

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

4/10/2025 10:15 AM

Project Name

Fischer Properties Student Housing
CDR250018

Applicant

Erik Fischer
970.498.2994
joel.weikert@ripleydesigninc.com

Planner: Clark Mapes

Engineer: Tim Dinger

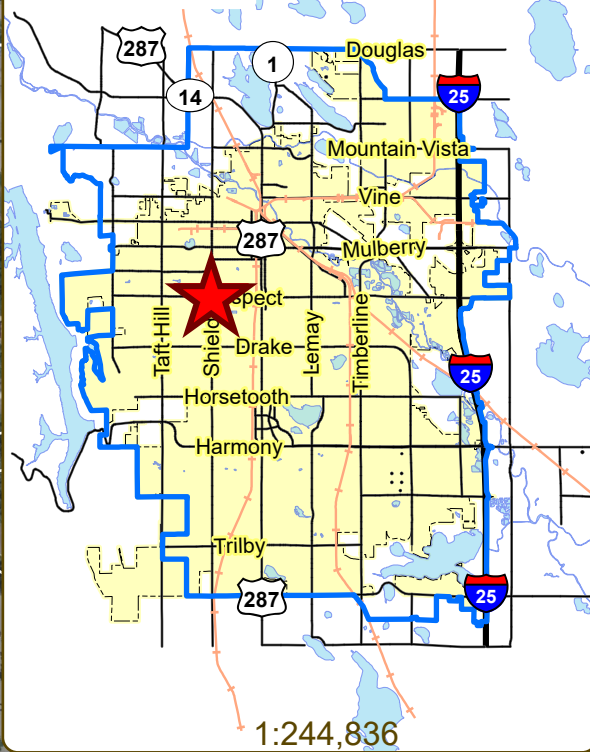
DRC: Brandy Bethurem Harras

Description

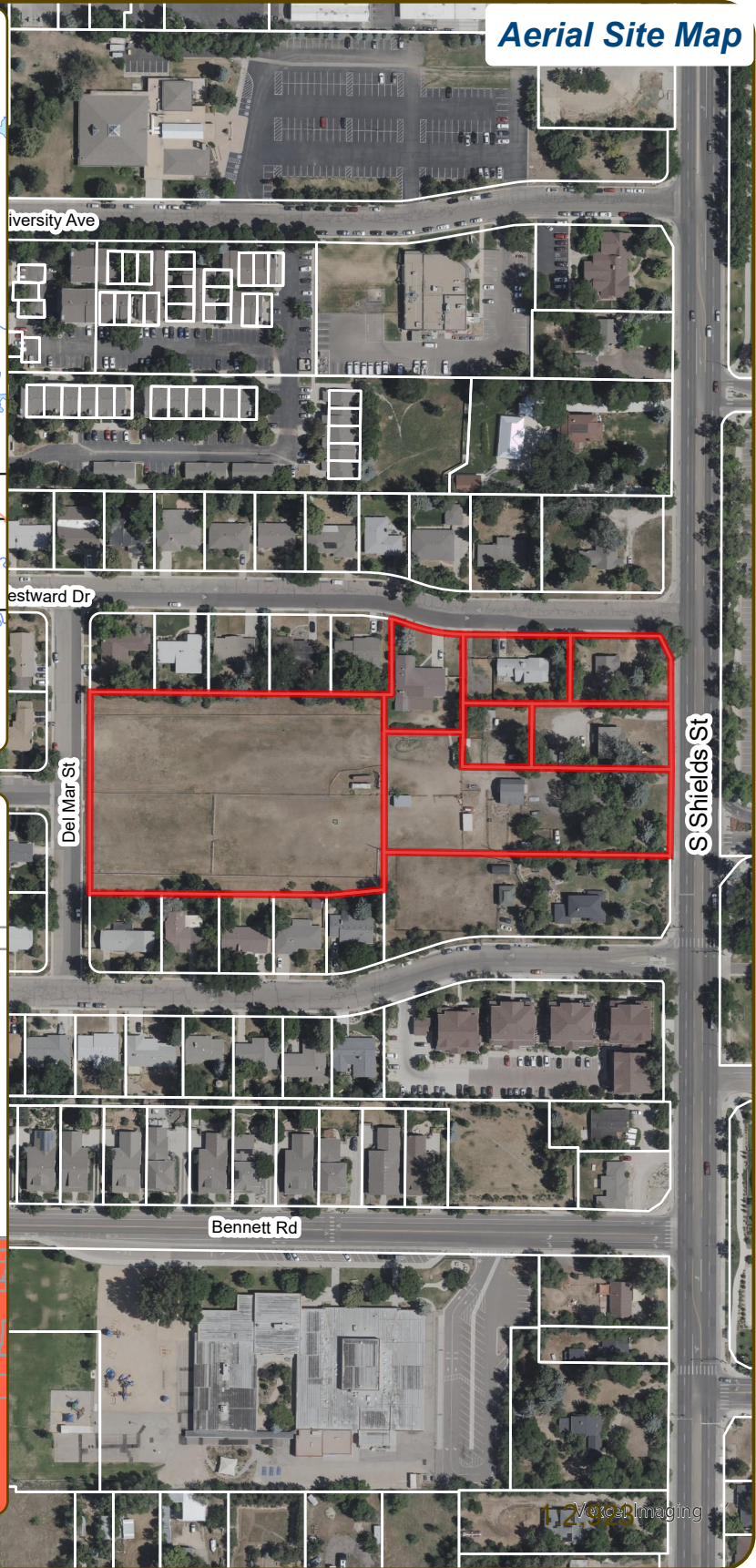
This is a request to construct a multi-unit student housing development at Westward and Shields (parcel #s 9715406015, 9715406034, 9715400033, 9715400006, 9715400002, 9715400005, 9715400007). The applicant is proposing a 97-unit multi-unit with a parking lot, pool and accessory building, detention pond, and interior amenity space. Access can be taken from Westward Dr and Del Mar St. The site is directly west of S Shields St and approximately 0.25 mi south of W Elizabeth St. The property is located in the Low Density Residential (R-L) and Old Town District, High (OT-C) zone district and is subject to an Addition of Permitted Use (APU) Review.

Fischer Properties Student Housing- Multi-Unit

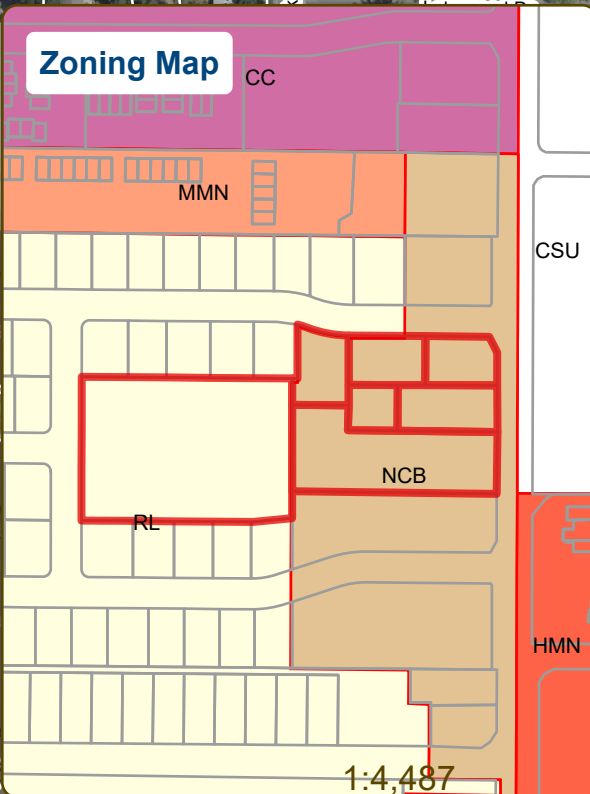
Vicinity Map



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.

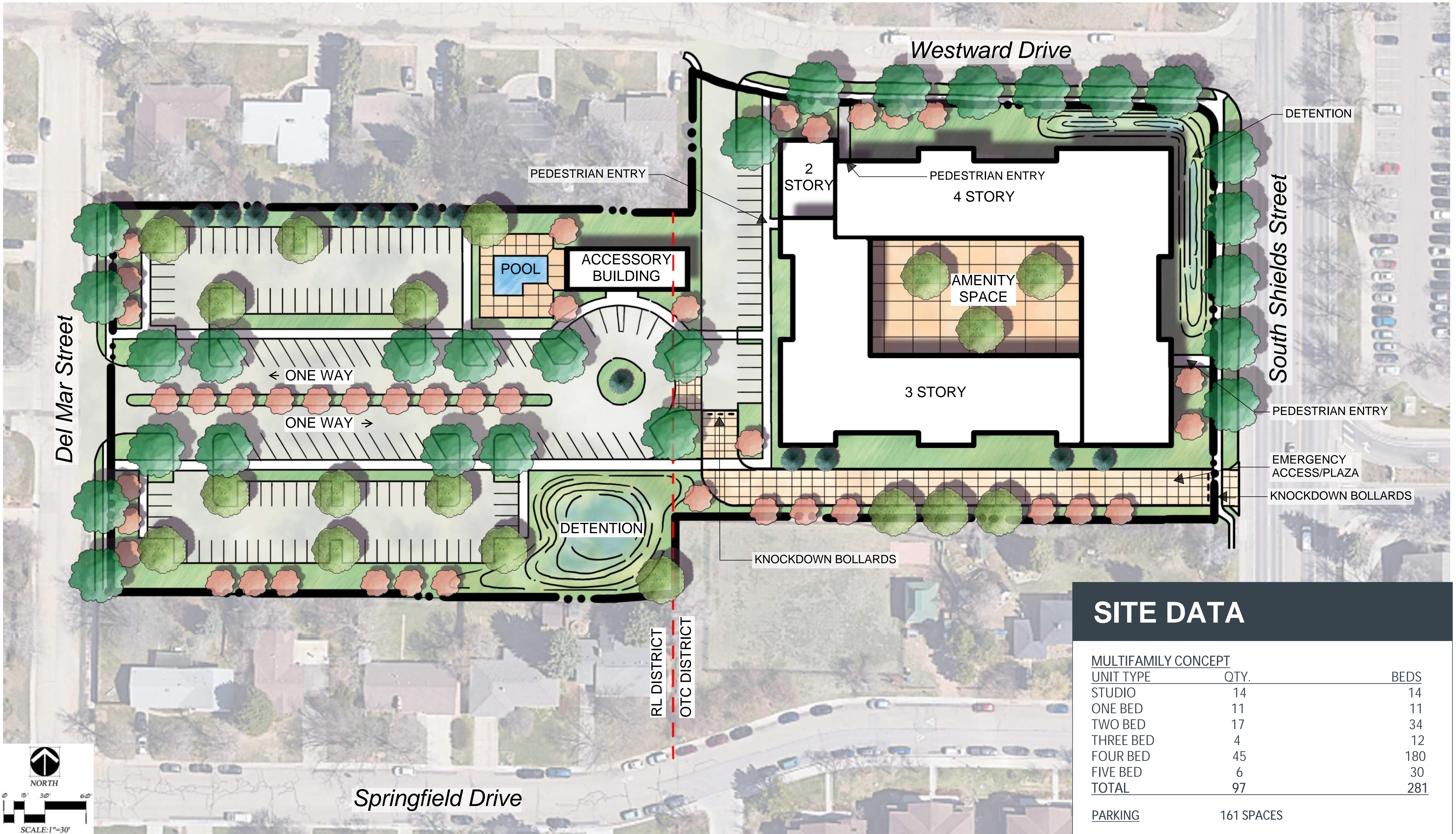
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

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?



SITE DATA

MULTIFAMILY CONCEPT		
UNIT TYPE	QTY.	BEDS
STUDIO	14	14
ONE BED	11	11
TWO BED	17	34
THREE BED	4	12
FOUR BED	45	180
FIVE BED	6	30
TOTAL	97	281
PARKING	161 SPACES	

Conceptual Review Narrative

Student Housing Concept | Fischer Properties

March 26, 2025

Design/ Development Team:

Property owner/ applicant: Mr. Erik Fischer

Landscape Architect/ Planner: Joel Weikert, Ripley Design Inc.

Background:

The applicant, Mr. Erik Fischer, is a long-time Fort Collins resident who has been actively working toward the redevelopment of his properties along Shields Street. Mr. Fischer spent his childhood at 1201 Westward Drive, and his sister continues to live and run her horses on the vacant property at 1210 Del Mar. The Fischer family has operated a law practice in downtown Fort Collins, serving the community for decades. The applicant has been involved in the development review process for several years, completing the following development review processes:

- Successfully appealing a Determination of Eligibility for Landmark Preservation pertaining to 1201 Westward Drive (2017).
- Conducting multiple conceptual reviews (2019 and 2021).
- Successfully rezoning the 1201 and 1185 Westward Drive parcels to the Neighborhood Conservation Buffer (N-C-B) Zone District, with a condition of approval related to parking requirements for residential land uses (2020).
- Successfully approving the Fischer Properties Project Development Plan (2023).
- Successfully “rezoning” 1201 and 1185 Westward Drive from the Old Town, High (OT-C) district to the OT-C district to remove the 2020 condition of approval (2025).
 - Effective date: March 14, 2025

The applicant’s vision is to celebrate the Fischer family’s land by creating a vibrant place to call home; this vision is highly evident by the iterative process taken to date and will to find the best use for the subject property that the Fischer family has called home. The strong vision for this property aligns closely with City of Fort Collins values: Livability, Community, and Sustainability.

Project Site:

The subject site is roughly 5.39 acres and consists of seven separate parcels located directly West of S Shields Street, directly South of Westward Drive, directly East of Del Mar Street, and North of Springfield Drive. The western 1.93-acre is currently zoned as Low Density Residential (R-L) and is used as horse pasture. The eastern 3.46 acres consisting of six (6) parcels and is zoned Old Town, High (OT-C). Colorado State University (CSU) is directly East of the site, across the arterial road S Shields Street. The site is immediately adjacent to several frequent bus routes and is fully within a dissolved *Transit Service Area* identified by the State of Colorado Department of Local Affairs. A vicinity diagram is



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provided below to illustrate the properties' location in comparison to the built environment, CSU, and other multifamily in the immediate vicinity.

Vicinity Diagram



Proposed Land Use:

With the sketch plan submitted as part of this Conceptual Review application, the applicant is proposing to develop multifamily residential housing, intended as student housing, on the subject properties. The multifamily land use would be limited to one building, solely in the area zoned as OT-C and no multifamily dwellings are proposed on the R-L zoned land. Preliminary studies estimate that the multifamily project can provide 97 dwellings, comprised of 281 total beds, immediately adjacent to the Colorado State University campus. This translates a density of roughly 28 dwelling units per acre (using the OT-C zoned acreage); the OT-C district does not list a maximum density for multifamily uses. The multifamily dwelling mix would include studio, one-bedroom, two-bedroom, three-bedroom, four-bedroom, and five-bedroom units. The western R-L zoned land permits accessory buildings and accessory uses (such as off-street parking areas). It is the understanding of the applicant team that the multifamily residential use requires a Type 2 (Planning and Zoning Commission) Review per *Division 4.2, Table of Primary Uses* in the Land Use Code.

Site Design:

- Lot size
 - The sketch plan provided proposes that the accumulation of properties be replatted into one lot, which will equate to approximately five acres. No maximum lot size is provided in the Land Use Code for the OT-C district nor the R-L district. The OT-C requires a



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minimum lot size of 4,500 SF and an additional 750 SF for each unit greater than 3-units. The R-L district requires a minimum lot size of 6,000 SF. Neither of these requirements present challenges to be met with the provided concept plan.

- The floor area of the rear lot shall not exceed 33% of the rear 50% of the lot area.
- Building Orientation
 - The proposed multifamily building fronts Westward Drive to the North while also providing easy access to Shields Street to the East. A large courtyard amenity space is centrally located for residents to access. The building is also sited to block the view of parking as much as possible from both Westward Drive and Shields Street.
 - An *accessory building* is shown on the concept plan, this accessory building would include a leasing office for the multifamily building and small amenity spaces for resident use (such as fitness area/ gym or a designated study area). The accessory building will not include residential uses. In the concept plan, the accessory building straddles the OT-C and R-L district boundary.
 - The front setbacks for residential uses in the OT-C are a minimum of 15'. It is the understanding of the applicant team that the OT District, Bulk Plane development standards require *that buildings be setback an additional 1' for every 2' of height above 18'*. With this standard in mind, the multifamily building is shown to be setback 31' (after required ROW dedication) along Shields Street and Westward Drive which would allow up to a 50' tall building along said frontages (the OT-C allows a maximum height of four stories). The multifamily building is setback 51' from the southern lot line, allowing sufficient space for aerial access staging, pedestrian access, and landscaping.
- Circulation, Emergency Access, and Parking
 - Vehicular access to the proposed project will come from Westward Drive and Del Mar Street. Primary vehicle access will come from Westward Drive, at a curb cut that is approximately 360' West from the intersection of Westward Drive and Shields Street. From this access point, vehicles will travel south past immediately adjacent parking and will be able to turn right (West) toward additional parking areas located on the western half of the property. Secondary vehicle access will come from Del Mar Street, where two one-way drives are proposed with angled parking lining each respective side. A landscape median will divide the eastern travel lane and western travel lane. Ornamental trees and landscaping will adorn the median. The intent of this divided secondary access point is to encourage slower travel by motorists and safety on the property. Vehicles will be able to traverse a landscaped central island at the eastern end of the one-way drives as needed.
 - Pedestrian circulation remains a focus with redevelopment plans for the project. Right-of-way improvements along Shields Street, Westward Drive, and Del Mar Street will create tree-lined detached walks rather than attached walks along roadways. Clear, direct walks are provided on-site for pedestrians to move safely and efficiently from Del Mar Street to Shields, and throughout the property. The emergency access/ pedestrian plaza on the southside of the multifamily building may be amenitized. Three primary entrances to the multifamily building are proposed: one facing North toward Westward Drive, another facing East toward Shields Street, and a third facing West toward the provided parking



- areas. Internal corridors of the multifamily building will connect dwellings and allow egress to any primary entrance and the central courtyard.
- Aerial access will be provided along the western and southern sides of the multifamily building via a 26'-wide staging area. The western staging area will be provided via the vehicle drive that connects to Westward Drive. Approximately 250' from the Westward Drive entrance, knockdown bollards will prevent public vehicles from accessing the southern aerial access staging area, which will double as a pedestrian plaza for pedestrian circulation. Emergency services will be able to lower the bollards when needed. Knockdown bollards are again identified adjacent to Shields Street right-of-way again prevent public vehicular access to the pedestrian plaza and staging areas. These staging areas coupled with Westward Drive access are expected to meet the required hose pull requirements as well.
 - Surface parking will be utilized on the project site, primarily along the western portion of the property. A total of 161 parking spaces are proposed with the sketch plan. All vehicular service areas in the OT-C are setback at least five feet from the property lines and no vehicle parking is shown to extend in front of the multifamily building frontage. Parking areas within the R-L region are setback approximately 20' from the anticipated Del Mar Street right-of-way and at least 15' from the adjacent single-family houses to the north and south. It is anticipated that a combination of robust landscaping, topographic berming, or fencing will be employed to block headlights from shining onto adjacent properties.
 - Open Space and Landscape Design
 - Open space is designed to sporadically break up the built environment with the proposed concept. A pool amenity is shown west of the accessory building, a large courtyard amenity space is proposed at the center of the multifamily building, and the area surrounding the emergency access/ pedestrian plaza may also be amenitized. Detention areas to the South and Northeast also contribute to on-site open space and landscaping. In general, the vision for landscape design is to enhance the amenity areas, provide planted buffers for adjacent properties, and add aesthetic interest for pedestrians traversing the site. All open space features, driveways, and walks will be maintained by a property management group.
 - Stormwater
 - Space has been allocated between on site for detention and water quality needs. It is assumed the project will require more than this, which will be provided via underground chambers.
 - The site generally slopes west to east with a total fall on the site around 10-12 feet. Existing outfalls occur on the southwest corner of Shields and Westward and the northwest corner of Shields and Springfield. Detention of stormwater will be provided on site and a system of roof drains, storm pipes, swales, and storm drain inlets will be provided through the site where necessary to collect stormwater. Pipe sizes will be determined during design. There is no floodplain located on the site.



Architecture

The intent of the concept is to develop a single multifamily building that provides student housing immediately adjacent to the Colorado State Campus. A small accessory building is proposed to be utilized as a leasing office and an amenity for residents. The architectural design of both buildings will take cues from the general context of building styles of the surrounding neighborhoods. The multifamily building will adhere to the OT-C development standards.

The proposed building in the concept plan varies in height, ranging from two to four stories. The 2-story portion is proposed at the NW corner of the building, seeking complementary form to the adjacent single-family residence to the immediate West. This two-story element will also double as a *limited 2-story façade*, a front façade design feature employed to promote pedestrian orientation. The *limited 2-story façade* shall be a maximum 40' wide and is set forward 15' from the adjacent wall plane. Heading East, the northern and eastern wings of the building are proposed to be 4-stories tall. The southern and western wings of the building are proposed to be 3-stories. Additional building entrances facing East toward Shields Street and West toward the accessory building will employ a *covered entry* as additional front entry façade design feature. From these primary building entrances, internal corridor circulation will enable ingress/ egress for residents throughout the building. Covered entries will extend an additional 6' from the adjacent wall plane. At each wing of the building, *wall offsets* articulate the buildings massing. On the north and south wings, 40' wide offsets extend 8' from the adjacent wall plane; these offsets are spaced 60' apart, which closely aligns with the single-family residential building width found along Westward Drive and Springfield Drive. A larger building mass is anticipated at the intersection of Westward Drive and Shields.

Finally, the architectural design of the multifamily building will employ design guidelines for multifamily redevelopment and infill as identified in the West Central Area Plan (Pp. 36). These design guidelines will include:

- Consistent fenestration and residential detailing
- Massing and scale variation, articulation, and residential character
- Front porches, color and materials with residential character
- Consistent roof pitch and balcony style with residential character

Questions for the Conceptual Review Meeting:

1. *Please confirm the applicability, if any, of Contextual Setbacks to the proposed concept.*
 - a. *Division 5.13(B) Contextual Setbacks states: "This provision shall not be construed as requiring a greater front setback than that imposed by the underlying zone district, and it shall not be construed as allowing setbacks to be reduced to a level that results in right-of-way widths below established minimums."*





2. Are there additional, big picture architectural design considerations our team needs to account for with the proposed concept?
3. The accessory building proposed straddles the zoning boundary between the OT-C and R-L district. *Are there setback concerns for the accessory building that our team needs to account for between the districts?*
 - a. Concept plan anticipates one lot is replatted.
 - b. Both the OT-C and R-L districts permit accessory buildings.
4. With previous PDP experience on these parcels, does staff believe this project has potential for a combined PDP/ FDP process (3-4 rounds of review)?

Contact information:

Thank you for your detailed review of this conceptual review application. Please do not hesitate to reach out to our team with any questions you may have regarding the application. Our contact information is provided below.

Planning & Landscape Architecture

Contact: Joel Weikert, Ripley Design

Phone: 970-498-2994

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Applicant

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