

Conceptual Review Agenda

Schedule for 07/21/22

Meetings hosted via Zoom Web Conferencing

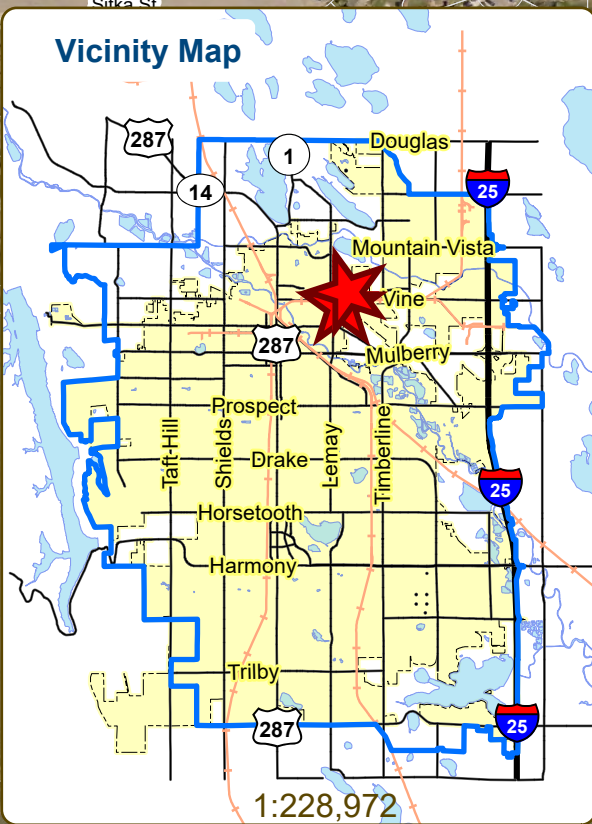
Thursday, July 21, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	9th and Suniga Multifamily CDR220056	Terence Hoaglund 970-472-9125 hoaglund@vignetestudios.com	This is a request for the development of a multi-family community on 11.1 acres of at the NW corner of the intersection of E Suniga Rd and N Lemay Ave. (Parcel # 8706300001). The proposal is for six multi-family buildings, all three stories in height. With a total of 260 units proposed. All buildings will have elevator access and contain a mix of one, two, and three bedroom units. There will be a leasing center/ clubhouse contained within the central building and several of the buildings will have tuck under garages. Access will be taken from 9th St. directly to the west and N Lemay Ave. directly to the east. The site directly adjacent to N Lemay Ave to the east and directly adjacent to E Suniga Rd to the south. The property is within the Medium Density Mixed-Use Neighborhood District (M-M-N) zone district and is subject to Planning & Zoning Commission (Type 2) Review.	Planner: Arlo Schumann Engineer: Tim Dinger DRC: Todd Sullivan

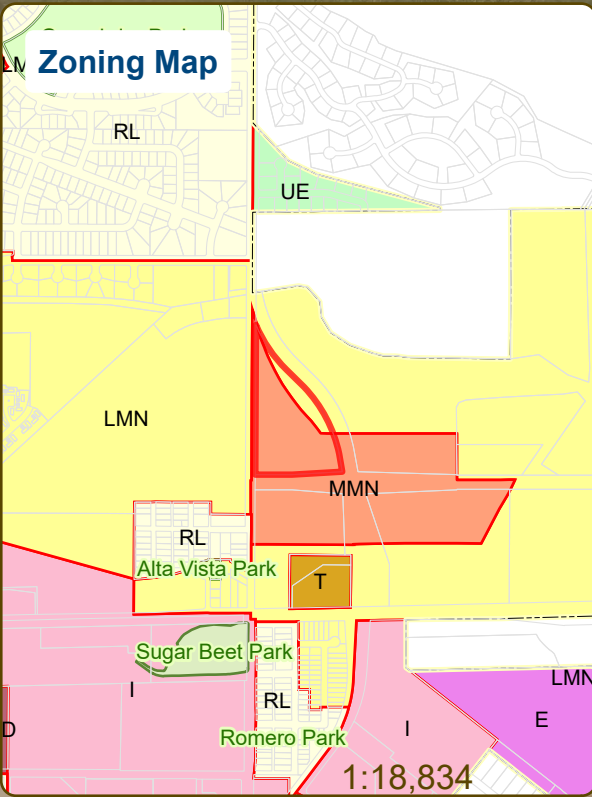
9th and Suniga Multifamily Multifamily Residential

Aerial Site Map

Vicinity Map



Zoning Map



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 FOR 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

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? [X] 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?



June 13, 2022

City Planner
Community Planning and Development
281 North College Avenue
Fort Collins Colorado 80524

RE: Suniga Road Concept Review

Suniga Road is a proposed multi-family community on 11.1 acres of at the Northwest Corner of Suniga Road and Lemay Avenue.

The property is zoned MMN.

Proposal

This community is being proposed by Crowne Partners and will be its third community in the City of Fort Collins. This proposal is for six multi-family buildings, all three stories in height. As with their other communities, all buildings will have elevator access and contain a mix of one, two, and three bedroom units. There will be a leasing center/ clubhouse contained within the central building and several of the buildings will have tuck under garages.

All buildings have frontage on the surrounding public streets.

The overall site area is 11.1 acres with a gross density of 23.42 units per acre.

Amenities

The amenities of this community will be similar to the other communities with a clubhouse, outdoor pool area, dog park, and general open space.

Vehicular Access

Vehicular access will be private drives, with two access points, one off of 9th street, and one off of Lemay Avenue.

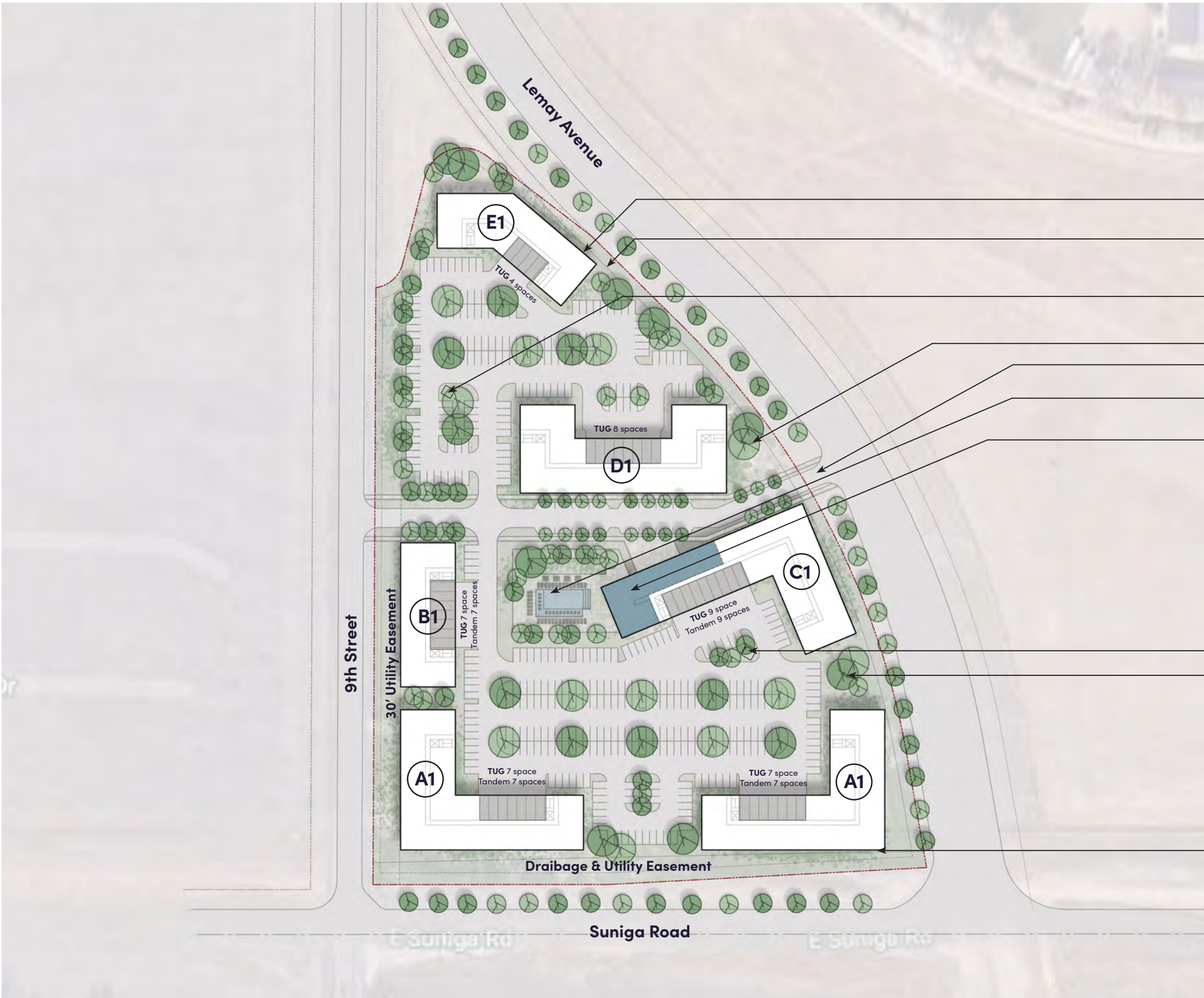
Fire Access

The private drives immediately adjacent to the buildings will be 26 feet in width with a dedicated fire access easement. Other drives, will be 24 feet in width.

Pedestrian Access

All buildings will have direct access to the adjacent streets, as well as internal connections throughout the site.

Thank you for your time spent in reviewing these plans. If you have any further questions, please feel free to contact any of the team members.



Residential

Zoning: MMN
Medium Density Mixed-Use
Neighborhood District

Building A1, B1, C1, D1 & E1
 -Type V-A Wood Construction
 -NFPA 13R Fire Protection@ Residential

Total Site: Approx.. 11.105 Acre

Building Area:
A1 Building = 69,714 GSF x (2x) = 139,428 GSF
B1 Building = 36,000 GSF x (1x) = 36,000 GSF
C1 Building = 64,370 GSF x (1x) = 64,370 GSF
D1 Building = 70,725 GSF x (1x) = 70,725 GSF
E1 Building = 42,917 GSF x (1x) = 42,917 GSF
Total = 353,440 GSF

7,000 SF Leasing & Amenity

Average Unit Size: 1,050 SF

A1 Building -52 Units (2x)
 3 Story Building with Elevator
 horizontal Exit Via Fire Barrier/Wall Req'd.
B1 Building -25 Units (1x)
 3 Story Building with Elevator
 horizontal Exit Via Fire Barrier/Wall Req'd.
C1 Building -47 Units (1x)
 3 Story Building with Elevator
 horizontal Exit Via Fire Barrier/Wall Req'd.
D1 Building -52 Units (1x)
 3 Story Building with Elevator
 horizontal Exit Via Fire Barrier/Wall Req'd.
E1 Building -32 Units (1x)
 3 Story Building with Elevator
 horizontal Exit Via Fire Barrier/Wall Req'd.
Total: 260 Units

Total Parking: 506 Spaces
 (1.94 space/unit)

418 Surface Parking
 42 Tuck Under Garage Building
 30 Tandem Parking
 16 Parallel Parking

22' Building
 from Property Line
15' Slope & Utility Easement

Trash Area

Green Space

Access
 From N Lemay Ave.

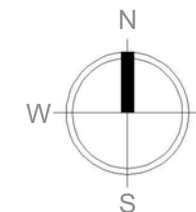
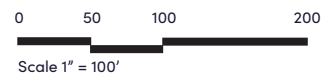
Pool Courtyard /
Outdoor Amenity

Leasing / Club
 7,000 SF (Double Height)

Trash Area

Dog Park

25' Building
 from Property Line

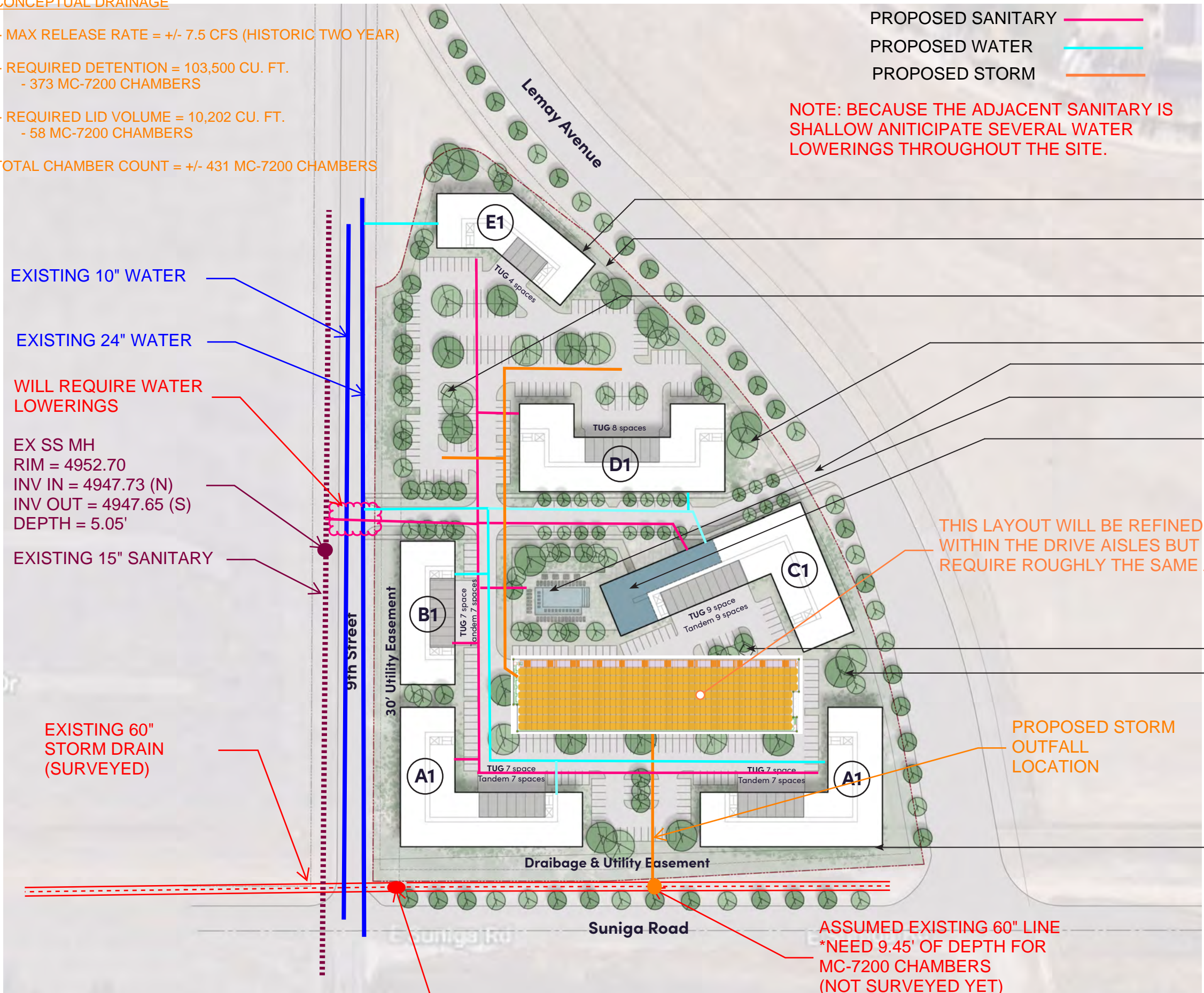


CONCEPTUAL DRAINAGE

- MAX RELEASE RATE = +/- 7.5 CFS (HISTORIC TWO YEAR)
- REQUIRED DETENTION = 103,500 CU. FT.
- 373 MC-7200 CHAMBERS
- REQUIRED LID VOLUME = 10,202 CU. FT.
- 58 MC-7200 CHAMBERS
- TOTAL CHAMBER COUNT = +/- 431 MC-7200 CHAMBERS

PROPOSED SANITARY —
 PROPOSED WATER —
 PROPOSED STORM —

NOTE: BECAUSE THE ADJACENT SANITARY IS SHALLOW ANITICIPATE SEVERAL WATER LOWERINGS THROUGHOUT THE SITE.



Residential

Zoning: MMN
Medium Density Mixed-Use
Neighborhood District

Building A1,B1, C1, D1 & E1
 -Type V-A Wood Construction
 -NFPA 13R Fire Protection@ Residential

Total Site: Approx.. 11.105 Acre

Building Area:
A1 Building = 69,714 GSF x (2x) = 139,428 GSF
B1 Building = 36,000 GSF x (1x) = 36,000 GSF
C1 Building = 64,370 GSF x (1x) = 64,370 GSF
D1 Building = 70,725 GSF x (1x) = 70,725 GSF
E1 Building = 42,917 GSF x (1x) = 42,917 GSF
Total = 353,440 GSF

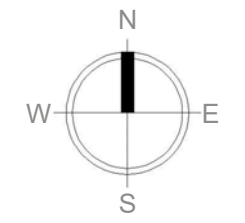
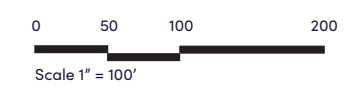
7,000 SF Leasing & Amenity

Average Unit Size: 1,050 SF

A1 Building -52 Units (2x)
 3 Story Building with Elevator
 horizontal Exit Via Fire Barrier/Wall Req'd.
B1 Building -25 Units (1x)
 3 Story Building with Elevator
 horizontal Exit Via Fire Barrier/Wall Req'd.
C1 Building -47 Units (1x)
 3 Story Building with Elevator
 horizontal Exit Via Fire Barrier/Wall Req'd.
D1 Building -52 Units (1x)
 3 Story Building with Elevator
 horizontal Exit Via Fire Barrier/Wall Req'd.
E1 Building -32 Units (1x)
 3 Story Building with Elevator
 horizontal Exit Via Fire Barrier/Wall Req'd.
Total: 260 Units

Total Parking: 506 Spaces
 (1.94 space/unit)

418 Surface Parking
 42 Tuck Under Garage Building
 30 Tandem Parking
 16 Parallel Parking



- 22' Building from Property Line
- 15' Slope & Utility Easement
- Trash Area
- Green Space
- Access From N Lemay Ave.
- Pool Courtyard / Outdoor Amenity
- Leasing / Club 7,000 SF (Double Height)

THIS LAYOUT WILL BE REFINED TO BE WITHIN THE DRIVE AISLES BUT IT WILL REQUIRE ROUGHLY THE SAME AREA.

- Trash Area
- Dog Park

25' Building from Property Line

EXISTING 10" WATER

EXISTING 24" WATER

WILL REQUIRE WATER LOWERINGS

EX SS MH
 RIM = 4952.70
 INV IN = 4947.73 (N)
 INV OUT = 4947.65 (S)
 DEPTH = 5.05'

EXISTING 15" SANITARY

EXISTING 60" STORM DRAIN (SURVEYED)

ASSUMED EXISTING 60" LINE
 *NEED 9.45' OF DEPTH FOR MC-7200 CHAMBERS (NOT SURVEYED YET)

EXISTING STORM MH
 RIM=4952.41
 INV. IN = 4942.20 (W)
 INV. OUT = 4942.20 (E)
 DEPTH = 10.21'

Density Study

Suniga Road | Fort Collins, CO

May 06, 2022

© dwell design studio, llc - ALL RIGHTS RESERVED

