

# Preliminary Design Review Agenda

Schedule for 01/12/22

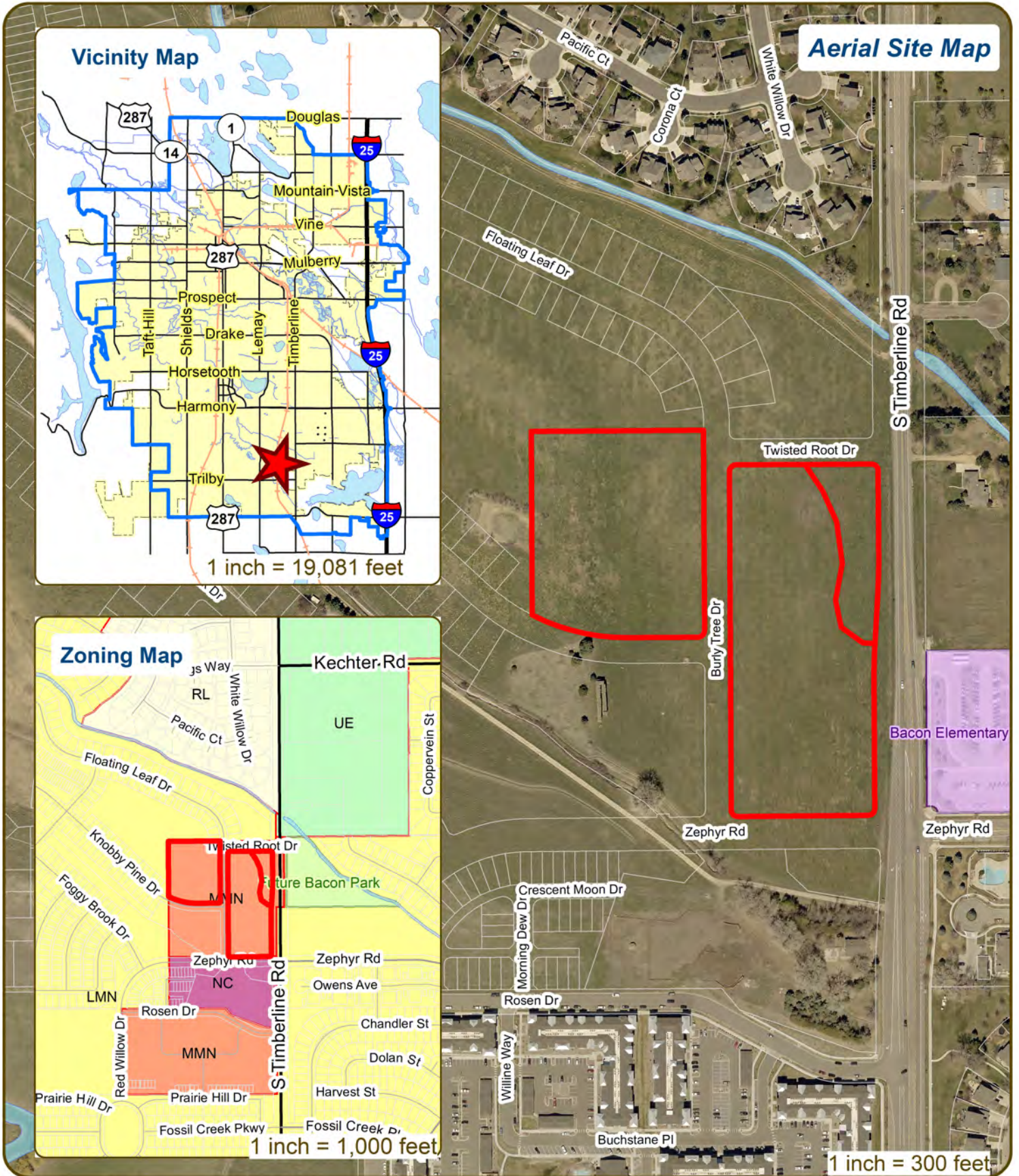
Preliminary Design Review meetings will be hosted via Zoom web conferencing.

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## Wednesday, January 12, 2022

Time	Project Name	Applicant Info	Project Description	
8:30	<b>Hansen Farm Multi-Family Dwellings</b>  <b>PDR210024</b>	Klara Russouw 970-224-5828 klara@ripleydesigninc.com	<p>This is a request to construct 254 multi-family dwelling units (mixture of 9 three-story buildings) on Tracts D, E and L of the Hansen Farm subdivision located west of S Timberline Rd (parcel # 8607115005, 8607115004, 8607115012). The proposal includes approximately 442 on-site 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 &amp; Zoning Commission (Type 2) Review.</p> <p><b>Please note:</b> A previous submittal for this site can be found under project # PDR210007.</p>	<b>Planner:</b> Pete Wray <b>Engineer:</b> Marc Virata <b>DRC:</b> Tenae Beane

# Hansen Farms Multi-Family Dwellings



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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 Wednesday at 5:00pm three weeks prior to the anticipated Wednesday meeting date. Application materials can be e-mailed to planning@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

Project Address (parcel # if no address) Tract D, E, and L of Hansen Farm Subdivision at the Intersection of Zephyr Road and Timberline Road

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Klara Rossouw (Consultant)
Ryan Schaefer (Applicant)

Business Name (if applicable) Ripley Design Inc.

Applicant Mailing Address 419 Canyon Avenue, Suite 200, Fort Collins, Co 80521

Phone Number 970-224-5828 E-mail Address klara@ripleydesigninc.com

Basic Description of Proposal (a detailed narrative is also required) Detailed Narrative is Included
254 Unit Multifamily Porposal developing Tracts D, E and L of Hansen Farm Subdivision

Zoning MMN Proposed Use Multi-Family Existing Use Undeveloped

Total Building Square Footage 103,513 (Approx. footprint) S.F. Number of Stories 3 Lot Dimensions N/A

Age of any Existing Structures There are no existing structures on site

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 [x] 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 Approximately 280,000 + S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

SUBMITTAL INFORMATION:  
*PRELIMINARY DESIGN REVIEW (PDR)*

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- 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information:
  - (a) What are you proposing/use?
  - (b) What improvements and uses currently exist on the site?
  - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
  - (d) Describe site design and architecture.
  - (e) How is your proposal compatible with the surrounding area?
  - (f) Is water detention provided? If so, where? (show on site plan)
  - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
  - (h) What is being proposed to treat run-off?
  - (i) How does the proposal impact natural features?
  - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
  - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
  - (l) Have you previously submitted an application?
  - (m) What specific questions, if any, do you want addressed?
- 3) **Site Plan** – Please consider including the following:
  - (a) Project site boundary and adjacent property uses
  - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
  - (c) Existing and proposed landscaping (Will trees be removed?)
  - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
  - (e) Existing natural features (Will these be impacted by the proposal?)
  - (f) On and off site improvements
  - (g) Location of detention, drainage and water quality features
  - (h) Emergency vehicle access and fire hydrant locations

December 15<sup>th</sup>, 2021

## **Hansen Farm Multi-Family Preliminary Design Review**

### **Project Narrative**

What are you proposing/use?

The Applicant is proposing to develop 254 dwelling units on the property in a mix of nine (9) three-story multi-family buildings with a clubhouse and pool amenity area. The anticipated density is ~ 24.5 dwelling units per ac (du/ac).

The property is located to the west of Timberline and to the north of Zephyr Road, on Tracts E, D, and L of the Hansen Farm Plat. The current zoning for the property is Medium Density Mixed-use neighborhood (MMN). The surrounding zoning is Low Density Mixed-Use (LMN) to the east, west, and north, with Neighborhood Commercial (NC) to the south. Bacon Elementary and the future 'Bacon Park' is located to the east across Timberline. Open Space existing to the north and north west of the site, and another future park is to be located in the south west corner at the intersection of Burly Tree Drive and Knobby Pine Drive.

What improvements and uses currently exist on the site?

The site is currently undeveloped. Storm and water service facilities have been accounted for as part of the Hansen Farm replat. Storm and water service stubs are available to both Tract E and Tract D.

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

The ~ 11 acre site is bisected by Burly Tree Drive. The development on Tract E (Hansen Farm Plat) will have three access points onto Burly Tree Drive and Knobby Pine Drive. Three points of access are proposed for the part of the development on Tract D onto Zephyr Drive, Burly Street and Twisted Root Drive. Two of the access points along Burly Tree Drive will align with Knobby Pine Drive and Twisted Root Drive. All parking for the proposed development meets code required parking counts and is located internal to the site, with additional on-street parking shown along Kobby Pine Drive and Burly Tree Drive. The proposed multifamily buildings are oriented to face the public streets and sidewalks. Internal pedestrian circulation promotes connectivity throughout the development and connects to public ROW and adjacent neighborhood as applicable.



MINIMAL RISK. PAINLESS PROCESS. BEAUTIFUL SPACES.

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All the buildings are within 200 feet of a public sidewalk with the exception of one building in the north west corner of Tract E that is located along a Major Walkway Spine connecting to a public ROW.

#### Describe site design and architecture.

Our site focuses on externalizing the architecture to create an appealing street scene along all main roads while also attempting to maximize views for residents of both open space and internal amenities. We have internalized all parking while also thinking about the travel route for all residents within and external to the site. We will have plenty of open space and amenities for the residents to utilize. With a central clubhouse, leasing and pool area, many buildings will have a spectacular internal view. The main amenity area will have a fitness center, central club room, yoga studio and outdoor pool and pool deck.

The building architecture will draw inspiration from a modern farm house aesthetic. We plan to incorporate masonry and cementitious siding to create a simple yet attractive aesthetic across the site. The buildings will vary by adjacency as required by code but have a compatible look and feel to them throughout. At 3 stories, we plan to create entries and first floor elements to activate and produce a pedestrian scaled environment along the street at each building.

#### How is your proposal compatible with the surrounding area?

The property is surrounded by open space to the north and north-west, and a future park directly adjacent to the south-west. The proposed project will add to the housing diversity in the area and comply with the approved ODP. Since the project provides adequate parking, we don't anticipate any negative impacts to the surrounding neighborhood. No modifications are proposed to the land use standards.

#### Is water detention provided? If so, where?

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

#### What is being proposed to treat run-off?

Stormwater detention is provided by existing on-site and off-site ponds for Hansen Farm. The overall drainage concept will remain unchanged from what was approved with Hansen Farm. Water quality is accounted for by Hansen Farm, and LID is to be provided by either rain gardens or underground chambers.

#### How does the proposal impact natural features?

There are no natural features impacted by this proposal.

#### Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

There are no existing buildings on the site. We would propose that each building be equipped with a 13R sprinkler system as allowed by International Building Code for building area.

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

There are no unusual factors that we are aware of at the present time.



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Have you previously submitted an application?  
This Applicant has not submitted a previous application.

What specific questions, if any, do you want addressed?

1. Building C on Tract D is closer than 40' from the flowline allowing the plan to accommodate more parking on that tract. Would staff support a variance for this?
2. Can we do NFPA 13R sprinkler system as allowed by International Building Code for building area?
3. The original TIS accounted for an overall of 466 dwelling units. Based on the most recent Hansen Farm units counts and including our 254 proposed multifamily units, we are below the originally anticipated number of units. Please see attached TIS for reference. Can staff confirm that a memo will not be needed?



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**SITE INFORMATION:**  
SITE AREA - 10.377 ACRES  
DENSITY - 254 DU - 24.5 DU/AC  
RESIDENTIAL BUILDINGS - 3 STORY, TYPE V CONSTRUCTION



# HANSEN FARMS MULTIFAMILY FORT COLLINS, CO

AREA MAP

12.15.2021





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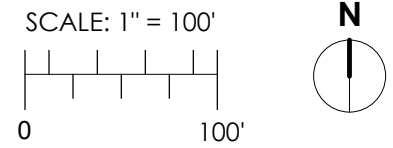
BUILDING PLANS - OVERALL UNIT MIX					
UNIT TYPE	UNIT DESCRIPTION	QTY	UNIT AREA	TOTAL AREA	MIX
A2	1 BEDROOM / 1 BATH	96	704 SF	67,584	38%
		96		67,584	38%
B1	2 BEDROOM / 2 BATH	7	977 SF	6,839	3%
B4	2 BEDROOM / 2 BATH	61	1,080 SF	65,880	24%
B3	2 BEDROOM / 2 BATH	62	1,138 SF	70,556	24%
		130		143,275	51%
C3	3 BEDROOM / 2 BATH	28	1,251 SF	35,028	11%
		28		35,028	11%
GRAND TOTAL: 254		254		245,887	100%

REQUIRED PARKING PER UNIT TYPE		
1 BD	2 BD	3 BD
1.5	1.75	2

TOTAL REQUIRED PARKING PER UNIT TYPE			
1 BD PARKING	2 BD PARKING	3 BD PARKING	TOTAL
144	228	56	428

STREET PARKING TOTAL (BY OTHERS)	
PARKING TYPE	COUNT
STREET PARKING	86
GRAND TOTAL	86

TOTAL ON SITE PARKING (DOES NOT INCLUDE STREET)	
PARKING TYPE	COUNT
	442
GRAND TOTAL	442



# HANSEN FARMS MULTIFAMILY FORT COLLINS, CO

SITE PLAN

12.15.2021

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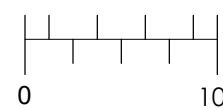
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**TOTAL ON SITE PARKING (DOES NOT INCLUDE STREET)**

PARKING TYPE	COUNT
	442
<b>GRAND TOTAL</b>	<b>442</b>

SCALE: 1" = 100'



**HANSEN FARMS MULTIFAMILY  
 FORT COLLINS, CO**

**SITE PLAN - LEVEL 2**

12.15.2021