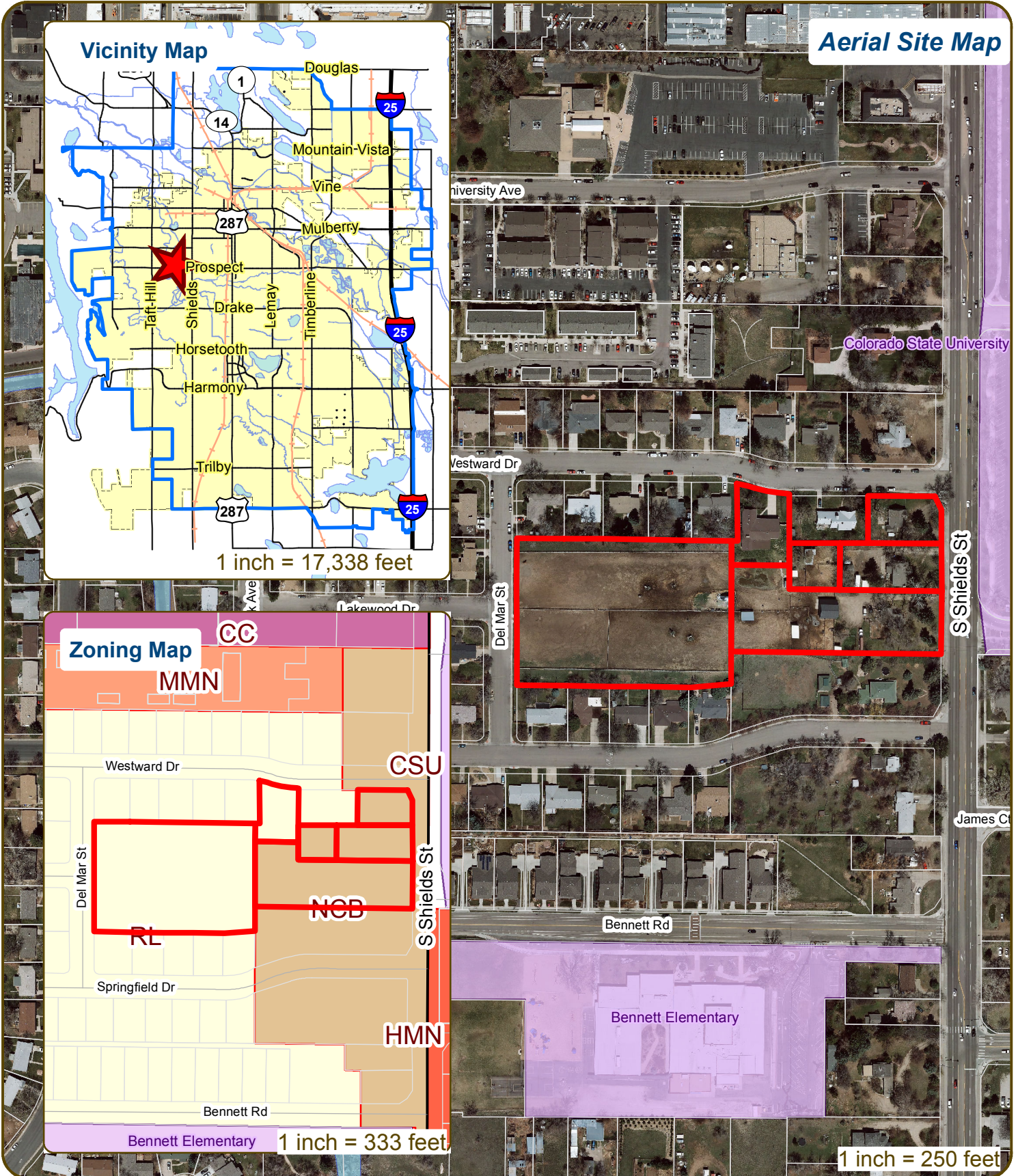


1215 Shields Street Development PDR



Aerial Site Map

Vicinity Map

1 inch = 17,338 feet

Zoning Map

Bennett Elementary 1 inch = 333 feet

1 inch = 250 feet

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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 5 pm, two weeks prior to the Wednesday meeting date. Application materials can be e-mailed to currentplanning@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 March 8 Project Planner Clay Frickey Submittal Date February 22 Fee Paid (\$500) X

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

Project Name 1215 Shields Street Development

Project Address (parcel # if no address) Parcel numbers: 9715406034; 9715400007; 9715406015; 9715400005; 9715400002; 9715400006.

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Russell Lee, Ripley Design-Planner; Justin Larsen, VFLA- Architect; Erik Fischer - Developer Business Name (if applicable) Ripley Design, Inc.

Applicant Mailing Address: 419 Canyon Suite 200, Fort Collins Co. 80524

Phone Number: 970.224.5828 E-mail Address: russ.lee@ripleydesigninc.com

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

Zoning NCB / RL Proposed Use Multi Family and Single Family Existing Use Single Family

Total Building Square Footage TBD S.F. Number of Stories 3 Lot Area 5.09 acres

Age of any Existing Structures 4 of the residential structures are over 50 years old. These structures will be removed

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

Increase in Impervious Area TBD

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



SUBMITTAL INFORMATION:
PRELIMINARY DESIGN REVIEW (PDR)

- 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information:
 - (a) What are you proposing/use? **Multifamily and single family**
 - (b) What improvements and uses currently exist on the site? **Existing single family residential buildings and open land.**
 - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood. **The Multi Family vehicular access will be off of Westward Drive and from Shields directly across from Pitkin Street. Pedestrian access will also be off of Shields Street and Westward. The Single family will be accessed off of Del Mar Street.**
 - (d) Describe site design and architecture. **The Multi Family will be 3 stories with residential units wrapping a podium parking structure. The second and third stories will be residential. The single Family will be accessed off of a cul-de-sac and each lot will be a minimum of 6,000 s.f. per the RL zone district requirements.**
 - (e) How is your proposal compatible with the surrounding area? **The proposal places the multi family along shields street and transitions into the residential neighborhood to the west with a single family residential development. The multifamily building will meet the criteria set forth in the NCB zone.**
 - (f) Is water detention provided? If so, where? **Detention may be provided along Shields Street within the 60' set back and between the single family residential and the multifamily building.**
 - (g) How does the site drain now (on and off site)? Will it change? If so, what will change? **A survey has not been done for the property so the nature of the current drainage is unknown.**
 - (h) What is being proposed to treat run-off? **The plan is conceptual but the desire is to treat run off within the landscape.**
 - (i) How does the proposal impact natural features? **There are some large trees on three of the existing residential lots along Shields Street which will need to be mitigated.**
 - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers? **The multi-family building will have fire sprinklers.**
 - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal? **One of the residential lots will need to be rezoned from RL to NCB.**
 - (l) Have you previously submitted an application? **No**
 - (m) What specific questions, if any, do you want addressed?

1. **We would like to confirm access off of Shields Street will be permitted.**

2. We would also like to know what utilities are available to service the development off of Del Mar Street, Westward Drive and Springfield Drive.
3. If the single family was built as a second phase, would it require an ODP?

3) **Site Plan** – Please consider including the following:

- (a) Project site boundary and adjacent property uses
- (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
- (c) Existing and proposed landscaping (Will trees be removed?)
- (d) Existing and proposed buildings (Will they remain? If they will change, how?)
- (e) Existing natural features (Will these be impacted by the proposal?)
- (f) On and off site improvements
- (g) Location of detention, drainage and water quality features
- (h) Emergency vehicle access and fire hydrant locations

Community Development & Neighborhood Services – 281 N College Ave – Fort Collins, CO 80522-0580



land planning ■ landscape architecture ■ urban design ■ entitlement

February 22, 2017

1215 Shields Street Development PDR Application

We are pleased to submit a PDR application and drawings for the development at 1215 Shields Street. The development consists of a three story 97 unit multi family building along Shields street and a 11 lot single family development to the west. The detention is assumed to be shared between the multifamily and the single family. This detention area will also provide a buffer between the two uses.

The development will require one lot along Westward Drive to be rezoned from RL to NCB.

The plans and application have been emailed to currentplanning@fcgov.com.

We look forward to working with the City Staff on this project.

Sincerely,

A handwritten signature in black ink that reads "Russell Lee". The signature is fluid and cursive, with a large initial "R" and "L".

Russell Lee,
Ripley Design, Inc.

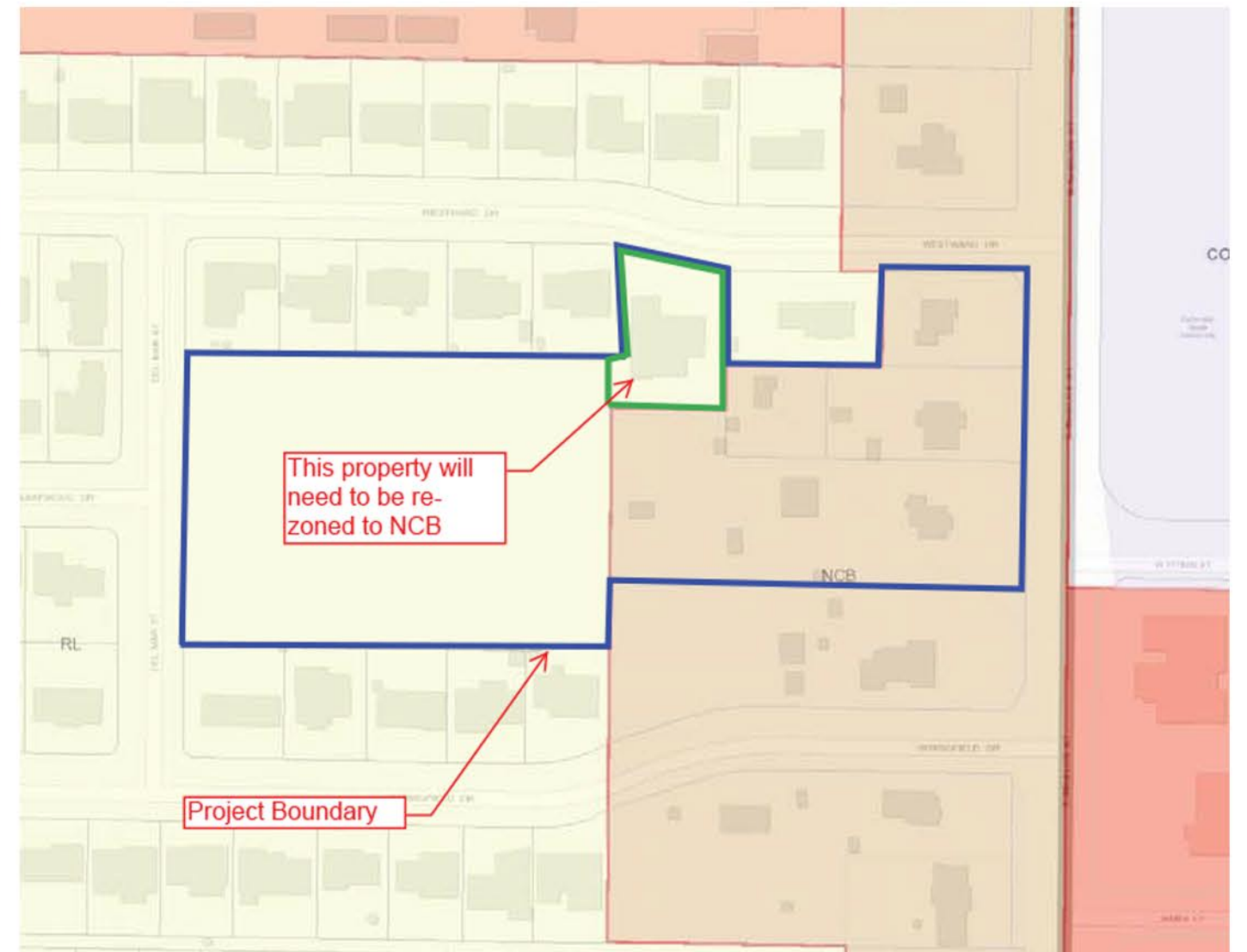
Thinking outside of the box for over two decades.

419 Canyon Ave. Suite 200 ■ Fort Collins, CO 80521 ■ tel. 970.224.5828 ■ fax 970.224.1662
www.ripleydesigninc.com

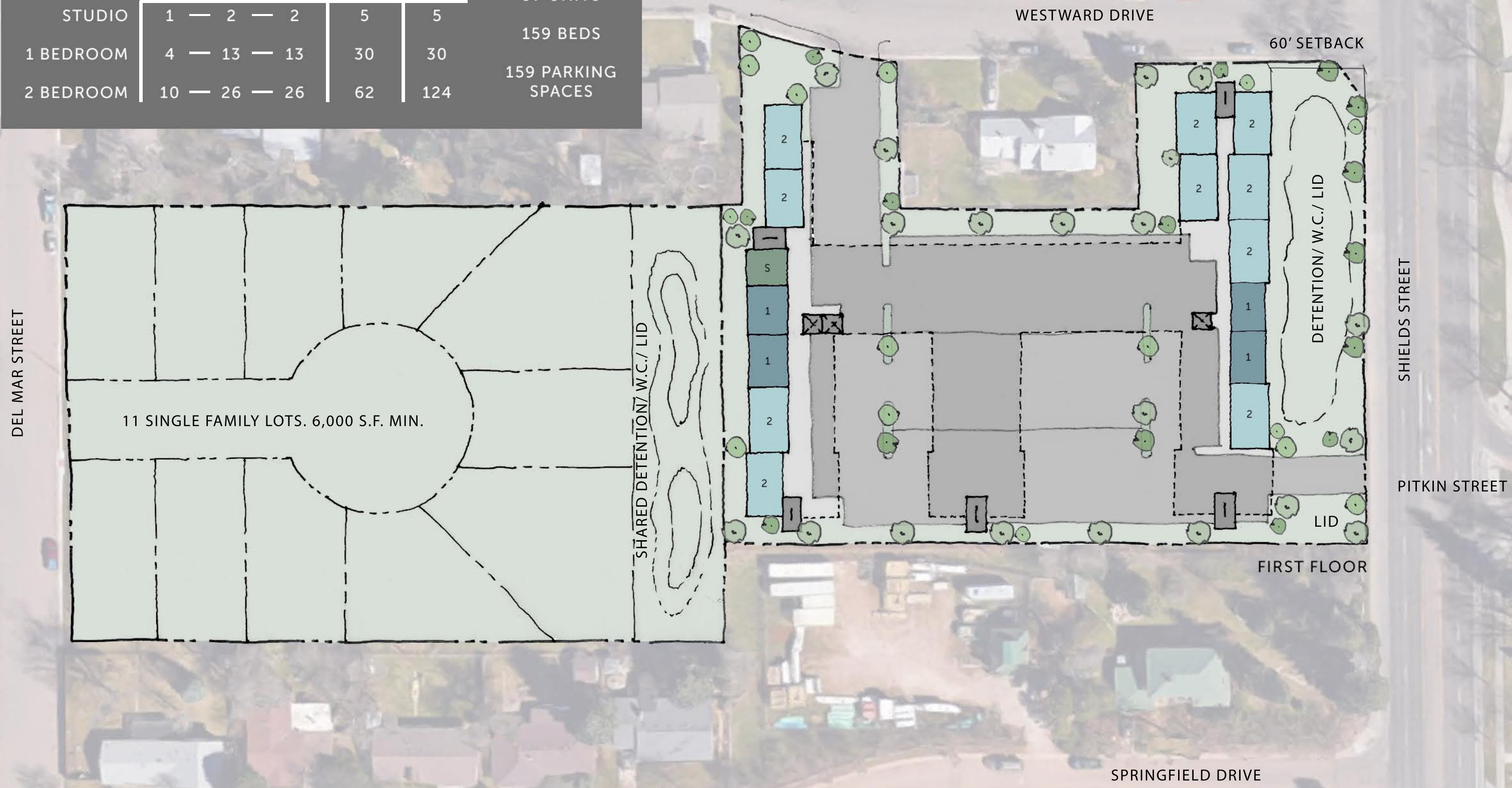


EXISTING CONDITIONS

EXISTING ZONING



	1ST	2ND	3RD	TOTAL	BEDS	
STUDIO	1	2	2	5	5	97 UNITS
1 BEDROOM	4	13	13	30	30	159 BEDS
2 BEDROOM	10	26	26	62	124	159 PARKING SPACES



	1ST	2ND	3RD	TOTAL	BEDS	
STUDIO	1	2	2	5	5	97 UNITS
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