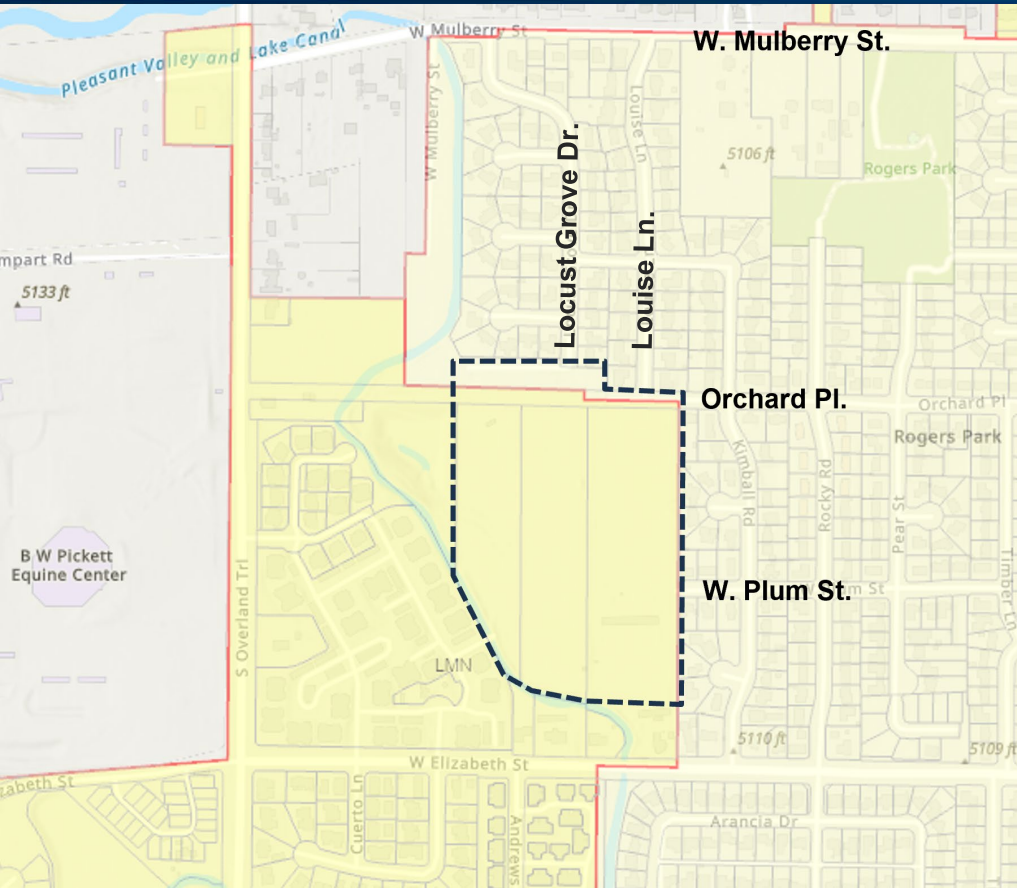


**Staff Presentation  
to the  
Planning & Zoning  
Commission  
November 16, 2023**

An aerial photograph of the Fort Collins city center, showing a dense urban area with various buildings, streets, and green spaces. The sky is a mix of blue and light orange, suggesting a sunset or sunrise. The image is framed by a white curved border at the top and bottom.

Planning and Zoning Commission Hearing  
Polestar Village PDP220010



- Near West Elizabeth & Overland Trail, but accessed from local streets
- 20 acre property
- Zoned Low Density Mixed Use Neighborhood (LMN) and Low Density Residential (RL)



- Applicant walk-through of all the buildings
- B&B – what’s the concept, how does it work
- Confirm that the two northernmost buildings are the ones with the modification for no doorways.
- Orchard extension to Overland Trail in the future – any commentary?
- Orchard why no cul-de-sac?
- Traffic impacts on neighborhood
- Is escrow adequate for future walkway to Elizabeth?
- Detention outfall to the east – zoom in, show it, explain how it works
- CLOMR -- why a CLOMR for a non-FEMA floodplain?



W. Mulberry St.

Rogers Park

Potential Future Extension

Orchard Pl.

Rogers Park Neighborhood

West Plum St.

SITE

Saddle Ridge  
Condos

West Elizabeth St.

Overland Trail

Neighborhood  
Context

Orchard Extension  
Question

### **Off-Street Parking for Nonresidential Uses, Section 3.2.2(K)(1):**

**A grouping of uses**

**with total required:** 38 spaces

**Proposed:** 28 spaces

**Staff:** not detrimental to the public good, and meets the requirements of Section 2.8.2(H)(1) “equal or better” and (4) “nominal and inconsequential”



## Parking Modification

- Mixed use building w/ commercial and upstairs B&B
- Group home
- Place of assembly



## **Residential Street-Facing Facades, Section 3.5.2(D)(2):**

### **Bldgs with**

#### **4+ units:**

Doorways required on street faces

#### **Plan:**

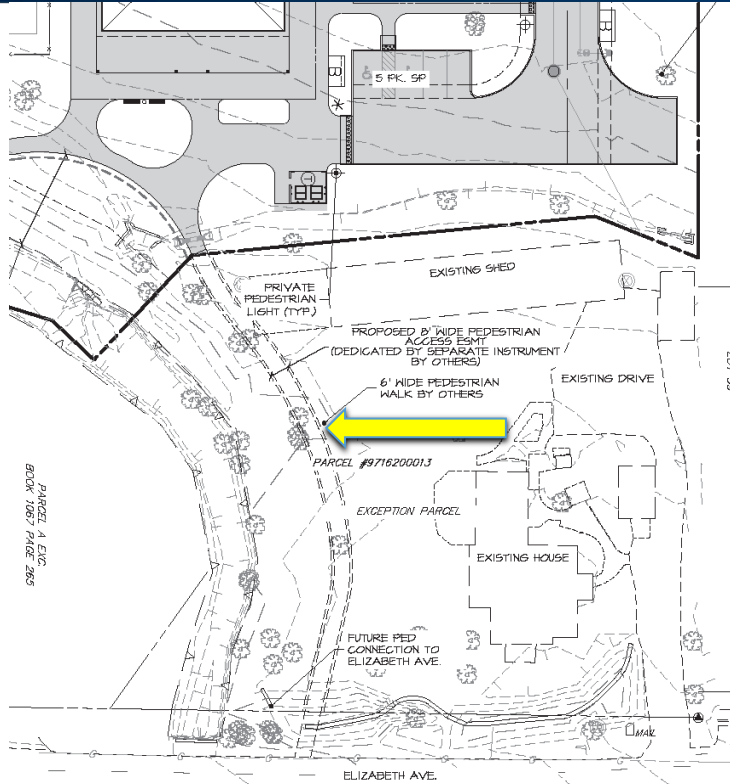
2 building ends without doorways

#### **Staff:**

not detrimental to the public good, and meets the requirements of Section 2.8.2(H)(1) “equal or better” and (4) “nominal and inconsequential”



**Street-Facing Facades Modification**



## Easement for future walkway to West Elizabeth Street

Prior to Final Plans: easement from owners to the south for future walkway to West Elizabeth

- Large Cottonwood
- Floodway and City Regional Detention Collaboration
- Natural Habitat Buffer Zone & Mitigation of a Small Wetland
- Street Extensions
- Complete Walkway Framework
- Mix of Housing and Building Variation
- Neighborhood Center
- Community Gardens
- Landscape Plan
- Parking, Bike Parking, Trash and Recycling, Lighting

1. Approval of the two Modifications
2. Approval of the PDP
3. One condition of approval



799 Louise Ln

Fort Collins, Colorado

 Google Street View

Jun 2023 [See more dates](#)



*Orchard Place Terminus*

← 2704 W Plum St  
Fort Collins, Colorado

 Google Street View

Jun 2023    See more dates



*Plum Street Terminus*





## Overview

Mixed neighborhood on 20-acre infill property

144 dwelling units in a variety of housing types (9)

Neighborhood center w/ community building, mixed-use building w/ small commercial spaces and B&B rooms upstairs, place of assembly, and agriculture support building for multiple community gardens and landscape maintenance

Large stormwater detention pond as part of a larger regional City system

Natural habitat buffer along irrigation canal

Two modifications of standards and one condition of approval

# Orchard Place



## Overview

- Campus-style framework of walkways
- Community garden spaces throughout



## Architecture - Residential



SCALE: 1/8" = 1'-0" 2-1-25



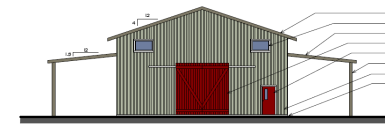
1 MJ SCALE: 1/8" = 1'-0" 2-1-25



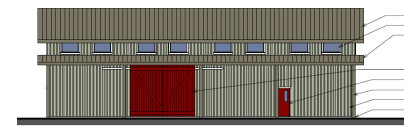
4 MJ SCALE: 1/8" = 1'-0" 2-1-25



2 CF SCALE: 1/8" = 1'-0" 2-1-25



2 AC SCALE: 1/8" = 1'-0" 2-1-25



4 AC SCALE: 1/8" = 1'-0" 2-1-25

# Architecture - Nonresidential