

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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

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## Review Date

4/3/2025 11:15 AM

## Project Name

Townhomes at 120 Triangle Dr  
CDR250016

## Applicant

Sam Coutts  
970-224-5828  
sam.coutts@ripleydesigninc.com

**Planner:** Kai Kleer

**Engineer:** Shawn Mellinger

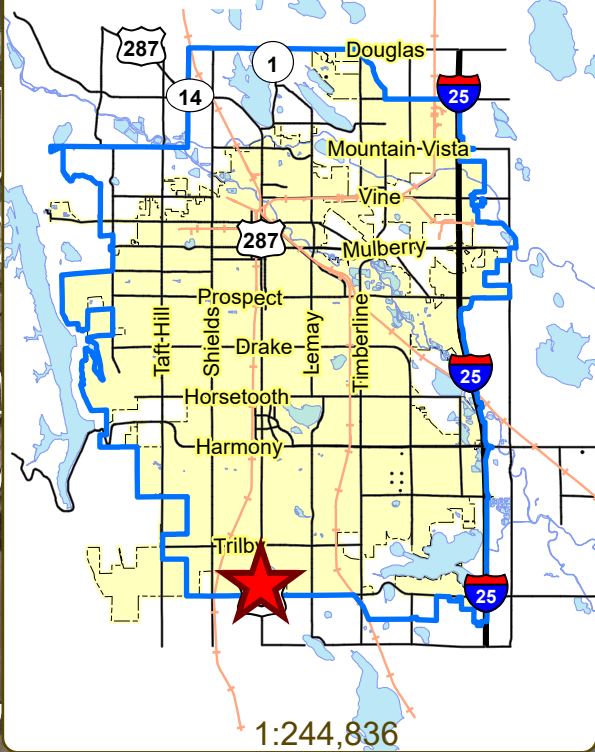
**DRC:** Marissa Pomerleau

## Description

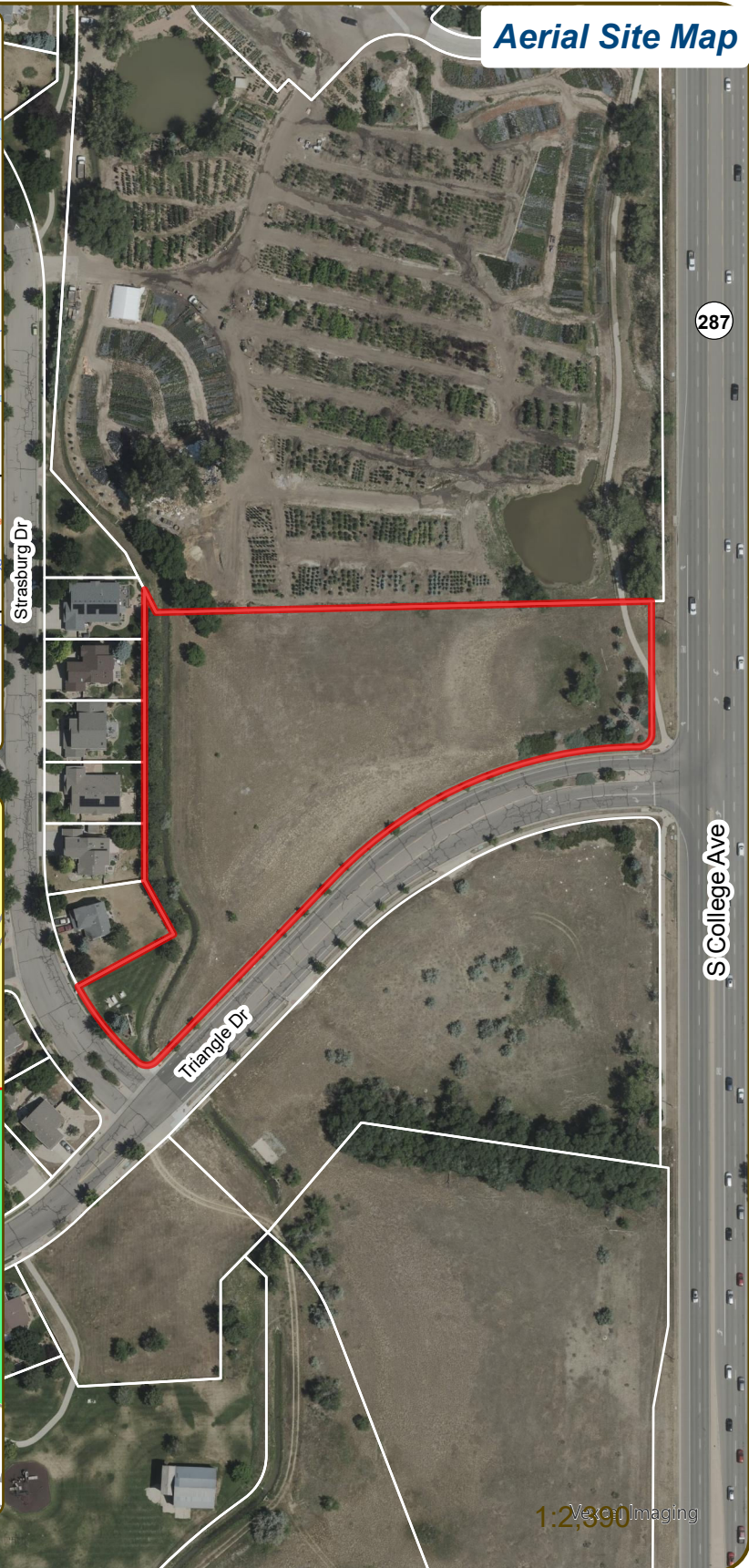
This is a request for 30 rowhomes at 120 Triangle Dr (parcel # 9614413006). The applicant is proposing rowhouses arranged in 4,5, and 6-plex configurations with 2-car garages accessed via alleys. Access can be taken from Triangle Dr. The site is approximately 0.5 mi south of E Trilby Rd and directly west of S College Ave. The property is located in the Medium Density Mixed-Use Neighborhood (MMN) zone district and the project is subject to an Administrative (Type 1) Review.

# Townhomes at 120 Triangle Dr- Rowhouse

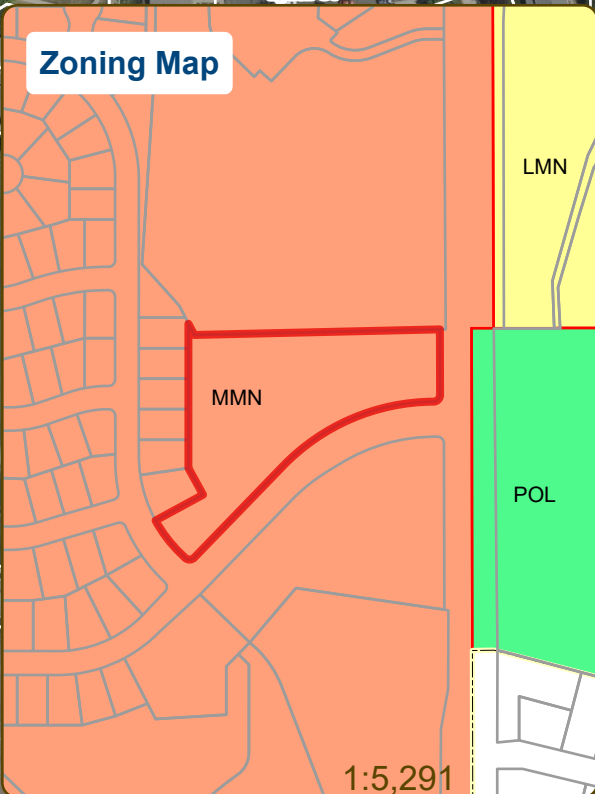
Vicinity Map



Aerial Site Map



Zoning Map



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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?



TIERED  
RETAINING WALLS

50' WIDE NHBZ FROM  
TOP OF BANK OF DITCH

MAJOR  
WALKWAY SPINE

EXISTING DITCH

GUEST PARKING

2-STORY TOWNHOMES

2-STORY TOWNHOMES

24' WIDE PRIVATE ALLEY

24' WIDE PRIVATE ALLEY

2 TO 3 - STORY TOWNHOMES

2 TO 3 - STORY TOWNHOMES

TRIANGLE DRIVE

24' WIDE PRIVATE ALLEY

2 TO 3 - STORY TOWNHOMES

EXISTING  
DETENTION POND

TIERED RETAINING WALLS

MONUMENT SIGN

SITE DATA	
2-STORY TOWNHOMES:	8
2/3 SPLIT STORY TOWNHOMES:	22
TOTAL DWELLINGS:	30
GARAGE PARKING SPACES:	60
SURFACE PARKING SPACES:	25
TOTAL PARKING SPACES:	85

WEST

GRADING CONCEPT

EAST

## Project Narrative | Triangle Townhomes

### Conceptual Review

3/20/2025

### Site Context & Existing Conditions

The project site is located at 120 Triangle Drive, on approximately 3.86 acres and consisting of one parcel. It is situated at the southwest corner of Triangle Drive and South College Avenue. The project is located in the Medium Density Mixed-Use Neighborhood (MMN) Zone District, where single-unit attached dwellings are a permitted use. The uses directly surrounding the site include Fossil Creek Nursery to the north, single-family residential neighborhoods to the west, vacant land to the south across Triangle Drive, and open space to the east across College Avenue.

The site is currently a vacant lot with significant grade change. There is an existing detention pond on the east side of the site and the Loudon Ditch on the west side.

### Proposed Development & Design Considerations

The proposed Triangle Townhomes development is thoughtfully designed to take full advantage of the site's natural grade and beautiful views, while integrating seamlessly into the neighborhood. The goal is to create a townhome community that is visually appealing, functional for residents, and contextually compatible with the surrounding neighborhood and features.

The project will include 30 single-family attached townhomes arranged in 4, 5, or 6-plex configurations. Each unit will have a private 2-car garage accessed via alleys. The homes will feature three-bedroom layouts and are intentionally placed to front onto green space. The western units will front onto a major walkway spine and will have views of the existing ditch, the eastern units will front onto the existing detention pond with views of another pond across College Avenue, the units in the middle will front a green landscaped space, and the units along Triangle will front the streetscape with landscaping and trees.

As noted above, the site features a considerable change in grade that will be leveraged to enhance the design. The natural slope of the land is a key design element, creating a stepped profile for the townhomes, with most buildings transitioning from two-stories to three-stories. The two-story homes that do not step down will be positioned on the west side of the site, providing a transition to the existing homes across the ditch.

The natural features on site have been carefully considered in the design of the site. There is a required 50' Natural Habitat Buffer Zone (NHBZ) from the Loudon Ditch, which not only preserves the natural environment of the ditch, but it also provides scenic views for the western townhomes and provides additional green space on site. The existing detention pond that serves the site is proposed to remain undisturbed, with tiered retaining walls on the east side that are shaped to provide a more natural feel and transition to the units above.



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### Site Circulation & Parking

There are two access points into the development, with the primary access being the south entrance, where vehicles will enter and ascend the hill to reach the townhomes. Internal circulation will include three (3) private alleys for vehicles and a major walkway spine for pedestrians, connecting the front of the west-facing townhomes to the other connecting walkways. For the five central townhomes, a modification request will likely be needed for the *Relationship of Dwellings to Streets and Parking* standard, as the walkway crosses the drive aisle of the alleyway.

The development will provide 60 garage parking spaces, located within the townhomes, as well as 25 surface parking spaces for visitors, which have walkways leading directly to the front doors of the units.

Overall, the site circulation is intended to be functional to meet the needs of future residents and their visitors, while integrating with the broader transportation network along Triangle Drive and into the existing neighborhoods.

### Questions for Staff:

- It is our understanding that the existing detention pond on the east side of the site has been sized for development on this lot. Does the type of development shown fit within the master planned capacity of this pond?
- Would a modification for the five dwellings in the middle of site not fronting on to a street be supportable given they front a green court that acts as a major walkway spine connection to Triangle Drive? We anticipate an enhanced crosswalk across the alley to aid in connecting to Triangle.
- Are there any concerns with providing water/sewer connections through the alleys and open spaces that dead end? There is likely not enough room on the north side of the development to loop these services.
- We are assuming a NHBZ along the Loudon Ditch on the west, but no NHBZ for the existing detention pond on the east. Is this assumption correct?
- Retaining walls will likely be needed to accommodate the significant grade on site. Will retaining walls be allowed on the west side of the existing detention pond if they are designed to add to the natural aesthetic of the pond?
- Are there any off-site requirements we should be aware of?
- Turning radii are set at 25' minimums to allow for perimeter fire access. The alleys all front the 2-story portion of the buildings, so no aerial fire access will be required. Are there any additional requirements from PFA we should be aware of?

