

11/23/77 ~~5:47 PM~~

235-77 Oakbrook II P.U.D., Preliminary & Final

- Driveways should be City standard driveways similar to those constructed with Oakbrook I.
- No utility plans or agreement necessary for this proposed development.
- Permits will be necessary for driveway construction.

CITY OF FORT COLLINS

MEMORANDUM

DATE: February 17, 1976

TO: The Honorable Mayor and City Council

FROM: Robert L. Brunton, City Manager

RE: Approval of Preliminary Plan of Oakbrook Apartments P. U. D.

The Oakbrook Apartments P. U. D. consists of a 108-unit apartment building located on a six-acre site zoned RMP-Medium Density, Planned Residential District. It is located between Stanford Road and Stover Street, south of Swallow Road. This proposal is for Section 8 Housing for the elderly. The Planning and Zoning Board gave conditional approval subject to meeting various parking requirements and providing a walkway. This matter will be discussed in more detail at the February 17, 1976, meeting.

Recommendation: The Administration recommends that the City Council make any additional recommendations they deem necessary for this subdivision and then approve the preliminary plan.

MEMORANDUM

TO: Robert L. Brunton, City Manager
THRU: Les Kaplan, Planning Director
FROM: Paul Deibel, Senior Planner
DATE: 11 February 1976
RE: Planning and Zoning Board Reports

#13-76 Oakbrook Apartments P.U.D.: Preliminary Plan

Description: 108 unit apartment building on six (6) acres zoned R-M-P, Medium Density Planned Residential District located between Stanford Road and Stover Street, south of Swallow Road (Sec. 25, T-7, R-69.)

Developer: American Development Corporation, 444 Sherman, Suite 225, Denver, Colorado, 80203.

Discussion:

This is the preliminary P.U.D. site plan for an apartment building for the elderly. If it is approved by the Council, final site and landscape plans and the subdivision plat will be submitted by the developer for review by the Planning and Zoning Board and City Council.

Land use breakdown for the proposal is as follows:

- One (1) building, three (3) storys, 78,324 sq. ft.
- Total units: 107, of which 102 1-bedroom (572 sq. ft.)
5 2-bedroom (821 sq. ft.)
- Land area: Six (6) acres
- Density: 17.8 units/acre (RMP zone allows 20 units/acre.)
- Parking: 108 spaces (P.U.D. ordinance would normally require 163.)
- Site coverage (building and present and future parking): 37%
- Landscaped and open area: 63%

The proposal is to provide "Section 8" housing for the elderly. The project would be privately financed, constructed and managed by the developer, but the eventual tenants of the building would be elderly persons who could qualify for a Federal rent subsidy paid to them by HUD under Title II, Section 8 of the Housing and Community Development Act of 1974. (See attached letter submitted by the developer.)

Concerning the preliminary plan, the staff feels that the site is generally well suited to the proposed development because of its accessibility to shopping facilities west of Stanford and to City bus service on Swallow Road. The site layout and building design are well thought out for the intended use. See the attached statement of planning objectives submitted by the architect as required by the new P.U.D. ordinance.

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Oakbrook Apt. P.U.D., Prel.

The only site planning issue posed by the plan concerns parking. The plan provides for 108 spaces (1/unit) whereas the P.U.D. standards would require 163 spaces. The developer feels that experience has shown that housing for the elderly demands less parking than conventional housing, and is reluctant to asphalt more area than necessary. The staff would agree, but would also point out that if demand for housing for the elderly has been overestimated, some or all of the units could convert in the foreseeable future to the conventional rental market in which case the project would have inadequate parking.

Planning and Zoning Board Recommendation: Conditional Approval

At its February 2 meeting the Planning and Zoning Board recommended approval with the following conditions suggested by staff:

1. Concerning parking:
 - a) The developer should document the reduced demand for parking in housing for the elderly.
 - b) If this reduced demand can be satisfactorily documented, the site plan should nevertheless indicate how 55 additional parking spaces could be added to the site.
 - c) With the final plan, a legal agreement should be drawn between the project owner and the City requiring those extra spaces be installed if and when units in the building ever convert to conventional use.
2. The walkway around the north side of the building should be designed to allow emergency fire access to the north side of the building and from the west parking lot to the east parking lot.

Since that meeting the preliminary plan has been revised to show where 55 additional parking spaces could feasibly be located on the site (nor has this "future parking" area been included in the open space calculations), and also to show the fire lane around the north end of the building.