

Conceptual Review Agenda

Schedule for 02/27/17 to 02/27/17

281 Conference Room A

Monday, February 27, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	419 Wood Street – Multi-Family CDR170009	Justin Larson (970) 224-1191 justin@vfla.com	This is a request to convert an existing single-family home into a 4 unit multi-family dwelling at 419 Wood Street (Parcel # 9711221005). The site is 8,440 SF and proposes an addition of 1,400SF first floor and loft and 858 SF garage SF to the existing 765 SF home. The property is located in the Neighborhood Conservation Medium Density, zone district and is subject to a Type II (Planning and Zoning Board) Review.	Ryan Mounce
10:15	1900 E Trilby Road - Mixed Use CDR170011	Craig Russell (970) 484-8855 crussell@russellmillsstudios.com	This is a request for a mixed-use development at 1900 Trilby Rd. (parcel #8607045001). The proposal shows 24,578 sq. ft. of commercial spread over 5 buildings at the corner of Trilby Rd. and Timberline Rd. The remainder of the property would be developed as 75 units of residential consisting of duplexes, 6-plex townhomes, and single-family detached homes. The site will be zoned Low Density Mixed-Use Neighborhood (LMN) upon annexation into the City of Fort Collins. This proposal will be subject to Annexation and Initial Zoning.	Pete Wray



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.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@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) **HAMMERSMITH - OWNER**
JUSTIN LARSON - CONSULTANT w/ VFLA

Business Name (if applicable) _____

Your Mailing Address **419 CANYON STREET FORT COLLINS**

Phone Number **970 224 1191** Email Address **JUSTIN@VFLA.COM**

Site Address or Description (parcel # if no address) **419 WOOD STREET**

SINGLE FAMILY HOME WITH 2 OUTBUILDINGS / SHED

Description of Proposal (attach additional sheets if necessary) **EXISTING 765 SQ FT HOME**

WOULD BE EXPANDED BY 1,040 SQ FT FOOT PRINT WITH 360 SQ FT LOFT

AND ATTACHED 858 SQ FT GARAGE. TOTAL 3,023 SQ FT on 8440

Proposed Use **4 PLEX** Existing Use **SINGLE FAMILY HOME**

Total Building Square Footage **3,023** S.F. Number of Stories **1.5** Lot Dimensions **8440 sq ft**

Age of any Existing Structures **1954**

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 **2138** 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?



EXISTING SITE VIEW



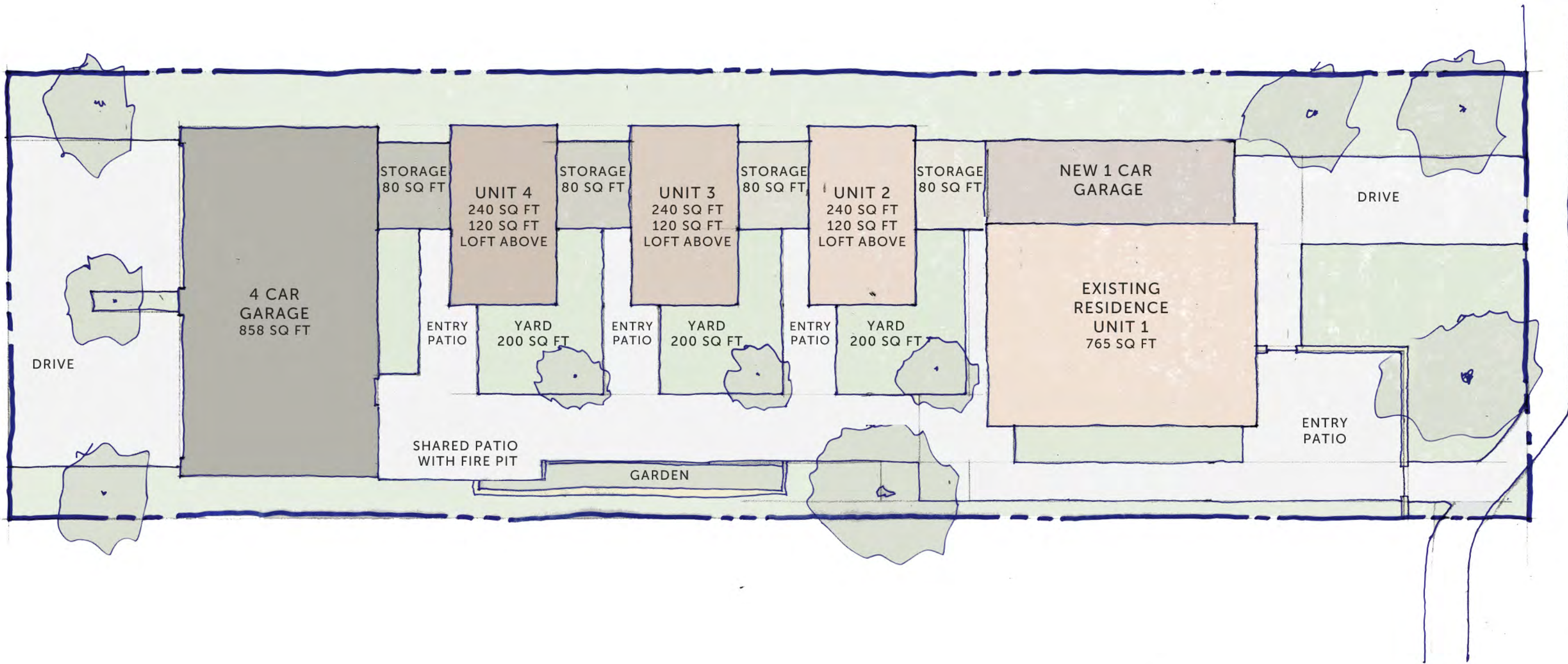
VIEW FROM BACK YARD



VIEW FROM STREET

EXISTING CONDITIONS

419 WOOD STREET | 02.05.17





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

Craig Russell, RLA Planner

Business Name (if applicable) Russell + Mills Studios

Your Mailing Address 141 S. College Ave, Suite 141, Fort Collins, CO 80525

Phone Number (970) 484-8855 Email Address crussell@russellmillsstudios.com

Site Address or Description (parcel # if no address) _____

1900 Trilby Road - Corner of Timberline and Trilby Roads.

Description of Proposal (attach additional sheets if necessary) See attached sheet

Proposed Use Residential, Commercial Existing Use single family residential lot

Total Building Square Footage See attached S.F. Number of Stories 2 max. Lot Dimensions Varies - See Plans

Age of any Existing Structures 70's and 80's Construction

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 [x] No If yes, then at what risk is it? _____

Info available on FC Maps: http://gis.fcgov.com/fcmaps/fcmap.aspx Click Floodplains tab and zoom to property.

Increase in Impervious Area 275,300 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?

1900 E. Trilby Road - Description of Proposal:

The property is currently in Larimer County and annexation will be required under the LMN zone district, as shown on the City Structure Plan. Site is 14 acres total.

The proposed plan (Option A) involves:

- Commercial land use along Timberline Road and at Corner of Trilby Road and Timberline Road.
- Single Family Attached Townhomes, Single Family Attached Paired Homes and Single Family all accessed via private drives. Open spaces as commons, separation/buffer tracts and multi purpose detention/amenity space as buffer along Trilby Road.
- 27 Single Family Alley Load Units
- 24 Paired Single Family Attached Alley Load Units
- 24 Townhome Single Family Attached Alley Load Units
- 24,600 SF Commercial w/77 Parking Spaces
- 75 total units, 13.81 Acres Residential - 5.43 Units/Acre Gross Density

The project is buffered from adjacent Timberline Road through commercial development and open space/detention along Trilby Road. Access is planned along Timberline Road with a right in/right out access and full movement access along Trilby Road.

1900 E TRILBY ROAD - PROPOSED PROJECT NARRATIVE - OPTION A



Site Location

Proposed Use

This property will require annexation and is proposed under LMN zoning, consistent with the City Structure Plan. The property is located at 1900 E. Trilby Road at the Northeast corner of Timberline and Trilby Roads. An existing single family home with agricultural outbuildings is currently located on the site on a 14 acre lot. The proposed use consists of single family homes, paired homes (single family attached), townhomes (single family attached), and commercial space.

Access & Circulation

Access is proposed from Timberline Road and Trilby Road. The entrance from Timberline Road is proposed as a right in-right out only, and the entrance from Trilby Road is proposed as full movement. Primary access is provided through a local connector cross-section roadway and residential lots are accessed via a 20' wide private drive. The commercial spaces provide parking on the west side of the structures. A landscape buffer between residential and commercial uses provides separation and reduces visual impact of the parking areas from residential uses.

Open Space and Street Trees

Common spaces, landscape buffers, enhanced detention areas and greenways are provided as open space amenities and provide visual separation and relief between the residential clusters. A continuous landscape buffer is proposed between residential uses and Trilby Road, and commercial development buffers residential uses from Timberline Road.

Water Detention

Detention is proposed at the low points of the site, along the south portion of the property adjacent to Trilby Road also functioning as an open space amenity. LID treatments will likely consist of bioswales and grassy swales utilizing open space tracts.

Previous Application

No previous applications have been submitted by this applicant. The project has been submitted for Conceptual Review by another applicant under the name of Levine Acres.



Proposed Residence Legend

- Single Family Homes**
(27) Units
- Paired Homes**
(24) Units
- 6-Plex Townhome**
(24) Units
- Commercial Buildings**
(5) Buildings
Total SF = 24,578

Commercial Parking Requirements

3 Space per 1,000SF

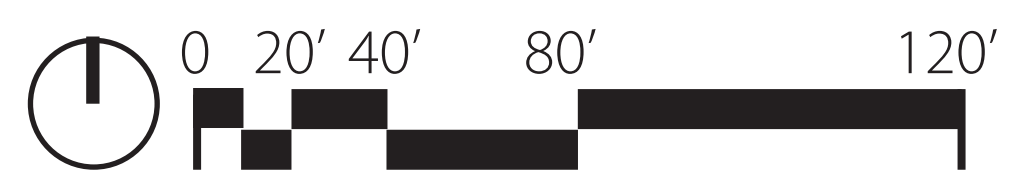
Total Spaces Required - 74 Spaces

Proposed Commercial Parking

Total Building SF = 24,578

Total Parking Provided - 77 Spaces

PROPOSED DENSITY CALCULATIONS		
Area	Density	Unit Type
Area 13.81 Acres	Density 5.43 DU/AC	(27) Single Family Units (24) Paired Home Units (24) 6-Plex Units (75) Total Units





Proposed Residence Legend

- Single Family
(10) Units
- Paired Homes
(26) Units
- 4-Plex and 6-Plex Townhome
(28) Units
- Commercial Buildings
(5) Buildings
Total SF = 24,578

Commercial Parking Requirements

3 Space per 1,000SF

Total Spaces Required - 74 Spaces

Proposed Commercial Parking

Total Building SF = 24,578

Total Parking Provided - 77 Spaces

PROPOSED DENSITY CALCULATIONS		
Area	Density	Unit Type
Area 13.81 Acres	Density 4.63 DU/AC	(10) Single Family Units (26) Paired Home Units (28) 4/6-Plex Units (64) Total Units

