

# Preliminary Design Review Agenda

Schedule for 05/05/21

Preliminary Design Review meetings will be hosted via Zoom web conferencing.

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## Wednesday, May 5, 2021

Time	Project Name	Applicant Info	Project Description	
8:30	<b>Hansen Farm Multi-Family Dwellings</b>  <b>PDR210007</b>	John Beggs 970-484-8855 jbeggs@reussellmillsstudios.com	This is a request to construct 196 multi-family dwelling units (2 8-plex and 9 20-plex structures) on Tracts D and E of the Hansen Farm subdivision located west of S Timberline Rd (parcel # 8607115005, 8607115004, 8607115012). The proposal includes approximately 368 parking spaces. Access is proposed from the planned Twisted Root Dr to the north and Zephyr Rd to the south. The site is directly west of S Timberline Rd and approximately .6 miles north of E. Trilby Road. The property is within the Medium Density Mixed-Use Neighborhood (MMN) zone district and is subject to Planning & Zoning Board (Type 2) Review.	<b>Planner:</b> Pete Wray <b>Engineer:</b> Marc Virata <b>DRC:</b> Tenae Beane



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 Thursday at 5:00pm three weeks prior to the anticipated 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.

Section to be filled out by City Staff
Date of Meeting Project Planner
Submittal Date Fee Paid (\$500)

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

Project Name Hansen Farm multi-family development

Project Address (parcel # if no address) Timberline Road - Hansen Farm Development
Parcel #8607115005, 8607115004 and 8607115012

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)
John Beggs - Russell + Mills Studios, consultant

Business Name (if applicable) Russell + Mills Studios

Applicant Mailing Address 506 S. College Ave, Unit A, Fort Collins, CO 80524

Phone Number 970.484.8855 E-mail Address jbeggs@russellmillsstudios.com

Basic Description of Proposal (a detailed narrative is also required) A mix of 8 and 20 plex multi-family buildings on two open tracts within the Hansen Farm subdivision

Zoning M-M-N Proposed Use A mix of 8 plex and 20 plex multi-family buildings Existing Use Open tract(s)

Total Building Square Footage 184,600 sf S.F. Number of Stories 2-3 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.

Is your property in a Flood Plain? Yes No If yes, then what risk level?

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

Increase in Impervious Area 334,900 sf S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

# HANSEN FARM MULTI-FAMILY



Site Location



## Site Plan

### Proposed Use

The Hansen Farm multi-family project is along South Timberline Road just north of Rosen Drive and within the Hansen Farm subdivision. The two tracts outlined above are zoned MMN (Medium Mixed-Use Neighborhood). This was outlined on the Hansen Farm Overall Development Plan dated October 19, 2017. The MMN zone district allows for an overall minimum average density of twelve (12) dwelling units per net acre of residential land. As per the code the Hansen Farm and surrounding development(s) follows the 'Town' like development pattern with a 3 AC neighborhood park to the south and west of the proposed project site and a neighborhood center/commercial center to the south.

The plan is proposing a mix between 8 and 20-plex multi-family buildings that will complement and match the proposed building style being proposed within the remaining Hansen Farm development.

The three tracts that are included in the proposed plan are tract(s) D,E and L. Tract L at 0.927 AC is currently a drainage and utility easement and will need to be adjusted in order to accommodate some of the adjacent development. Tract D is the largest tract at 5.24 AC. And Tract E (4.2 AC) is to the northwest and adjacent to the large central detention/open space area.

The total site area disturbance is 10.4 AC/451,586 SF.

# HANSEN FARM MULTI-FAMILY

## Access/Circulation

The plan shows (2) points of access for each multi-family parcel. These access points will be considered private alley's for each tract. Several of these alley's have been sized accordingly to accommodate emergency vehicles and specifically fire trucks in order to gain aerial access for the (3) story 20 plex building's. There will be one additional access but this will be solely for emergency access only - this access is the furthest south and is along Zephyr Road. Understanding that Zephyr Road is a collector and the main access point for the neighborhood is the reason for this rationale.

Each building type provides parking for a certain amount of parking. Below is a breakdown of room quantities and parking requirements:

- 8 plex (Farmhouse & Craftsman - 2 story)
  - » (3) 1 bedroom x 1.5 = 4.5 required
  - » (4) 2 bedroom x 1.75 = 7 required
  - » (1) 3 bedroom x 2 = 2 required
  - » **Total Required for Building Type = 13.5 (rounded up to 14)**
  - » (3) additional parking spaces needed for 8-plex building type to meet land use code requirements
  
- 20 plex (Farmhouse - 3 story):
  - » (4) 1 bedroom x 1.5 = 6 required
  - » (14) 2 bedroom x 1.75 = 24.5 required
  - » (2) 3 bedroom x 2 = 4 required
  - » **Total Required for Building Type = 34.5 (rounded up to 35)**
  - » (21) additional parking spaces needed for 20-plex (Farmhouse) building type to meet land use code requirements
  
- 20 plex (Craftsman - 3 story):
  - » (4) 1 bedroom x 1.5 = 6 required
  - » (14) 2 bedroom x 1.75 = 24.5 required
  - » (2) 3 bedroom x 2 = 4 required
  - » **Total Required for Building Type = 34.5 (rounded up to 35)**
  - » (19) additional parking spaces in order to meet land use code requirements

The following is a breakdown for each tract and parking requirements:

### Tract D:

- (5) 20 plex buildings x 35 = 175
- (1) 8 plex building x 14 = 14
- **Total Required Parking Spaces = 189**
  
- Proposed Surface Spaces = 72
- Proposed Building Garage Spaces = 85
- Proposed Detached Garage Spaces = 40
- **Total Proposed Parking Spaces = 197 (+11 above minimum amount)**

### Tract E:

- (4) 20 plex buildings x 35 = 140
- (1) 8 plex building x 14 = 14
- **Total Required Parking Spaces = 154**
  
- Proposed Surface Spaces = 80
- Proposed Building Garage Spaces = 71
- Proposed Detached Garage Spaces = 20
- **Total Proposed Parking Spaces = 171 (+17 above minimum amount)**

# HANSEN FARM MULTI-FAMILY

Pedestrian circulation will be along internal sidewalk connections to all public right-of-way. A major walkway spine connection is proposed for the (2) 20-plex buildings on Tract E in the NW corner. To improve resident experience and take advantage of the proposed detention/open space area the buildings 'front' this area - thus the need for the walkway spine connection. The walkway is not on the project area tract, but we would see that adding an additional walkway on our project would be redundant and not be advantageous for our project or the neighborhood.

## **Overall Design Intent**

The overall design intent is to create a vibrant multi-family project within the Hansen Farm neighborhood. The building(s) will provide a great housing need in this area. The quality of design for the buildings will match and complement the Hansen Farm neighborhood.

## **Compatibility with Surrounding Area**

The architecture for all the proposed multi-family buildings will complement the future residential neighborhood.

## **Lighting**

All lighting within the residential area will meet City of Fort Collins requirements.

## **Planting, Lawn, and Street Trees**

Street tree plantings will be located within the tree lawns with detached sidewalks. Native and low water plant species will be utilized throughout the site. Foundation planting will be planned around the buildings.

## **Open Space**

All buildings will have access to ample and quality open space areas. Each tract will provide an open space area per the required code amount. Tract E will provide double the amount of required open space. Each open space will offer residents an area to gather and enjoy the surrounding open lawn area. And in all cases, the proposed open space area faces (and in some cases is attached) to proposed open space outside the limits of the project. For Tract E this is the large detention/open space area to the NW and the park area across Knobby Pine - and for Tract D/L the large open space area in the SW portion of the site faces the same park area.

## **Engineering**

### **Stormwater Detention**

Stormwater detention is taken care of for Tract E with the large detention and water quality area within the development to the NW.

Stormwater detention will be handled for Tract D/L with the detention area along Timberline Road. This was proposed and approved through the Hansen Farm project. Some adjustments will need to be made to some of the stormwater infrastructure and areas associated with this area, but there is ample room to make it work.

## **Natural Features**

There are no natural features impacted by this development plan.

## **Architecture**

The architecture is being developed and will be presented during the PDP review. It will complement the surrounding neighborhood.

The 20 plex buildings will be a 3-story building.

The 8-plex building is a 2-story building.



# HANSEN FARM MULTI-FAMILY



**DENSITY CALCULATIONS**

<b>TRACT E = 4.2 ACRES</b>	
• (4) 20 PLEX =	80 units
• (1) 8 PLEX =	8 units
	<b>88 TOTAL UNITS</b>
<b>GROSS DENSITY = 21 DU/AC</b>	
<b>TRACT D/L = 6.2 ACRES</b>	
• (5) 20 PLEX =	100 units
• (1) 8 PLEX =	8 units
	<b>108 TOTAL UNITS</b>
<b>GROSS DENSITY = 17.4 DU/AC</b>	

FUTURE PARK AREA  
APPROX 3 AC  
(PER ODP)

