

# Preliminary Design Review Agenda

Schedule for 08/10/2022

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

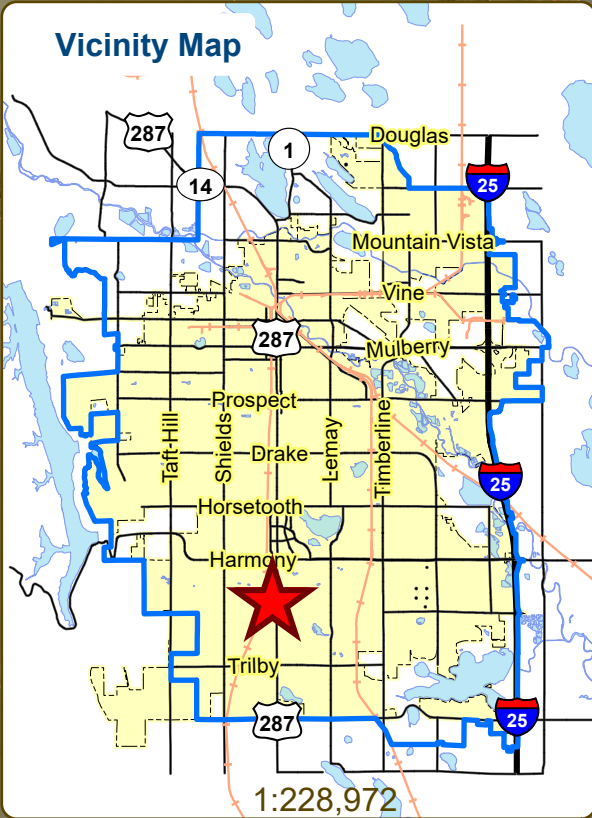
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## Wednesday, August 10, 2022

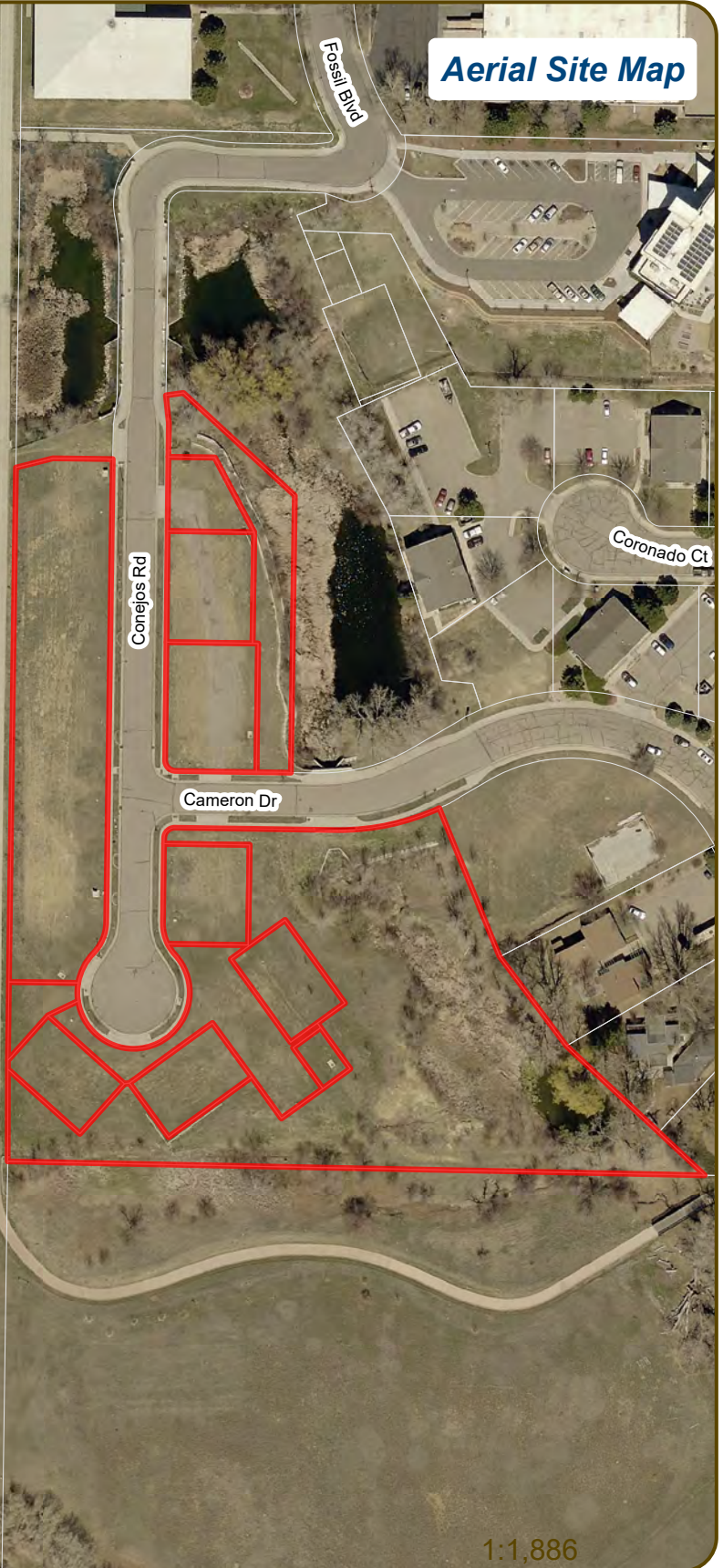
Time	Project Name	Applicant Info	Project Description	
8:30	Redtail Ponds Residential PDR220007	Cathy Mathis 970-532-5891 cathy@tbgroup.us	This is a request to develop 30 single-family attached duplexes on parcels previously approved for office use. (parcels #9602417001, 9602417002, 9602416002, 9602416001, 9602416007, 9602416008, 9602416006, 9602416009, 9602416003, 9602416004, 9602416005, 9602417003, 9602417005). The proposal includes 30 single-family attached duplexes. 15 two-story buildings on 30 Lots across an 11.42 acre site. Access would be taken directly from Conejos Rd. and Cameron Dr. The site is approximately 0.52 miles south of W Harmony Rd and approximately 0.13 miles west of S College Ave. The property is within the General Commercial District (C-G) zone district, and is subject to Administrative (Type 1) Review.	<b>Planner:</b> Clark Mapes <b>Engineer:</b> Sophie Buckingham <b>DRC:</b> Todd Sullivan

# Redtail Ponds Residential Two-Family Dwellings

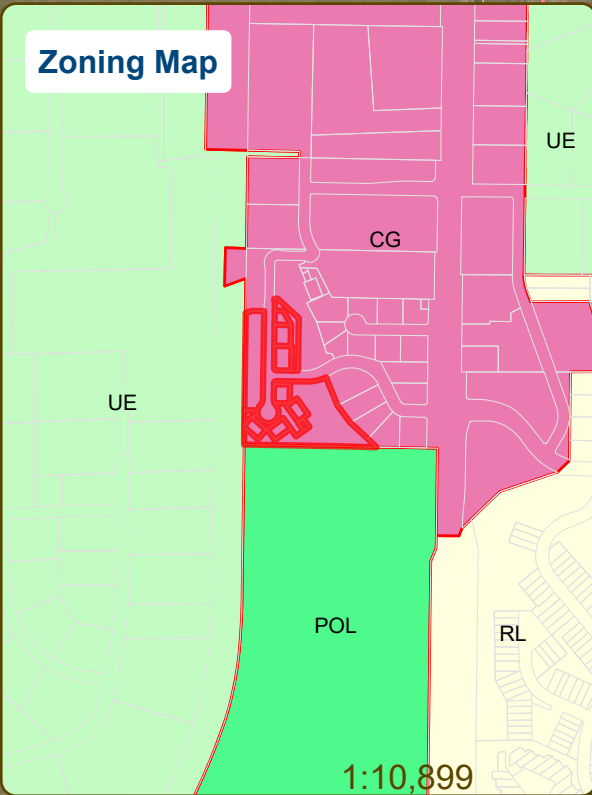
Vicinity Map



Aerial Site Map



Zoning Map



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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 (\$1,000)

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

Project Name

Project Address (parcel # if no address)

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

Business Name (if applicable)

Applicant Mailing Address

Phone Number E-mail Address

Basic Description of Proposal (a detailed narrative is also required)

Zoning 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.

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 S.F.

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

**Redtail Project Narrative** – Please include the following information:

- (a) What are you proposing/use?

**30 single-family attached duplexes. 15 two-story buildings on 30 Lots. Property is currently zoned CG, General Commercial.**

- (b) What improvements and uses currently exist on the site?

**The site is predominately vacant, but does include previously constructed Conejos Road and Cameron Drive as well as wet and dry utility infrastructure associated with previously approved project that was not completed.**

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

**Existing network of roads (Conejos Road and Cameron Drive) to remain as-is. Existing network provides connectivity to adjacent developments as well as S. College Avenue to the East. Pedestrian connectivity will be provided by existing public sidewalks within the proposed public roads connected with a network of pedestrian walks throughout the larger development and to adjacent open spaces. No changes proposed to existing vehicular or circulation**

**Parking will be provided in the two-car garages associated with each residential unit.**

- (d) Describe site design and architecture.

**The site will need to be subdivided into smaller parcels immediately adjacent to the existing public road network. Each parcel will have direct access to existing ROWs. Site design has been driven largely by existing public ROW as well as existing site features such as the naturalized stormwater features that border the northern, eastern, and southern edges of the property.**

**Proposed architecture is a more traditional design that can be modified to accommodate a craftsman or shingle style features as needed.**

- (e) How is your proposal compatible with the surrounding area?

**The proposed community is similar in use to multi-family use previously proposed for this project but was never completed. Although proposed project is assuming a much lower density. New homes are proposed to front existing roads while accommodating existing natural features and take advantage of existing utility infrastructure. Existing naturalized stormwater features provide a natural buffer between proposed residential and existing commercial properties to the East. Connectively to adjacent**

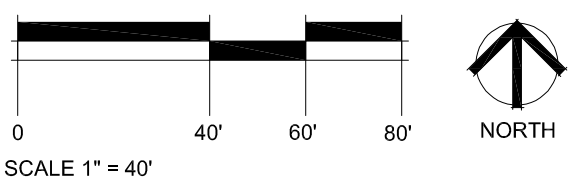
**open spaces to be maintained.**

- (f) Is water detention provided? If so, where? (show on site plan)  
**Yes, Water Quality (WQ) is currently provided by constructed wetlands that were built at the time of the original infrastructure.**
- (g) How does the site drain now (on and off site)? Will it change? If so, what will change?  
**The site currently sheet drains to various existing inlets located in existing roadways and is then conveyed to existing naturalized stormwater features adjacent to property.**
- (h) What is being proposed to treat run-off?  
**As previously mentioned, Water Quality is provided by constructed wetlands per the previous development plan. Rain Gardens or some other form of LID will be added to treat 75% of new/modified impervious areas.**
- (i) How does the proposal impact natural features?  
**The site is relatively flat with no significant natural features other than the adjacent naturalized stormwater features bordering three sides of the property.**
- (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?  
**There are no existing structures. The proposed structures are not intended to have fire sprinklers.**
- (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?  
**Buffering of the existing wetlands could potentially impact our ability to the develop the property as proposed. Based on our review of prior approvals it is our understanding that a 50' buffer was deemed acceptable. We need to confirm that interpretation is still acceptable and whether or not we can approach using a 50 average as our guide vs. a straight 50' buffer.**
- (l) Have you previously submitted an application?  
**Yes, we submitted an application for Concept Review Friday, July 15, but that meeting could not be scheduled until late August or early September.**
- (m) What specific questions, if any, do you want addressed?
- **Is the city supportive of designing an attainable housing product and product type?**
  - **Are there any infrastructure or supply issues that the applicant needs to be aware of for the future development of the site.**
  - **Wetlands Buffer of 50'**
  - **Stormwater detention is not provided for this site due to adjacency to natural drainageways and/or Fossil Creek. Is it correct to assume stormwater detention does not need to be provided for this development plan?**



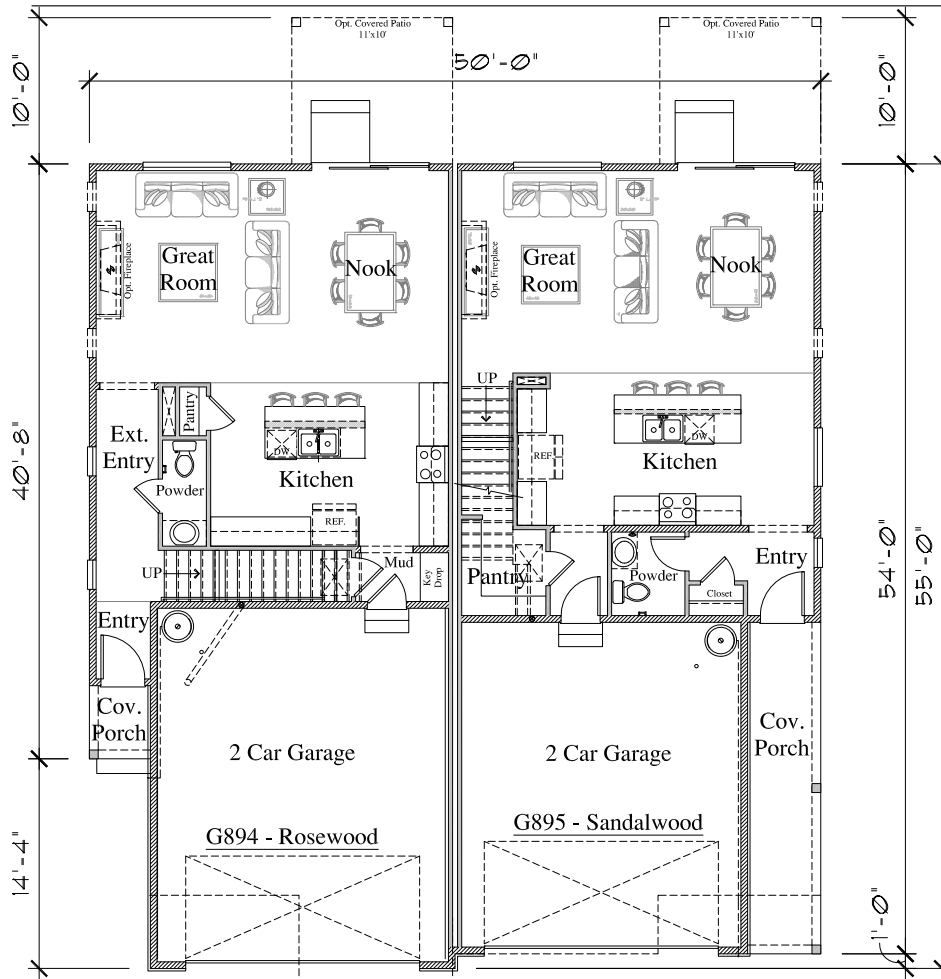
# REDTAIL PONDS RESIDENTIAL - CONCEPT PLAN

7.20.22



# Rosewood/ Sandalwood

G894/G895



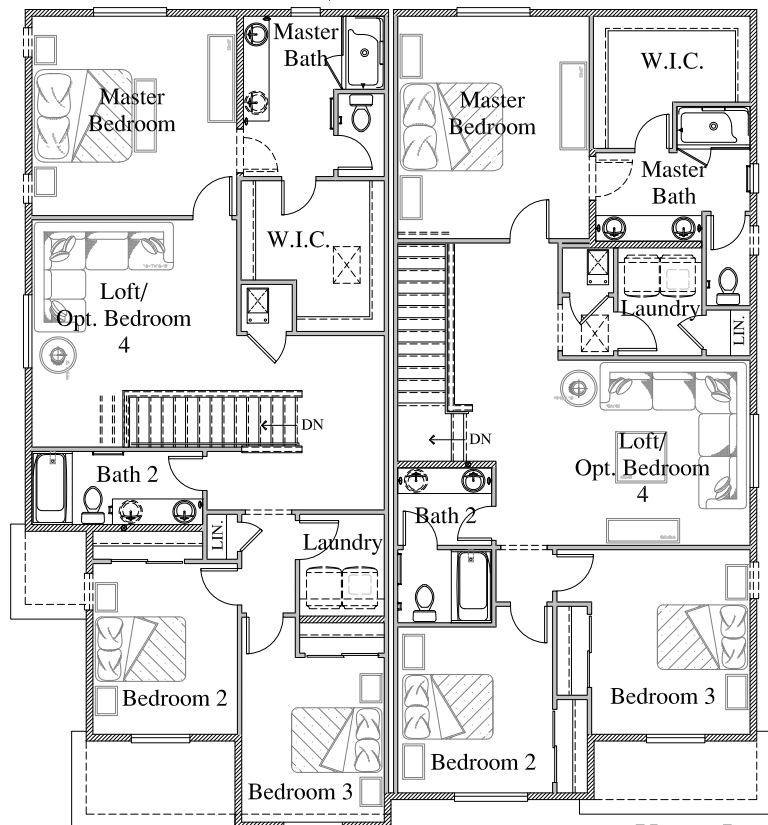
Main Level

## G894 - Features:

- 1956 Sq. Ft.
- 2 Story Home
- 3 to 4 Bedrooms
- 2 1/2 Baths
- 2 Car Garage
- Opt. Deluxe Master Bath
- Opt. 11'x10' Covered Patio

## G895 - Features:

- 2011 Sq. Ft.
- 2 Story Home
- 3 to 4 Bedrooms
- 2 1/2 Baths
- 2 Car Garage
- Opt. Deluxe Master Bath
- Opt. 11'x10' Covered Patio



Upper Level

# Rosewood/ Sandalwood

G894/G895



(G894 - Rosewood) Elevation A (G895 - Sandalwood)



(G894 - Rosewood) Elevation B (G895 - Sandalwood)



(G894 - Rosewood) Elevation C (G895 - Sandalwood)





MEMORANDUM

To: Nicole Hahn and Spencer Smith, City of Fort Collins

From: Ruth Rollins, PE, Rollins Consult LLC

Date: July 15, 2022

Subject: Traffic Memo – Redtail Ponds Residential

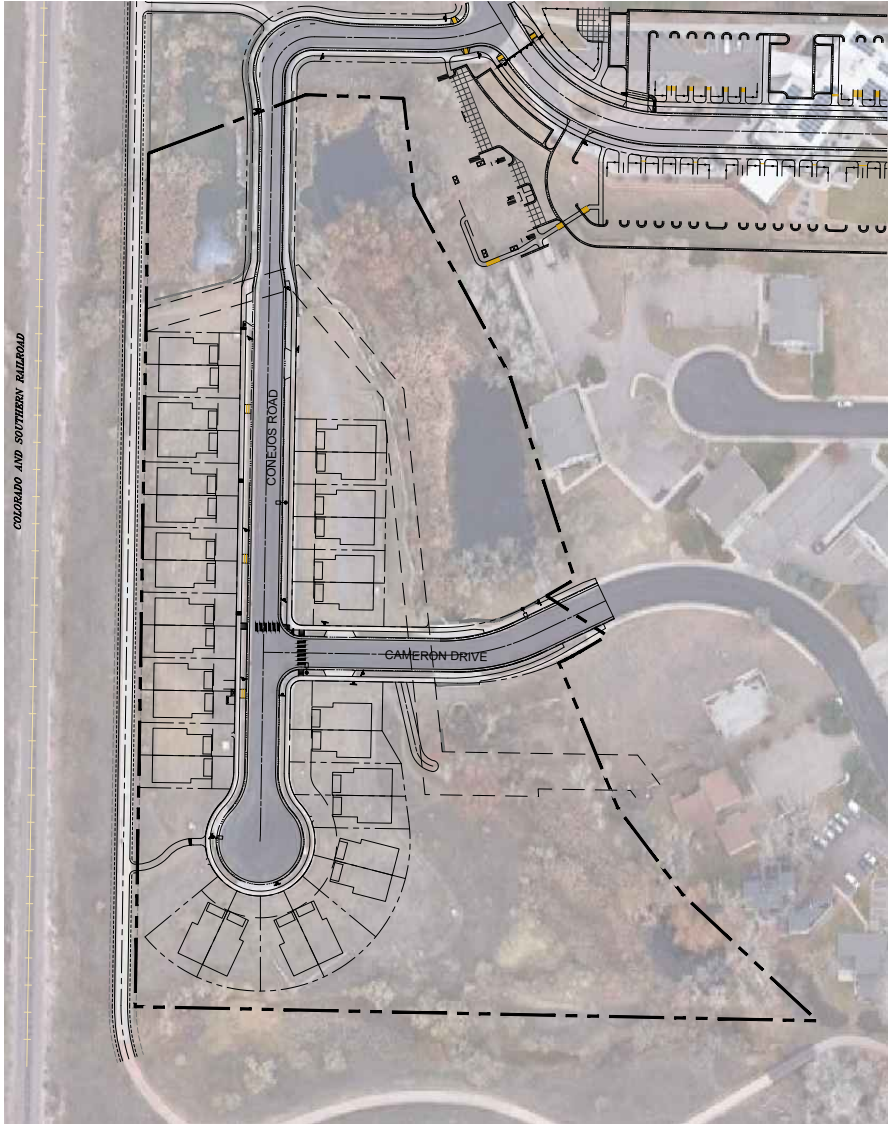
The purpose of this memorandum is to document the traffic generation characteristics of the proposed Redtail Ponds Residential project in Fort Collins. The project is located on Conejos Road in south Fort Collins. The site location is depicted on Figure 1. The project will provide 30 duplex housing units. The site plan is illustrated on Figure 2.

Figure 1 – Site Location

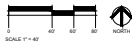


**Redtail Ponds Residential  
City of Fort Collins**

**Figure 2 – Site Plan**



**REDTAIL - CONCEPT PLAN**  
7.13.22



**Redtail Ponds Residential  
City of Fort Collins**

The trip generation characteristics of the project were estimated using data from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition. Table 1 provides the trip generation estimated for the Redtail Ponds Residential project. As indicated in the table, the project is estimated to generate approximately 178 daily trips, 10 morning, and 14 evening peak hour trips.

**Table 1 – Trip Generation Comparison**

Estimated Trip Generation - Redtail Ponds Residential

ITE Land Use Code & Rates		Project	Project Trip Generation						
Land Use	Land Use Code	Dwelling Units KSF	Daily	AM			PM		
				IN	Out	Total	IN	Out	Total
Single Family Attached (Duplex)	215	30	178	3	7	10	8	6	14

Based on ITE Trip Generation 11th Edition

Within the Larimer County Urban Area Street Standards (LCUASS) 2021, there are guidelines for when a traffic study is required and when the anticipated volumes are low enough to allow for a waiver. Within section 4.2.2.E there are criteria when no traffic study is required. This section describes ten conditions. The main criteria are based on the trip generation of the proposed project. This criteria states if the proposed peak hour trips are less than 20 and the daily trip ends less than 200 this qualifies for a waiver. As indicated in Table 1, the anticipated trips associated with the Redtail Ponds Residential project are expected to be below this threshold. In reviewing the remaining criteria, it is anticipated that each of these are satisfied for a waiving the traffic impact study requirement.

In conclusion, the Retail Ponds Residential project does not require a traffic impact study. If you have any additional questions, please feel free to contact me.