

# Conceptual Review Agenda

Schedule for 11/19/20

Meetings hosted via Zoom Web Conferencing

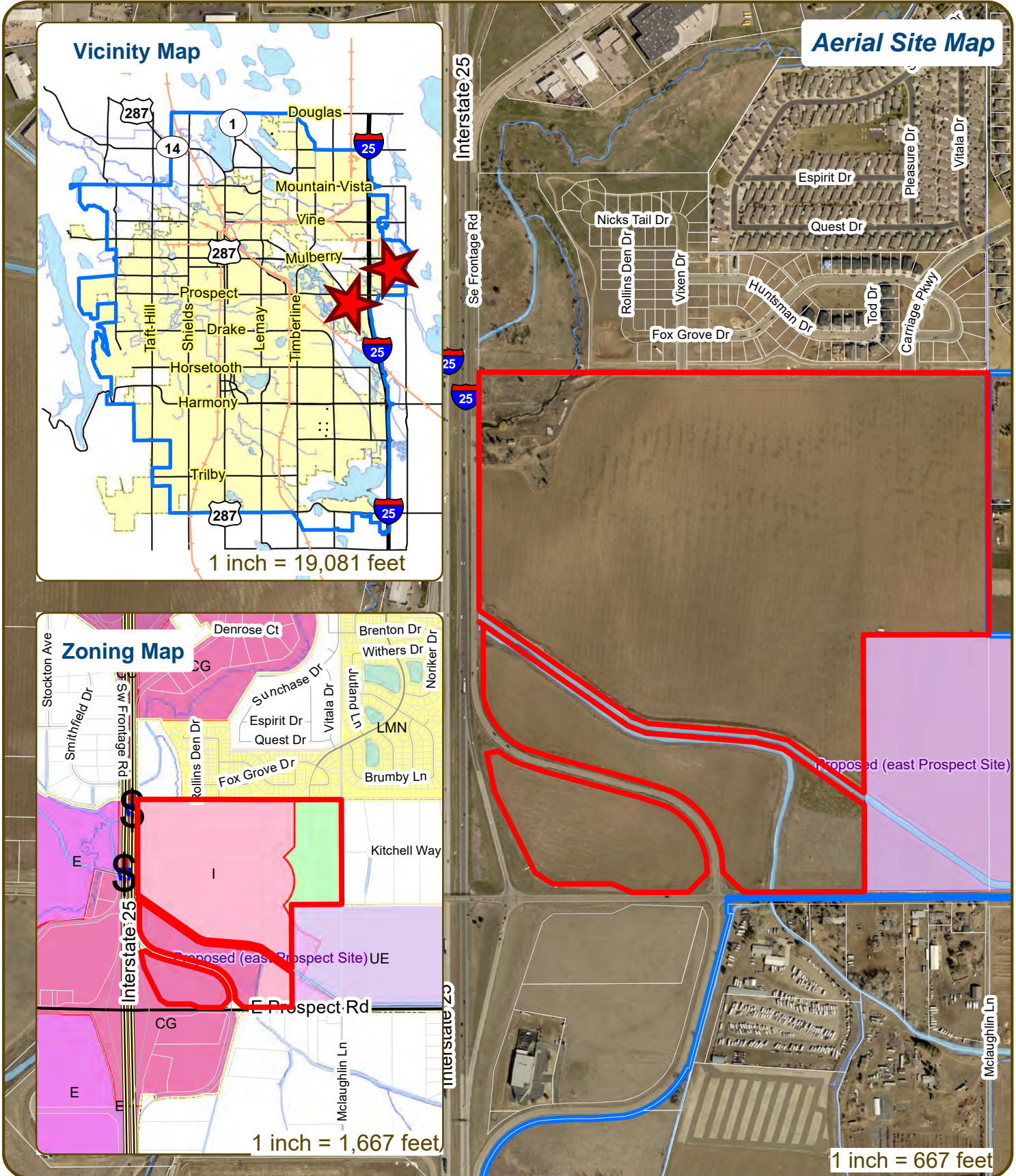
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**Thursday, November 19, 2020**

Time	Project Name	Applicant Info	Project Description	
9:15	<b>Prospect &amp; I-25 ODP Minor Amendment</b>  CDR200086	Roger Sherman 970-223-7577 rsherman@bhadesign.com	This is a request to amend the Prospect & I-25 Overall Development Plan (ODP) originally approved in 2004. The ODP includes the area directly northeast of the I-25 and Prospect Road interchange (parcel # 8715000021, 8715000022, 8715000009, 8715300003, 8715300002, and 8715300004). The intent of the proposed minor amendment is to reflect changes to parcel boundaries, the devolved CDOT frontage road, and the connections to Fox Grove that have occurred since the time of the original approval. The site is within the Industrial (I), General Commercial (CG), and Urban Estate (UE) zone districts and the process would be subject to a Minor Amendment (MA) process..	Planner: Kai Kleer Engineer: Dave Betley DRC: Brandy Bethurem Harras
10:15	<b>Hughes Stadium Residential Development SPAR</b>  CDR200087	Brett Anderson 303-246-3138 brett.anderson@colostate.edu	This is a request to develop approximately 632 dwelling units (mixture of single-family detached, single-family attached, townhomes, and multi-family) as well as 34,000 square feet for commercial uses at the former Hughes Stadium site (parcel #9720100913). The proposed project includes a park facility, an 18-hole disc-golf course, and foothills trail access. The proposed site is approximate 161 acres with access from S Overland Trail to the east and Dixon Canyon Rd to the south. The property is within the Transition (T) zone district and is subject to Site Plan Advisory Review (SPAR).	Planner: Cameron Gloss Engineer: Marc Virata DRC: Tenae Beane  <b>A Zoom Webinar Link for this Conceptual Review meeting will be posted at <a href="https://www.fcgov.com/developmentreview/proposals">fcgov.com/developmentreview/proposals</a> 48-hours before the meeting time.</b>
11:15	<b>Redwood &amp; Suniga Single-Family and Two-Family Development</b>  CDR200088  <b>Note: A similar proposal for this site was reviewed on 06/18/2020 (see CDR200049)</b>	Stephanie Hansen 970-498-2977 stephanie@ripleydesigninc.com	This is a request to develop approximately 28 acres into a mixed residential use project located east of Redwood Street and north of Suniga Road (parcel # 9701400004, 9701411001, 9701400001). Future access will be taken via a new public street off Redwood Street to the west. The proposal includes approximately 200-220 dwelling units (mixture of single-family attached/detached and two-family attached townhomes). The proposal also includes 437 parking spaces (some on-street) to meet the minimum requirement of 344 spaces. The project is located in the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to an Administrative (Type 1) review.	Planner: Pete Wray Engineer: Spencer Smith DRC: Todd Sullivan

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# Prospect & I-25 Overall Development Plan (ODP) Minor Amendment



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY OF FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.







CONCEPTUAL REVIEW: APPLICATION

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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) \_\_\_\_\_

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? \_\_\_\_\_

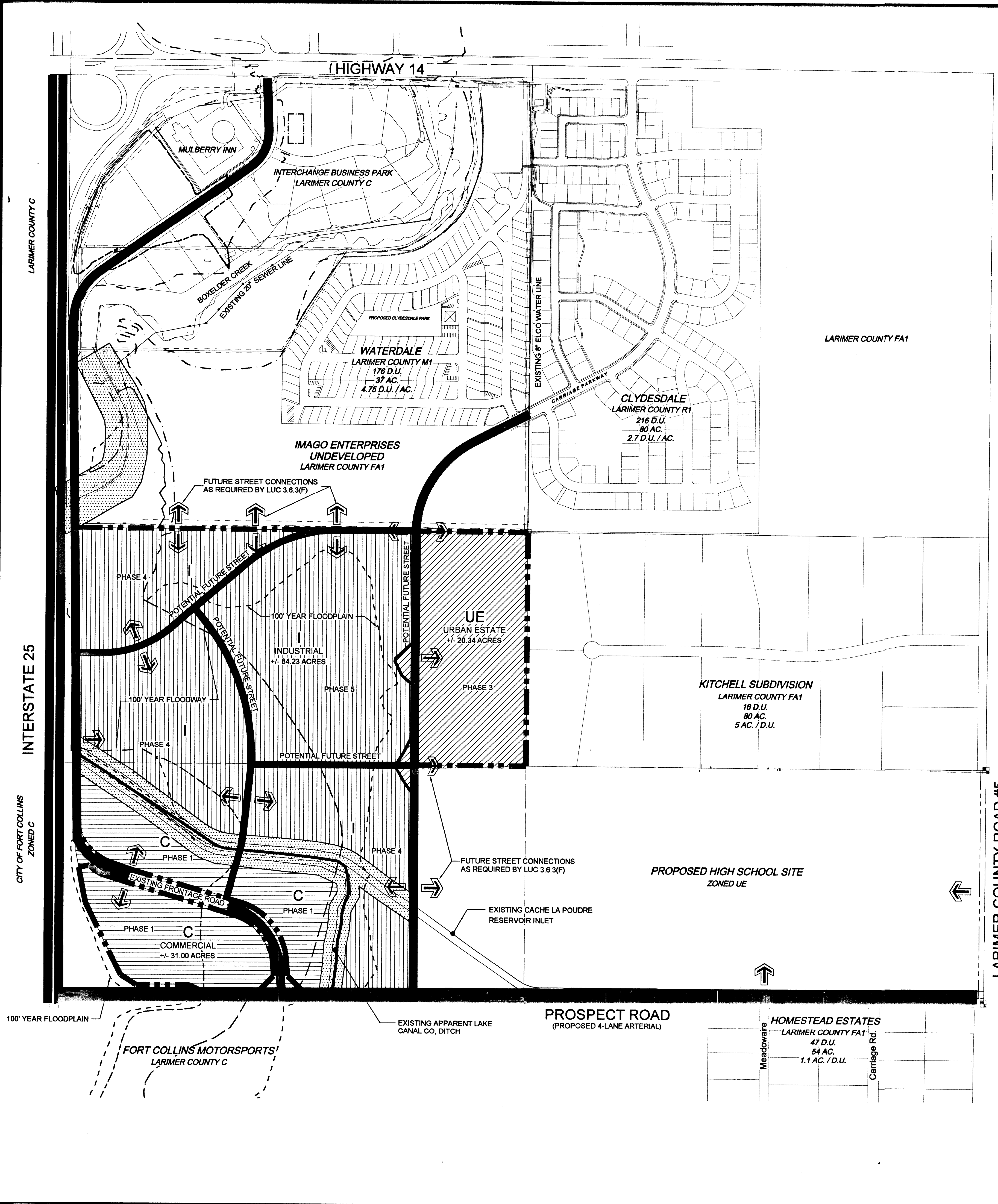
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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:

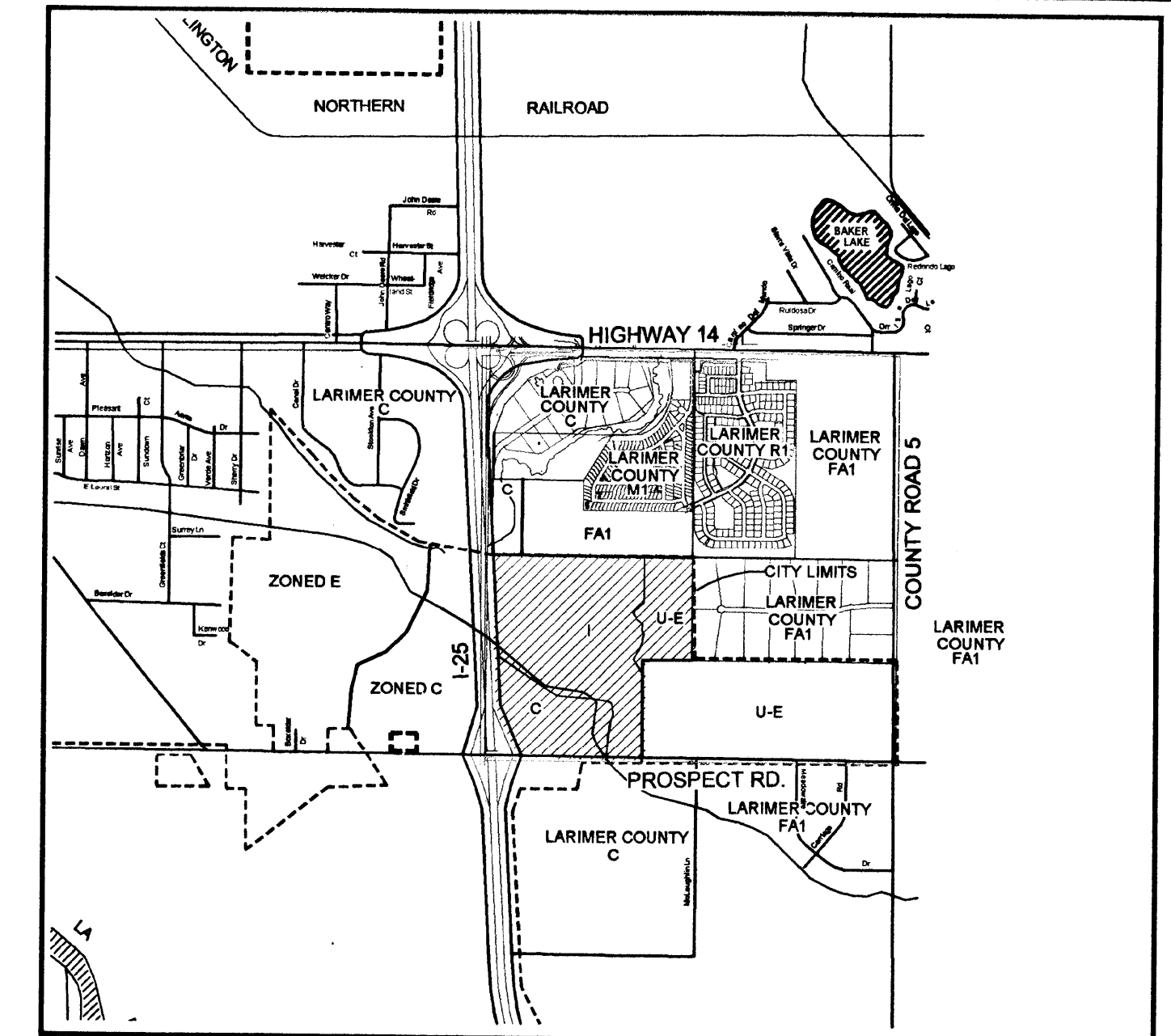
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?

102 M



VICINITY MAP

SCALE = 1"=2000'



PROJECT NOTES

- Land uses and densities depicted on this Overall Development Plan represent development intentions at this time, however, the Applicant reserves the right to change land uses and/or densities in the future consistent with the I, C, and UE Zoning Districts. Any additional land uses not allowed in the applicable zone district must be approved according to the criteria as set forth by the City of Fort Collins.
- Land use areas designated on this Overall Development Plans are approximate.
- Redesign/reconfiguration of the I-25/Prospect interchange may result in an impact on the development of the site and may require additional right-of-way.
- All public streets will be designed to the "Larimer County Urban Area Street Standards". The access points shown on this ODP are approximate locations only. Precise locations of access points will be determined at the time of site specific Project Development Plans.
- The frontage road and Prospect Road does not meet current City standards.
- Traffic functionality of the frontage road at Prospect Road currently does not meet acceptable level of service.
- Traffic functionality of the northbound I-25 on ramp at Prospect Road currently does not meet acceptable level of service.
- The Prospect Road overpass over I-25 does not meet current City standards.
- The applicant will work with the City and CDOT with respect to transportation improvements in the area.
- Off-site improvements may be required at the time of site specific Project Development Plans in order to meet level of service for all modes of transportation.
- Sight distance assessments may be required along the public roadways at the time of site specific Project Development Plans.
- Per LUC Section 3.7.3(E)(1), all transportation, water and wastewater, storm drainage, emergency services, and electric power facilities shall meet the minimum requirements for Adequate Public Facilities at the time of site specific Project Development Plans.
- The applicant acknowledges that currently there is no acceptable drainage outfall design and will continue to work with the City and other appropriate agencies to resolve stormwater and floodplain issues.
- No driveway access will be allowed on Prospect Road.

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID OVERALL DEVELOPMENT PLAN.

BY: Mary A. Horton DATE: 7/25/06  
 MARY A. HORTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
 THIS 25<sup>th</sup> DAY OF July A.D. 20 06 BY  
Mary A. Horton  
 AS Individual  
 MY COMMISSION EXPIRES: 7/22/2008  
 WITNESS MY HAND AND OFFICIAL SEAL: 134 Oak Ave. Eaton, CO 80615  
 NOTARY PUBLIC: Steve Pfister

BY: PROSPECT INTERCHANGE, LLC  
Steve Pfister DATE: 7/25/06  
 STEVE PFISTER, MEMBER

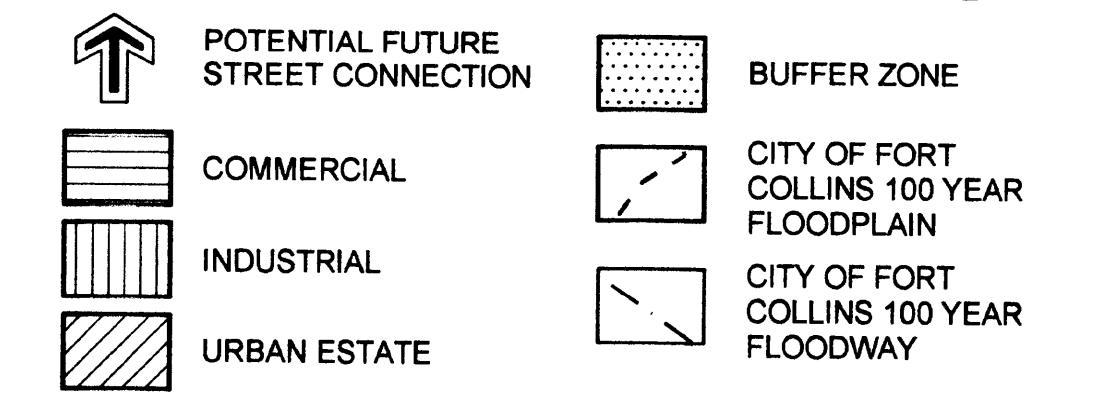
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
 THIS 25<sup>th</sup> DAY OF July A.D. 20 06  
Steve Pfister member of Prospect  
 as Interchange LLC, a Colorado Limited Liability Company,  
 MY COMMISSION EXPIRES: 11/10/06  
 WITNESS MY HAND AND OFFICIAL SEAL: 135 South Howard Blvd Fort Collins, Colorado  
 NOTARY PUBLIC: David Hanson

PLANNING & ZONING CERTIFICATE

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 19 DAY OF FEB, 20 04

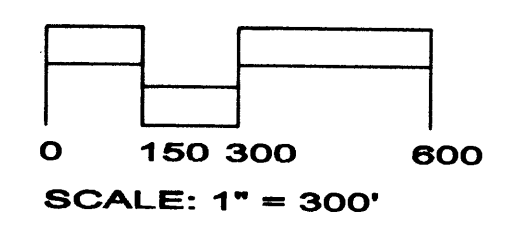
Ted Stegand  
 Secretary of the Planning and Zoning Board

LEGEND



LAND USE BREAKDOWN

PARCEL	LAND USE	AREA	APPROX. SQ. FT.	RESIDENTIAL UNITS	DENSITY
C	COMMERCIAL	+/- 31.00 AC.	350,000 SQ. FT.		
I	INDUSTRIAL	+/- 84.83 AC.	1,600,000 SQ. FT.		
UE	URBAN ESTATE	+/- 20.70 AC.		+/- 40	2 D.U./ACRE
TOTALS		135.53 AC.	1,950,000 SQ. FT.	+/- 40	



This is a Land Use Planning Document, not a Construction Document. Refer to Civil Engineering Plans.

**VFRipley**  
 ASSOCIATES, INC.  
 Landscape Architecture Urban Design Planning  
 401 West Mountain Avenue  
 Suite 201  
 Fort Collins, CO 80521  
 (970) 224-5828  
 (970) 224-1662 (fax)

APPLICANT

MARY A. HORTON and PROSPECT INTERCHANGE LLC  
 c/o Realtor  
 255 East Monroe, Suite 4  
 Fort Collins, CO 80525  
 (970) 229-9900  
 (970) 282-1080 fax

OWNER

MARY A. HORTON and PROSPECT INTERCHANGE LLC  
 c/o Realtor  
 255 East Monroe, Suite 4  
 Fort Collins, CO 80525  
 (970) 229-9900  
 (970) 282-1080 fax

ENGINEER

NORTHSTAR DESIGN  
 700 Automation Drive  
 Unit 1  
 Windsor, CO 80550  
 (970) 686-6939  
 (970) 686-1188 fax

PROSPECT I-25  
 FORT COLLINS  
 COLORADO

OVERALL DEVELOPMENT PLAN

DATE	06/10/03
JOB NO.	R03-025
DRAWN	CM/AJ
CHECKED	LR
REVISED	02/02/04
MYLAR	07/25/06

This unofficial copy was downloaded on Sep-17-2015 from the City of Fort Collins Public Records Website: <http://citydocs.fcgov.com>  
 For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA





Fox Grove

Box Elder Creek

Interstate 25

Open Space & Floodway

Interparcel Street Connection

Existing Zoning Boundary

100-Year Floodplain

Parcel 1  
**Industrial**  
68.25 Acres

Parcel 2  
**Urban Estate**  
14.74 Acres

Kitchell Estates

Right of Way  
Carriage Parkway

PSD Property

Timnath Inlet Canal

PSD Property

Lake Canal

Proposed High School

Interstate 25

Parcel 3  
**Activity Center  
General Commercial**  
26.42 Acres

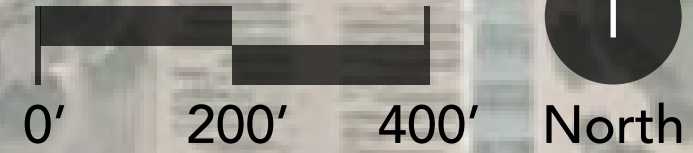
Parcel 4  
**Industrial**  
6.09 Acres

PSD Property

Prospect Road

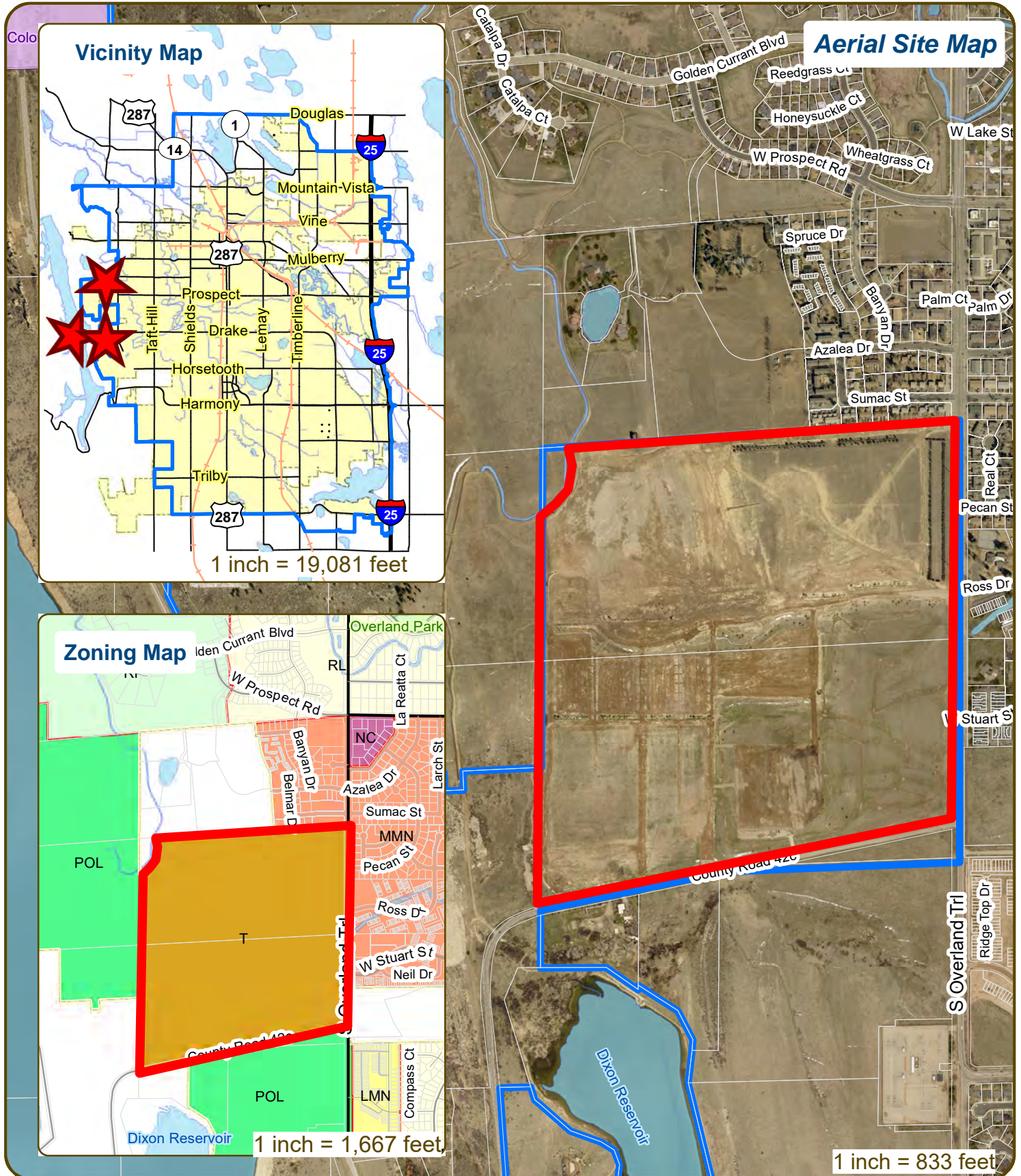
# Prospect and I-25 - Fort Collins Land Use Plan

Prepared by BHA Design  
August 4, 2020





# Hughes Stadium Residential Development Site Plan Advisory Review (SPAR)



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Brett Anderson - Special Assistant to the Chancellor for Hughes Redevelopment (Owner) \_\_\_\_\_

Business Name (if applicable) Colorado State University \_\_\_\_\_

Your Mailing Address 555 17th Street, Suite 1000, Denver CO 80202 \_\_\_\_\_

Phone Number 303 246-3138 \_\_\_\_\_ Email Address brett.anderson@colostate.edu \_\_\_\_\_

Site Address or Description (parcel # if no address) Parcel #: 9720100913. NWC of S. Overland Trail and Dixon Canyon Rd Intersection \_\_\_\_\_

Description of Proposal (attach additional sheets if necessary) Redevelopment of the Hughes Stadium Site under a mix of (UE) Urban Estate, (LMN) Low Density Mixed and (MMN) Medium Density Mixed Neighborhood Districts, including an area for affordable/workforce housing and medical and daycare type commercial uses. \_\_\_\_\_

Proposed Use Suburban and Mixed Neighborhood Existing Use Transitional \_\_\_\_\_

Total Building Square Footage N/A \_\_\_\_\_ S.F. Number of Stories N/A \_\_\_\_\_ Lot Dimensions Approx. 161 Acres \_\_\_\_\_

Age of any Existing Structures N/A \_\_\_\_\_

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? \_\_\_\_\_

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Increase in Impervious Area T.B.D. \_\_\_\_\_ 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?



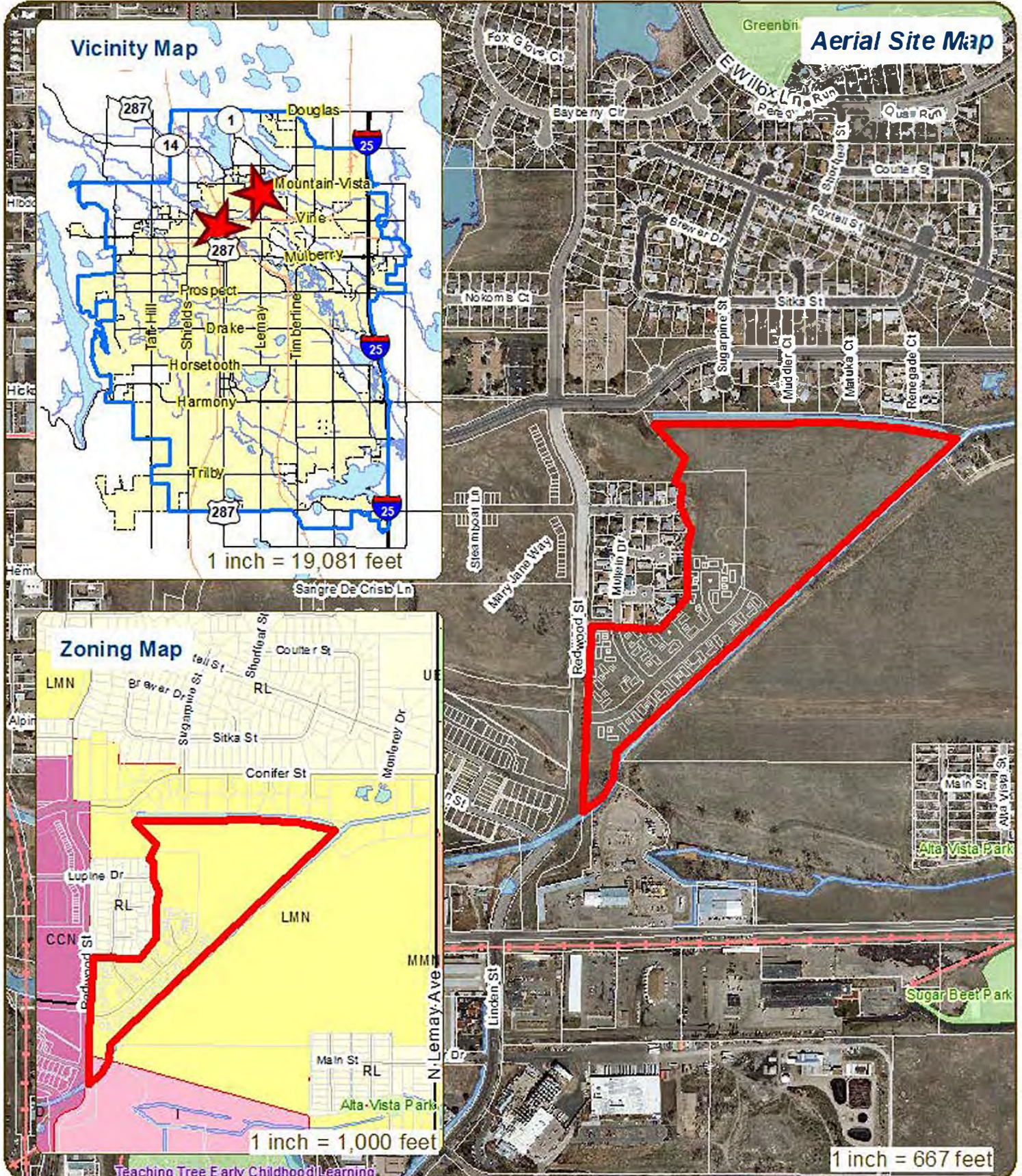


**YIELD SUMMARY**

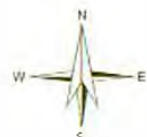
UNITS	PRODUCT TYPE
+/- 242	SINGLE -FAMILY DETACHED HOMES
+/- 112	PAIRED HOMES
+/- 108	TOWNHOMES
+/- 170	MULTI-FAMILY UNITS
<b>+/- 632</b>	<b>TOTAL RESIDENTIAL HOMES/UNITS</b>
<b>+/- 34,000 SF</b>	<b>TOTAL COMMERCIAL FLOOR AREA</b>



# Redwood St & Suniga Rd Single-Family & Two-Family Development



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**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) \_\_\_\_\_  
Stephanie Hansen - Consultant

**Business Name** (if applicable) Ripley Design, Inc.

**Your Mailing Address** 419 Canyon Ave. Suite 200

**Phone Number** 970-498-2977 **Email Address** stephanie@ripleydesigninc.com

**Site Address or Description** (parcel # if no address) Northeast corner of Suniga and Redwood formerly known as The Retreat

**Description of Proposal** (attach additional sheets if necessary) Single-family development. See narrative

**Proposed Use** Single family **Existing Use** Vacant

**Total Building Square Footage** tbd **S.F. Number of Stories** tbd **Lot Dimensions** tbd

**Age of any Existing Structures** N/A

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.

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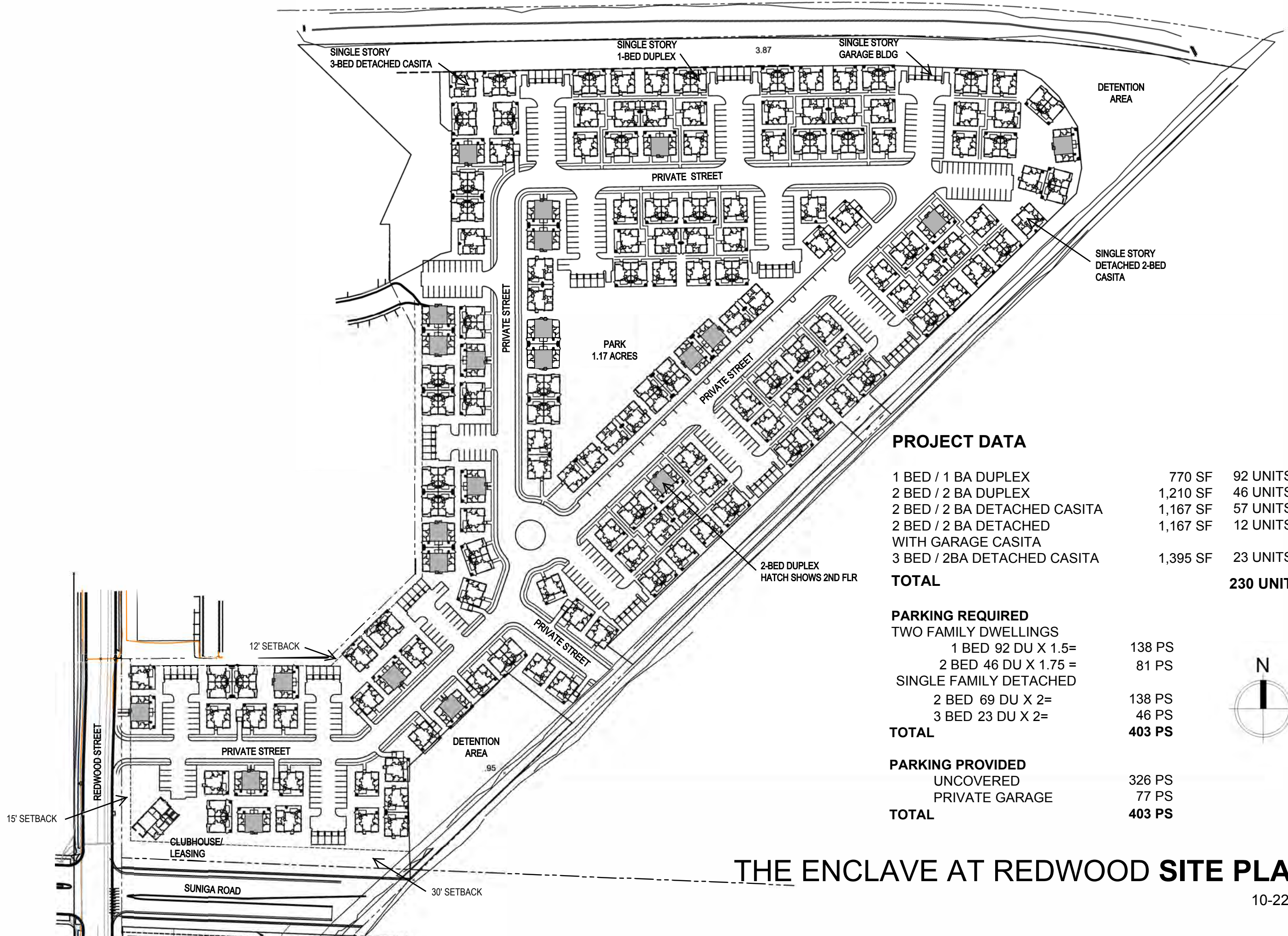
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

**Increase in Impervious Area** to be determined 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 DATA**

1 BED / 1 BA DUPLEX	770 SF	92 UNITS	40%
2 BED / 2 BA DUPLEX	1,210 SF	46 UNITS	
2 BED / 2 BA DETACHED CASITA	1,167 SF	57 UNITS	44.8%
2 BED / 2 BA DETACHED WITH GARAGE CASITA	1,167 SF	12 UNITS	5.2%
3 BED / 2BA DETACHED CASITA	1,395 SF	23 UNITS	10%
<b>TOTAL</b>		<b>230 UNITS</b>	

**PARKING REQUIRED**

<b>TWO FAMILY DWELLINGS</b>	
1 BED 92 DU X 1.5=	138 PS
2 BED 46 DU X 1.75 =	81 PS
<b>SINGLE FAMILY DETACHED</b>	
2 BED 69 DU X 2=	138 PS
3 BED 23 DU X 2=	46 PS
<b>TOTAL</b>	<b>403 PS</b>

**PARKING PROVIDED**

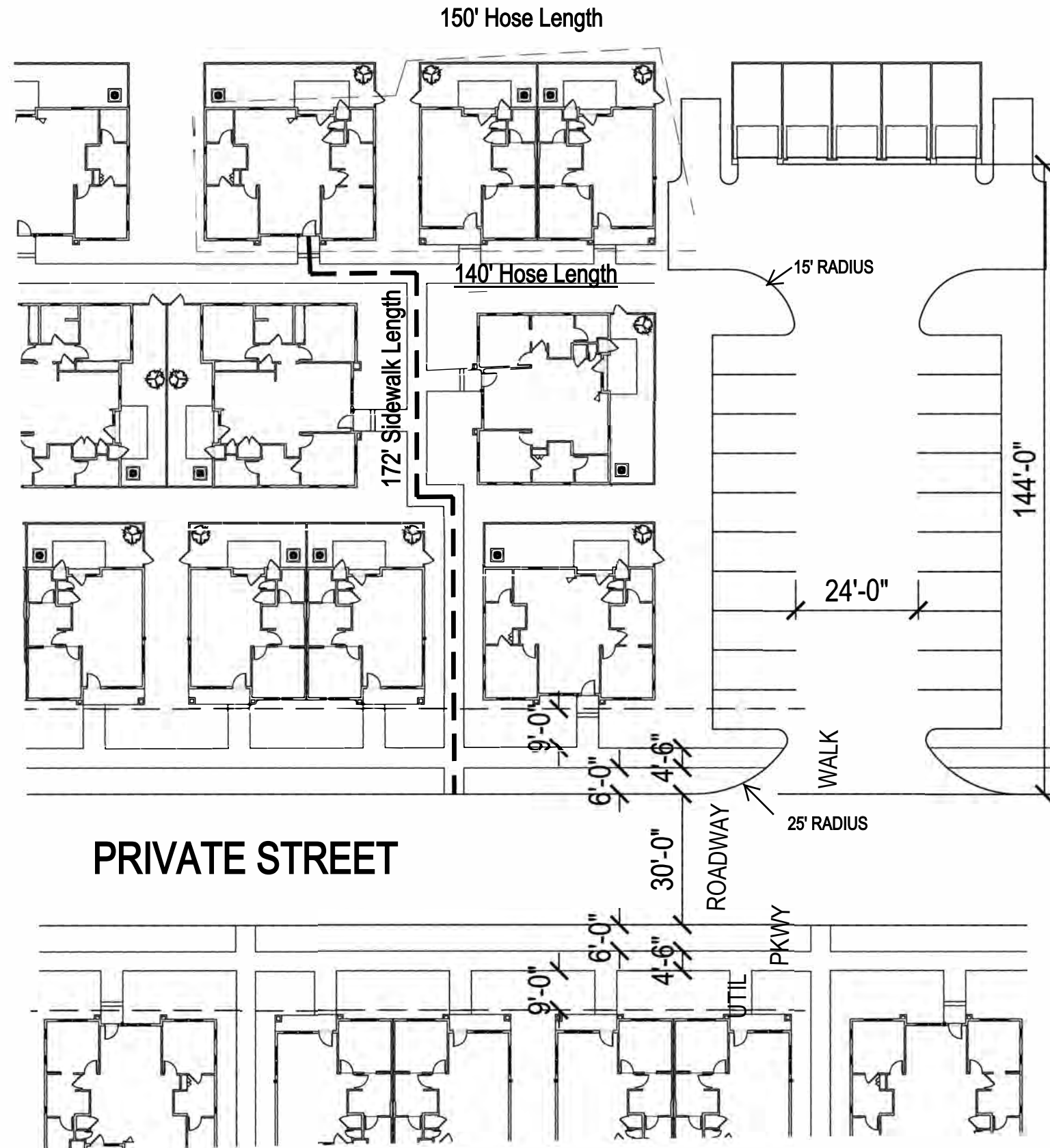
UNCOVERED	326 PS
PRIVATE GARAGE	77 PS
<b>TOTAL</b>	<b>403 PS</b>



**THE ENCLAVE AT REDWOOD SITE PLAN 'B'**

10-22-20 N.T.S.









October 30<sup>th</sup>, 2020

City of Fort Collins  
Community Development and Neighborhood Services  
281 North College Avenue  
Fort Collins, CO 80522

## **RE: Enclave at Redwood**

### ***Background***

This project is very similar to the last site plan that City Staff has seen for this site called Redwood St. & Suniga Rd Single-Family & Townhome Development. Most of the conceptual review comments from CDR200049 still apply. However,

- Instead of having townhomes we are proposing all single-family casitas
- The three required housing types will be Single Family Detached (without garages), Single-family detached dwellings with front loaded garages, and two-family dwellings. All the units are on one lot acting as detached condominiums with the HOA taking care of all common areas
- The vehicular access will come off Redwood instead of both Redwood and Suniga
- Only one connection to Northfield is proposed
- Parking stalls are located in off-street parking courts

### ***Proposed Use***

DR Horton is proposing a single family, for rent product, with the proposed density below the 9 DU/AC maximum density allowed in the zone district. The project will include a variety of building models with diverse façade treatments. The single-family detached units and the two-family units are a product type called a casita. The dwelling is smaller than typical houses and only includes a garage on some of the units. All dwelling units are intended to be rented as a whole unit and not per bedroom. A pocket park is located in the center of the parcel and a future regional trail will be accommodated for along the Lake Canal. The project will use the adjacent neighborhood center located in Northfield to fulfil those standards.

### ***Existing improvements and uses***

The site is currently vacant.

### ***Site circulation***

The site plan proposes all street-like private drives. Parking spaces are located off-street in parking courts which also serve as emergency access for perimeter access to the buildings. A bank of five garages terminates each parking court. Street connections are proposed to Redwood and Northfield. An emergency access, if needed, is provided at Lupine Drive. This is not intended to be a through-street.

### ***Site design and architecture***

The site design responds to the unique shape by placing units along a loop road which is then surrounded by open space. This open space creates a buffer to the ditch and surrounding neighborhoods. A central park provides usable recreation space as well as an area for detention. The units are turned 90 degrees so that the park is adjacent to side yards rather than rear yards on at least 50% of the park.

The casitas are arranged in small pods to create intimate neighborhoods. Shared entry walks lead from parking and public streets to front doors. This allows front doors to open to each other creating a sense of community.

The architecture utilizes a variety of styles common to Colorado, including Ranch, Farmhouse and Craftsman styles.



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Requirements for approval in the City of Fort Collins such as masonry percentages etc. will be considered as needed for approvals (if applicable).

### ***Compatibility***

The land to the west is currently single-family homes, to the east is vacant, and to the north is multi-family homes. This project is proposing single family homes which fits in perfectly to its surrounding uses. Our goal is to minimize the impact on the existing residences by not using Lupine Drive as a through street.

### ***Stormwater detention, existing drainage patterns and treating run-off***

The overall site drains in an easterly direction. The project is proposing two stormwater management facilities: one located in the middle of the project site, and the second located south of the planned location of Suniga Drive. While the location of the southern pond seems to lend itself to stormwater detention and open space, it is acknowledged that this location could be difficult with the existing utilities (3 water mains and the NECCO outfall) located within the ultimate right-of-way for Suniga Drive. Both stormwater management facilities will be designed with extended detention to provide standard water quality and will outfall into the existing NECCO outfall at a rate prescribed by the City. The project will also be designed to satisfy the City's LID requirements. City to confirm that the previously approved drainage patterns from Redwood Village P.U.D., Phase I, can be maintained and that there is no detention encumbrance for off-site flows on the subject property.

### ***Impacts to natural features***

The irrigation ditch and wetland areas are required to have natural habitat buffer zones. These will be maintained or modified as suggested within the ecological characterization study (ECS). The ECS that was completed in 2018 stated that a few inactive prairie dog holes were existing but no wildlife was observed on site. Vegetation consisted of typical mixed-grass prairie, several Cottonwoods and the noxious weed Russian Olive. Additionally, no habitat for sensitive or specially valued species was found.

### ***Fire sprinklers***

The single family detached units are not required to have fire sprinklers.

### ***Unusual factors that may restrict the proposal***

Street connectivity is the most unusual factor. The alignment of Suniga has cut off a small section of this property to the south. Intersection spacing criteria leaves it almost undevelopable. There are not any street stubs to the north. The eastern edge of the site is an irrigation ditch and the residents who live to the west would prefer not to have any street connections.

### ***Previously submitted application***

The Retreat was previously submitted by a different interested party with the intent of student housing. This is the second application submitted by D.R. Horton.

### ***Questions for Staff***

1. Streets that were platted as part of the Redwood Village Subdivision will need to be vacated. Can this process start sooner and run concurrently with this application?
2. Will the groundwater outfall be allowed to go into the NECCO as negotiated with staff previously?
3. What APF (adequate Public facilities) will need to be mitigated for with the Vine and Lemay intersection improvements moving ahead?
4. An ECS for this property was submitted in 2018, would this still be considered valid?
5. Will a jurisdictional determination need to be made on the wetlands?
6. Will staff require a modification for "single family detached homes without garages"? The land use code does not specify that this is a permitted housing type.
7. What process is required for terminating Site and Landscape Covenants for the Redwood Village Phase II PUD?
8. Will gang meters be permitted for water meters since this is a for rent product not on fee-simple lots?



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