

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

11/14/2024 10:15 AM

Project Name

Senior Living Facility at I-25 and Prospect
CDR240065

Applicant

Michael R Murphy

949.892.0864

murphy@alexanderseniorliving.com

Planner: Kai Kleer

Engineer: Sophie Buckingham

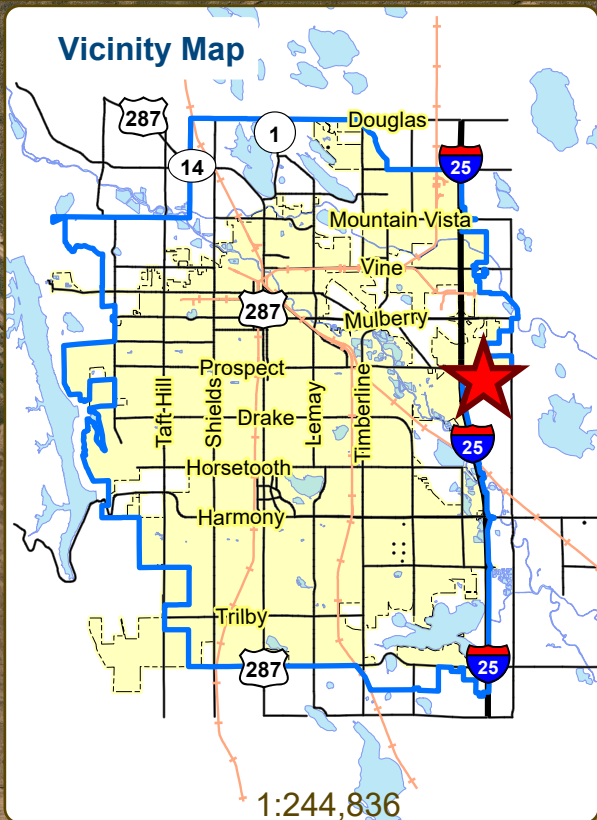
DRC: Brandy Bethurem Harras

Description

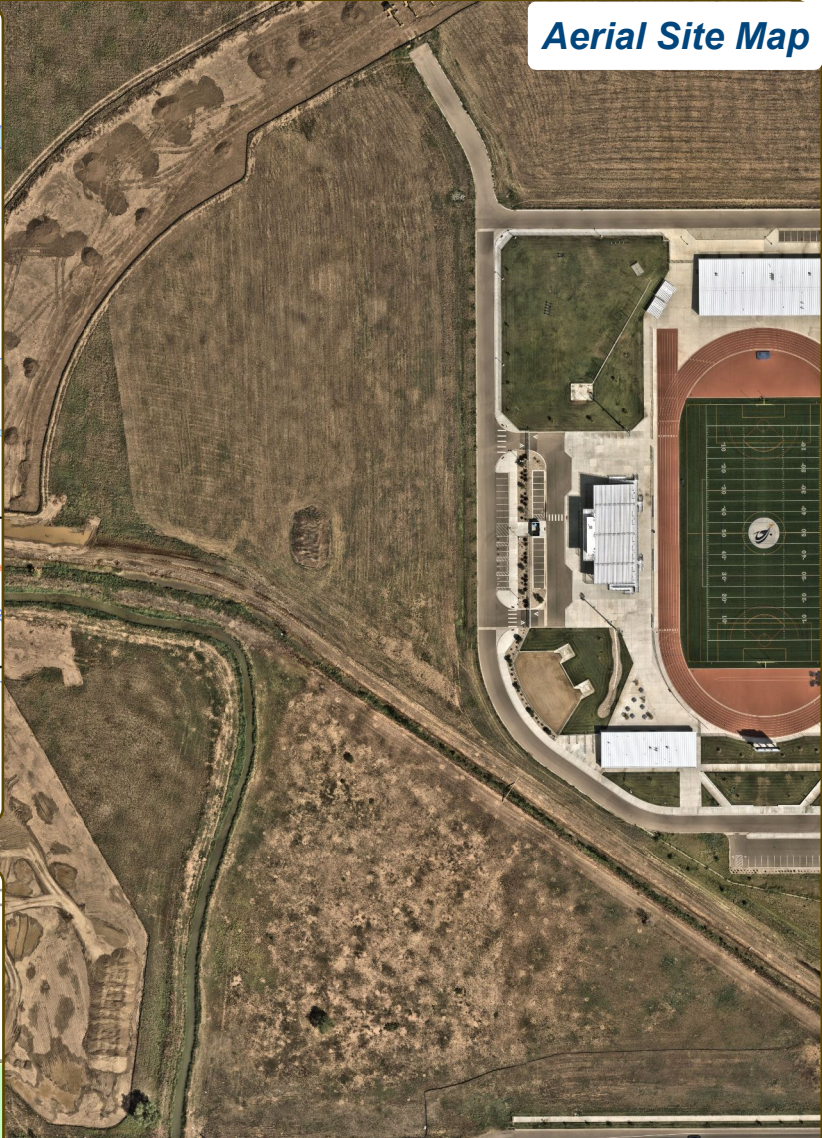
This is a request for a senior living facility at the northeast corner of I-25 and Prospect Rd (parcel #8715300009). The applicant is proposing a multi-unit development with 158 newly constructed market rate 55+ residences, comprised in a 3 story building. Access can be taken from Prospect Rd south of the property. The site is approximately 0.31 mi east of I-25 and directly north of E Prospect Rd. The site is located in the Industrial District (I) zone district and the project is subject to an Addition of Permitted Use (APU) review.

Senior Living Facility at I-25 and Prospect-Multi-Unit

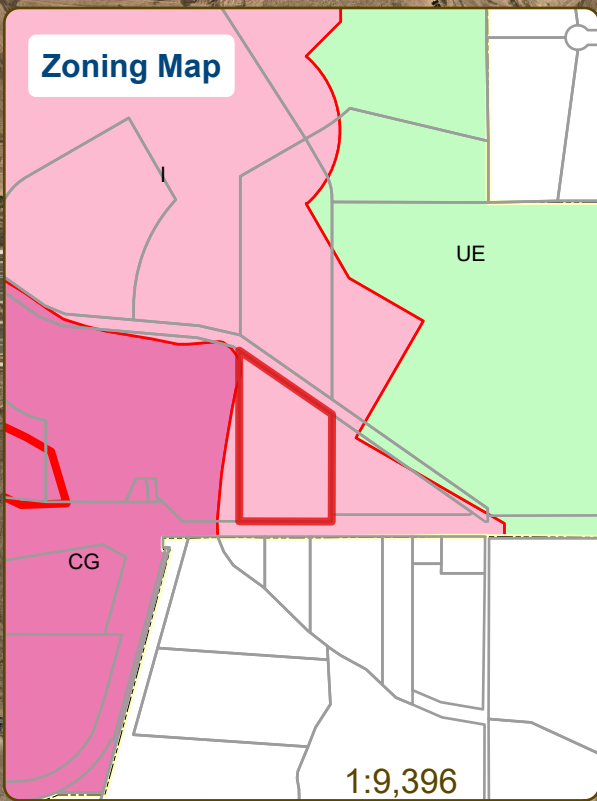
Vicinity Map



Aerial Site Map



Zoning Map



E Prospect Rd



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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 preappmeeting@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) _____

Are you a small business? Yes No 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)

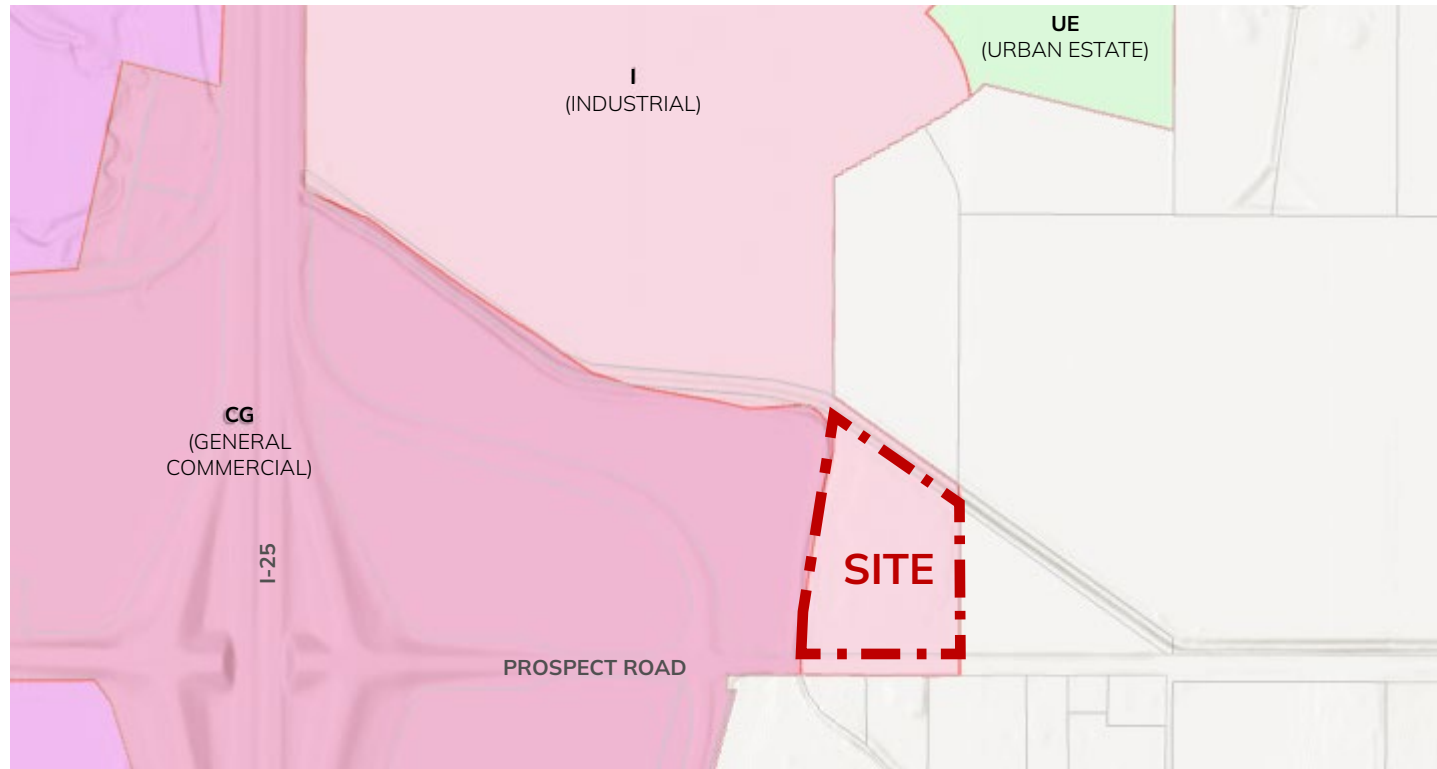
Suggested items for the Sketch Plan:

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?



SITE INFO

FORT COLLINS, CO



GROSS SITE AREA	±5.939 AC // ±258,697 SF	
NET SITE AREA	±3.441 AC // ±149,890 SF	
ZONING	INDUSTRIAL	
SUPPLEMENTAL GUIDELINES	CITY OF FORT COLLINS COMPREHENSIVE PLAN PROSPECT ROAD STREETScape PROGRAM I-25 SUBAREA PLAN	
JURISDICTION	CITY OF FORT COLLINS // Poudre Valley Fire Protection District	
SETBACKS	FRONT	30FT (ARTERIAL), 15FT (OTHER)
	STREET SIDE	15 FT
	SIDE	5FT
	REAR	8FT
BUILD-TO HEIGHT DENSITY	30% ALONG ARTERIAL STREETS	
	MAX.	90FT
	MIN.	12 DU/AC
LANDSCAPING	50FT LANDSCAPE BUFFER ALONG PROSPECT RD 50FT LANDSCAPE BUFFER ALONG CANALS (NATURAL HABITAT FEATURES)	

VEHICLE PARKING

Number of Bedrooms/Dwelling Unit	Parking Spaces Per Dwelling Unit* , **	Affordable Housing (Section 5.2) Parking Spaces Per Dwelling Unit* , ** , ***
One or less	1	.75
Two	1.5	1
Three	2.0	1.25
Four and above	3.0	1.5

* Spaces that are located in detached residential garages (but not including parking structures) or in attached residential garages, which attached garages do not provide direct entry into an individual dwelling unit, may be credited toward the minimum requirements contained herein only if such spaces are made available to dwelling unit occupants at no additional rental or purchase cost (beyond the dwelling unit rental rate or purchase price).

- (6) **Loading Zones.** All development shall provide loading zones and service areas adequately sized to accommodate the types of vehicles that use them. Such loading zones and service areas shall be indicated on the development plan.

BIKE PARKING

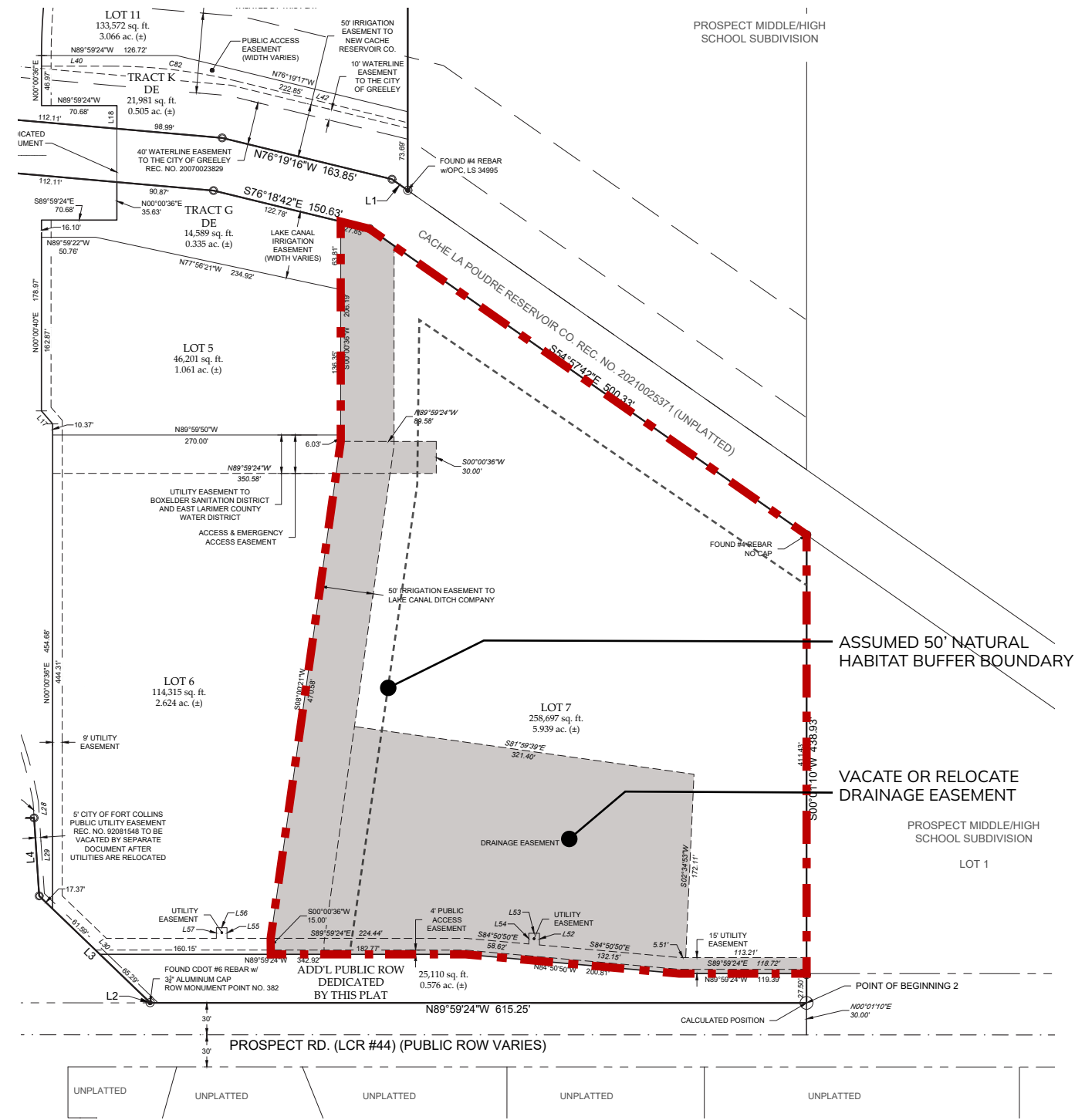
Use Categories	Bicycle Parking Space Minimums	% Enclosed Bicycle Parking/ % Fixed Bicycle Racks
Residential and Institutional Parking Requirements		
Multi-Unit Residential	1 per bedroom	60%/40%
Fraternity and Sorority Houses	1 per bed	60%/40%
Recreational Uses	1/2,000 sq. ft., minimum of 4	0%/100%
Schools/Places of Worship or Assembly and Child Care Centers	1/3,000 sq. ft., minimum of 4	0%/100%
Small Scale Reception Centers in the U-E, Urban Estate District	1/4,000 sq. ft., minimum of 4	0%/100%

NATURAL HABITAT BUFFER

Natural Habitat or Feature	Buffer Zone Standard ^g
Isolated Areas	
Irrigation ditches that serve as wildlife corridors	50 feet
Isolated patches of native grassland or shrubland	50 feet
Isolated patches of native upland or riparian forest	50 feet
Woodlots/farmstead windbreaks	25 feet
Naturalized irrigation ponds	50 feet
Naturalized storm drainage channels/detention ponds	50 feet

RUDOLPH FARM PLAT

LOT 7 - FORT COLLINS, CO



PROJECT SUMMARY

GROSS SITE AREA	5.94 AC	NET SITE AREA	3.44 AC
DWELLING UNITS	158 DU	PARKING SP PROVIDED	198 SP
DENSITY	27 DU/AC	PARKING RATIO	1.25 SP / DU
CONSTRUCTION TYPE	V-A		

UNIT TYPE	SF	#	AVG MIX	MIX	LSF	AVG UNIT SF	
1A	655	26	79	50%	17,030	892	
1B	720	22			15,840		
1C	750	6			4,500		
1D	780	22			17,160		
1E	875	3			2,625		
2A	1,008	58	79	50%	58,464		
2B	1,188	18			21,384		
2C	1,300	3			3,900		
TOTAL		158		100%	140,903		
LOBBY / LEASING					1,500		7,800
AMENITY					6,300		
NORTH COURTYARD					3,500	12,300	
SOUTH COURTYARD					8,800		

PARKING SUMMARY	DU	REQ SP/DU	TOTAL REQ	TOTAL PROVIDED INCL ACCESSIBLE	
RESIDENTIAL	158	1 SP PER 1-BED; 1.5 SP PER 2-BED	198	198	1.25 SP / DU
TOTAL			198	198	

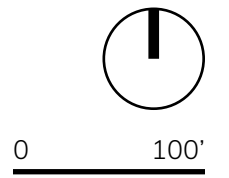
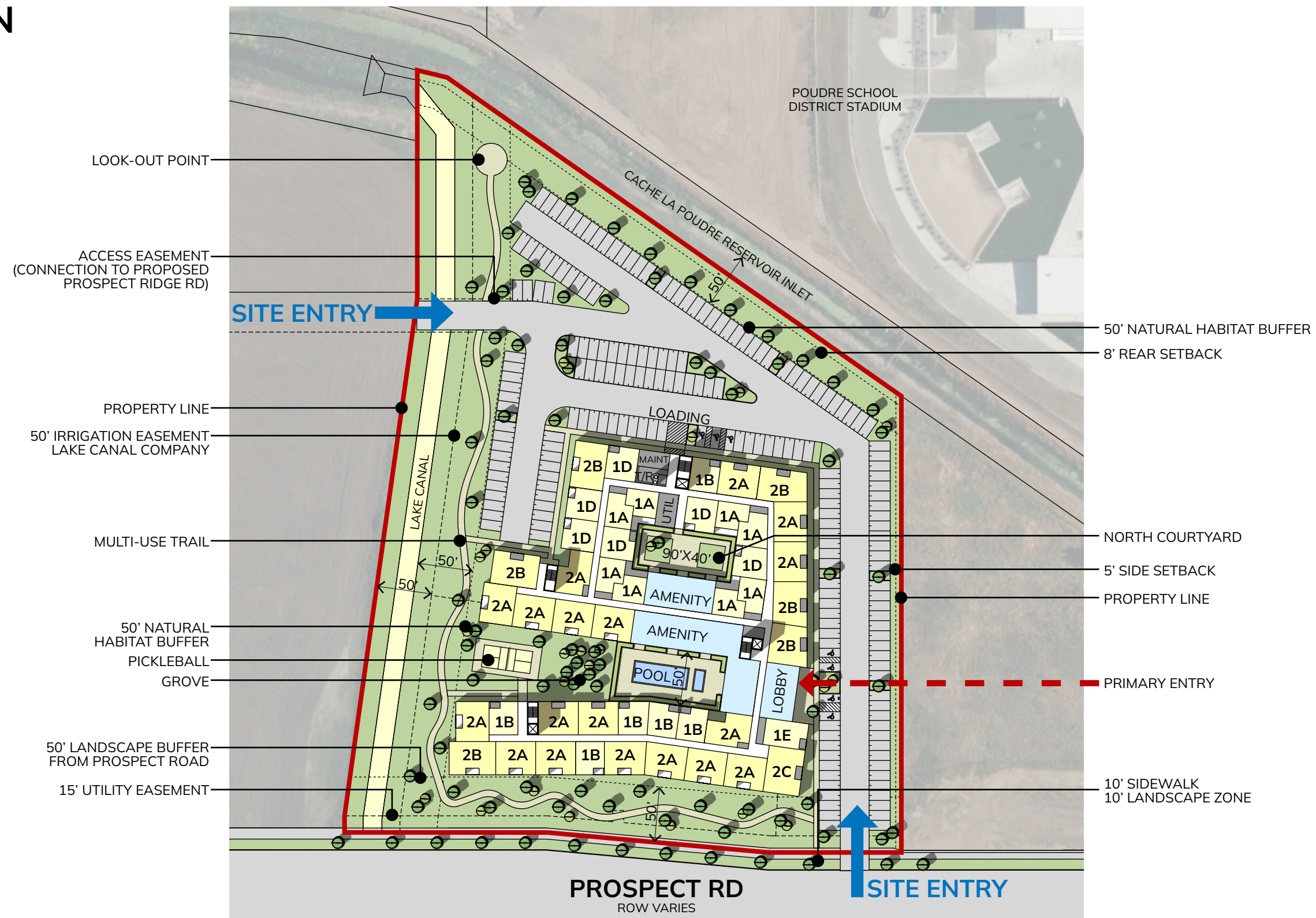
BIKE SUMMARY	DU	REQ SP	TOTAL REQ	TOTAL PROVIDED	
BIKE PARKING	158	1 SP / BD	237	237	
		60% ENCLOSED / 40% FIXED		142	95
TOTAL			237	237	

REGIONAL CONTEXT

I-25 & PROSPECT RD

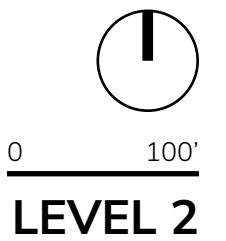
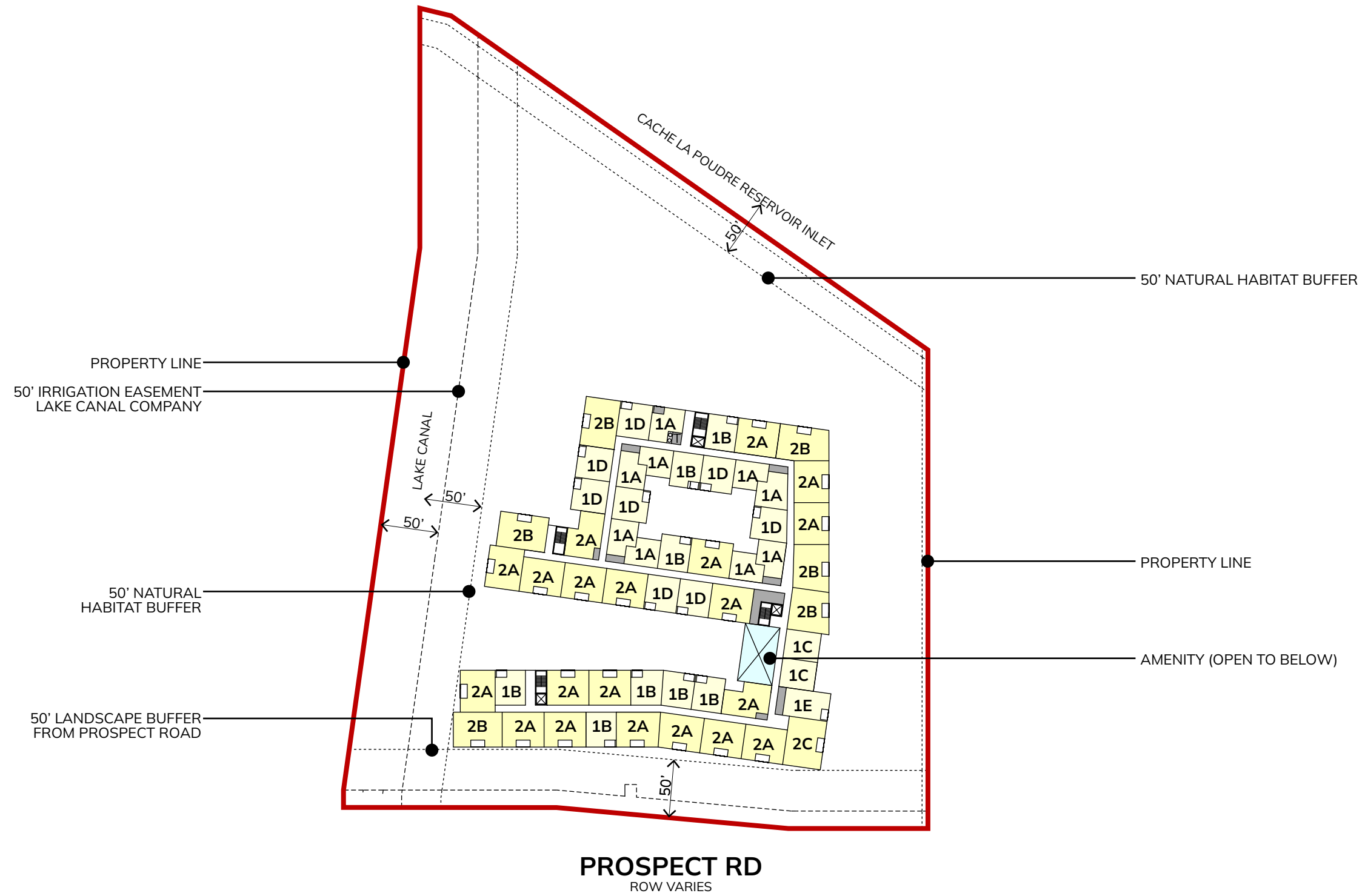


SITE PLAN



SITE PLAN

PLAN



PLAN

