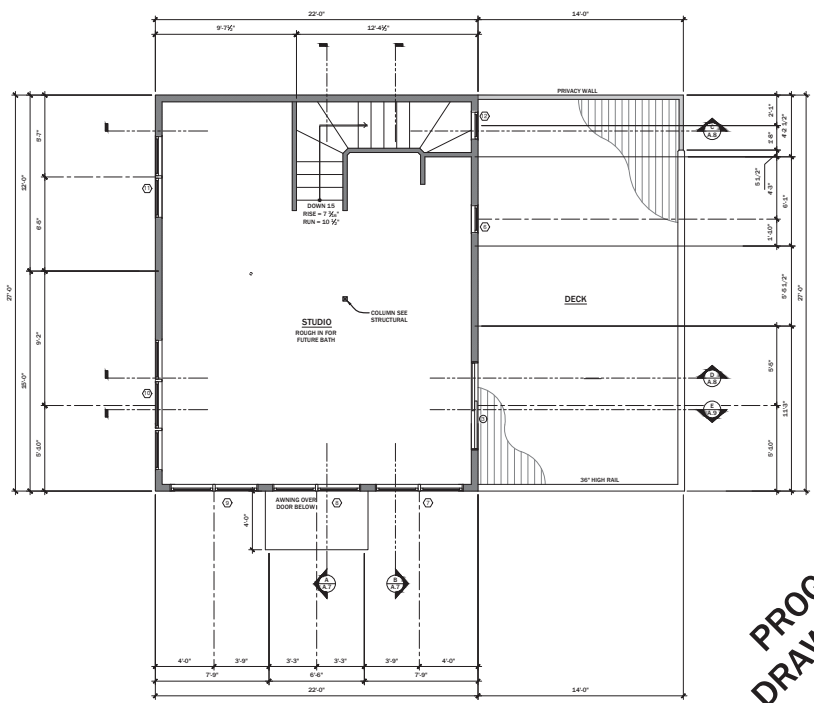
	EXISTING WALL
	NEW WALL
	FOUNDATION

WINDOW SCHEDULE (WINDOWS BY: ??)

SYM	LOCATION	WIDTH	HEIGHT	STYLE	OPER	JAMB	NOTES
⊙	STUDIO SOUTH	2'-0"	2'-0"	CASEMENT	R	6-0/16"	
⊙	STUDIO EAST	6'-0"	3'-0"	CSMT. DBL.	L-R	6-0/16"	
⊙	STUDIO EAST	6'-0"	3'-0"	CSMT. DBL.	L-R	6-0/16"	
⊙	STUDIO EAST	6'-0"	3'-0"	CSMT. DBL.	L-R	6-0/16"	
⊙	STUDIO NORTH	6'-0"	3'-0"	TRIP. CSMT.	L-F-R	6-0/16"	
⊙	STUDIO NORTH	6'-0"	3'-0"	CSMT. DBL.	L	6-0/16"	
⊙	STAIRWAY	2'-0"	2'-0"	CASEMENT	F	6-0/16"	

INTERIOR FINISH SCHEDULE

SYM	MATERIAL	LOCATION	MANUF.	NOTES



**PROGRESS
DRAWING ONLY
NOT FOR
CONSTRUCTION**

SECOND FLOOR PLAN V.3

SCALE: 1/4" = 1'-0" 544 S.F.

SHEET TITLE:
SECOND FLOOR PLAN- V.3

PROJECT:
FOX STUDIO
428 NORTH GRANT AVENUE
FORT COLLINS, CO 80521

ISSUE SET:

BUDGET SET

DRAWING DATE:
07/20/2020

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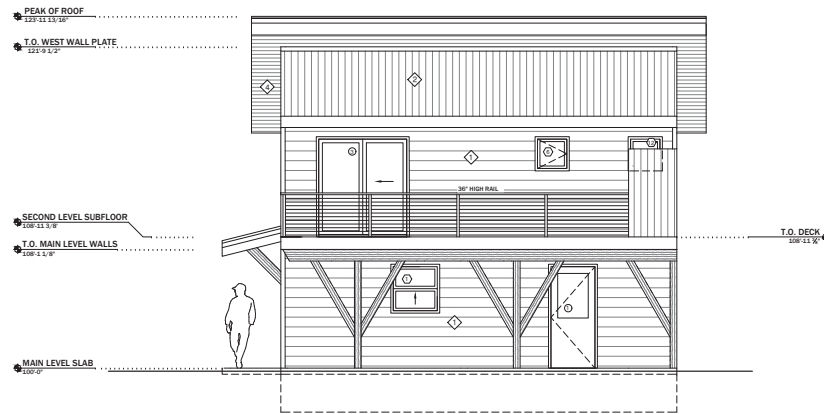
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07.20.2020

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1/4" = 1'-0"

SHEET NO:

A.4

4 of 10



PEAK OF ROOF
 123'-11 1/2\"/>

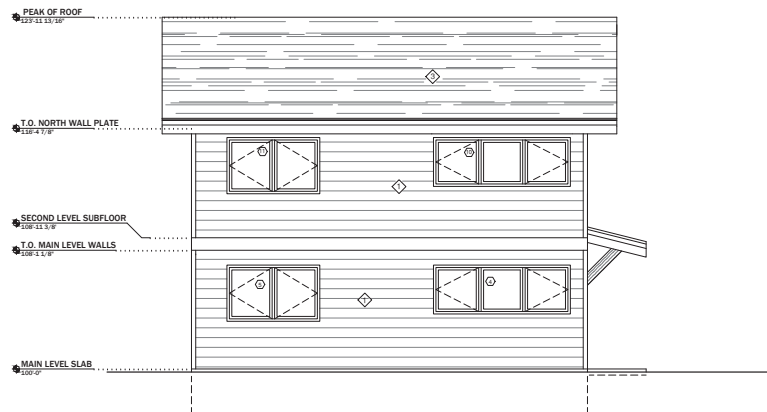
T.O. DECK
126'-11 3/4\"/>

MAIN LEVEL SLAB
120'-0\"/>

EXTERIOR FINISH SCHEDULE			
SYM.	MATERIAL	MANUF.	NOTES
◇	HORIZ. SIDING	---	---
◇	VERTICAL SIDING	---	---
◇	COMPOSITE SHINGLES	---	---
◇	T & G SOFFIT	---	---

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



PEAK OF ROOF
123'-11 1/2\"/>

T.O. NORTH WALL PLATE
122'-4 1/8\"/>

SECOND LEVEL SUBFLOOR
126'-11 3/4\"/>

T.O. MAIN LEVEL WALLS
126'-11 3/8\"/>

MAIN LEVEL SLAB
120'-0\"/>

**PROGRESS
DRAWING ONLY
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CONSTRUCTION**

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATED
DESIGN • BUILD

ELEVATED DESIGN BUILD
144 RACQUETTE DRIVE,
FORT COLLINS, CO 80524
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SHEET TITLE:
NORTH and SOUTH ELEVATIONS

PROJECT:
**FOX STUDIO
428 NORTH GRANT AVENUE
FORT COLLINS, CO 80521**

ISSUE SET:
BUDGET SET

DRAWING DATE:
07/20/2020

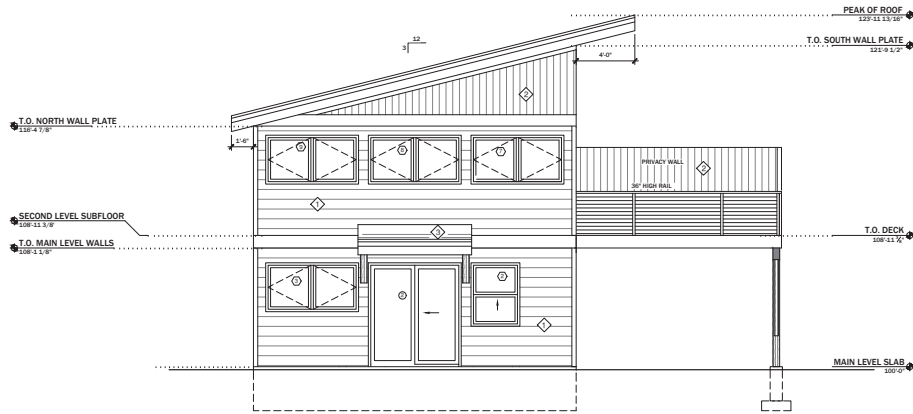
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1/4" = 1'-0"

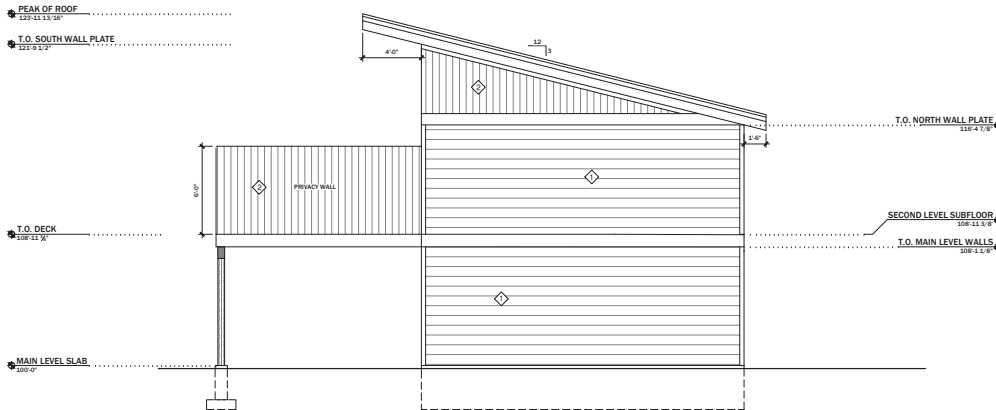
SHEET NO:
A.5
5 of 10



EXTERIOR FINISH SCHEDULE			
SYM.	MATERIAL	MANUF.	NOTES
◇	HORIZ. SIDING	---	---
◇	VERTICAL SIDING	---	---
◇	COMPOSITE SHINGLES	---	---
◇	T & G SOFFIT	---	---

WEST ELEVATION

SCALE: 1/4" = 1'-0"



**PROGRESS
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EAST ELEVATION

SCALE: 1/4" = 1'-0"



ELEVATED DESIGN BUILD
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FORT COLLINS, CO 80524
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SHEET TITLE:
EAST and WEST ELEVATIONS

PROJECT:
FOX STUDIO
428 NORTH GRANT AVENUE
FORT COLLINS, CO 80521

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BUDGET SET

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07/20/2020

REVISIONS:	DATE:
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FILE NAME:
**Fox-Budget-V.3.1
07.20.2020**

SCALE:
1/4" = 1'-0"

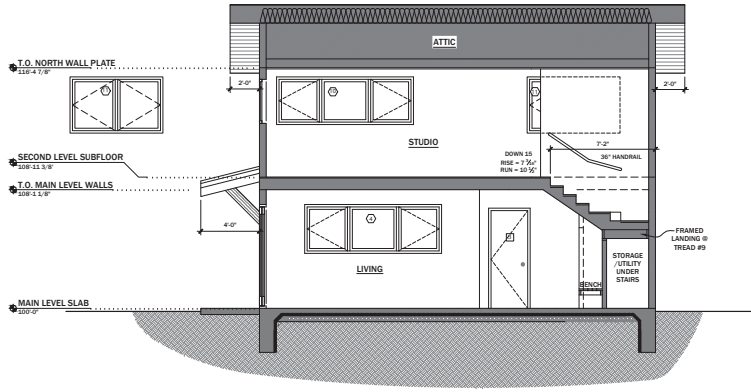
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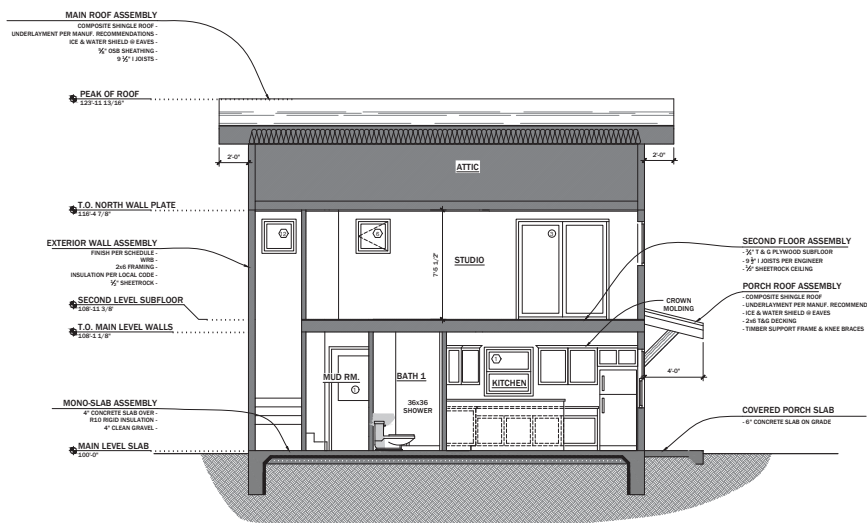
6 of 10



ELEVATED DESIGN BUILD
144 RACQUETTE DRIVE,
FORT COLLINS, CO 80524
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A SECTION A
SCALE: 1/4" = 1'-0"



B BATH 1 FACING SOUTH
SCALE: 1/4" = 1'-0"

**PROGRESS
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CONSTRUCTION**

SHEET TITLE:
SECTION A LIVING FACING NORTH
SECTION B LIVING FACING SOUTH
PROJECT:
FOX STUDIO
428 NORTH GRANT AVENUE
FORT COLLINS, CO 80521

ISSUE SET:
BUDGET SET

DRAWING DATE:
07/20/2020

REVISIONS:	DATE:
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DRAWN BY: DK /JK
CHECKED BY: DK

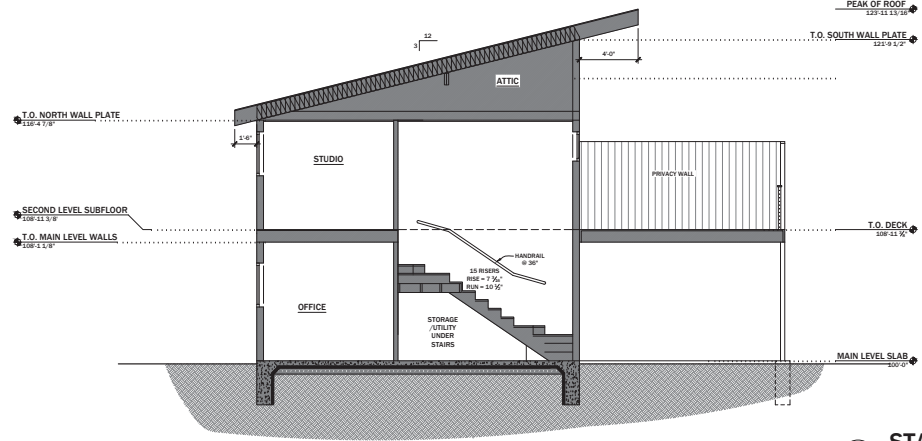
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SCALE:
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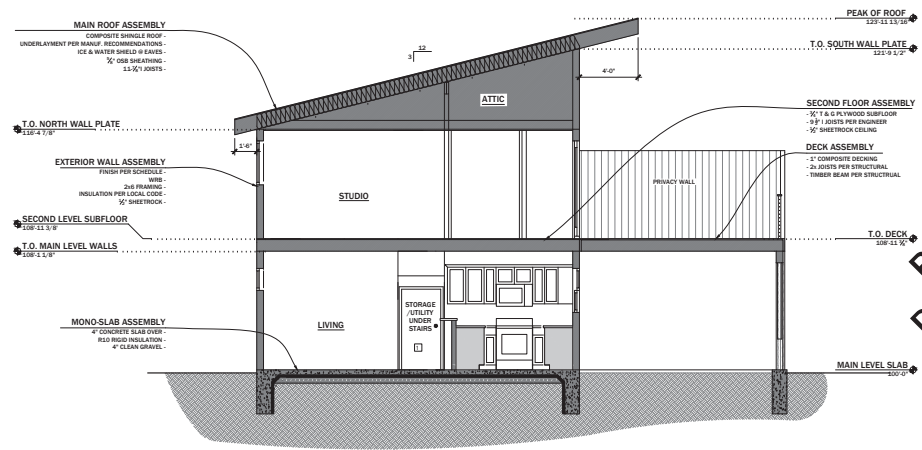
SHEET NO:
A.7



ELEVATED DESIGN BUILD
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FORT COLLINS, CO 80524
© 2020



C STAIR TO WEST
SCALE: 1/4" = 1'-0"



D LIVING TO WEST
SCALE: 1/4" = 1'-0"

**PROGRESS
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NOT FOR
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SHEET TITLE:
SECTION C STAIR FACING EAST
SECTION D LIVING FACING EAST
PROJECT:
FOX STUDIO
428 NORTH GRANT AVENUE
FORT COLLINS, CO 80521

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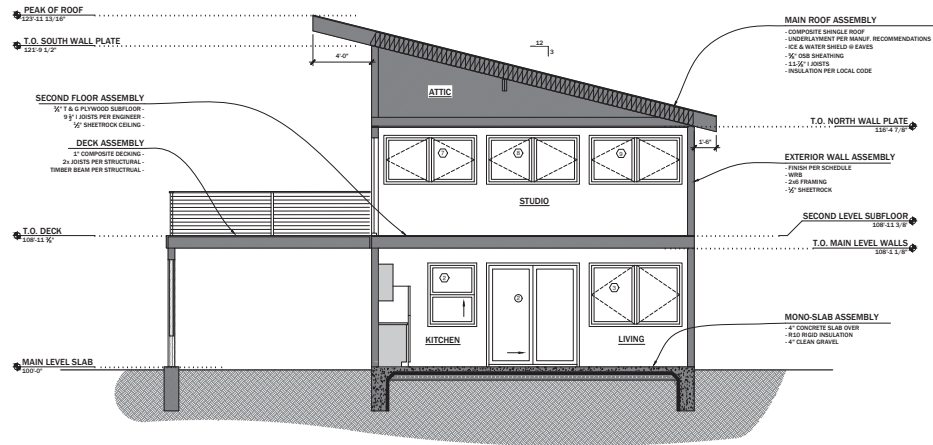
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07.20.2020

SCALE:
1/4" = 1'-0"

SHEET NO:

A.8
8 of 10



E LIVING TO EAST
SCALE: 1/4" = 1'-0"



SHEET TITLE:
**SECTION E LIVING FACING WEST
BULK PLANE DIAGRAM**

PROJECT:
**FOX STUDIO
428 NORTH GRANT AVENUE
FORT COLLINS, CO 80521**

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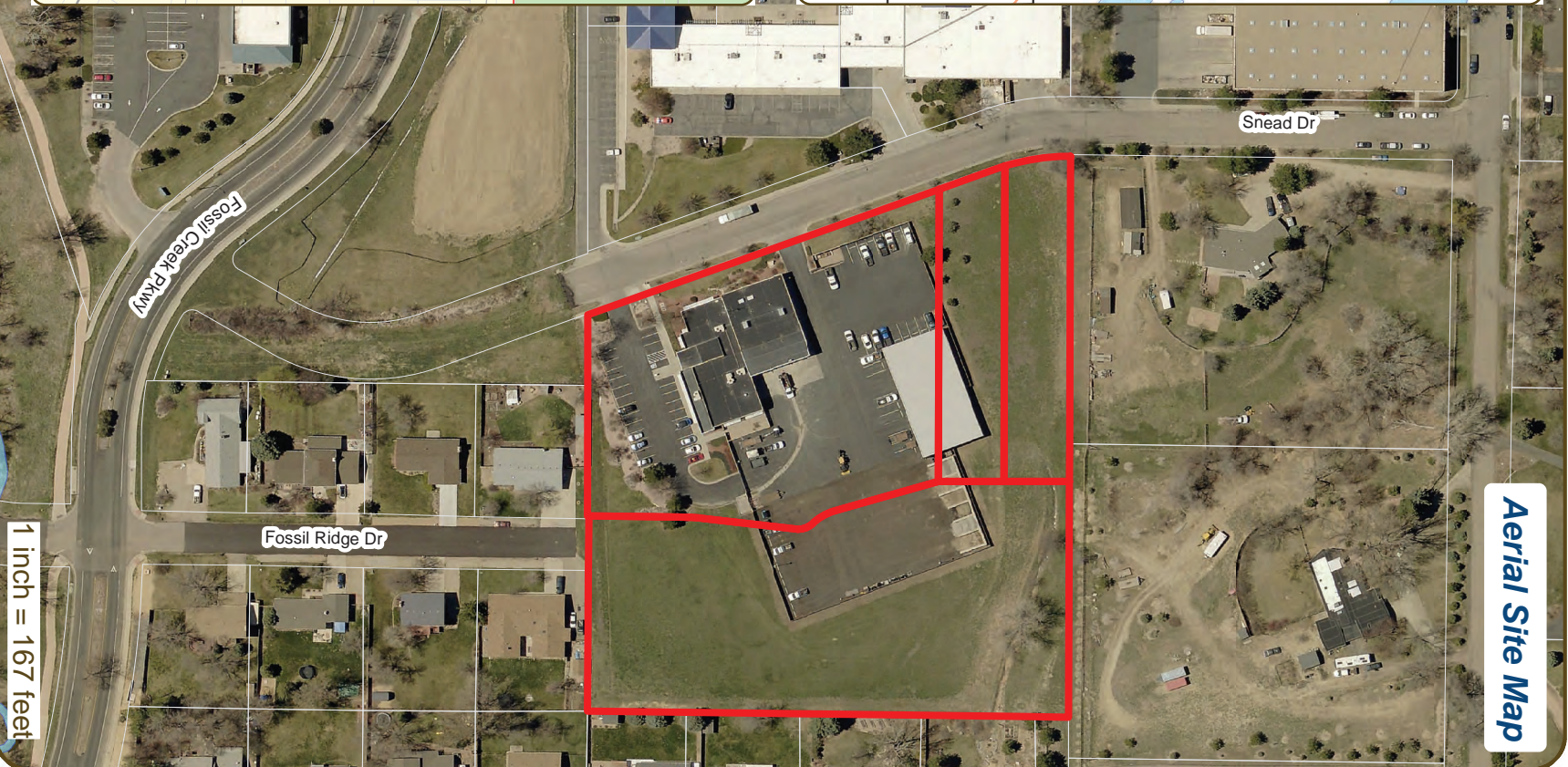
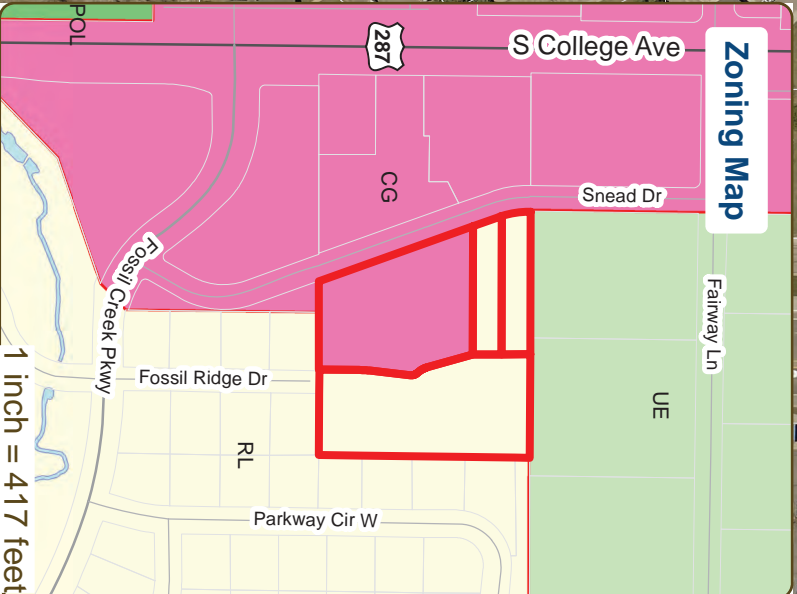
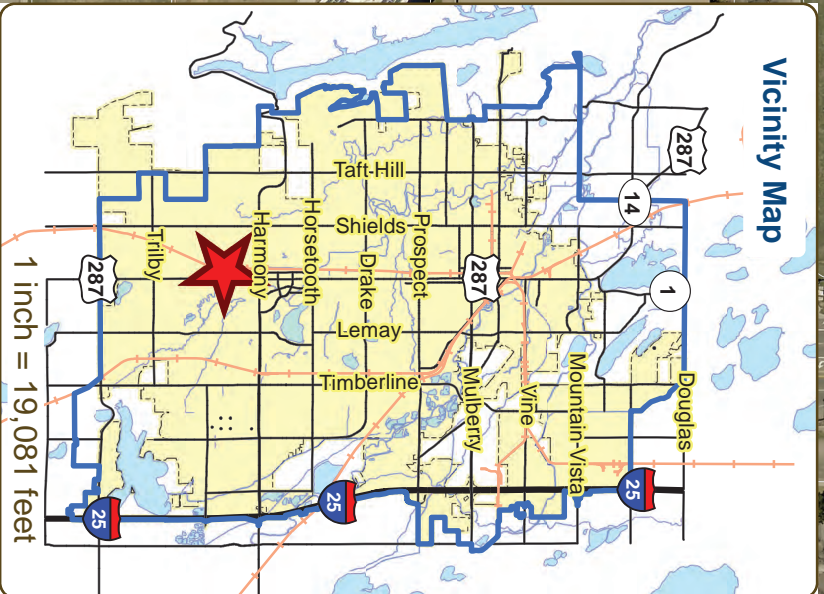
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FILE NAME:
**Fox-Budget-V.3.1
07.20.2020**

SCALE:
1/4" = 1'-0"

SHEET NO:
A.9
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5150 Snead Dr Replat and Rezone



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____
Mike McBride, Consultant

Business Name (if applicable) _____ MMLA
Your Mailing Address _____ 2339 Spruce Creek Drive
Phone Number _____ 970-402-0438 **Email Address** _____ Mike@McBridELA.com
Site Address or Description (parcel # if no address) _____ 5150 Snead Dr, Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary) _____
Replot to combine four lots into one and rezone to General Commercial

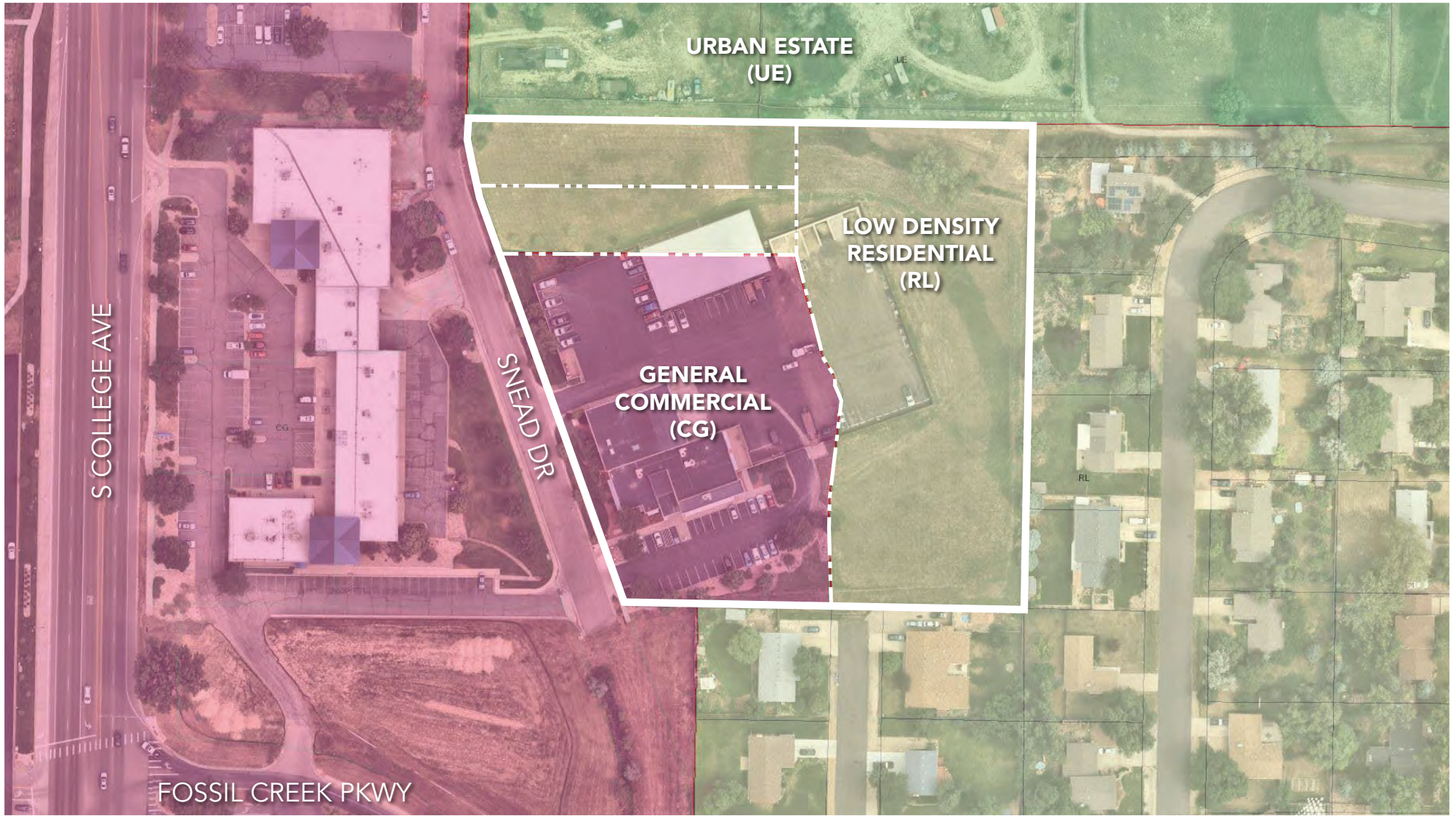
Proposed Use _____ Office **Existing Use** _____ Office
Total Building Square Footage _____ **S.F. Number of Stories** _____ **Lot Dimensions** _____
Age of any Existing Structures _____ 20 years

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 _____ N/A _____ 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?



FORT COLLINS-LOVELAND WATER DISTRICT



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 currentplanning@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) _____
Watermark Residential - Jessica Tuttle (Applicant) Russ Lee/Linda Ripley, Ripley Design Inc. (Consultant)

Business Name (if applicable) _____
Ripley Design Inc.

Your Mailing Address _____
419 Canyon, Suite 200, Fort Collins, CO 80521

Phone Number (970) 224-5828 _____
Email Address russ.lee@ripleydesigninc.com

Site Address or Description (parcel # if no address) _____
9723240001; 9723239003; 9723239002

Description of Proposal (attach additional sheets if necessary) _____
See attached narrative

Proposed Use _____
Multi-Family/Mixed-Use

Existing Use _____
Undeveloped

Total Building Square Footage _____
TBD

S.F. Number of Stories _____
3&4

Lot Dimensions _____
19.55 AC

Age of any Existing Structures _____
no 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? _____
100 Year floodplain along creek and ditch

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area _____
TBD - more than 1000 SF

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?

August 6, 2020

Watermark at Spring Creek

Project Narrative

(a) What are you proposing/use?

Watermark Residential is proposing to construct 348 Class A multi-family dwelling units, along with approximately 3000 square feet of commercial space and is proposing to leave an out lot for approximately 6000 square feet of commercial space in a future phase located near the intersection of Stuart Street and Shields Street.

(b) What improvements and uses currently exist on the site?

The site is currently undeveloped.

(c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.

Primary vehicular access is from Shields Street at the signalized intersection at Stuart Street. A street-like private drive with diagonal parking is proposed to connect from Shields Street to Hobbit Street. The Spring Creek Trail is adjacent to the site along the east and south. The Trail in combination with the Spring Creek drainage prevents vehicular access to the south and to the east. Standard parking spaces are provided in the quantities required by the LUC with up to 40% compact spaces proposed.

Two points of pedestrian and bike access to the Trail are proposed along the east side of the project. Watermark plans to review other possible trail connections with Northern engineering once survey is complete and grading can be reviewed for a safe connection that is not too steep. A detached sidewalk, street trees and a bus stop exist along Shields Street and detached walks and street trees are proposed along the street-like private drive.

(d) Describe site design and architecture.

This upscale multi-family project is designed to be visually attractive within the context of the community and neighborhood. Safety and convenience of residents is also a primary design objective. To that end buildings are placed along streets where possible with parking located behind, away from public view but convenient for residents.

Other factors that affected the site plan include:

- *A forty-foot wide, existing sanitary sewer easement that crosses the site east to west located to the north.*
- *A twenty-foot wide, existing waterline easement that crosses the site east to west located to the south.*

- The need for a street connection from Shields to Hobbit. The existing cul-de-sac right-of-way on Hobbit Street determined the logical connection point.
- Two zone districts exist on the site. The majority of the site is zoned MMN – Medium Density Mixed-Use Neighborhood, while approximately 6 acres to the southwest is zoned NC – Neighborhood Commercial. Multi-family buildings in the MMN zone cannot exceed three stories, while Mixed-Use buildings in the NC zone can be five stories.
- The City requires Natural Habitat Buffer Zones along the east and south sides of the project. A 100-foot development setback is required from Spring Creek on the south and a 50-foot development setback is required from the eastern drainage.

The proposed project consists of a 348-unit, Class A multifamily residential rental community divided between one 4-story mixed use building and nine 3-story, garden style walk-up buildings. The garden style buildings have 3 points of pedestrian access at sidewalk entrances along the parking side of the buildings. Each access point enters an enclosed corridor. The exterior of the buildings consists of a mix of materials and a neutral color scheme to tie into the natural landscape and are complimentary to existing Fort Collins developments including the neighborhood to the east. Timber accents, fiber cement lap siding and stone are used as shown in the enclosed elevations. The units feature spacious, open floor plans, walk out balconies or porches, in unit washer and dryer and high-end finishes. The required bike parking will be designed to allow for 60% covered parking within the multifamily buildings. The architect is looking into space in the enclosed corridors and units to meet code requirements.

The unit mix will be approximately 40% one bedrooms, 50% two bedrooms and 10% three bedrooms per the table below. The exact unit mix will be designed once PDR comments are received and addressed.

Unit Type	No. of Units	Rentable Square Feet
A1	One Bedroom One Bath	84 Units 682 SF
A2	One Bedroom One Bath	54 Units 754 SF
B1	Two Bedroom Two Bath	102 Units 1,045 SF
B2	Two Bedroom Two Bath	72 Units 1,173 SF
C1	Three Bedroom Two Bath	18 Units 1,243 SF
C2	Three Bedroom Two Bath	18 Units 1,360 SF
Totals / Wtd. Averages		348 Units 965 SF

The community will also have various amenity areas, including a pool, grill stations, an integrated clubhouse in the 4-story building with recreational and leasing space, and dog park. Tenants will have ample surface parking provided within the property, with covered detached garage parking options. One trash and recycling enclosure is located near the Hobbit Street connection. Watermark's Property Management Division will offer full valet trash service so that residents are not required to take their refuge to the enclosure.

(e) How is your proposal compatible with the surrounding area?

In 2017 the site was re-zoned to reduce the amount of land zoned NC and increase the MMN portion. The zoning was approved along with Conditions designed to ensure compatibility with the adjacent neighborhood. The Conditions require a buffer and transition between multi-family buildings and single-family homes in the adjacent neighborhood. The maximum number of multi-family dwelling units is capped at 365 and the “rent-by-the-bedroom” leasing model is not allowed.

The proposed Watermark Residential project responds to these conditions in following ways:

- *Watermark is proposing 348 multi-family dwelling units, substantially below the 365 cap.*
- *The multi-family units are proposed to be upscale and not marketed to students.*
- *No 3-story multi-family buildings directly face the neighborhood.*
- *While the end of Building E is visible from the neighborhood, the nearest single-family home is 193 feet away and the applicant is committed to landscape screening on the east end of Building E.*

- *One-story garages are placed along the eastern edge of the project to create a transition of building height, as well as to buffer the neighborhood from parking lot headlights and sounds.*
- *The garages are substantially setback creating a natural area along the Spring Creek Trail that exceeds City requirements. Watermark will provide berming and enhancement plantings that will provide high quality wildlife habitat and further buffer the neighborhood.*

The student-oriented Landmark Apartments exists north of the project site. Both Landmark and Watermark are multi-family projects with similar size buildings. Landmark Apartment residents will benefit if Watermark is built because the proposed street connection to Hobbit will allow them to access Shields Street at a signalized intersection. Currently their access on to Shields Street is unsafe for left turn movements.

(f) Is water detention provided? If so, where?

Yes. Stormwater detention will be provided at the southeast corner of the site, as depicted on the conceptual site plan.

(g) How does the site drain now (on and off site)? Will it change? If so, what will change?

The site currently drains from west to east/southeast into the Canal Importation Channel and into Spring Creek. General drainage patterns will be maintained. Off-site flows are not expected to influence, nor be affected by, this development.

(h) What is being proposed to treat run-off?

A combination of LID techniques and extended detention with water quality capture volume are anticipated

(i) How does the proposal impact natural features?

Natural Habitat Buffer Zones (NHBZ) and enhancements are provided along the east and south sides of the project. While development is proposed to encroach into the NHBZ, the project provides additional NHBZ area that far exceeds the encroachment.

Watermark intends to minimize the disruption inside the buffer space. The area is to remain in a natural state. Clearly defined trail connections will be made and the development will block locations where people were cutting through and creating dirt paths to Shield’s Street.

(j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

There are no existing structures. New structures will be sprinklered per code.

(k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?

Watermark has worked through multiple iterations of the site plan in order to closely match and improve in certain locations the previous rezoning plan supported by the neighbors to the east.

(l) Have you previously submitted an application?

Watermark has not submitted a previous application. Several development proposals have been brought forward over the years, the most recent one being Spring Creek Multi-Family PDR200002 in March 2020.

(m) What specific questions, if any, do you want addressed?

1. *Will the City staff support a Modification for Building D on the west side, not meeting the pedestrian connectivity standard?*

2. *Watermark proposes to use the space north of the 4-story mixed-use building for a neighborhood pocket park adjacent to the Neighborhood Commercial District. This park along with plaza area on the south side of the 4-story building are intended to fulfill the requirement to provide a "central feature or gathering place" in the NC District. The pocket park is only partially within the NC District, however, the applicant believes the large open space area would allow the landscape architect more flexibility for a better community park space adjacent to Shields Street. Would City staff agree that the pocket park and plaza space on the south side of the 4-story building fulfills the requirement without the need for a Modification?*

3. *Are there any repayments for previous public street improvements?*

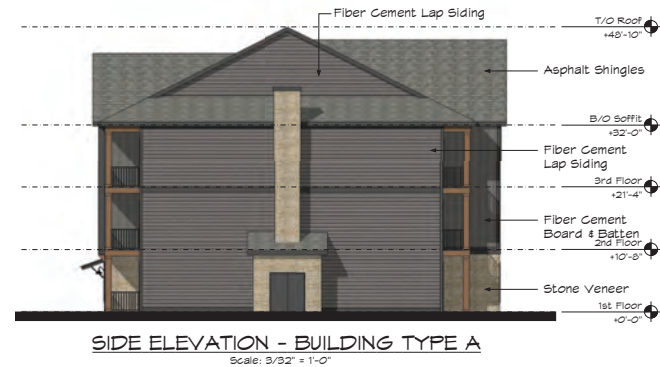
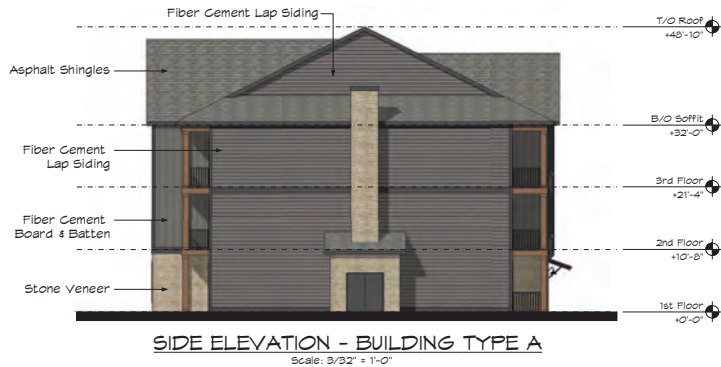
4. *Has the City stormwater department completed the cleanup of Spring Creek along the southern portion of the development? If not, when would this occur?*

5. *Will the City implement and install the traffic signal arm for the westbound movement out of the development on Stuart Street?*

6. *How will cost responsibilities be determined for signal changes at Stuart and Shields?*

7. *Is the Stormwater Utility amenable to a "beat the peak" analysis (similar to Landmark Apartments Expansion) and/or full-spectrum detention?*







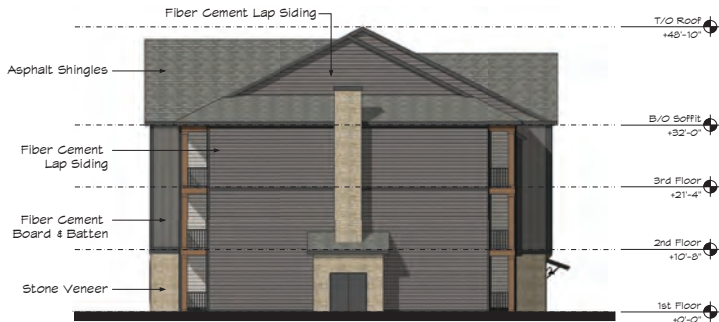
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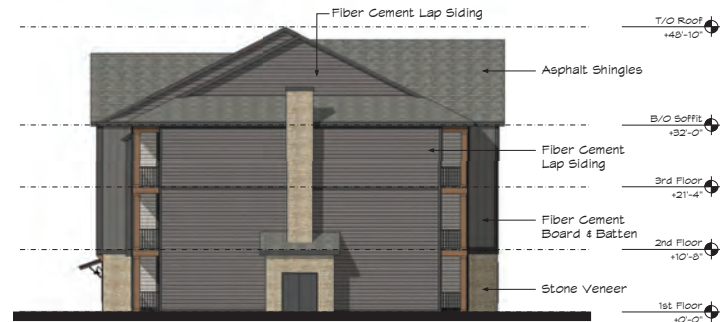
BACK ELEVATION - BUILDING TYPE B

Scale: 3/32" = 1'-0"



SIDE ELEVATION - BUILDING TYPE B

Scale: 3/32" = 1'-0"



SIDE ELEVATION - BUILDING TYPE B

Scale: 3/32" = 1'-0"



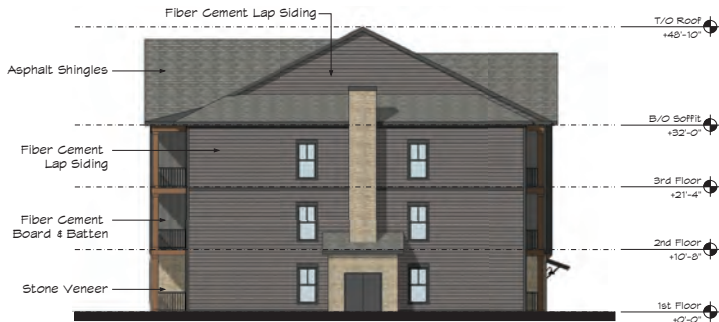
FRONT ELEVATION - BUILDING TYPE C

Scale: 3/32" = 1'-0"



BACK ELEVATION - BUILDING TYPE C

Scale: 3/32" = 1'-0"



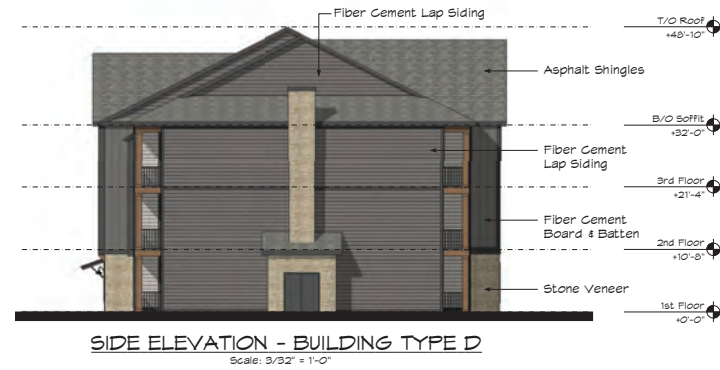
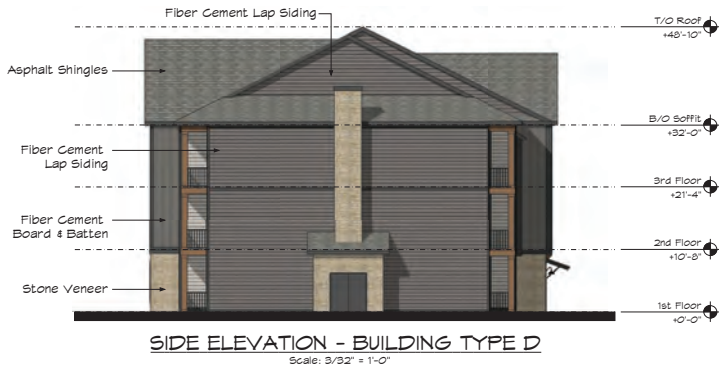
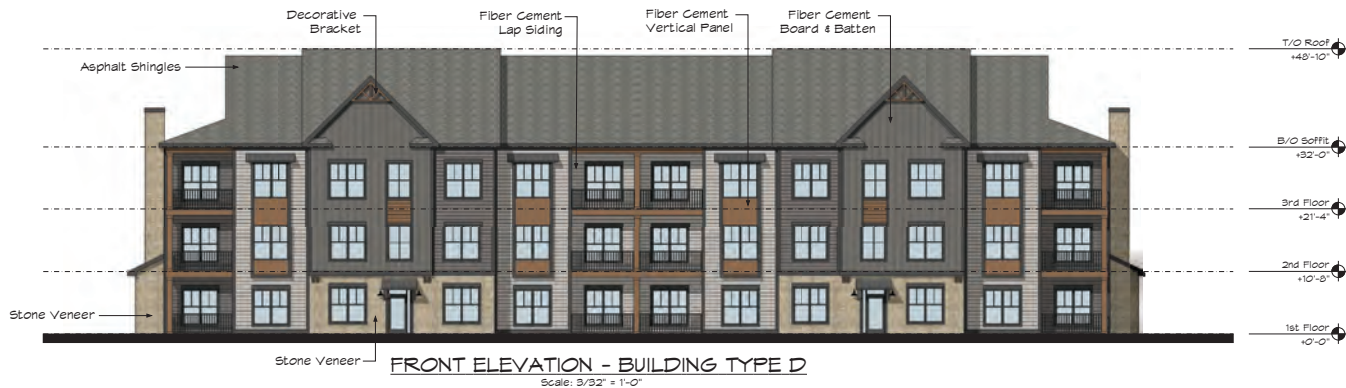
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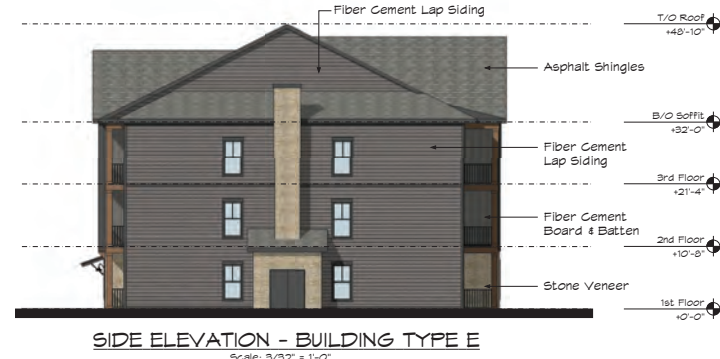
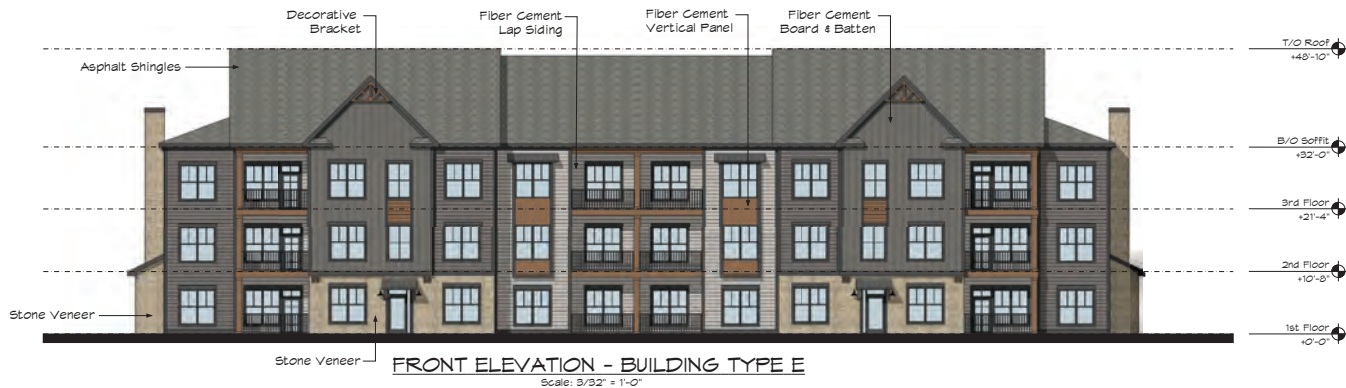
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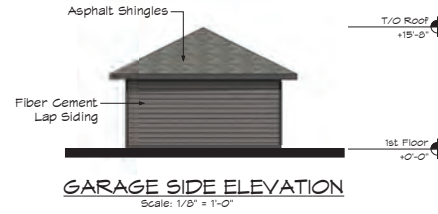
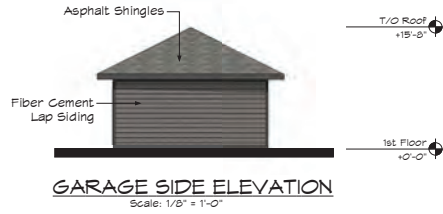
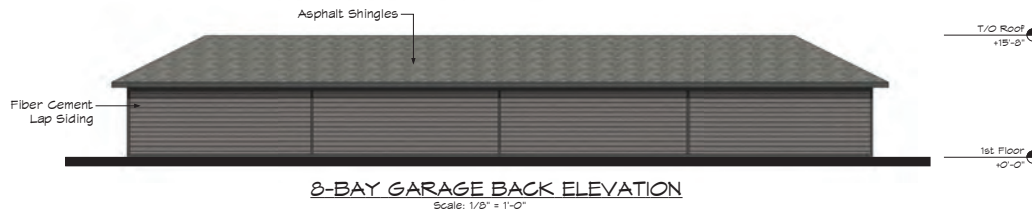
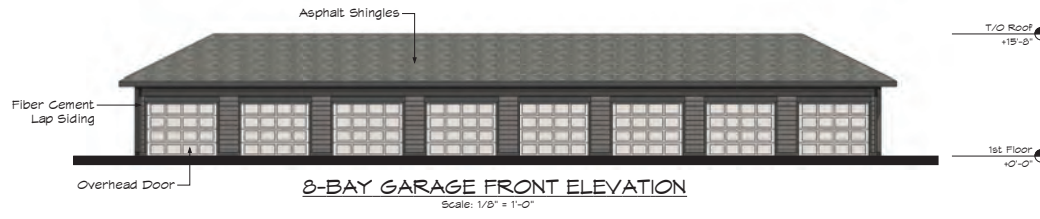


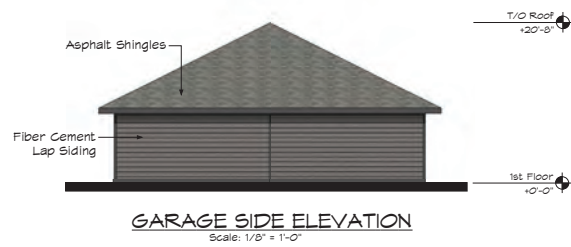
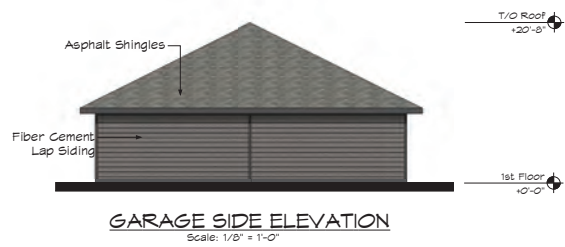
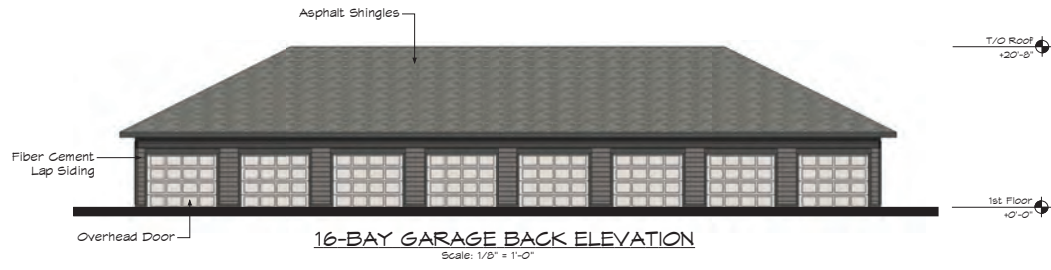
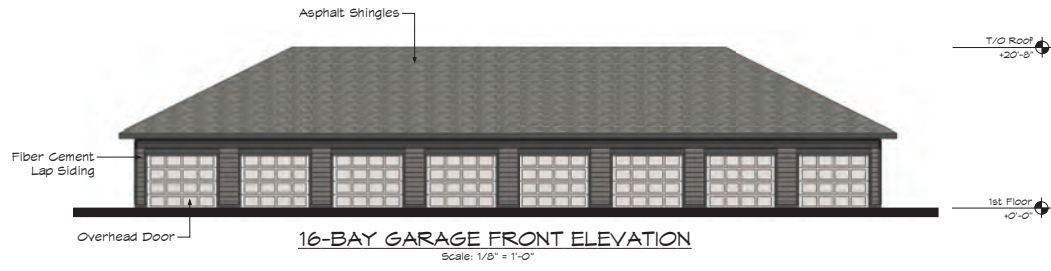
SIDE ELEVATION - BUILDING TYPE C

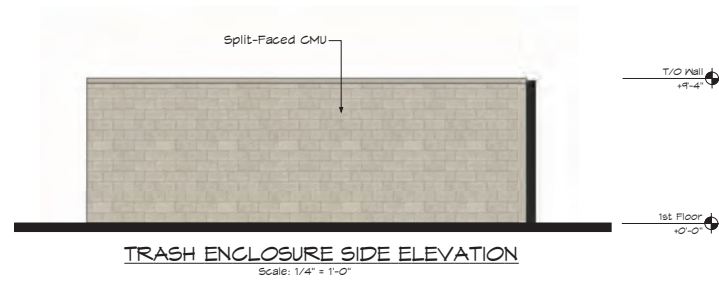
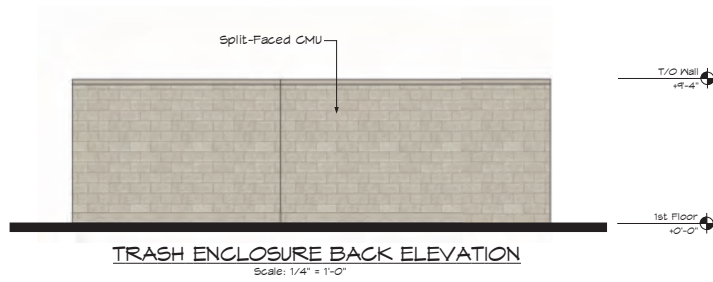
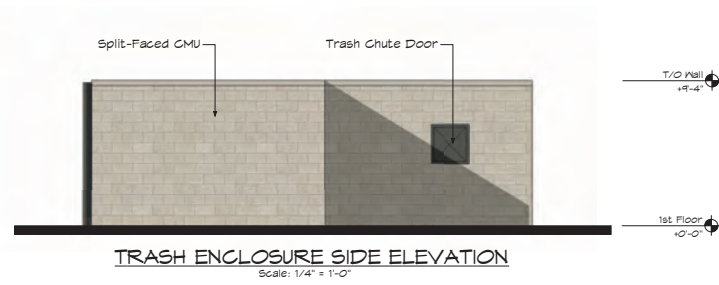
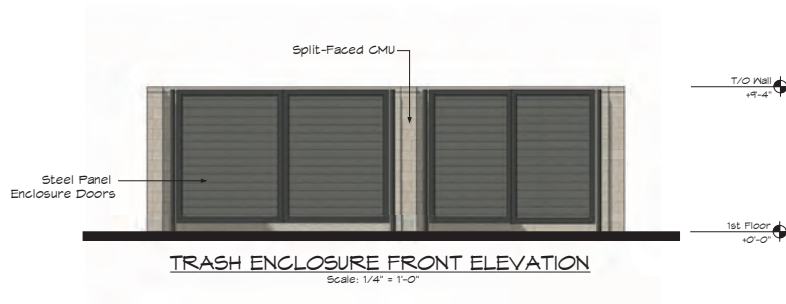
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VIEW LOOKING AT FRONT ELEVATION



VIEW LOOKING AT BACK ELEVATION