



September 27, 1993

Planning and Zoning Board Members
Planning Department
City of Fort Collins

RE: Wind Trail Townhomes PUD
Planning Objectives

Dear Board Members:

Wind Trail Townhomes is a 6.2 acre planned residential development of 38 units, providing a density of 6.1 units per acre. It is an infill project bordered by CSU Research Foundation, Sundering Townhomes, and Hill Pond on Spring Creek 1st & 2nd filings. The development is within walking distance of a neighborhood shopping center and Rolland Moore Park.

Access & Circulation

Access and circulation consist of cul-de-sac extensions of the existing Hill Pond Road and Shire Court, as well as a third cul-de-sac. In addition, the adjacent Gilgalad Way will be constructed to City standards, as well as the full width of Hill Pond Road adjacent to the site. Additional parking will be provided in the landscaped turn-around. Pedestrian access to the Spring Creek Trail will be provided through the open space within the project.

Land Use

The lots in Wind Trail Townhomes are zero lot line of approximately 3650 S.F. The style and density will be similar to the adjoining Sundering Townhomes.

117 E. Mountain Ave.
Fort Collins, Colorado 80524
(303) 484-1921

Land Use Policies

Land-use policies achieved by the proposed development include:

- Policy 12-- density of at least 3 units per acre.
- Policy 22-- contiguous to existing development.
- Policy 46-- energy conservation through solar orientation.
- Policy 80-- development has access to neighborhood center (*Spring Creek Shopping Center*); is close to community park (*Rolland Moore*); water and sewer service are existing; easy access to employment (*Centre for Advanced Technology*); development is on the Transfort route; alternative transportation is available by the Spring Creek Bike Trail.

Thank you for your consideration, and we look forward to your comments.

Sincerely,
JIM SELL DESIGN, INC.



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