

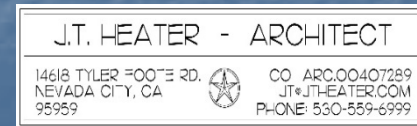
**Applicant Presentation to
Planning & Zoning Commission
November 16, 2023**

Polestar Village Fort Collins, Colorado

Planning Commission Hearing
November 16, 2023

Applicant & Developer:
Polestar Gardens, Inc.

Consultant Team:



Polestar Village - Fort Collins

Polestar Key Values & Design Goals

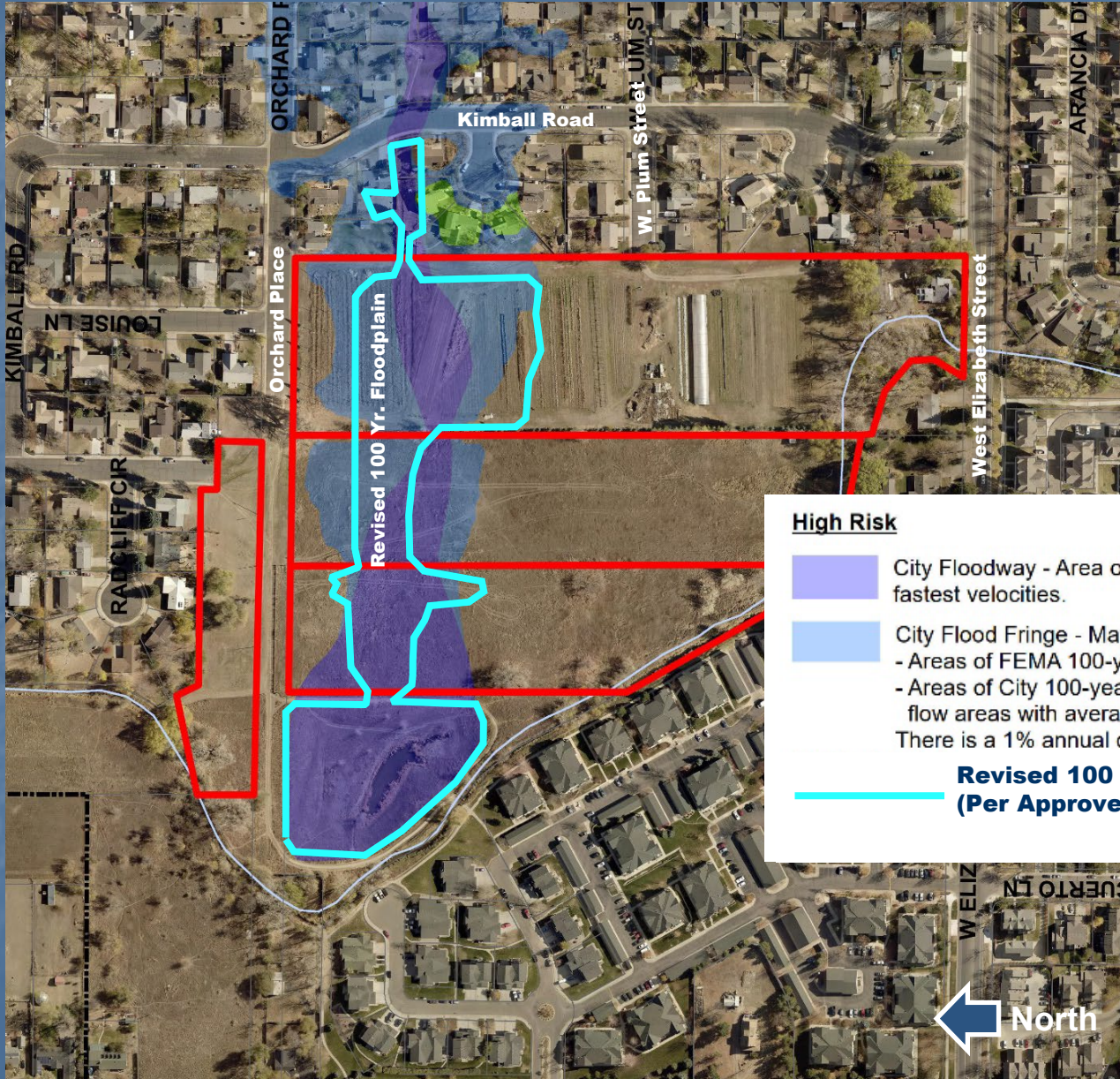
COMMUNITY VALUES & DESIGN GOALS

1. **Pedestrian Focused, Campus Like Setting, Designed to Minimizing reliance on Carbon Based Vehicles, promoting the use of Electrical Share Vehicles & E-bikes**
2. **Create a Neighborhood that is Inviting to the surrounding Community & Built around Urban Gardens & Intimate Gathering Spaces**
3. **Build Upon the Legacy of Happy Heart Farm through Urban Farming, Pocket Gardens & Community Farmers Market**
4. **Create a Development with ample Open Space, Parks, Play Areas & a Central Gathering Space for Meditation, Yoga & Community Events**
5. **Insure the Preservation of the Existing Sensitive Natural Areas and Trees**
6. **Offer a Broad Range of Housing Products from S.F. Detached Homes, Townhomes, Urban Cottages, Micro Units & Apt.**
7. **Create a Development that meets the City's Net Zero Energy Goals**
8. **LEED Gold & Life Long Home & Community Certification**





Polestar Village - Fort Collins

Fort Collins Current 100 Year Floodplain Map vs. Revised 100 Year Floodplain



High Risk

-  City Floodway - Area of 100-year floodplain with greatest depths and fastest velocities.
-  City Flood Fringe - May Include:
 - Areas of FEMA 100-year floodplain (FEMA Zones A, AE, AO, and AH)
 - Areas of City 100-year floodplain including ponding areas and sheet flow areas with average depths of 1-3 feet.There is a 1% annual chance that these areas will be flooded.

**Revised 100 Year Floodplain
(Per Approved CLOMR)**



North

Polestar Village - Fort Collins

Overall Site Plan



Future Pedestrian Connection to Elizabeth Multi-Modal Corridor (Esmt. Agreement Acquired)

Development Data

Current Zoning:	RL Zone: (1.4 Ac)
	LMN Zone: (19.1 Ac.)
Total Site Area:	20.5 Ac (100%)
• Public ROW	2.50 Ac (13%)
• Private Drives/Alleys	1.87 Ac (9%)
• Lot Area (Res & Non-Res)	6.14 Ac (30%)
• Open Space	10.0 Ac (48%)
Units Proposed	144 DU's
Gross Site Density	7.0 DU's/Ac

Polestar Village - Fort Collins

Site Plan Enlargement



Polestar Village - Fort Collins

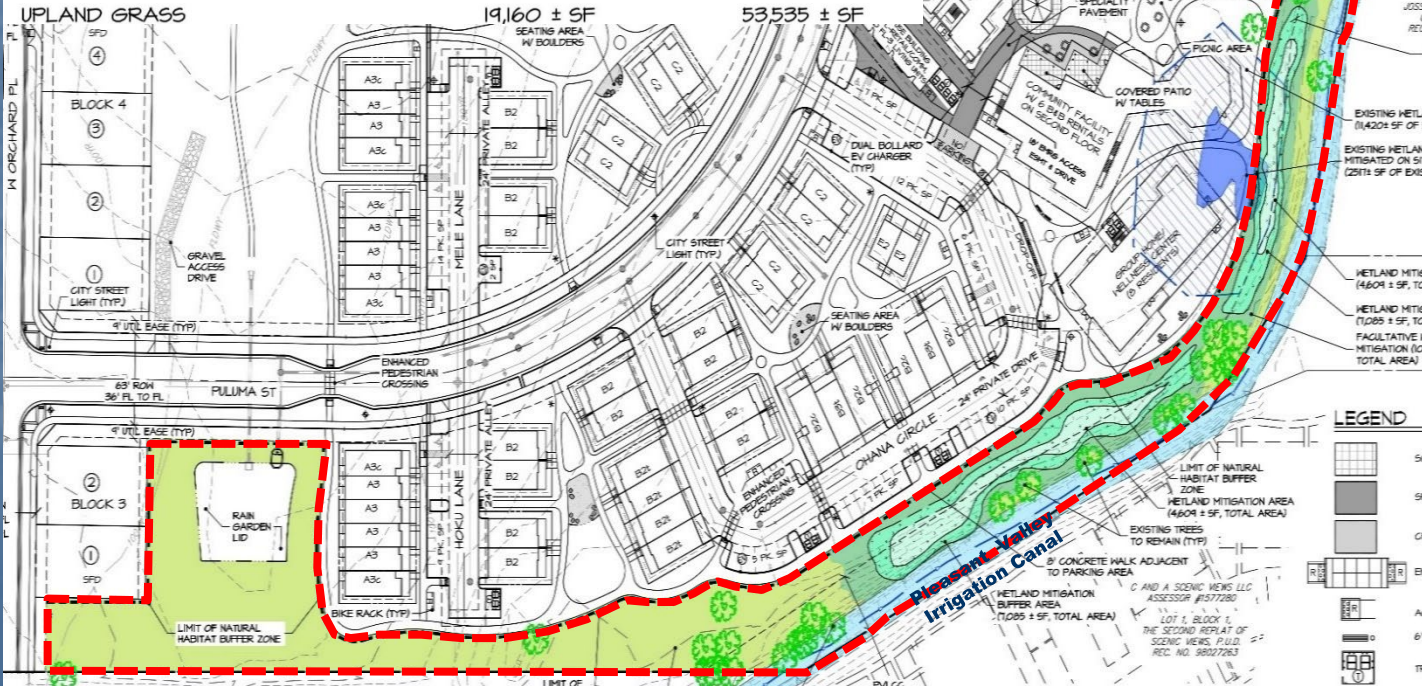
Natural Habitat Buffer Zone (NHBZ)

WETLAND MITIGATION MATRIX

DESIGNATION	REQUIRED	PROVIDED
EXISTING WETLAND AREA	2,520 ± SF	4,609 ± SF
50' WETLAND BUFFER (PER CITY CODE)	11,420 ± SF	7,085 ± SF
FACULTATIVE WETLAND	N/A	10,631 ± SF
TOTAL WETLAND AREA	13,940 ± SF	22,325 ± SF

NATURAL HABITAT BUFFER ZONE MATRIX

DESIGNATION	REQUIRED	PROVIDED
50' NATURAL HABITAT BUFFER ZONE (PER CITY CODE)	71,230 ± SF	N/A
TOTAL NHBZ AS SHOWN (MIN: 25 FT, MAX: 60 FT)	71,230 ± SF	75,860 ± SF
TOTAL WETLAND MITIGATION & BUFFER	13,940 ± SF	11,694 ± SF
TOTAL FACULTATIVE WETLAND	N/A	10,631 ± SF
UPLAND GRASS	19,160 ± SF	53,535 ± SF



Total NHBZ

Req.: 71,230 (1.6 Ac)

Prov.: 75,860 (1.8 Ac)

Wetland Mitigation

Exist. WL: 2,520 Sf

Provided: 4,609 Sf

WL Buff. Req: 11,420 Sf

Provided: 7,694 Sf

WL & Buff Req: 13,940 Sf

Provided: 11,694 Sf

Facultative Wetland

Provided: 10,631 Sf

Total Wetland Rest.

Required: 13,940 Sf

Provided: 22,325 Sf

Upland Grassland

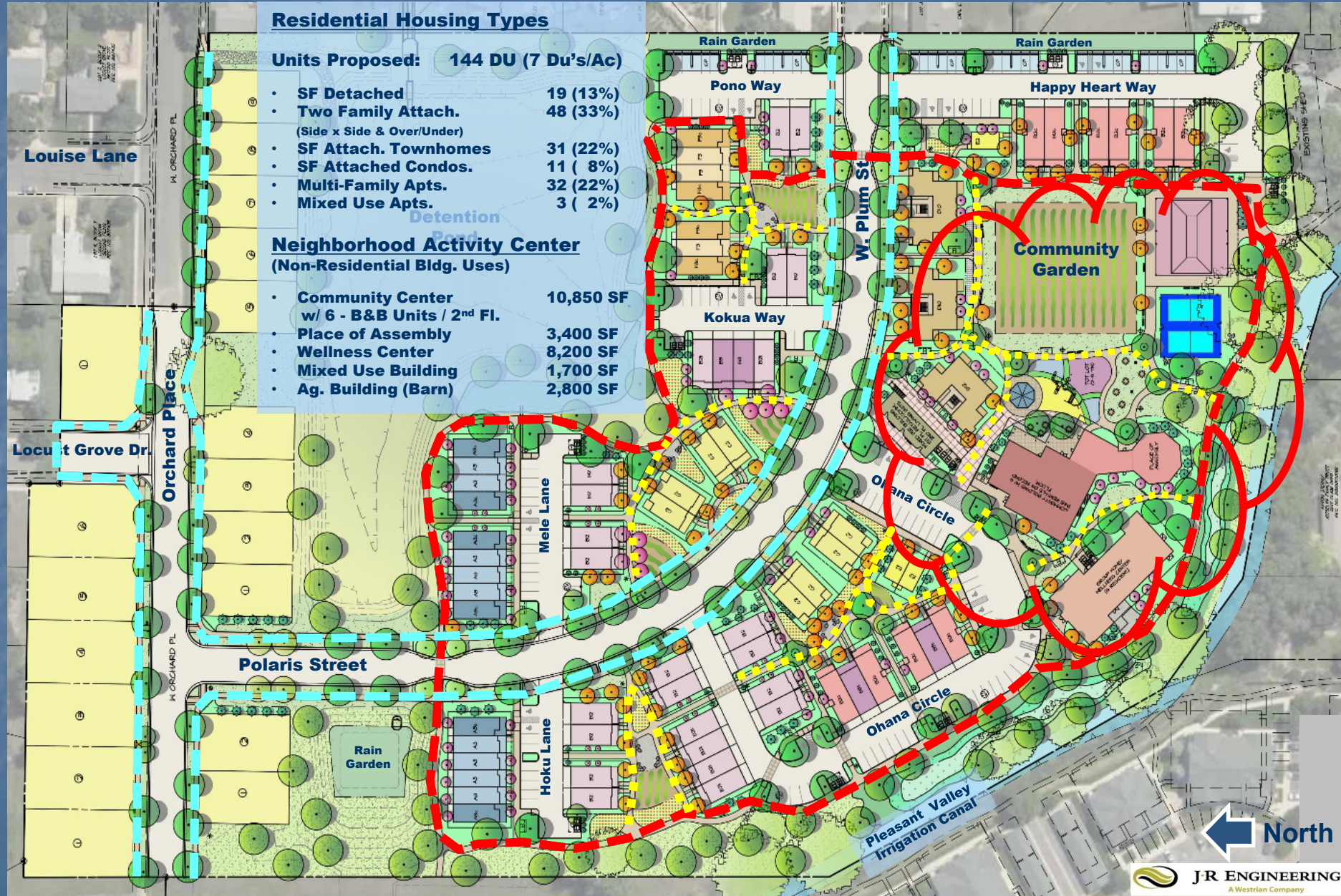
Exist. GL: 19,160 Sf

Provided: 53,535 Sf



Polestar Village - Fort Collins

Site Plan Enlargement



Residential Housing Types

Units Proposed: 144 DU (7 Du's/Ac)

- SF Detached 19 (13%)
- Two Family Attach. 48 (33%)
(Side x Side & Over/Under)
- SF Attach. Townhomes 31 (22%)
- SF Attached Condos. 11 (8%)
- Multi-Family Apts. 32 (22%)
- Mixed Use Apts. 3 (2%)

Neighborhood Activity Center (Non-Residential Bldg. Uses)

- Community Center w/ 6 - B&B Units / 2nd Fl. 10,850 SF
- Place of Assembly 3,400 SF
- Wellness Center 8,200 SF
- Mixed Use Building 1,700 SF
- Ag. Building (Barn) 2,800 SF

Polestar Village - Fort Collins

Site Plan Enlargement

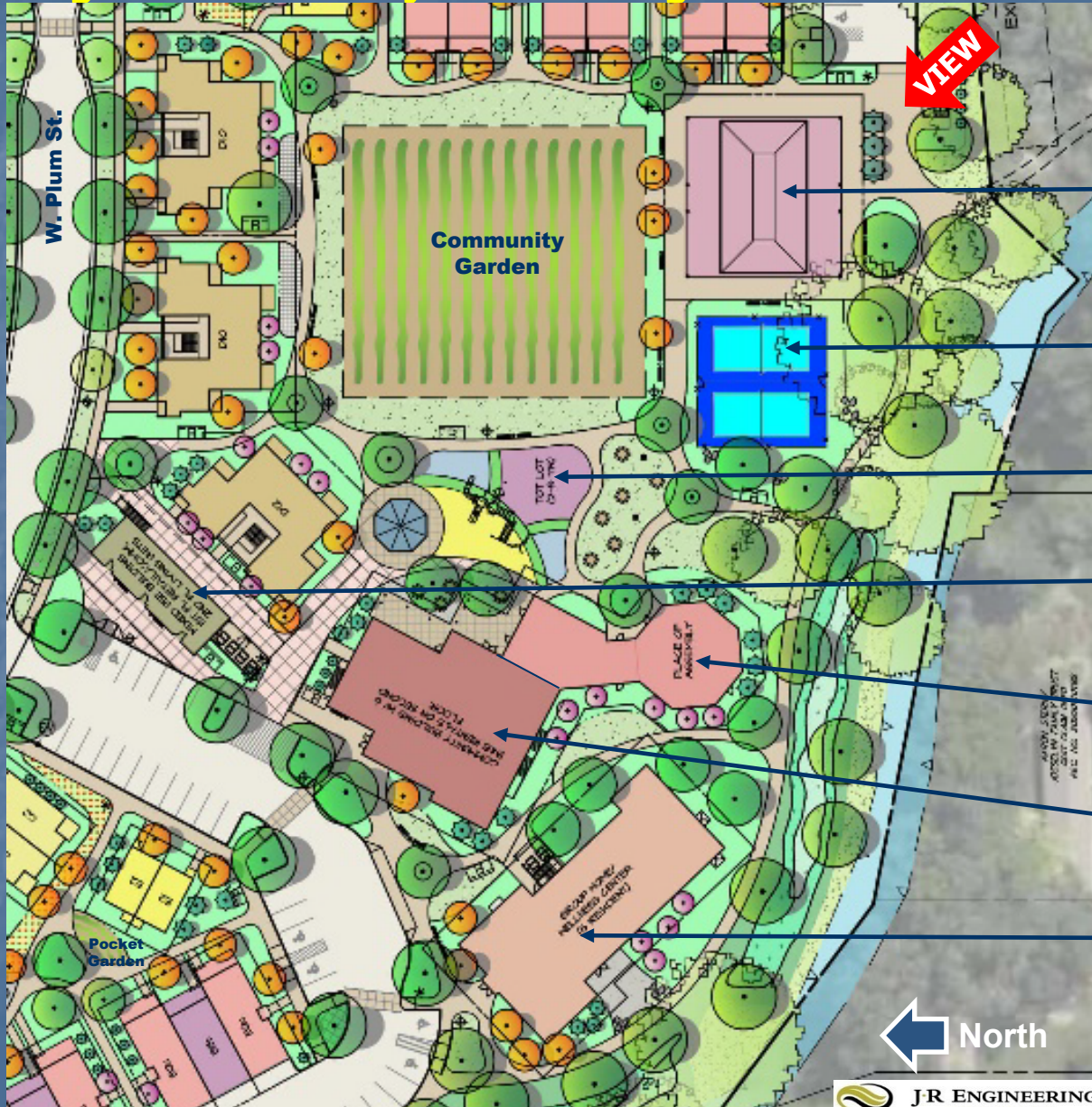


SFD-19	SINGLE FAMILY DETACHED DWELLING
A3-9	SINGLE FAMILY ATTACHED DWELLINGS W/O GARAGES
A3c-12	SINGLE FAMILY ATTACHED DWELLING W/O GARAGES
B2-18	TWO FAMILY ATTACHED DWELLING W/ GARAGE
B2t/B3t-10	SINGLE FAMILY ATTACHED DWELLINGS W/ GARAGES
B2c-20	TWO FAMILY DWELLING
C2-8	TWO FAMILY ATTACHED DWELLINGS W/O GARAGE
D10-20	MULTI-FAMILY DWELLING
D12-12	MULTI-FAMILY DWELLING
E2-2	TWO FAMILY ATTACHED DWELLINGS W/O GARAGES
F3-3	MULTI FAMILY DWELLINGS
F3c-8	MULTI FAMILY DWELLING
MU-3	MIXED USE BUILDING 1ST FL-RETAIL/COMM.

144 DU's - 7 DU's/Ac.

Polestar Village - Fort Collins

Neighborhood Activity Center Enlargement – The “HAPPY HEART” of Polestar Village



Ag. Building/Barn
1-1/2 Story, 2800 SF

Pickle Ball Courts

**Tot Lot, Picnic Area
& Pavilion**

**Mixed-Use Bldg.
Community Market**
2 story, 3,400 SF/1700 SF Ea. Fl.

**Place of Assembly
Meditation, Yoga &
Comm. Gatherings**
(1 Story, 3,400 SF)

Community Center
(2 Story, 10,850 SF)

**Wellness Center &
Elder Home**
(2 Story, 8200 SF)

Polestar Village – Fort Collins

Site Character Image – The “HAPPY HEART” of Polestar Village



Polestar Village - Fort Collins

Polestar Architecture



1 FRONT ELEVATION
SCALE 1/8" = 1'-0"



5 RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



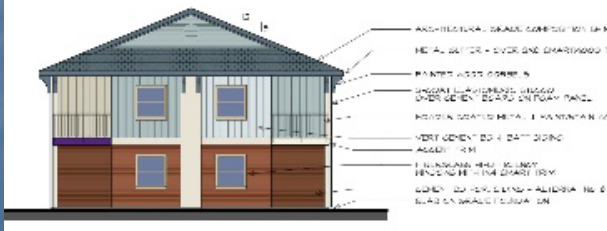
6 BACK ELEVATION
SCALE 1/8" = 1'-0"



7 FRONT ELEVATION
SCALE 1/8" = 1'-0"



8 RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



9 BACK ELEVATION
SCALE 1/8" = 1'-0"



10 FRONT ELEVATION
SCALE 1/8" = 1'-0"



11 LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



12 BACK ELEVATION
SCALE 1/8" = 1'-0"

Two Family Attached Homes - 2 Story

J.T. HEATER - ARCHITECT

14618 TYLER FOOT RD. CO. ARC.00407289
NEVADA CITY, CA JT@JT-HEATER.COM
95959 PHONE: 530-559-6999

Polestar Village - Fort Collins

Polestar Architecture

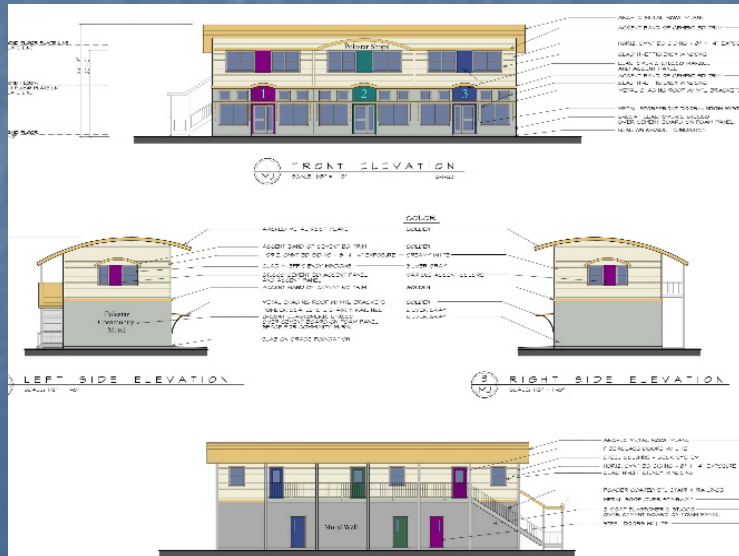


3 Story Apartments & Micro – Apt's.

Mixed - Use Community Building
& Micro - Apartments



Wellness Center & Elder Home



Polestar Village - Fort Collins

Polestar Architecture



Community Center, Place of Assembly & Bed & Breakfast Rentals



Agriculture Building / Barn

Polestar Village - Fort Collins

Perspective Images



Perspective - A



Perspective - B



Perspective - C



Perspective - D

Polestar Village - Fort Collins

Perspective Images A



Polestar Village - Fort Collins

Perspective Image B



Polestar Village - Fort Collins

Perspective Image C



Polestar Village - Fort Collins

Perspective Image D



Polestar Village - Fort Collins

Site Plan Enlargement

