



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 12/23/15 Project Planner Clay Frickey
Submittal Date 12/1/15 Fee Paid (\$500) X

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

Project Name Cottages on Laporte
Project Address (parcel # if no address) # 97091-03-009, vacant land

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Curt Lyons (owner)
James Gregory (partner) Joint Developers

Business Name (if applicable) Hamlet Craft and Shelter Dynamics

Applicant Mailing Address 117 S. Taft Hill Rd Ft. Collins, CO 80521

Phone Number (970) 556-8474 E-mail Address curtislyons@gmail.com

Basic Description of Proposal (a detailed narrative is also required) development of a pocket neighborhood of 5 houses under 1000 s/f each on a common green.

Zoning LNN Proposed Use Residential Existing Use vacant land

Total Building Square Footage ~ 4750 S.F. Number of Stories 1 1/2 Lot Dimensions 825' X 264'

Age of any Existing Structures N/A

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.

Increase in Impervious Area 4750 + required paving S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Preliminary Design Review application

Cottages on Laporte

Project Narrative:

- a. We propose to build an infill pocket neighborhood on a half acre site, consisting of five small detached houses ranging from approximately 400 sf to 1000 sf with entries and porches overlooking a common open space, on Laporte Ave approximately 2 miles west of Old Town and a ¼ mile west of Taft Hill Rd. These houses are intended to be prototypes for future projects that would use these floor layouts for larger developments. Garages are detached from houses, but attached together, possibly broken into 2 and 3 single care units. Our goal is to create de-facto affordable, workforce housing that is within bike commuting distance to employment in the surrounding area.
- b. There are currently no improvements on the parcel.
- c. Given the shape of the parcel with a street frontage of 82.5' and a depth of 264' the parking will be a challenge. Our desire is to pave as little as necessary to maximize landscaping and minimize impervious surfaces to create the most livable environment. We understand that the south 12' will become sidewalk and parkway, while we hope to work our parking into the front of the lot to limit vehicular traffic and paving the length of the lot which would have a significant negative impact on the potential for the landscaped environment.
- d. The site layout is to have the majority of buildings on the western portion of the lot and wrapping around the north end to allow the maximum green area, utility easements and access to the units. From Laporte Ave, the view will include landscaping, parking a potential detention area in the s/e corner and the garages and house closest to Laporte. The architecture is single family detached houses with a combination of craftsman bungalow, Victorian and more contemporary buildings creating an eclectic community.
- e. The current area consists of single family detached houses on the north side of Laporte with a large Church a few lots to the west. On the south side of the street are PSD administrative buildings and Impala drive for Poudre High School. East of Impala are two story, multi-family units, Ramblewood apartments, so the area is has a mix of buildings and uses currently.
- f. Currently there is no water detention.
- g. The prevailing drainage is north/west to south/east with negligible slope. This will likely stay the drainage condition, however we have talked about the common green area being designed as to act as a detention area as well as the possibility of another area toward Laporte on the south/east corner.
- h. Other than using Low Impact Development strategies to minimize run off and detention, treatment is not proposed.
- i. The natural features of the lot currently consist of grass, hay, alfalfa and some weeds. There are no trees on the site currently.
- j. Currently there are no existing structures on the site. The new houses will have fire suppression systems built in, probably a P-2904 systems.

k. The current density in LMN is 9 houses per acre putting this development site at 4.5. We are proposing 5 units, to help offset the development costs as well as contribute to a more sustainable area by increasing density to help combat sprawl.

l. There was a similar proposal to this for the same site by the owner in 2011 or 2012 that went through conceptual review.

m. Given that there are no examples of this type of pocket neighborhood currently in town, and given the layout challenges of this infill site, we look forward to having the City help us come up with solutions to overcome some of the challenges, such as parking, and fire access, while creating a vibrant livable neighborhood community. One specific question is are we allowed any on street parking along our frontage that is adjacent to our drive access?

Site Plan.

a. parcel # 97091-03-009. Adjacent properties consist of single family detached houses with a one time proposal of a large multi-family development to the north on adjacent vacant land.

b. Circulation system is designed to have access from Laporte Ave. which is a minor arterial with one lane of traffic going each direction and a turn lane in the middle. Residence would pull in and park then walk along a path to access their house. We would like to accommodate emergency access by providing access approximately half way into the site. Providing a turn around or longer access will likely make this project unrealistic. At this time there is no sidewalk on the north side of Laporte Ave, so ours would be the first, with a tie in from the community likely on the east portion of the lot.

c. Currently there are no trees, so removal will be unnecessary. We plan to plant trees but do not have a specific landscape design at this time.

d. This is currently vacant land with no buildings.

e. The natural features of the lot currently consist of grass, hay, alfalfa and some weeds. There are no trees on the site currently.

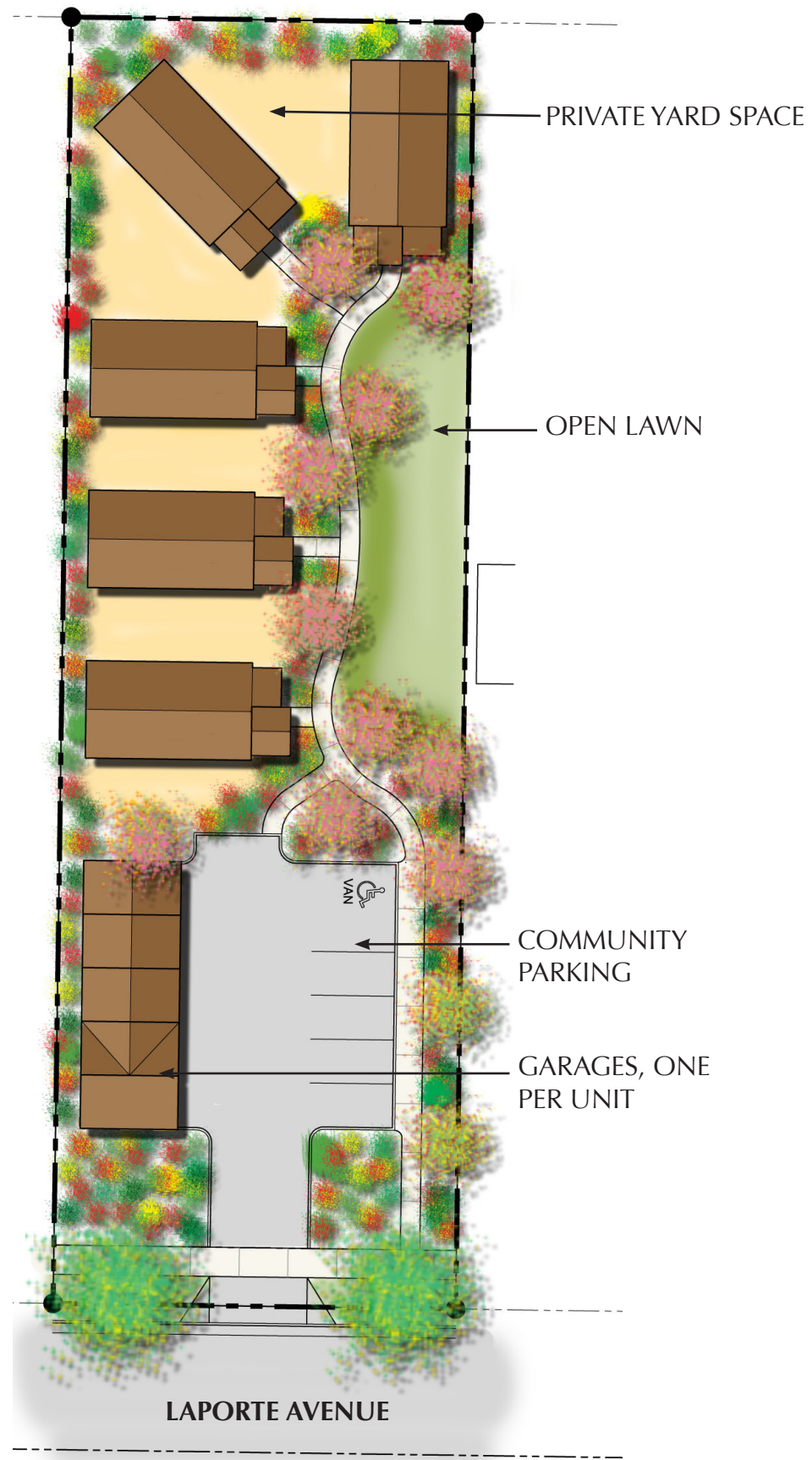
f. The on site improvements consist of multiple single family houses, with detached parking as well as a sidewalk and parkways off of Laporte Ave.

g. Currently there is no water detention. The prevailing drainage is north/west to south/east with negligible slope. This will likely stay the drainage condition, however we have talked about the common green area being designed as to act as a detention area as well as the possibility of another area toward Laporte on the south/east corner.

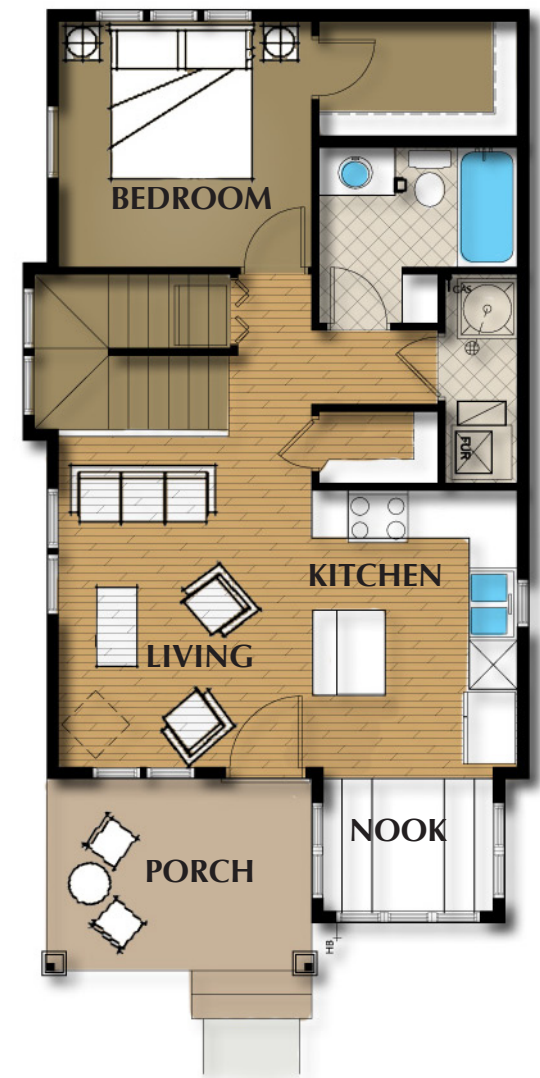
h. Currently the emergency vehicle access is on Laporte Avenue, and the closest fire hydrant is on the corner of Impala Drive.

Questions for PDR

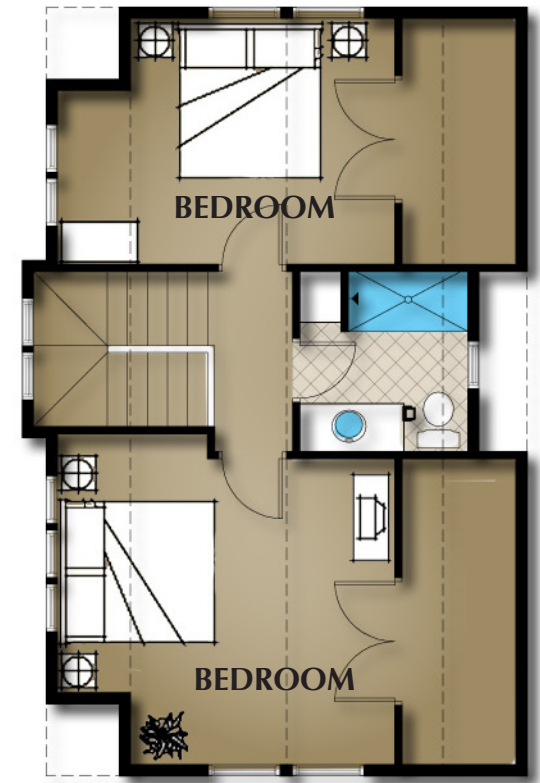
1. Fire access, if we sprinkle will PFA work with us on easing some other typical requirements? If we have to run a 20' wide solid concrete drive all the way to the back of the property, with a turn around, this project is done for. I have read that Portland has adopted a "skinny streets" program to create more livable streets, using the Traditional Neighborhood Development Street Design Guide, so I wonder if FTC has heard of this and or is willing to consider this?
2. Parking, we don't want a big ugly parking lot any more than the City or neighbors do, so what is the best solution? Are there any compromises to be had, ex. what if we got a shared mini-van for the complex, that was controlled by the HOA or something, kind of like the community zip car? Jim and I are all about trying to think outside the box.
3. Is there anything that the City has been curious about or wanting to try to might fit with our project?
4. We are looking for a modification on the number of houses from 4 to 5, since this project having smaller houses will already be expensive per square foot of house and or development, so is this feasible?
5. FYI, we met with Beth Rosen and it just looks unlikely that we can qualify as Affordable, so we are going to build the best product we can and shoot for a reasonable price range, \$250-300,000 is what we hope is realistic.
6. If we shoot for Net Zero houses, using PV are there City incentives available? State?
7. If everything goes well, what is a realistic time frame before we could break ground; are there any partial permits or equivalents that would allow us to excavate, and pour foundations, while we are working other details out? Contingent on agreements etc?
8. Since we have to pay in lieu or put in curb, gutter & sidewalks we are inclined to install them, since it seems unlikely that the rest of the north side of Laporte will get sidewalk and the parkways will help the overall landscaping of the development.
9. Do you know anything about what is going on with the development proposal to the north, I believe at one time it was called Sanctuary West?



SITE PLAN



FIRST FLOOR



SECOND FLOOR



**LAPORTE AVENUE
COTTAGES**

