

Staff Presentation at Administrative Hearing

July 24, 2024



College and Trilby Multi-Family

Project Development Plan

Administrative Hearing

Clark Mapes, City Planner

7-24-2024



Clark Mapes

City Planner

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Questions/Tech Issues

Em Myler

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David Howell

Community Development

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970-416-4390

Please email your name & full address to David to receive the decision report.

Providing Public Comment on Zoom

- ~ Please sign in with your **first name** and **last name (or last initial)**.
- ~ The Hearing Officer will call for public comment on each item after a short presentation from staff and/or applicants.
- ~ Use the “Raise Hand” button at the bottom of your screen to let us know you would like to speak.
- ~ OR, if you are listening to the meeting through a telephone, please dial *9 on your phone to raise your hand.
- ~ We will call on you and let you know when you are able to unmute yourself.
- ~ State your name and address when you speak.

Staff Introduction



Trilby Rd.

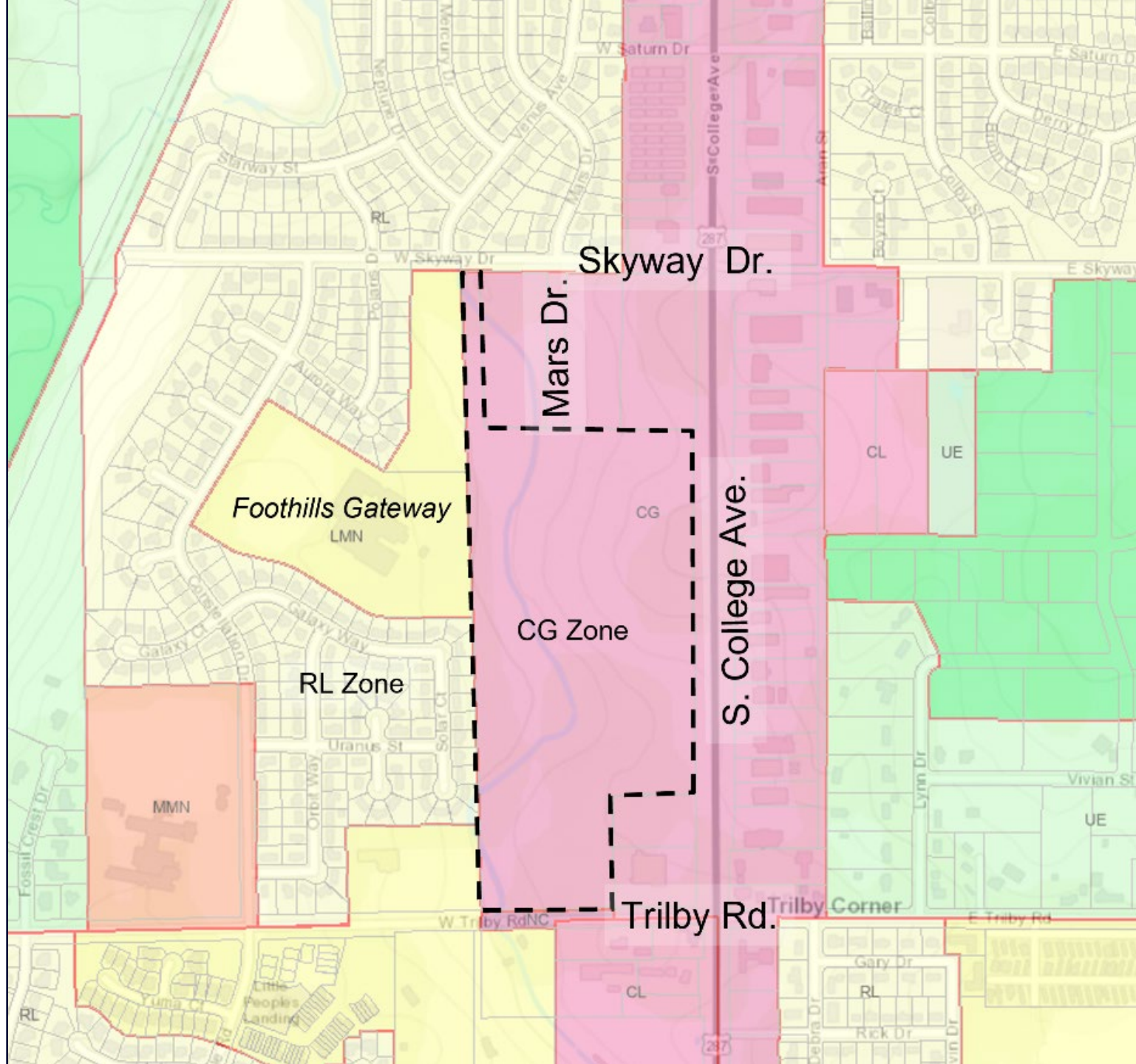
Foothills Gateway

SITE

Mars Dr.

Skyway Dr.

S. College Ave./US 287



Zoning

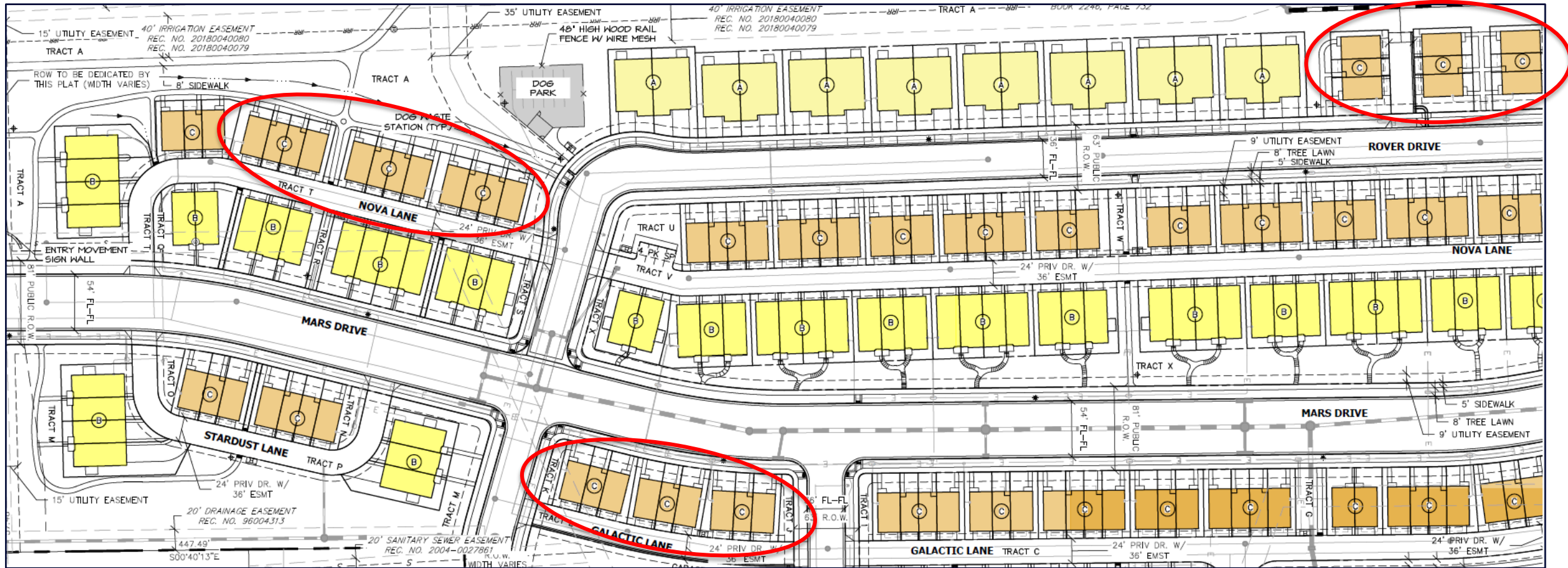
Applicant Presentation

Prominent issues through four rounds of design and review with staff include:

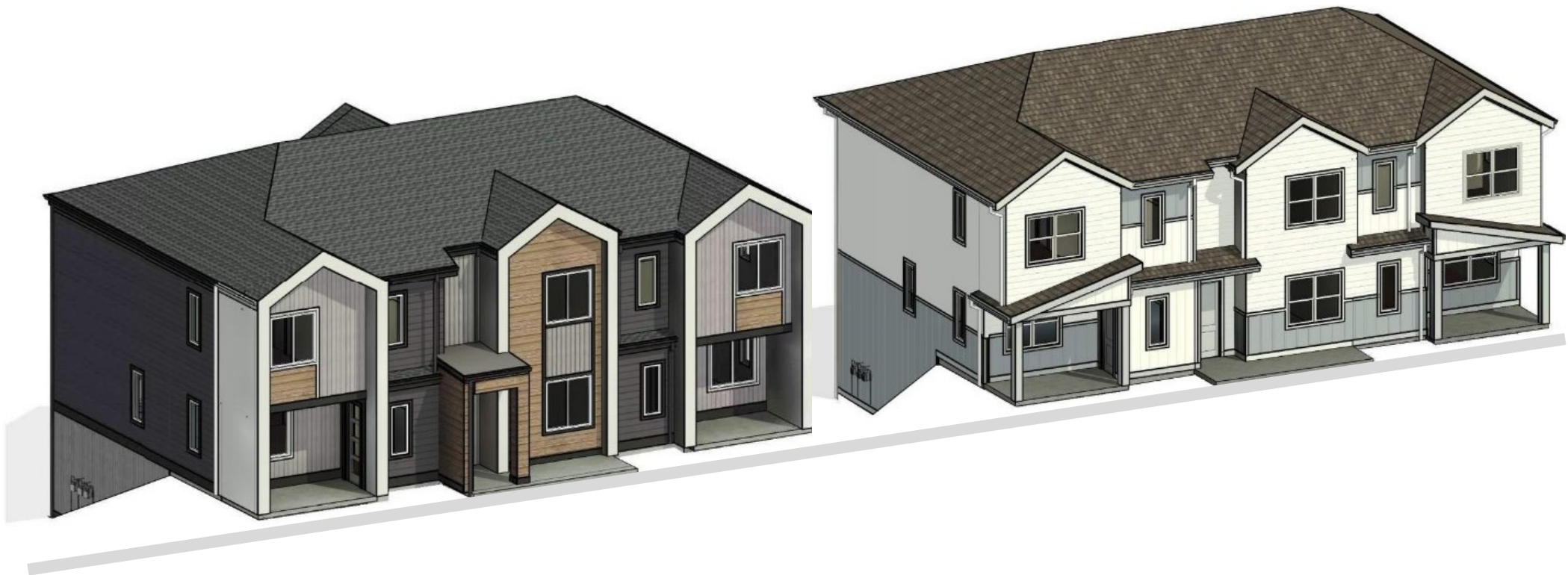
- Earthwork grading—drainage—stormwater detention—wetlands mitigation
- US 287/South College Avenue Access Control Plan indicates a second street connection to South College – grading proved infeasible.

- Natural habitat features
- Streets, streetscapes, alleys, and easements
- Traffic level of service
- Mix of building types
- Building placement in relation to sidewalks, and design variation
- Access to a park/gathering place
- Landscaping and existing trees

No two similar townhome buildings next to each other, including footprint size and shape -- Section 3.5.2(C)



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

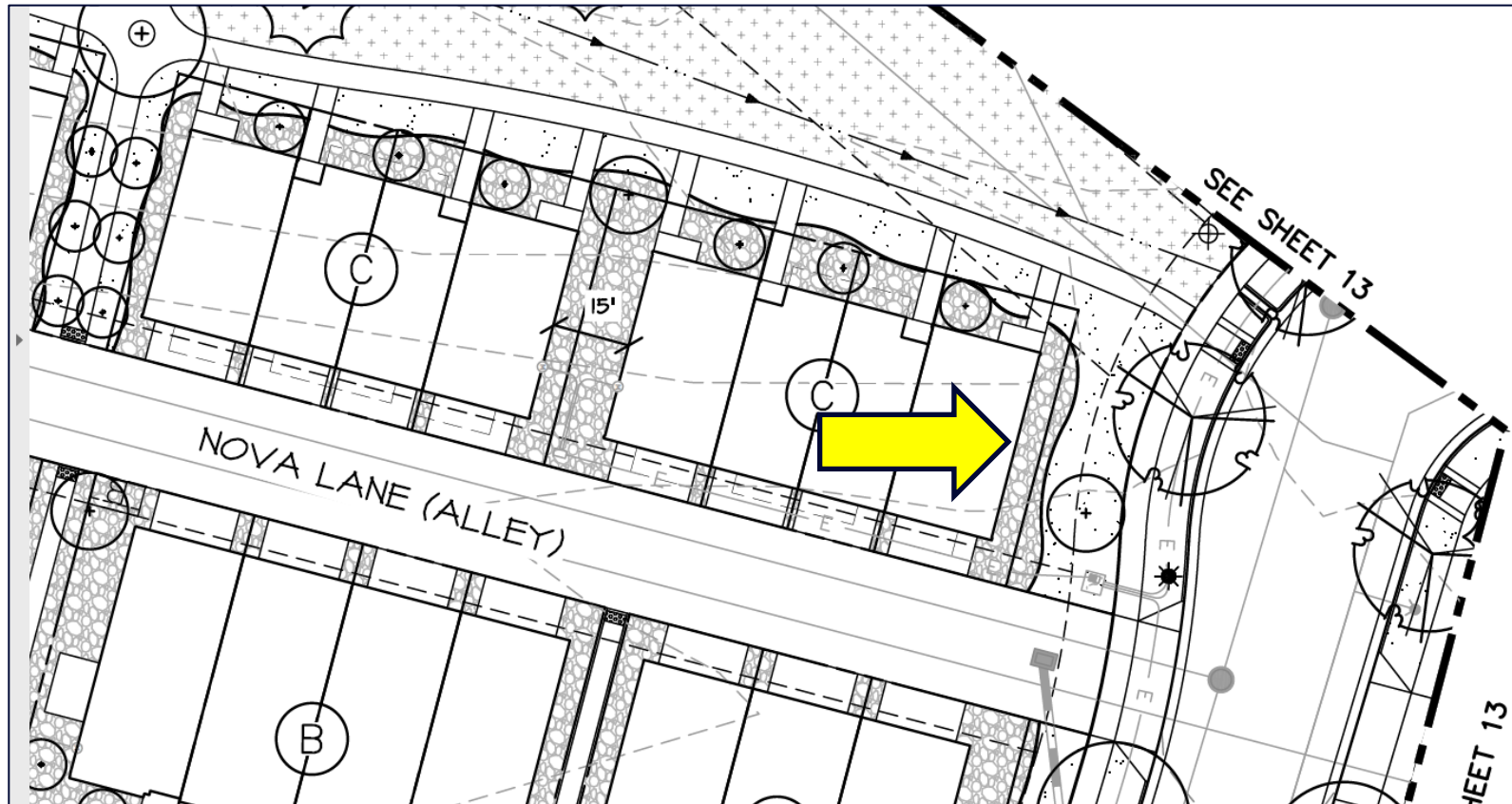


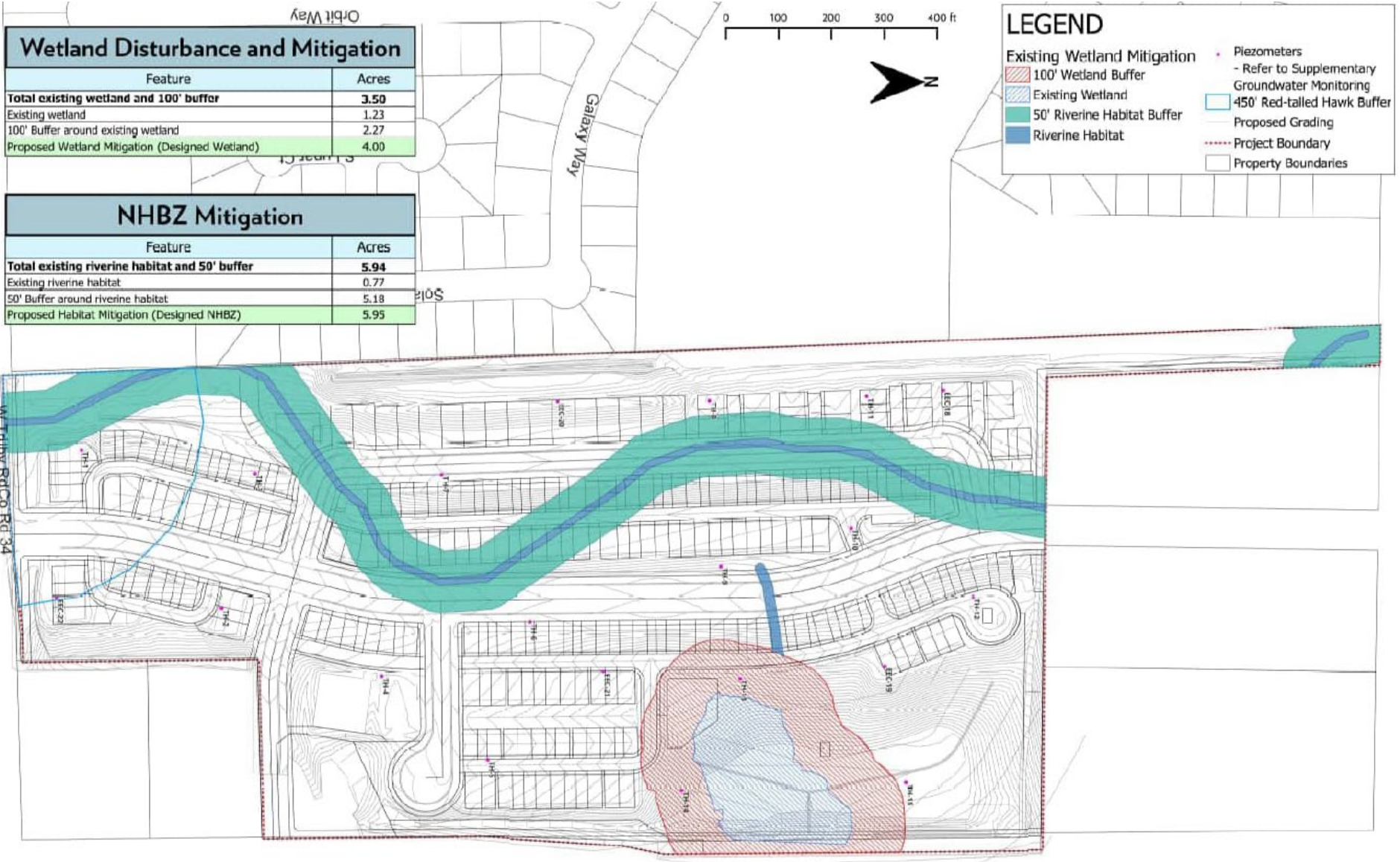
3-Unit Building Comparison



4-Unit Building Comparison

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





TH-13 through TH-15 are being installed by AleTerra and require groundwater readings through spring/summer of 2024 to provide further context to design.

US Hwy 287S College Ave
College Avenue Hwy 287

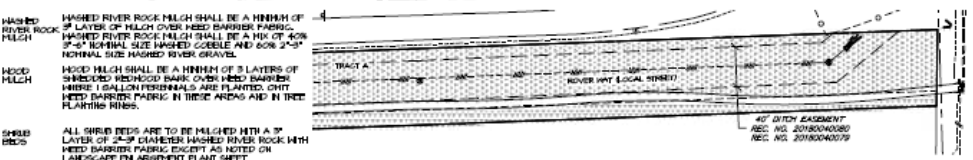
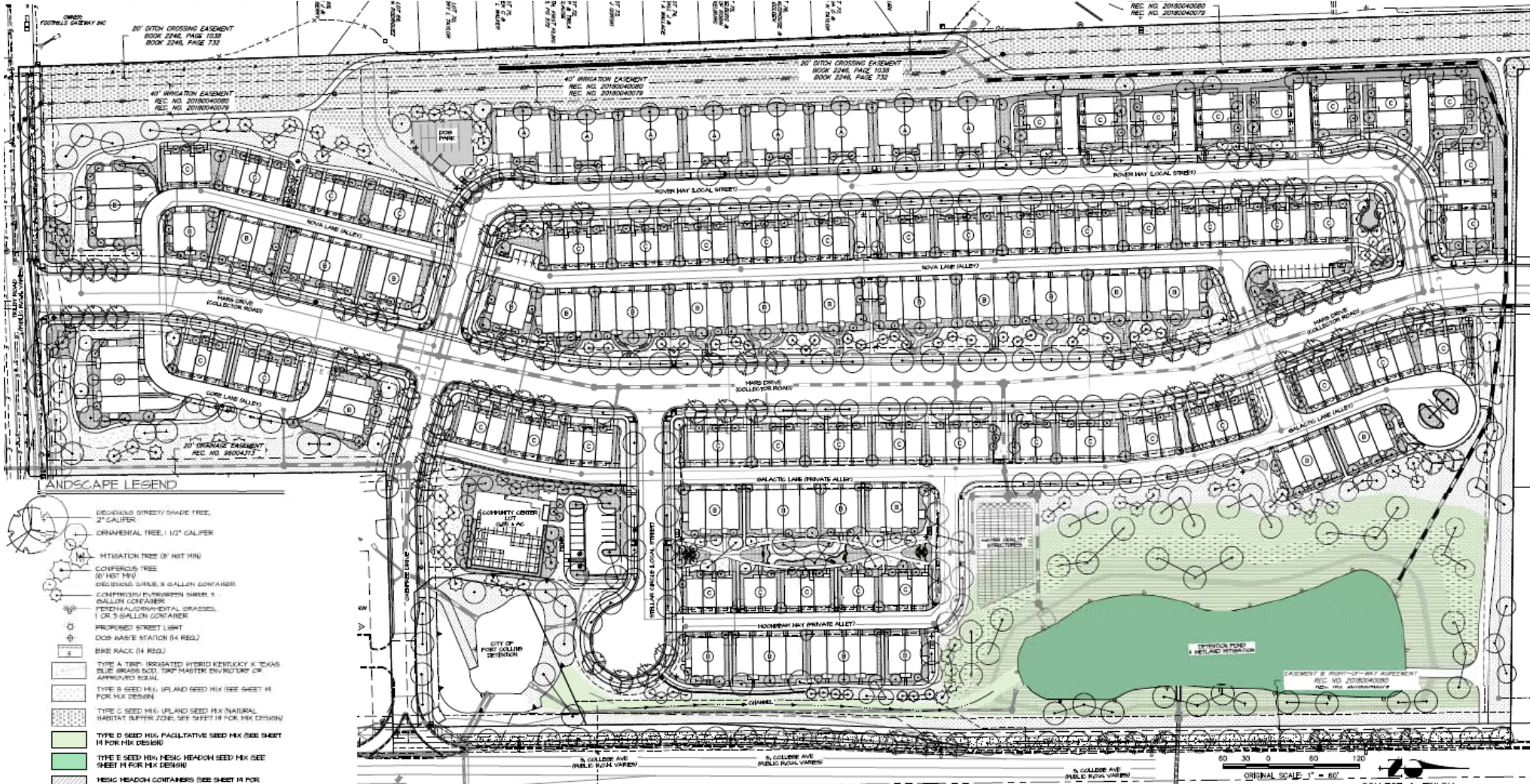
W Thirty Rd Co Rd 34

Orbit Way

Galaxy Way

0 100 200 300 400 ft





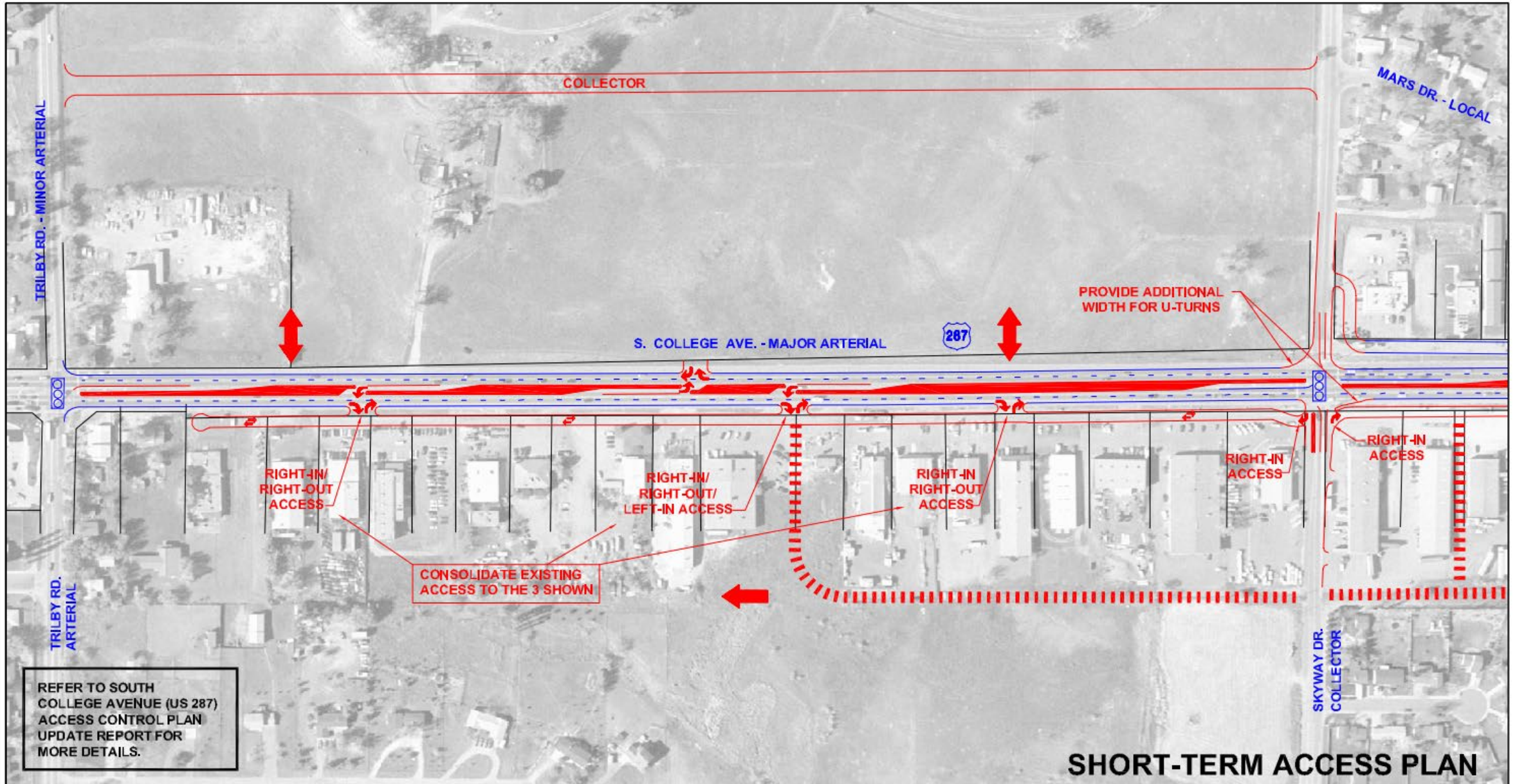
| Wetland Disturbance and Mitigation | |
|--|-------|
| Feature | Acres |
| Total existing wetland and 100' buffer | 3.90 |
| Existing wetland | 3.22 |
| 100' Buffer around existing wetland | 3.27 |
| Proposed Wetland Mitigation (Designed Wetland) | 4.00 |

| NHBZ Mitigation | |
|---|-------|
| Feature | Acres |
| Total existing sensitive habitat and 50' buffer | 5.94 |
| Existing sensitive habitat | 0.17 |
| 50' Buffer around sensitive habitat | 5.18 |
| Proposed Habitat Mitigation (Designed NHBZ) | 5.95 |

COLLEGE & TRILBY
OVERALL LANDSCAPE PLAN
MULTI-FAMILY COMMUNITY
JOB NO. 39823.00
11/15/23
SHEET 11 OF 48



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- Staff recommends that the Hearing Officer approve two Modifications of Standards to Land Use Code subsection 3.5.2(C) for building footprint variation; and 3.5.2(D)(2) for a street-facing facade without a doorway.
- Staff recommends that the Hearing Officer approve the College and Trilby Multi-Family Development Plan, #PDP220009 based on the Findings of Fact and supporting explanations found in the staff report and hearing materials.



Type 1 Administrative Hearing

Type 1 Administrative Hearing is currently taking a break.

We appreciate your patience and will be back shortly.