

Conceptual Review Agenda

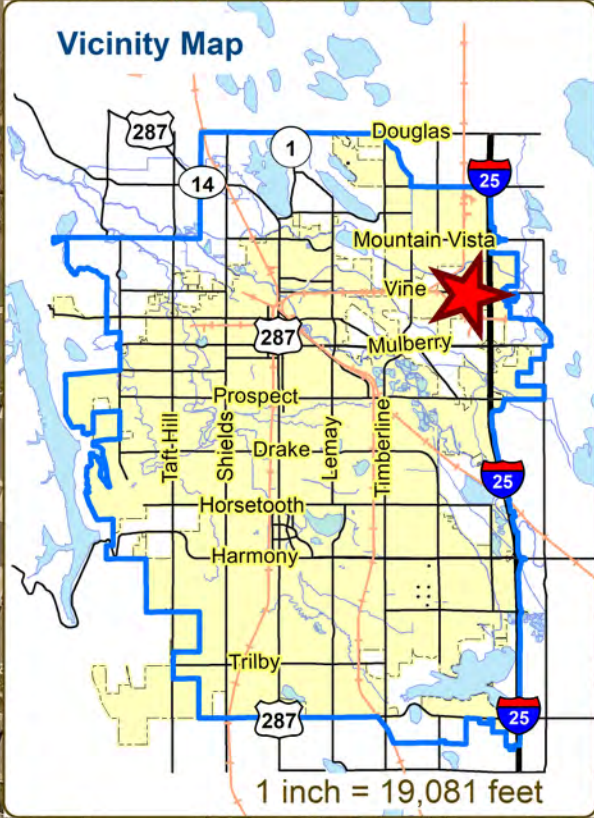
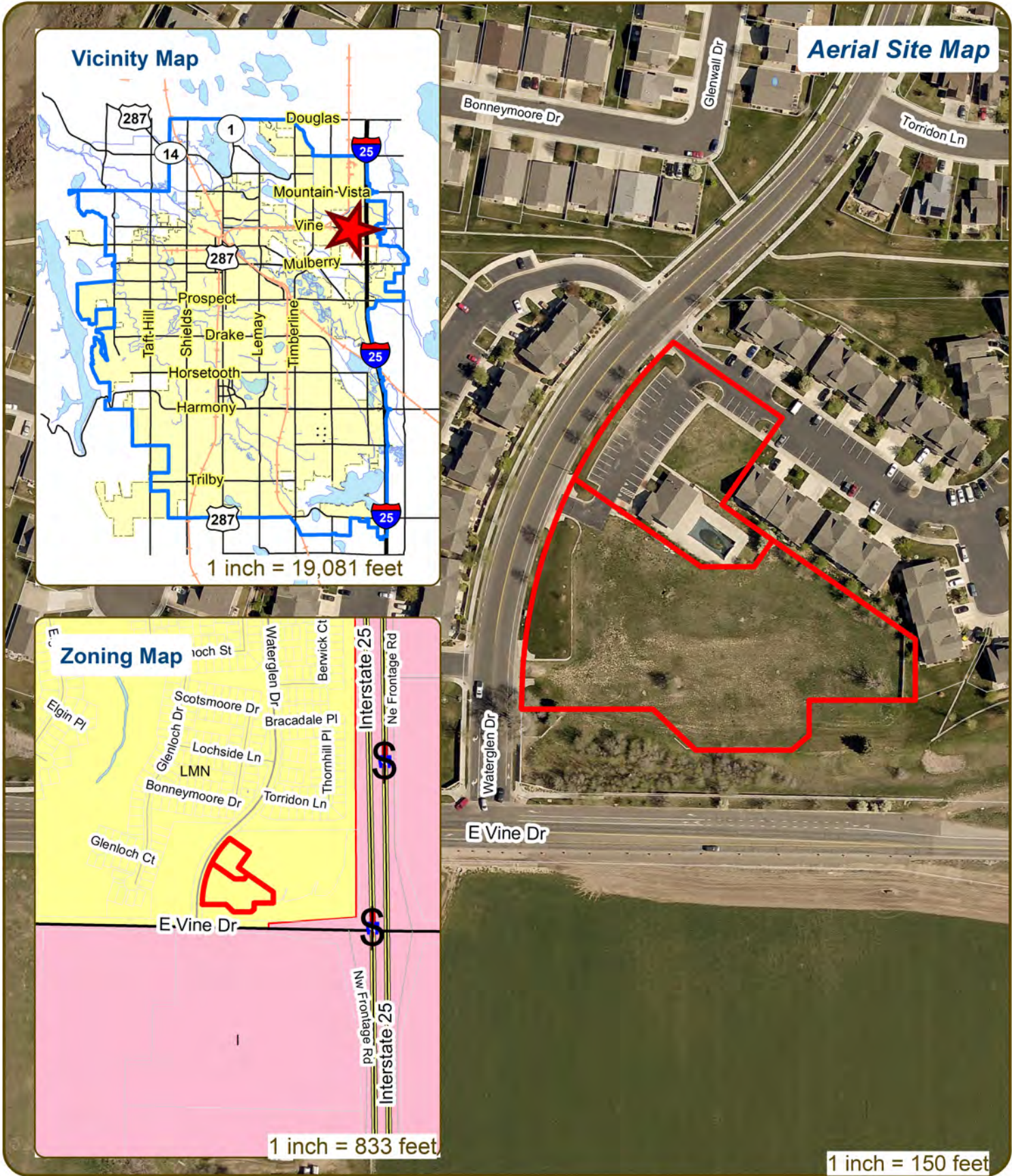
Schedule for 06/10/21

Meetings hosted via Zoom Web Conferencing

Thursday, June 10, 2021

Time	Project Name	Applicant Info	Project Description	
11:15	Waterglen PUD Neighborhood Center & Multi- Family Dwellings CDR210047	Ryan McBreen 970-409-3414 rmcbreen@norris-design.com	This is a request to develop a neighborhood center and multi-family dwelling units at the northeast corner of E Vine Dr and Waterglen Dr (parcel # 8704408001; 8704408002) The proposed neighborhood center includes 3 commercial buildings totaling 5,000 sf in retail space. The residential component is comprised of 3 multi-family buildings with 8 dwelling units each. Also proposed are 4 detached garage structures (6 garages each) with 12 "in-law suites" above the detached garages. In addition to the garages there are 95 surface parking spaces on-site. Access will be taken from Waterglen Dr directly to the west. The project is located approximately 800 feet west of Interstate 25 and approximately 130 feet north of E Vine Dr. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Planning & Zoning Board (Type 2) Review. Please note: A previous Conceptual Review for this site can be found under project number CDR200016.	Planner: Clark Mapes Engineer: Sophie Buckingham DRC: Todd Sullivan

Waterglen PUD Neighborhood Center & Multi-Family Dwellings



Aerial Site Map

1 inch = 150 feet

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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) _____

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?

May 27, 2021

City of Fort Collins
281 N. College Avenue
Fort Collins, CO 80524

Re: Mountain View Lofts at WaterGlen: Residential Mixed-Use. – Concept Review Narrative

To Whom it May Concern:

On behalf of the Applicant, Mountain View Lofts LLC, we are submitting these materials for a Concept Review for the ~2.7 acre property located at the northeast corner of Waterglen Drive and Vine Drive in the Waterglen subdivision. Attached to this narrative you will find a preliminary concept vision for the project. Understanding that this property has been planned as the Neighborhood Center for the Waterglen community, a mix of uses that satisfy those requirements are proposed. Highlighted by the following:

- Three residential buildings, each with 8, 1-2- bedroom residential units.
- Four, 6-car detached garages. Each detached garage building will include 2, over garage in-law suites (for a total of 12). Each of these units will be associated with a unit in one of the larger residential buildings.
- A community amenity space in line with the requirements of Fort Collins code.
- Three separate buildings that will allow for non-residential uses. The combined footprint of these 3 buildings will be 5,000 sf or less.
- Associated parking with all uses.
- Buffer area from existing detention located to the south.

In addition to the usual discussion items associated with such a project there are a few specific questions we would like Staff to review and discuss, they are as follows:

- Discussion on the proposed In-law suites and their permissibility within the current code. Can such bedrooms be used as Primary STR? Is the following restriction still in place? What steps can be taken to remove such restriction such as a determination that if the bedrooms are above the garages, that such garage building does not contain 3 or more dwelling units in the building, itself?

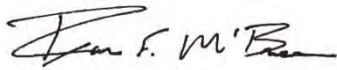
As of December 6th, 2018, The City of Fort Collins will no longer issue new STR licenses to units that are located in buildings with 3 or more dwelling units, regardless of zoning. A Building and Fire Code issue has come to our attention and staff is working to address these safety concerns.

- Clarification of uses permitted.
 - Is a Dance Studio the same thing as a Dance Hall?
 - Clarify Place of Assembly and its associated uses,
 - Can a Place of Assembly be located in a building that also contains office and other recreational space?
 - Could a "grab and go" retail or convenience store within a building sell food, beverages, and wine, and may patrons eat/drink such items in the building lobby or lounge area?
 - Could a non-profit animal shelter be permitted?
 - Could an acceptable commercial building use be a members-only office facility?
- Buffer Requirement. We understand the detention pond to our south has been long established. Will buffering be required? If so, an estimation of the requirements.

- Fire Access. Understanding our site is constrained, what are our options to ensure safe access for life safety? Does something as shown potentially work? Potential other options that make be considered and permissible?
- Clarification of the permissible amount of non-residential use. It appears in code Division 4.5(D)(3)(c) that only certain uses are limited in footprint sizes (>5k sf), but per a set of comments received from a Concept Review held in 2020 that potentially all uses are. Please clarify the square footage standards for this property.

Thank you very much for your time and attention to this proposal. We appreciate the opportunity to collaboratively work with you further on this proposed development.

Sincerely,
Norris Design



Ryan F. McBreen
Principal



OVER GARAGE IN-LAW SUITE - 12 TOTAL

8 UNITS

8 UNITS

8 UNITS

3K SF FP COMM.

AMENITY SPACE

1K SF FP COMM.

800 SF FP COMM.

BUFFER AREA

FIRE TURNAROUND