



March 31, 1994

Planning and Zoning Board Members  
Planning Department  
City of Fort Collins

RE: Wind Trail Apartments PUD  
Planning Objectives

Dear Board Members:

Windtrail Apartments is a 12.0 acre mixed use planned residential development of 77 units, providing a density of 6.4 units per acre. It is an infill project bordered by CSU Research Foundation, Sundering Townhomes, and Windtrail Townhomes. The development is within walking distance of a neighborhood shopping center and Rolland Moore Park.

### **Access & Circulation**

Access and circulation consist of an extension of Rolland Moore Drive, as well as a connection to Shire Court. This connection will permit Sundering Townhome residents to enter Shields Street at a signal controlled intersection when that proposed improvement is installed. At that same time, the existing Shire Court intersection at Shields Street will be abandoned.

The multi-family units will access onto Shields Street without having to travel through the single-family area. In addition, there will be no direct access from the single-family lots onto Rolland Moore Drive.

### **Land Use**

The multi-family portion of the development consists of 7 8-plex units. These are two-story, with a maximum height of 28 feet. Each dwelling includes an attached garage as well as outdoor parking. All of the ground floor units are handicap accessible.

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

The single-family portion of the site consists of lots of approximately 5000 S.F., with detached homes similar in size and material to those in the adjacent Sundering Townhomes. The landscaped open space will provide a detention pond.

### **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.

### **Variance Request**

The applicant request a variance of the solar orientation requirement. Lot placement was restricted by the status of Rolland Moore Drive, which precluded direct access, and by the need to provide an improved connection to Shire Court to the north. The applicant feels that the reduced number of solar lots is compensated for by improvements in the traffic pattern.

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

Sincerely,  
JIM SELL DESIGN, INC.



Kay Force