



MEMORANDUM

To: Poudre School District

Date: May 16, 2023

From: Rebecca Wright
Project Planner

Project No.: F2434.01.001

Ethan Poole
GIS Technician

Re: Student Yield Analysis

Poudre School District (PSD) requested that FLO Analytics (FLO) assess the student yields. The goal of this analysis is to gain a better understanding of how recent (2015–2021) residential construction (single family [SF] and multifamily [MF]) has influenced student generation rates (SGRs) (i.e., current students in new housing) throughout PSD. See the Glossary at the end of this document for definitions of the types of housing units. Key findings are:

- Between 2018 and 2023, all types of SF units generated between .45 and .49 K–12 students, and all types of MF units generated between .08 and .10 students.
- On average over the past five years, manufactured home on real/ag had the highest SF SGR (.82) and cabin on res had the lowest SF SGR (.06).
- For MF, multi five story had the lowest SGR (.006) and multi two story had the highest SGR (.328).
- From 2018–19 to 2022–23, twelfth grade had the lowest average SF SGR of .026 and kindergarten (K) had the highest SF SGR of .04 with the SGR mostly steadily decreasing from K to grade 12; the average MF SGR did not show a steady increase or decrease across the grades and instead varied from .005 (grade 12) to .009 (grades K and nine).
- SGRs for SF subdivisions from 2018 to 2023 ranged from .000028 to .032146.
- SGRs for MF subdivisions from 2018 through 2023 ranged from 0 (Stadium Apartments and Uncommon) to 1.789677 (Rigden Farm).
- Based on residential development data reported to Fort Collins for 2023, an estimated 2,038 students are expected to enroll in PSD due to 46 planned developments.

Overview of Student Generation Rates

To develop SGRs for PSD, FLO used two primary types of data: student location points from PSD and parcel polygons from Larimer County Assessor's Office. Student location points were spatially joined to individual parcels and attributed with the relevant parcel attributes such as land use type. SGRs found in the following tables (Tables 1–6) and figures (Figures 1–6) are presented as ratios. For

example, to develop an SGR for SF residential, the total number of students on SF residential parcels was calculated and then divided by the total number of SF residential parcels. As a result, the frequency and amount of a specific parcel type can greatly influence an SGR. Classifications or housing types that occur less frequently in PSD can have higher SGRs than those that are diluted by higher frequency of occurrence.

SGRs show how many students have lived in different housing types. This information helps districts determine how many new students they might expect to enroll in district schools because of new residential construction. On average, SF housing units generate more students per unit than MF housing units. Factors that contribute to SGRs (or yields) include the size of the housing units, the number of bedrooms, housing costs, neighborhood demographics, and family-friendly amenities such as playgrounds.

FLO defines SF and MF housing in accordance with the U.S. Census Bureau American Community Survey Subject Definitions¹. SF housing includes one-unit structures that are fully detached from other housing as well as attached dwellings (e.g., row houses and townhouses). In the case of attached units, to be classified as an SF structure, each unit must be separated from the adjacent unit by a ground-to-roof wall, and units must not share utilities or heating and air-conditioning systems. MF housing is defined as residential buildings containing two or more housing units that do not share ground-to-roof walls and/or have common facilities (attic, basement, heating, plumbing, etc.).

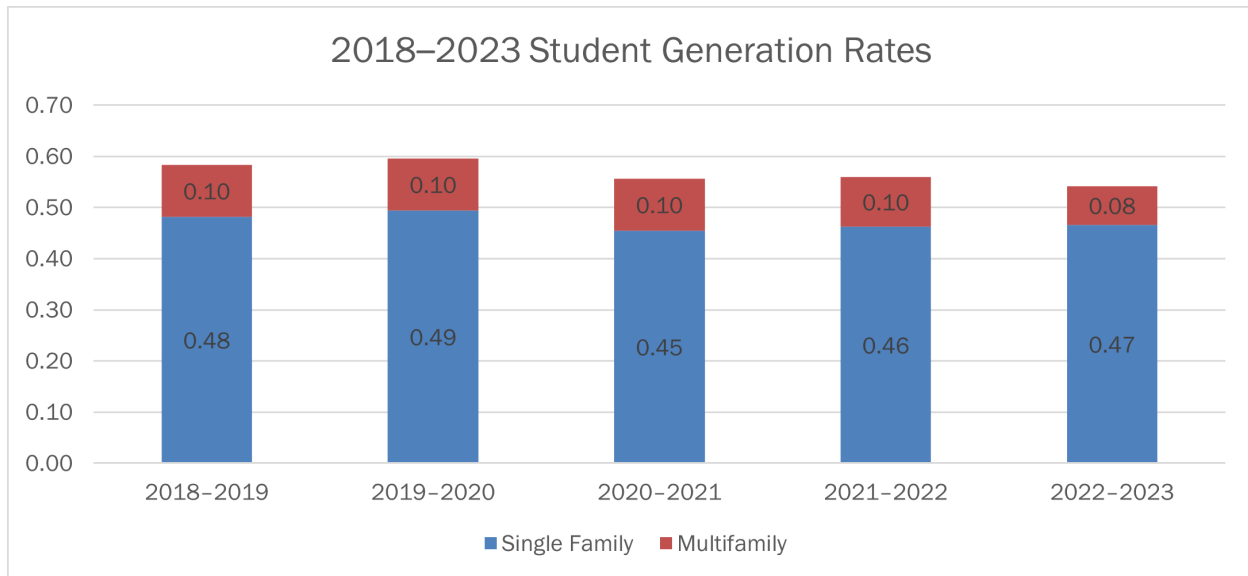
Between 2018 and 2023, SF units generated between .45 and .49 students and MF units generated between .08 and .10 students (Table 1 and Figure 1). This information also gives a good indication of the SGR rates for planned residential development that can help PSD with student enrollment forecasting.

Table 1. 2018–2023 K–12 Students per Housing Unit

Year	Single Family	Multifamily
2018–2019	0.48	0.10
2019–2020	0.49	0.10
2020–2021	0.45	0.10
2021–2022	0.46	0.10
2022–2023	0.47	0.08

¹ U.S. Census Bureau. 2023. "Characteristics of New Housing." Accessed Month DD, YYYY.
<https://www.census.gov/construction/chars/definitions/index.html>.

Figure 1. 2018–2023 K–12 Student Generation Rates



Student Generation Rates by Type of Housing

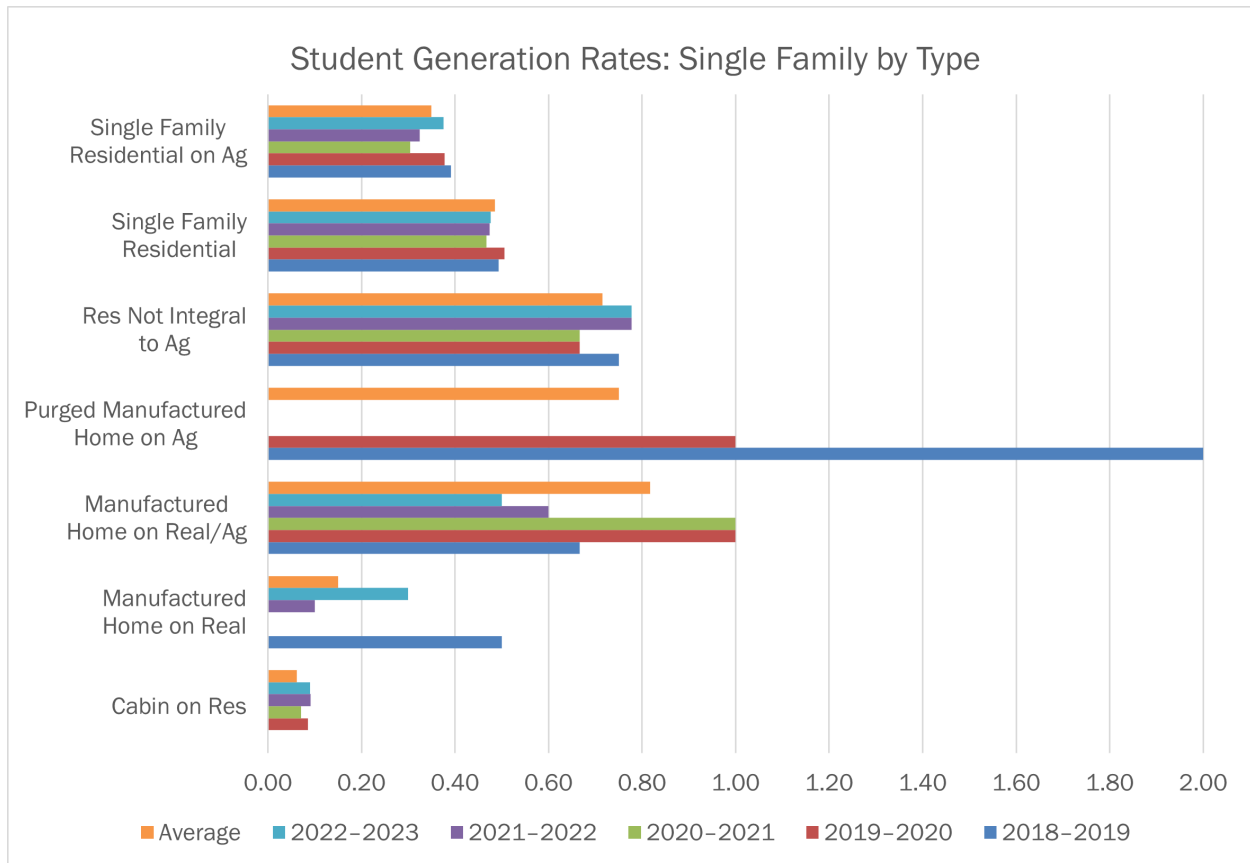
Larimer County further specifies SF and MF buildings by types. To provide PSD a detailed analysis of SGRs, FLO inventoried the type associated with every parcel containing a student address. The resulting table demonstrates the wide range of rates within SF and MF designations. For example, an apartment building with four to eight units generated an average of .033 students from 2018 through 2023 whereas a condominium unit generated an average of .077 students. For a description of the different types of units, see the Glossary at the end of this document. On average, over the past five years manufactured home on real/ag had the highest SF SGR (.82) and cabin on res had the lowest SF SGR (.06) (Table 2 and Figure 2).

Table 2. 2018–2023 Students per Single Family Housing Unit Type

Type ^(a)	2018–19	2019–20	2020–21	2021–22	2022–23	Average
Cabin on Res	0.00	0.09	0.07	0.09	0.09	0.06
Manufactured Home on Real	0.50	0.00	0.00	0.10	0.30	0.15
Manufactured Home on Real/Ag	0.67	1.00	1.00	0.60	0.50	0.82
Purged Manufactured Home on Ag	2.00	1.00	0.00	0.00	0.00	0.75
Res Not Integral to Ag	0.75	0.67	0.67	0.78	0.78	0.72
Single Family Residential	0.49	0.51	0.47	0.47	0.48	0.49
Single Family Residential on Ag	0.39	0.38	0.30	0.32	0.38	0.35

Notes
Rates calculated using data from 2018–2023 Student Information Systems and 2023 Larimer County Parcels layer.
(a) Type as listed in Larimer County Parcel Data.

Figure 2. Student Generation Rates: Single Family by Type



For MF, multi five story had the lowest SGR (.006) and multi two story had the highest SGR (.328) (Table 3 and Figure 3). It should be noted that these parcel classifications are primarily for tax purposes and therefore some types might occur less frequently than others. This may cause ratios to seem more impactful than they are. For example, in the case of manufactured on home on real and manufactured home on real/ag, the SGR may appear higher because there were so few parcels coded as these types of homes.

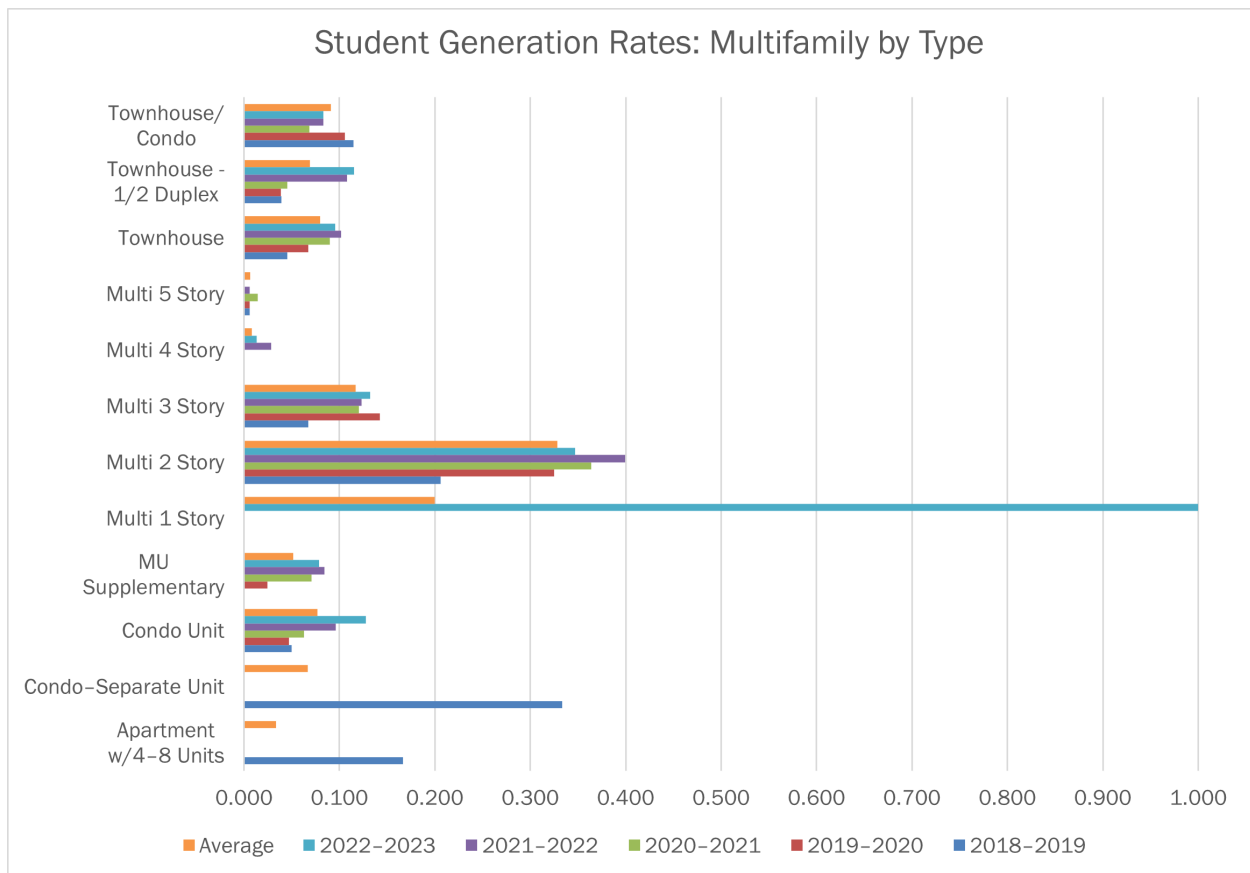
Table 3. 2018–2023 Students per Multifamily Housing Unit Type

Type ^(a)	2018–2019	2019–2020	2020–2021	2021–2022	2022–2023	Average
Apartment w/4–8 Units	0.167	0.000	0.000	0.000	0.000	0.033
Condo—Separate Unit	0.333	0.000	0.000	0.000	0.000	0.067
Condo Unit	0.050	0.047	0.063	0.096	0.128	0.077
MU Supplementary	0.000	0.024	0.071	0.084	0.079	0.052
Multi 1 Story	0.000	0.000	0.000	0.000	1.000	0.200
Multi 2 Story	0.206	0.325	0.364	0.399	0.347	0.328
Multi 3 Story	0.067	0.142	0.120	0.123	0.132	0.117
Multi 4 Story	0.000	0.000	0.000	0.029	0.013	0.008

Type ^(a)	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Average
Multi 5 Story	0.006	0.006	0.014	0.006	0.000	0.006
Townhouse	0.045	0.067	0.090	0.102	0.095	0.080
Townhouse—1/2 Duplex	0.039	0.039	0.045	0.108	0.115	0.069
Townhouse/Condo	0.115	0.106	0.068	0.083	0.083	0.091

Notes
Rates calculated using data from 2018–2023 Student Information Systems and 2023 Larimer County Parcels layer.
(a) Type as listed in Larimer County Parcel Data.

Figure 3. Student Generation Rates: Multifamily by Type



Student Generation Rates by Grade and Grade Group

Tables 4–6 and Figures 4–6 illustrate SGRs calculated at the grade group and individual grade level. For all grades and grade groups, SF SGRs are higher than MF SGRs overall. Most MF housing in PSD has fewer than three bedrooms, making it a less desirable option for families. For all years, SGRs start out higher at the kindergarten level and decrease at higher grades. Especially at higher grade levels, SGRs can appear deflated due to a wider availability of programming and schooling options that can cause students not to be included in official student information system data. SGRs for SF and MF are typically higher for individual grades K–nine, and lower for grades 10–12, except SGRs for SF

are slightly higher for the 9–12 grade group than the six–eight grade group (Tables 4, 5, and 6; Figures 4, 5, and 6). Table 4 shows that from 2018–19 to 2022–23, SF SGRs fluctuated by .003 to .015. Twelfth grade had the lowest average SF SGR of .026 and K had the highest average SF SGR of .04 with the SGR rate mostly steadily decreasing from K to grade 12.

Table 4. Student Generation Rates: Single Family by Grade

Year/ Grade	2018–2019	2019–2020	2020–2021	2021–2022	2022–2023	Average
K	0.041	0.043	0.035	0.042	0.037	0.040
1	0.037	0.044	0.036	0.036	0.040	0.039
2	0.037	0.043	0.039	0.036	0.036	0.038
3	0.037	0.041	0.038	0.040	0.036	0.038
4	0.037	0.042	0.038	0.037	0.038	0.038
5	0.035	0.044	0.035	0.036	0.035	0.037
6	0.036	0.040	0.040	0.037	0.038	0.038
7	0.033	0.043	0.035	0.039	0.036	0.037
8	0.032	0.036	0.036	0.033	0.038	0.035
9	0.029	0.037	0.035	0.034	0.032	0.033
10	0.023	0.033	0.033	0.031	0.034	0.031
11	0.018	0.026	0.031	0.031	0.030	0.027
12	0.018	0.023	0.025	0.030	0.033	0.026

Figure 4. Student Generation Rates: Single Family by Grade

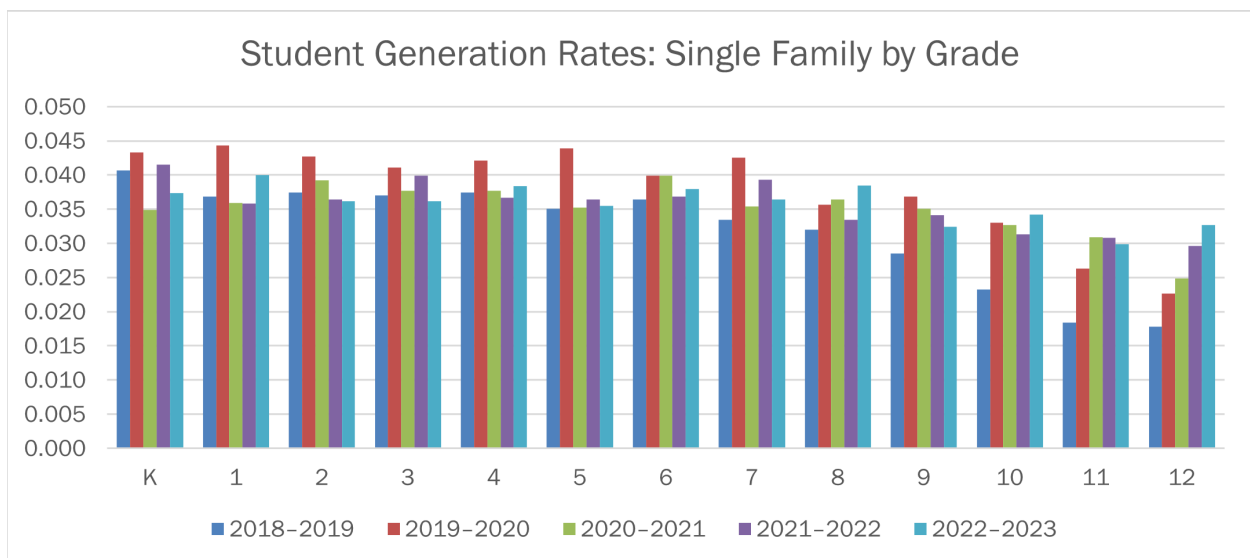


Table 5. Student Generation Rates: Single Family by Grade Group

Year	K-5	6-8	9-12
2018-2019	0.261	0.118	0.102
2019-2020	0.258	0.118	0.119
2020-2021	0.220	0.112	0.123
2021-2022	0.227	0.110	0.126
2022-2023	0.224	0.113	0.129

Figure 5. Student Generation Rates: Single Family by Grade Group

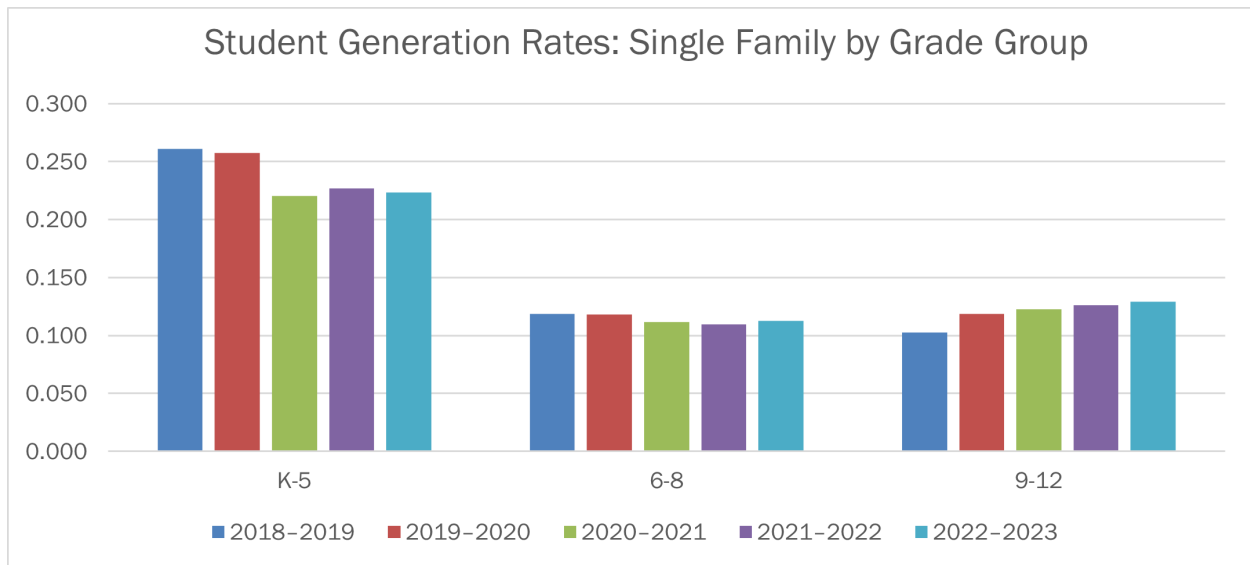


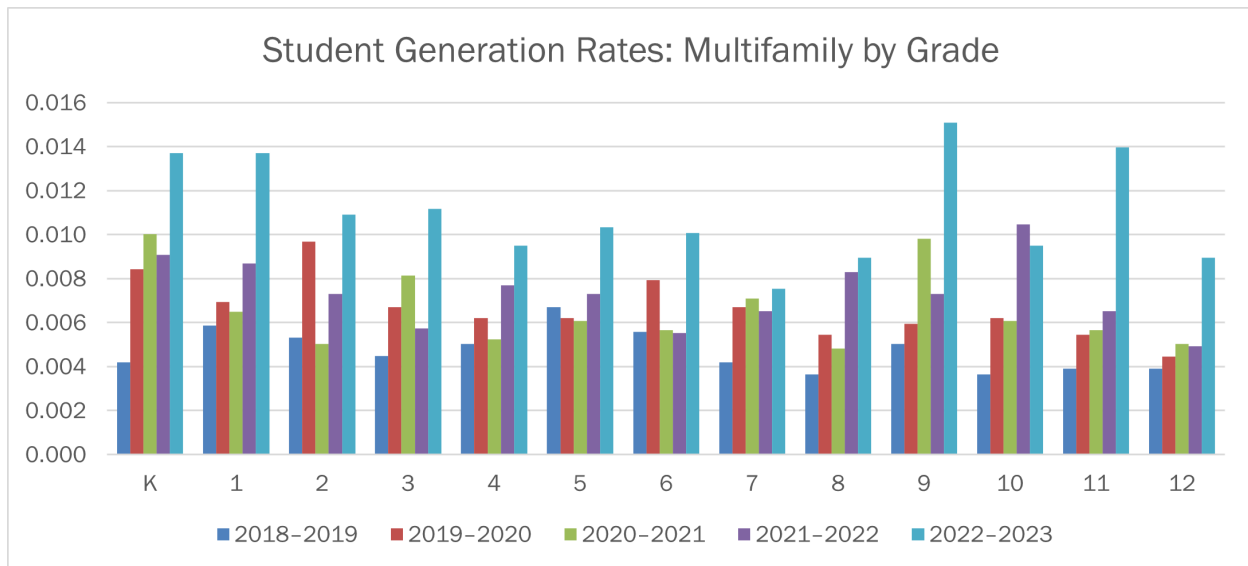
Table 6 shows that from 2018-19 to 2022-23, MF SGRs fluctuated between .004 (grades five, six, and seven) and .01 (grades K and 11). More recently from 2021-22 to 2022-23, MF SGRs increased by .004 or more for grades K-three, six, nine, 11, and 12. Unlike SF SGR, the average MF SGRs did not show a steady increase or decrease across the grades and instead varied from .004 to .015.

Table 6. Student Generation Rates: Multifamily by Grade

Year	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
K	0.004	0.008	0.010	0.009	0.014
1	0.006	0.007	0.006	0.009	0.014
2	0.005	0.010	0.005	0.007	0.011
3	0.004	0.007	0.008	0.006	0.011
4	0.005	0.006	0.005	0.008	0.010
5	0.007	0.006	0.006	0.007	0.010
6	0.006	0.008	0.006	0.006	0.010
7	0.004	0.007	0.007	0.007	0.008

Year	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
8	0.004	0.005	0.005	0.008	0.009
9	0.005	0.006	0.010	0.007	0.015
10	0.004	0.006	0.006	0.010	0.010
11	0.004	0.005	0.006	0.007	0.014
12	0.004	0.004	0.005	0.005	0.009

Figure 6. Student Generation Rates: Multifamily by Grade



Student Generation Rates by Subdivision

When considering SGRs, it is important for districts to consider the subdivisions that are generating the most students and that are generating the least; this can give valuable insight into geographic trends in future student enrollment projections. Subdivisions used in this analysis were provided by Larimer County Assessor in their GIS parcel data. Certain geographic areas may be broken into sections indicating phase of development, township and range, or special taxing areas.

SGRs for SF subdivisions from 2018 through 2023 ranged from .0 to .032146 (Attachment 1). Other SF subdivisions with average SGRs above .02 include Brunner Farm Sub, Mail Creek Crossing Pld, The Meadows, Kechter Farm Pld, and Timnath South.

SGRs for MF subdivisions from 2018 through 2023 ranged from 0 (Stadium Apartments and Uncommon) to 1.789677 (Rigden Farm) (Attachment 2). Other MF subdivisions with average SGRs above .5 include Crowne on Timberline, Morningside Village Condos, Brookfield, and Bucking Horse.

Please note that the names of subdivisions included in this report were created by the Larimar County Assessor's Office.

Estimated Student Count for Planned Development

Residential development also plays a key role in planning for the future; districts can use this information to determine where student enrollment may increase because of planned development and use that information to revise or create new school boundaries. Based on residential development data reported from the City of Fort Collins, the Town of Timnath, and the City of Loveland for 2023, an estimated 2,038 students are expected to enroll in PSD because of 46 developments (Attachment 3). This information is based on databases and archives of active and open permits within each jurisdiction. Specific timelines for individual projects are unavailable and, due to the changing nature of development, is difficult to predict. Eight developments listed (Serratoga Falls, Bloom Filing, Waterfield, Rendezvous [Trailside], Timnath, Gateway at Prospect, Mulberry, and Greenfields) are projected to generate more than 100 students and Northfield is expected to generate more than 200 students. Attachment 3 lists the planned developments along with total units expected, estimated students, and detailed notes that describe the development plans for each.

Glossary

SF Unit Types

Cabin on Res: An occupancy type reflecting a residential structure that has fewer utilities than those associated with a residence suitable for year-round living, located on residential land.

Manufactured Home on Real: A presumed title-purged manufactured home permanently located on residential land; could not locate any of the purged title documents.

Manufactured Home on Real/Ag: A presumed title-purged manufactured home permanently located on agricultural land; could not locate any of the purged title documents.

Purged Manufactured Home on Ag: A manufactured home whose title has been purged, making it no longer titled, located on agricultural land.

Res Not Integral to Ag: Residential land assigned to a home on a larger agricultural parcel where the occupant does not participate in the agricultural operation.

Single Family Residential: A residential home designed for one family to live in; alternatively, a land type for a single family residential structure.

Single Family Residential on Ag: A residential home designed for one family to live in located on land that has received an agricultural designation.

MF Unit Types

Apartment w/4–8 Units: An apartment building that contains four to eight separate apartment units.

Condo—Separate Unit: A condominiumized single family residential house that is not physically attached to other dwelling units.

Condo Unit: A condominiumized residential unit; units may be stacked vertically.

MU Supplementary: An additional item on a multifamily property where a cost, market, or income approach may be derived.

Multi 1 Story: A multifamily structure (apartment building) that is one story tall above grade.

Multi 2 Story: A multifamily structure (apartment building) that is two stories tall above grade.

Multi 3 Story: A multi family structure (apartment building) that is three stories tall above grade.

Multi 4 Story: A multi family structure (apartment building) that is four stories tall above grade.

Multi 5 Story: A multi family structure (apartment building) that is five stories tall above grade.

Townhouse: A single family home that is attached to more than one other such unit; units are not stacked vertically.

Townhouse—1/2 Duplex: A single family home that is attached to one other such unit.

Townhouse/Condo: A single family home that is attached to more than one other such unit and has been condominiumized.

ATTACHMENT 1

Student Generation Rates: Single Family by Subdivision



Student Generation Rates: Single Family by Subdivision

Subdivision Name(a)	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
ALTA VISTA	0.000471	0.000405	0.000346	0.000150	0.000138
ASPEN HEIGHTS SUB	0.000000	0.000607	0.000518	0.000602	0.000554
AUBURN ESTATES CONSERVATION DEVELOPMENT 03-S2143 (20070021442)	0.002119	0.002430	0.000691	0.000301	0.000277
BELLA VIRA SUBDIVISION, FTC (20080027069)	0.005651	0.005264	0.004319	0.004063	0.003739
BOXELDER COMMONS FIL 2	0.010596	0.014173	0.013649	0.013392	0.013848
BOXELDER HEIGHTS RLUP 02-S1971 (20050043862)	0.000942	0.001012	0.000864	0.000903	0.000831
BROOMFIELD MLD 16-LAND3534	0.000000	0.000000	0.000173	0.000150	0.000138
BRUNNER FARM SUB	0.016011	0.021057	0.020560	0.023322	0.020496
BRUNNER FARM SUB REPLAT A	0.000471	0.000405	0.000000	0.000000	0.000000
BUCKING HORSE FILING 1	0.002590	0.002430	0.002073	0.002257	0.003047
BUCKING HORSE FILING 2	0.009183	0.010731	0.010021	0.009028	0.007755
BUCKING HORSE FILING 3	0.000000	0.000000	0.000000	0.001053	0.001108
CAPITOL HILL	0.001177	0.001012	0.000864	0.000602	0.000692
CENTENNIAL SUB ADMINISTRATIVE PLAT	0.000000	0.000202	0.000518	0.000451	0.000415
CENTER GREENS AT SOUTHRIDGE GREENS PUD	0.000000	0.000000	0.000000	0.000301	0.000415
CIMARRON LAKE	0.000706	0.000607	0.000518	0.000451	0.000415
COLUMBINE ESTATES, WEL (2003-0025009)	0.020014	0.017412	0.013303	0.011135	0.010940
CONTINENTAL NORTH	0.000235	0.000202	0.000173	0.000000	0.000000
COTTONWOOD FARMS RLUP 99-RLP0029 AMD LOTS 1-4 AND RESIDUAL LOT B OF AMD PLAT OF RESIDUAL LOT B OF COTTONWOOD FARMS RLUP 99-RLP0029 (20040107138)	0.000471	0.000202	0.000000	0.000000	0.000000
COTTONWOOD PARK AT THE MEADOWS, WEL (20060004963)	0.010125	0.008504	0.006738	0.006771	0.005816
COTTONWOOD RIDGE	0.001884	0.001417	0.000691	0.000451	0.000554
CRAFTS RESUB	0.000471	0.000405	0.000518	0.000451	0.000415
CREEKSIDE VILLAGE SUB REVISED REPLAT	0.000000	0.000000	0.000000	0.000301	0.000277
CRISWELL MLD 98-EX1182	0.000000	0.000000	0.000000	0.000000	0.000277
CRYSTAL LAKES	0.000000	0.000000	0.000173	0.000451	0.000415
CUSHMAN'S LAKEVIEW DEVELOPMENT	0.000942	0.000810	0.000691	0.000451	0.000277
DRAKE RANCH RLUP 02-S2028 (20060009474)	0.000000	0.000000	0.000173	0.000150	0.000138
DRY CREEK MINOR SUB, 1ST RPLT, FTC (20070083115)	0.000706	0.000607	0.000346	0.000000	0.000138
EAGLE RANCH ESTATES II PUD	0.000942	0.000810	0.000691	0.000602	0.000554
EAST RIDGE 2nd FILING	0.001177	0.003037	0.004838	0.010081	0.012464
FAIRVIEW VILLAGE TMTH (20050039096)	0.001177	0.001012	0.000691	0.000602	0.000415
FOSSIL LAKE PUD	0.000235	0.000202	0.000173	0.000150	0.000000
FOX GROVE SUB	0.000000	0.000405	0.001555	0.003762	0.004432

Rates calculated using data from 2018-2023 Student Information Systems and 2023 Larimer County Parcels layer.

(a) Subdivision as listed in Larimer County Parcel Data.

Student Generation Rates: Single Family by Subdivision

Subdivision Name(a)	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
FOX GROVE SUB 2ND FILING	0.000000	0.000000	0.000000	0.000000	0.002354
FREY	0.000000	0.000000	0.000000	0.000150	0.000138
FTC BLK 61	0.000000	0.000000	0.000173	0.000000	0.000000
FTC BLK 178	0.000000	0.000405	0.000000	0.000000	0.000000
FTC BLK 195	0.000000	0.000202	0.000000	0.000000	0.000000
GILMORE ACRES	0.000000	0.000000	0.000000	0.000000	0.000138
GLACIER VIEW MEADOWS	0.001177	0.001417	0.000864	0.000752	0.000692
GLACIER VIEW MEADOWS 12TH FIL PUD, AMNDED L 141 & 162	0.000000	0.000000	0.000000	0.000301	0.000000
GLENN RIDGE EST 2nd Fil AMD LOT 5	0.000471	0.000202	0.000000	0.000150	0.000138
GOLDING DWYRE	0.000000	0.000000	0.000000	0.000000	0.000277
GREEN MOUNTAIN MEADOWS	0.000000	0.000000	0.000000	0.000000	0.000138
HAHN JACK MRD S-6-87	0.000235	0.000202	0.000173	0.000150	0.000277
HARBOR WALK ESTATES PUD	0.000235	0.000202	0.000000	0.000150	0.000000
HARMONY COTTAGES	0.000000	0.000000	0.000000	0.000000	0.000138
HARMONY SUB 3rd FILING 1st AMNDMNT	0.000235	0.000405	0.000518	0.000451	0.000831
HARMONY SUB 4th FIL	0.004003	0.004049	0.003455	0.002859	0.003185
HARMONY SUB 5TH FILING	0.001177	0.001620	0.001555	0.001956	0.001939
HARMONY SUB 6th FILING	0.000000	0.000000	0.000000	0.001956	0.002908
HARMONY SUBDIVISION 1ST FIL, TIMNATH (20050095580)	0.001648	0.001417	0.001037	0.000752	0.000969
HARMONY SUBDIVISION 2ND FIL, TIM (20070020818)	0.002826	0.002227	0.001728	0.001655	0.001246
HEARTHFIRE PUD SECOND	0.001177	0.001012	0.000691	0.000602	0.000554
HIDDEN POND ESTATES, FTC (20070093663)	0.000942	0.001012	0.000691	0.000451	0.000415
HIGHLAND HILLS PUD 2ND, AMD LOT 1 AND LOT 2 PLAT FILE #06-S2540	0.000235	0.000202	0.000173	0.000000	0.000000
HIGHLAND MEADOWS GOLF COURSE SUB, WIN (20030054930)	0.001884	0.001822	0.001209	0.001956	0.001939
HIGHLAND PLACE	0.000471	0.000405	0.000346	0.000150	0.000138
HILL TWO, THE (20030101144)	0.000235	0.000405	0.000346	0.000301	0.000277
HILLKINS SUB FILE # 17-LAND3623	0.000000	0.000202	0.000173	0.000150	0.000277
HOMESTEAD PUD 2ND FIL. PLD AND PD	0.001648	0.001620	0.001037	0.000752	0.000831
HORSETOOTH LAKE ESTATES	0.000235	0.000000	0.000173	0.000150	0.000138
INDIAN CREEK MEADOWS	0.000235	0.000405	0.000000	0.000000	0.000415
ISON 08-2838 (20100004974)	0.000000	0.000000	0.000173	0.000150	0.000277
KECHTER CROSSING PLD	0.018366	0.015590	0.012612	0.009329	0.009002
KECHTER CROSSING PLD FILING 2	0.000471	0.000607	0.000346	0.000301	0.000277
KECHTER FARM FILING 3	0.000471	0.000202	0.000173	0.000150	0.000000
KECHTER FARM FILING 4	0.000000	0.000000	0.000000	0.000602	0.000692
KECHTER FARM PLD FIL 1	0.027313	0.025309	0.021251	0.019561	0.017726
KECHTER FARM PLD FIL 2	0.005887	0.009719	0.014686	0.018658	0.019111
KELLY FARMS	0.000000	0.000202	0.000173	0.000150	0.000415

Rates calculated using data from 2018-2023 Student Information Systems and 2023 Larimer County Parcels layer.

(a) Subdivision as listed in Larimer County Parcel Data.

Student Generation Rates: Single Family by Subdivision

Subdivision Name(a)	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
KNOLLS AT WELLINGTON SOUTH, THE, WEL(2002131947)	0.009183	0.007086	0.007429	0.007373	0.006232
LAKEVIEW SUB, FTC	0.000942	0.001215	0.001382	0.001505	0.001523
LONGVIEW R.L.U.P. 02-S1944 (2002133786)	0.000471	0.000202	0.000173	0.000150	0.000138
LOOMIS	0.000471	0.000405	0.000346	0.000301	0.000277
MAIL CREEK CROSSING PLD (20130093284)	0.020956	0.026524	0.023497	0.019109	0.018003
MAJESTIC ESTATES	0.001648	0.002025	0.001382	0.000903	0.000969
MAPLE HILL 1ST REPLAT FTC (20040106687)	0.000235	0.000202	0.000346	0.000150	0.000000
MAPLE HILL, FTC (20040004921)	0.004238	0.003847	0.002937	0.002407	0.003047
MARTIN CONSERVATION DEVELOPMENT 14-S3203	0.000471	0.000202	0.000173	0.000150	0.000138
MARTIN'S	0.000471	0.000405	0.000346	0.000301	0.000277
MCCLELLANDS CREEK 3RD FIL (Fossil Lake PUD 8th Sub Number)	0.025430	0.022069	0.018141	0.015649	0.013710
MCMURRY RANCH	0.000000	0.000000	0.000173	0.000150	0.000000
MCMURRY RANCH AMND L 13&14	0.000000	0.000000	0.000173	0.000150	0.000138
MEADOWS AT ROLLING HILLS (20070026986)	0.002119	0.001822	0.001382	0.001204	0.001108
MEADOWS THE REPLAT TR F WELL (20050025658)	0.001177	0.001215	0.001209	0.000903	0.000969
MEADOWS, THE	0.029433	0.024499	0.020560	0.017906	0.015926
MEYER SUB	0.000000	0.000000	0.000000	0.000301	0.000415
MOUNTAINS EDGE	0.000000	0.000000	0.000000	0.000451	0.000969
NATIVE HILLS RLUP # 14-S3219	0.000471	0.000405	0.000346	0.000451	0.000415
NEW PROSPECT, FTC (20130046757)	0.000471	0.000607	0.000518	0.000602	0.000831
NEWTON SUB	0.000000	0.000202	0.000173	0.000301	0.000277
NORTH WIND FARM	0.000471	0.000405	0.000346	0.000301	0.000277
OCON ESTATES CONSRVTN DVLPMNT NO 16-LAND3565	0.000235	0.000202	0.000173	0.000150	0.000138
OLD FARM PLD (06-S2582) (20070040750)	0.000235	0.000202	0.000000	0.000000	0.000000
OLD OAK ESTATES, FTC (20080053824)	0.000706	0.000607	0.000864	0.000602	0.000277
OLD TOWN NORTH, FTC (20040056692)	0.000942	0.000607	0.001037	0.000903	0.000831
ORCHARD PARK	0.000000	0.000000	0.000000	0.000301	0.000277
PARAGON POINT PUD	0.000471	0.000405	0.000346	0.000301	0.000277
PARK MEADOWS (20030071172)	0.016953	0.014173	0.011576	0.009630	0.008032
PARK MEADOWS REPLAT L 10 & 11, BLK 8	0.000471	0.000000	0.000000	0.000451	0.000554
PARK MEADOWS RPLT LOTS 38-51 BLK 1, BLK 4, AND TR B, WEL (20050065219)	0.001413	0.002025	0.001209	0.000752	0.000831
PARKWOOD	0.000000	0.000202	0.000173	0.000150	0.000138
PATEROS CREEK	0.000706	0.000810	0.000346	0.000301	0.000415
PLEASANT ACRES	0.000235	0.000202	0.000173	0.000150	0.000138
POPE MRD 96-EX0830 AMD TR 2	0.000471	0.000405	0.000346	0.000301	0.000000
POUDRE ACRES	0.000000	0.000000	0.000173	0.000000	0.000000

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(a) Subdivision as listed in Larimer County Parcel Data.

Student Generation Rates: Single Family by Subdivision

Subdivision Name(a)	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
PRAIRIE VIEW ESTATES CONSERVATION DEVELOPMENT (20050081244)	0.000471	0.000810	0.000518	0.000602	0.000554
PTARMIGAN	0.000235	0.000202	0.000000	0.000000	0.000000
REEVES ACRES SUB	0.000000	0.000202	0.000173	0.000150	0.000138
RENDEZVOUS FILING NO 1	0.000000	0.000000	0.000000	0.003009	0.005955
RENDEZVOUS FILING NO 2	0.000000	0.000000	0.000000	0.000451	0.002770
RENNAT SUB	0.000000	0.000000	0.000000	0.000000	0.002216
REPLAT OF LOTS 3-10, PT OF LINCOLN CT, KENNEDY CT, PT OF KENNEDY AVE & PT OF 5TH ST OF REPLAT OF MILLIKEN & CARPER ADD (WEL)	0.000235	0.000202	0.000173	0.000000	0.000000
REPLAT OF ROMA VALEY DR & PRT OF TR E MIRAMONT VALLEY DR	0.000471	0.000405	0.000346	0.000301	0.000277
RICHARDS LAKE PUD FILING ONE	0.000706	0.001215	0.000864	0.000451	0.000692
RIDGE WEST PUD	0.000706	0.000607	0.000518	0.000301	0.000000
RIGDEN FARM	0.013657	0.013161	0.012958	0.012037	0.011079
RIGDEN FARM 17TH FIL	0.007299	0.007086	0.006738	0.004965	0.004432
ROLLING HILLS ESTATES	0.000235	0.000202	0.000173	0.000150	0.000138
ROSTEK	0.000000	0.000000	0.000000	0.000000	0.000138
S1 T07 R71	0.000235	0.000202	0.000173	0.000150	0.000138
S1 T09 R70	0.000000	0.000202	0.000173	0.000150	0.000138
S1 T10 R69	0.000000	0.000202	0.000173	0.000150	0.000138
S2 T07 R69	0.000471	0.000405	0.000346	0.000150	0.000138
S2 T09 R70	0.000706	0.000607	0.000518	0.000150	0.000000
S4 T07 R70	0.000000	0.000607	0.000346	0.000301	0.000415
S4 T07 R71	0.000000	0.000000	0.000000	0.000150	0.000000
S5 T09 R68	0.000471	0.000405	0.000346	0.000301	0.000138
S6 T07 R70	0.000235	0.000000	0.000000	0.000000	0.000000
S6 T08 R68	0.000471	0.000405	0.000346	0.000301	0.000277
S6 T09 R70	0.000000	0.000000	0.000000	0.000150	0.000138
S6 T10 R71	0.000235	0.000202	0.000173	0.000150	0.000138
S7 T09 R68	0.000000	0.000000	0.000000	0.000000	0.000138
S9 T07 R69	0.000000	0.000000	0.000173	0.000150	0.000138
S9 T08 R69	0.001177	0.001012	0.000864	0.000752	0.000692
S9 T08 R70	0.000235	0.000202	0.000173	0.000301	0.000277
S11 T08 R68	0.000000	0.000000	0.000346	0.000301	0.000277
S11 T09 R70	0.000235	0.000202	0.000173	0.000150	0.000138
S11 T10 R68	0.000000	0.000000	0.000000	0.000000	0.000277
S12 T09 R70	0.000000	0.000000	0.000000	0.000150	0.000138
S13 T09 R68	0.000235	0.000000	0.000000	0.000000	0.000000
S14 T09 R68	0.000000	0.000000	0.000173	0.000150	0.000138
S14 T09 R71	0.000706	0.000607	0.000518	0.000301	0.000000
S15 T10 R68	0.000471	0.000405	0.000346	0.000301	0.000277

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Student Generation Rates: Single Family by Subdivision

Subdivision Name(a)	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
S17 T10 R68	0.000000	0.000000	0.000000	0.000000	0.000138
S17 T10 R69	0.000471	0.000405	0.000346	0.000301	0.000277
S19 T08 R69	0.000000	0.000000	0.000000	0.000150	0.000138
S21 T08 R69	0.000471	0.000405	0.000346	0.000301	0.000415
S21 T09 R71	0.000000	0.000202	0.000173	0.000150	0.000138
S21 T10 R69	0.000000	0.000202	0.000173	0.000150	0.000138
S22 T10 R68	0.000706	0.000000	0.000000	0.000000	0.000554
S23 T07 R70	0.000000	0.000000	0.000000	0.000150	0.000138
S23 T08 R71	0.000471	0.000405	0.000346	0.000301	0.000000
S24 T06 R68	0.000000	0.000000	0.000000	0.000000	0.000277
S24 T06 R70	0.000000	0.000202	0.000000	0.000000	0.000000
S24 T09 R68	0.000471	0.000810	0.000864	0.000752	0.000831
S24 T09 R69	0.000471	0.000405	0.000346	0.000301	0.000277
S24 T09 R72	0.000000	0.000000	0.000173	0.000000	0.000138
S24 T11 R71	0.000471	0.000405	0.000000	0.000000	0.000000
S26 T10 R69	0.000942	0.000405	0.000518	0.000451	0.000277
S31 T07 R68	0.000235	0.000202	0.000000	0.000000	0.000000
S32 T09 R73	0.000471	0.000607	0.000518	0.000451	0.000138
S32 T10 R68	0.000000	0.000405	0.000691	0.001354	0.001800
S32 T10 R69	0.000706	0.000607	0.000346	0.000301	0.000277
S33 T08 R70	0.000000	0.000202	0.000173	0.000150	0.000138
S33 T10 R68	0.000706	0.000607	0.000346	0.000301	0.000277
S34 T08 R71	0.000000	0.000000	0.000000	0.000150	0.000138
S35 T08 R70	0.000000	0.000405	0.000346	0.000301	0.000277
S36 T08 R69	0.000000	0.000000	0.000000	0.000150	0.000000
S36 T11 R69	0.000471	0.000202	0.000000	0.000000	0.000000
S BAR G CONSERVATION DVLPMNT 10-S2953	0.000706	0.000607	0.000518	0.000451	0.000415
S BAR G CONSERVATION DVLPMNT AMD LOT 1 & LOT 1 S BAR G SUB	0.000000	0.000000	0.000000	0.000150	0.000138
SAGE MEADOWS SUB	0.000000	0.003442	0.009502	0.021968	0.022989
SANCTUARY, THE, PLANNED LAND DIVISION (20060045342)	0.002590	0.002632	0.001900	0.001505	0.001246
SCENIC RANCH ESTATES RLUP 14-S3200	0.000942	0.001620	0.001037	0.001655	0.001523
SCHOLZ MLD / EXEMPTION 17-LAND3716	0.000000	0.000000	0.000000	0.000000	0.000138
SERRATOGA FALLS 1ST FIL, TIM (20070017169)	0.001648	0.001417	0.001382	0.001354	0.001246
SERRATOGA FALLS 2nd FILING	0.000000	0.000810	0.006220	0.014445	0.018834
SETZLER	0.000235	0.000405	0.000000	0.000301	0.000138
SHUTTS SUB 3rd FILING (COUNTRY FARMS)	0.000000	0.000000	0.000000	0.000000	0.000277
SIDEHILL 2ND FTC (20050067435)	0.013657	0.012351	0.011057	0.010533	0.008863
SIDEHILL SUBDIVISION	0.001884	0.001822	0.001900	0.001806	0.001800
SILVER REEF FARMS RLUP 16-S3364	0.000471	0.001215	0.001037	0.000752	0.000554

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Student Generation Rates: Single Family by Subdivision

Subdivision Name(a)	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
SOLDIER CANYON ESTATES	0.000471	0.000405	0.000346	0.000301	0.000277
SPRING CANYON HEIGHTS	0.000471	0.000405	0.000346	0.000301	0.000277
SPRING CREEK FARMS NORTH 4TH, FTC (20140022060)	0.003296	0.003847	0.003455	0.002257	0.002631
STEAD	0.000000	0.000202	0.000173	0.000150	0.000138
STORYBOOK 3rd FILING	0.005651	0.004657	0.003974	0.003611	0.002631
SUNNY ACRES	0.000235	0.000202	0.000173	0.000150	0.000000
SWIERS BELOIN CONSERVATION DEVELOPMENT	0.000000	0.000000	0.000173	0.000150	0.000000
SWIFT ADDITION TO FOSSIL LAKE PUD	0.000235	0.000202	0.000346	0.000301	0.000277
TALON ESTATES	0.000000	0.000202	0.000518	0.000602	0.000415
THE HILL CONSERVATION DEVELOPMENT	0.000471	0.000405	0.000346	0.000150	0.000138
THREE SILOS SUBDIVISION	0.000235	0.000202	0.000173	0.000000	0.000000
TIM BLK 13	0.000000	0.000000	0.000000	0.000000	0.000138
TIMBERVINE 2nd Filing	0.003767	0.004454	0.003455	0.003461	0.003601
TIMNATH LANDING FILING NO 1	0.000000	0.000000	0.000173	0.001354	0.003739
TIMNATH RANCH 1st FILING, 2nd AMENDED	0.001413	0.001215	0.001382	0.001505	0.001385
TIMNATH RANCH SUB 1st FIL 2nd AMNDED REPLAT B	0.000471	0.000405	0.000346	0.000301	0.000138
TIMNATH RANCH SUB 1st FIL 3rd AMNDED	0.034848	0.033408	0.032999	0.030394	0.029082
TIMNATH RANCH SUB 3RD FIL, TIM (20070023850)	0.008712	0.014983	0.013994	0.014746	0.014956
TIMNATH RANCH SUB 6th FIL	0.000000	0.000810	0.002419	0.003310	0.004293
TIMNATH SOUTH 1ST 2ND AMD, TIM (20130055316)	0.031787	0.030775	0.026261	0.022720	0.020911
TIMNATH SOUTH SUB 1st FIL 3rd AMNDED	0.015540	0.017412	0.013303	0.012188	0.010248
TIMNATH SOUTH SUB 1ST FIL, TIM (20050101411)	0.007770	0.006277	0.005701	0.004514	0.004432
TIMNATH SOUTH SUB 2ND FIL, TIM (20070046248)	0.000471	0.000607	0.001037	0.000903	0.000554
TRAIL HEAD FTC (20040123495)	0.001413	0.001012	0.000518	0.000451	0.000554
TWISTED SADDLE CONSERVATION DVLPMNT FIL16-LAND3582	0.000000	0.000405	0.000346	0.000301	0.000277
VALEROSA PLD NO 16-S3385	0.000471	0.000405	0.000000	0.000000	0.000000
VAUGHN-CECIL SUBDIVISION	0.000235	0.000202	0.000000	0.000000	0.000000
VISTA GRANDE PD (20050021649)	0.000235	0.000000	0.000000	0.000000	0.000000
WEBER M.L.D. (20030154672)	0.000471	0.000607	0.000518	0.000451	0.000415
WEL BLK 1	0.000471	0.000607	0.000518	0.000451	0.000000
WELLINGTON DOWNS SUB PUD	0.010596	0.012148	0.010194	0.010232	0.009417
WEST SIDE	0.000471	0.000000	0.000000	0.000000	0.000000
WESTBURY PUD	0.000471	0.000405	0.000173	0.000150	0.000138
WESTCHASE PUD	0.000235	0.000202	0.000000	0.000000	0.000000
WESTRIDGE ESTATES PUD	0.000000	0.000000	0.000000	0.000000	0.000138

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Student Generation Rates: Single Family by Subdivision

Subdivision Name(a)	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
WILDWING 1ST AMD, TIM (20070089387)	0.005180	0.004454	0.003628	0.003009	0.002908
WILDWING 4TH FILING	0.000000	0.000000	0.000000	0.000000	0.000969
WILDWING FINAL FILING NO 2	0.003061	0.008099	0.011748	0.011736	0.011771
WILDWING FINAL PLAT FILING NO 3	0.000000	0.000000	0.000000	0.000301	0.000969
WILDWING FLG 1, AMD 2, TIM (20080072667)	0.001413	0.001215	0.001037	0.000752	0.000415
WILDWING SUB REPLAT B	0.000235	0.000202	0.000346	0.000301	0.000138
WILSON CONSERVATION DEVELOPMENT #10-S3010	0.000000	0.000000	0.000173	0.000301	0.000277
WINDSOR VILLAGES AT PTARMIGAN	0.000000	0.000000	0.000000	0.000000	0.002770
WITHROW RIDGE	0.000471	0.000405	0.000346	0.000301	0.000138

Rates calculated using data from 2018-2023 Student Information Systems and 2023 Larimer County Parcels layer.
 (a) Subdivision as listed in Larimer County Parcel Data.

ATTACHMENT 2

Student Generation Rates: Multifamily by Subdivision



Student Generation Rates: Multifamily by Subdivision

Subdivision Name ^(a)	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Average
ASPEN HEIGHTS SUB	0.013158	0.013158	0.013158	0.013158	0.013158	0.013158
BELLA VIRA SUB FIL 2	0.08	0.04	0.08	0.08	0.04	0.064
BLOCK ONE CONDOS	0.230769	0	0	0	0	0.046154
BROOKFIELD 2nd REPLAT	0.416667	0.666667	0.75	0.833333	0.75	0.683333
BROWNES ON HOWES	0.166667	0	0	0	0	0.033333
BUCKING HORSE FILING 1	0.066667	0.183333	0.233333	0.216667	0.166667	0.173333
BUCKING HORSE FILING 4	0.458333	1.416667	1.083333	1.208333	1.5	1.133333
CAPSTONE COTTAGES	0	0	0.005747	0.005747	0.005747	0.003448
CAPSTONE COTTAGES FILING 2	0	0	0	0	0.035714	0.007143
COLONY AT RIGDEN FARM, THE FTC (20060010884)	0.041667	0.083333	0	0.041667	0.083333	0.05
CONFLUENCE FORT COLLINS CONDO	0	0	0.384615	0.384615	0.461538	0.246154
COPPERLEAF SUB	0.029412	0.058824	0.058824	0.117647	0.088235	0.070588
COTTONWOOD PARK AT THE MEADOWS 1st REPLAT	0.1	0.05	0.05	0.15	0.15	0.1
CROSSING AT FOSSIL LAKE CONDOS BLDG C	0.166667	0.166667	0	0	0.333333	0.133333
CROSSING AT FOSSIL LAKE CONDOS BLDG D	0.333333	0.166667	0	0.166667	0.166667	0.166667
CROSSING AT FOSSIL LAKE CONDOS BLDG E B1	0	0.4	0.2	0.6	0	0.24
CROSSING AT FOSSIL LAKE CONDOS BLDG F, L6 B1	0	0.166667	0.166667	0.166667	0	0.1
CROWNE AT OLD TOWN NORTH	0	0	0	0.035088	0.013158	0.009649
CROWNE ON TIMBERLINE	0.626866	0.552239	0.462687	0.432836	0.492537	0.513433
EAST RIDGE 2nd FILING	0.014706	0.022059	0.022059	0.088235	0.110294	0.051471
EAST RIDGE 3rd FILING	0	0	0.011236	0.05618	0.033708	0.020225
EAST RIDGE 4th FIL	0	0	0	0.014085	0.014085	0.005634
EAST VILLAGE AT RIGDEN FARM CONDOS BLDG A	0.285714	0.142857	0.285714	0.285714	0.285714	0.257143
EAST VILLAGE AT RIGDEN FARM CONDOS BLDG C	0.428571	0.285714	0.142857	0	0.428571	0.257143
EAST VILLAGE AT RIGDEN FARM CONDOS BLDG D	0	0	0.142857	0.142857	0	0.057143
EAST VILLAGE AT RIGDEN FARM CONDOS BLDG H	0.166667	0	0	0	0	0.033333
EAST VILLAGE AT RIGDEN FARM CONDOS BLDG J	0.333333	0.333333	0.333333	0.166667	0	0.233333
EAST VILLAGE AT RIGDEN FARMS CONDOS BLDG B	0.142857	0.142857	0	0	0	0.057143
FLATS AT RIGDEN FARM CONDOS BLDG 1	0	0	0	0	0.166667	0.033333

Rates calculated using data from 2018-2023 Student Information Systems and 2023 Larimer County Parcels layer.

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Student Generation Rates: Multifamily by Subdivision

FLATS AT RIGDEN FARM CONDOS BLDG 10	0	0.083333	0	0	0	0.016667
FLATS AT RIGDEN FARM CONDOS BLDG 6	0	0	0	0.3	0.6	0.18
FLATS AT RIGDEN FARM CONDOS BLDG 8	0.2	0	0	0.15	0.15	0.1
FOOTHILLS MALL REDEVELOPMENT SUB	0.007519	0.037594	0.037594	0.045113	0.037594	0.033083
FTC BLK 106	0	0	0.166667	0	0	0.033333
FTC BLK 146	0	0	0	0.25	0.5	0.15
HARMONY 23	0	0.024457	0.070652	0.084239	0.078804	0.05163
HARMONY COTTAGES	0	0.133333	0.266667	0.666667	0.533333	0.32
HARMONY RIDGE 2ND FTC (20050039662)	0.666667	0.666667	0.666667	0	0	0.4
HARMONY SUB 6th FILING	0	0	0	0	0.055556	0.011111
HARVEST VILLAGE TOWNHOMES	0	0	0.067797	0.118644	0.237288	0.084746
LAGRANGE CONDOS AT RIGDEN FARM PH 14 - 16th AMNDMNT	0	0.166667	0.166667	0.166667	0	0.1
LAGRANGE CONDOS II AT RIGDEN FARM (BLDG 1)	0.333333	0.333333	0	0	0	0.133333
LAGRANGE CONDOS II AT RIGDEN FARM (bldg 2)	0	0.25	0	0	0.25	0.1
MANHATTAN TOWNHOMES 2nd FIL	0.194444	0.138889	0.277778	0.222222	0.222222	0.211111
MILESTONE APARTMENTS	0	0.043478	0.057971	0.057971	0.057971	0.043478
MORNINGSIDE VILLAGE CONDOS SUPP 17 BLD ENV 12	0.25	0.25	0	0	0.375	0.175
MORNINGSIDE VILLAGE CONDOS SUPP 18	0.5	0.625	0.625	0.375	0.125	0.45
MORNINGSIDE VILLAGE CONDOS SUPP 19 BLD 10	0	0	0	0.25	0.25	0.1
MORNINGSIDE VILLAGE CONDOS SUPP 21 BLD 14	0.6	0.6	0.6	0.6	0.2	0.52
MORNINGSIDE VILLAGE CONDOS SUPP 22 BLD 8	0.6	0.6	0.4	0.4	0.4	0.48
MORNINGSIDE VILLAGE CONDOS SUPP 23 BLDG 7	0.6	0.6	0.6	0.6	0.2	0.52
MORNINGSIDE VILLAGE CONDOS SUPP 24 BLDG 6	0	0	0	0.2	0	0.04
MORNINGSIDE VILLAGE CONDOS SUPP 25 BLDG 5	0.4	0	0.2	0.2	0.2	0.2
MORNINGSIDE VILLAGE CONDOS SUPP 26 BLDG 4	0	0	0	0	0.25	0.05
MORNINGSIDE VILLAGE CONDOS SUPP 29 (BLDG 3)	0	0.2	0	0	0	0.04

Student Generation Rates: Multifamily by Subdivision

MORNINGSIDE VILLAGE CONDOS SUPP 32 BLDG 35	0	0	0	0.333333	0.333333	0.133333
MOUNTAINS EDGE	0	0	0	0.056604	0.084906	0.028302
OLD TOWN NORTH, FTC (20040056692)	0.037037	0.018519	0.018519	0.018519	0.018519	0.022222
PARK TOWNHOMES AT FOSSIL RIDGE THE	0.138889	0.361111	0.388889	0.361111	0.361111	0.322222
PRAIRIE VILLAGE	0.125	0	0.125	0.125	0.25	0.125
PROSPECT STATION SUB 2nd FIL	0	0.083333	0.055556	0.083333	0	0.044444
REDTAIL 2nd FIL	0.020833	0.020833	0.041667	0.041667	0	0.025
RENDEZVOUS FIL NO 1, FIRST REPLAT LOTS 5&6, B4	0	0	0	0	0.5	0.1
RENDEZVOUS FILING NO 1	0	0	0.022989	0.022989	0.114943	0.032184
RENDEZVOUS FILING NO 2	0	0	0	0	0.022727	0.004545
RIGDEN CORNERS CONDOS 16TH SUPP	1	0	0	0	0	0.2
RIGDEN FARM	1.6	1.4	2	3.4	0.548387	1.789677
RIGDEN FARM FILING 18	0.212766	0.12766	0.170213	0.085106	0.12766	0.144681
RIGDEN FARM FILING 19	0.666667	0.833333	0.333333	0.333333	0.333333	0.5
RIGDEN FARM, 7TH FILING, THE WILLOW	0.25	0	0	0	0	0.05
RIVER MODERN SUB	0.045455	0.045455	0.090909	0.090909	0.045455	0.063636
SHUTTS SUB 3rd FILING (COUNTRY FARMS)	0	0	0	0.015625	0	0.003125
STADIUM APARTMENTS	0	0	0	0	0	0
SUNRISE RIDGE, FIRST FILING, FTC (20060078301)	0.285714	0.285714	0.285714	0.285714	0.285714	0.285714
TIMBERVINE 2nd Filing	0.035714	0.142857	0.285714	0.214286	0.214286	0.178571
TIMNATH LANDING FILING NO 2	0	0	0	0.019608	0.058824	0.015686
TIMNATH RANCH SUB 7th FILING	0	0.054795	0.136986	0.232877	0.219178	0.128767
TIMNATH TRAIL AT RIVERBEND REPLAT	0	0.083333	0.236111	0.222222	0.236111	0.155556
TRAIL HEAD FILING 2	0	0	0.027027	0.054054	0.162162	0.048649
TRAIL HEAD FTC (20040123495)	0.083333	0.083333	0.083333	0.416667	0.25	0.183333
UNCOMMON	0	0	0	0	0	0
VILLAGE ON HORSETOOTH	0.03125	0.5625	0.666667	0.604167	0.583333	0.489583
VILLAGE ON REDWOOD	0.430556	0.5	0.458333	0.486111	0.416667	0.458333
WELLINGTON DOWNS SUB PUD	0.416667	0.583333	0.583333	0.916667	1.166667	0.733333
WELLINGTON POINTE AMD LOT 1 B 11 OF REPLAT L1 B10 & L 1 B 11	0	0.058824	0	0	0	0.011765
WELLINGTON ROW CONDOS AT 6th ST BUSINESS PARK PH 2	0.333333	0	0	0	0.333333	0.133333
WELLINGTON ROW CONDOS II (20210030781)	0	0	0	0.6	0.8	0.28
WELLINGTON VILLAGE SOUTH CONDOS SUPP 1	0	0	0.142857	0.142857	0.142857	0.085714
WELLINGTON VILLAGE SOUTH CONDOS SUPP 2	0	0.285714	0	0.285714	0.428571	0.2

Rates calculated using data from 2018-2023 Student Information Systems and 2023 Larimer County Parcels layer.

(a) Subdivision as listed in Larimer County Parcel Data.

Student Generation Rates: Multifamily by Subdivision

WELLINGTON VILLAGE SOUTH CONDOS SUPP 4 BLDG 5	0	0.333333	0.166667	0.333333	0.333333	0.233333
WELLINGTON VILLAGE SOUTH CONDOS SUPP 7 BLDG 8	0	0	0	0	0.285714	0.057143
WELLINGTON VILLAGE SOUTH CONDOS SUPP 8 BLDG 9	0	0	0.285714	0.285714	0.285714	0.171429
WEST HORSETOOTH CONDOS BLDG 2	1	1	0.25	0.25	0.5	0.6
WEST HORSETOOTH CONDOS BLDG 3	0.333333	0.333333	0.333333	0.333333	0.333333	0.333333
WEST HORSETOOTH CONDOS BLDG 4	0.166667	0	0	0	0	0.033333
WESTGATE AT WELLINGTON POINTE WELL (20050004994)	0.19697	0.257576	0.318182	0.287879	0.227273	0.257576

ATTACHMENT 3

Estimated Student Count for Planned Development



Estimated Student Count for Planned Development

MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Estimated Students	Status / Timeline	Notes
1	2023	Timnath	Timnath Website	Serratoga Falls 3rd Filing Final Plat	SF	250	116.4	Under Construction	
2	2023	Timnath	Timnath Website	Fisher Subdivision	SF	214	99.6	Under Construction	
3	2023	Timnath	Timnath Website	Olde Timnath Estates Minor Subdivisoin	SF	3	1.4	Approved	Proposed subdivision of the two existing parcels consisting of 44.76 acres total. The proposed subdivision would create 3 new Estate Residential lots as well as one large Outlot at the south end of the property
4	2023	Timnath	Timnath Website	Timnath Landing 3rd Filing Final Plat	SF	182	84.7	Under Construction	Generally located just north of the intersection at Timnath Parkway and Harmony Road, for the development of 182 single-family detached homes and 8 tracts. It will include a community park with smaller pocket parks throughout the development.
5	2023	Timnath	Timnath Website	Timnath Landing 7th Fil. Final Plat	SF	55	25.6	In Review	Final Plat for 55 single-family lots consistent with the current R-2 zoning.
6	2023	Timnath	Timnath Website	Timnath Landing 4th Fil. Final Plat	SF	96	44.7	Under Construction	Final Plat for 96 single-family detached homes and 6 tracts that will include two recreational lakes within Timnath Landing, 1.5 miles of neighborhood trails and a recreation center for residents.
7	2023	Timnath	Timnath Website	Harmony Pre Plat Amendment 5	SF	28	13	Under Construction	This application proposed the replat of a portion of the Harmony Subdivision for 28 Single Family Lots ranging in size from approximately 13,900 to 23,160sqft.
8	2023	Timnath	Timnath Website	Timnath Ranch 8th Filing	SF	101	47	In Review	Final Plat Application for 101 townhome lots, 42 building envelopes for condos and apartments, and 2 clubhouse locations are proposed with respective lots. A total of 477 multi-family residential units are proposed with this development.
9	2023	Timnath	Timnath Website	Timnath Ranch 8th Filing	MF	376	37.9	In Review	Final Plat Application for 101 townhome lots, 42 building envelopes for condos and apartments, and 2 clubhouse locations are proposed with respective lots. A total of 477 multi-family residential units are proposed with this development.
10	2023	Timnath	Timnath Website	Rendezvous (Trailside) 2nd Filing	SF	353	164.4	Under Construction	Final Plat Application for 353 lots on 80 acres with parks, trails, and open space.
11	2023	Timnath	Timnath Website	Timnath Trail Apartments Phase 2	MF	82	8.3	In Review	Phase 2 of the Timnath Trail at Riverbend apartments. Phase 2 will include 82 units, a playground, car was station, community garden, additional fitness facility, and 42 garage parking spaces
12	2023	Timnath	Timnath Website	Drehle Property Preliminary Plat	SF	111	51.7	In Review	Final Plat application proposing 111 single-family residential lots on 33.34 acres, based on the previously approved Preliminary Plat, that will include a neighborhood park and other amenities.
13	2023	Windsor	Windsor Planning Dept.	Fossil Creek Subdivision 1st Filing	SF	140	65.2	Approved	
14	2023	Windsor	Windsor Planning Dept.	Fossil Creek Subdivision 2nd Filing	SF	120	55.9	Approved	
15	2023	Windsor	Windsor Planning Dept.	Windsor Villages at Ptarmigan Station	SF	117	54.5	Approved	Per Sandra Mezzetti @ planning dept. this subdivision is "mostly built out"
16	2023	Windsor	Windsor Planning Dept.	Shutts Subdivision	SF	98	45.6	Approved	41 detached, 57 attached. Per Sandra Mezzetti @ planning dept. this subdivision is "mostly built out"
17	2023	Fort Collins	Fort Collins Website	Waterfield Third Filing	SF	191	88.9	Routed for Review	This is a request for a residential development on a 74.61 acre parcel to contain 16 Single Family Attached lots and 175 Single Family Detached lots. The site is located at the northwest corner of N. Timberline Rd. and E. Vine Dr.
18	2023	Fort Collins	Fort Collins Website	Waterfield Fourth Filing	SF	282	131.3	Routed for Review	This is a request for a Major Amendment (on the land zoned L-M-N) and a Project Development Plan (on the land zoned M-M-N) for a parcel of land located generally at the northwest corner of East Vine Drive and North Timberline Road. The request is for 499 dwelling units on 83.22 acres. A segment of Suniga Road will traverse the site. Merganser Drive will be realigned and extended to serve the site. Access would also be gained from new streets that intersect with East Vine Drive and North Timberline Road. As proposed, there would be 37 single family detached homes, 245 single family detached homes – alley load, 28 two-family dwellings and 189 single family attached dwellings.
19	2023	Fort Collins	Fort Collins Website	Bloom Filing One	SF	271	126.2	Resubmittal Required	This is a request for a Basic Development Review to develop approximately 271 single-family detached dwellings, a neighborhood park, and affiliated infrastructure improvements as part of Phase 1 of the Mulberry & Greenfields PUD (parcel # 8709200003, 8709200003, 8709300004, 8709300006, 8709300007, 8709300008, 8709300009, 8709300010, 8709000005, 8709000043, 8709000044). 109 of the single-family detached dwellings will have front-loaded garages while the other 164 dwelling units will have alley loaded garages (see project narrative for additional details). The Phase 1 proposal includes a neighborhood park at the corner of Sykes Dr and the future Greenfields Ct. The site is located directly north of E Mulberry St. Future access will be taken from Greenfields Ct to the east which will be extended north through the site to Vine Dr. The portion of the site planned for the Phase 1 residential development within the Low Density Mixed-Use Neighborhood (LMN) zone district, and would be subject to a Administrative Review. Originally applied for as a Project Development Plan, the Associated PUD Master Plan was approved at December 2021 Planning and Zoning Commission updating the process from Project Development Plan to Basic Development Review.

Estimated Student Count for Planned Development

MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Estimated Students	Status / Timeline	Notes
20	2023	Fort Collins	Fort Collins Website	Timbervine	SF	168	78.2	Ready for Hearing	This is a request to create single family lots located to the south and west of Timberline Road and Vine Drive. The overall site will consist of 39.19 acres and contain 22 single family attached, 146 single family detached and, 1 acre neighborhood park and 1.5+ mile trail system. The site is located in the Low Density Mixed- Use Neighborhood (L-M-N) Zone District. The single family residences are comprised of small and medium lots with 122 front load units and 24 rear load units.
21	2023	Fort Collins	Fort Collins Website	The Landing at Lemay Rezone and Structure Plan Amendment	MF			Resubmittal Required	This is a request for an Amendment to the Zoning Map for a portion of a 26.5 acre property (parcels #8707200008, 8707200018, 8707200019, 870700021), generally located at the southeast corner of E Vine Drive and N Lemay Avenue. The property is currently zoned Industrial (I). This request is to change 17.1 acres of this property to Medium Density Mixed Use Neighborhood (MMN). The remaining property will remain Industrial (I). This request will require and is accompanied by an Amendment to the City Structure Plan. The purpose of the rezone is to develop a multi-family project. This request is subject to a Planning & Zoning Commission hearing for a recommendation to Fort Collins City Council for a decision.
22	2023	Fort Collins	Fort Collins Website	Capstone Cottages	SF	201	93.6	Ready for Hearing	This is a request for the development of a proposed cottage-style student oriented residential project located at the northeast corner of the intersection of E. Lincoln Avenue and N. Lemay Avenue. The proposed project includes 201 single-family dwelling units on 24.8 net acres of developable land. The proposed project includes the conversion of the single family cottages and single-family attached dwelling units to Extra Occupancy Rental Houses which would allow the addition of one or two tenants to each dwelling unit for a maximum of five per dwelling unit. Extra Occupancy Rental Houses are allowed in the M-M-N zone district, subject to constructing and obtaining certificates of occupancy for the residential units, and go through the basic development review process for each building. The dwellings and the number of bedrooms would be divided in the following manner: 117 Single Family Attached – Extra Occupancy Rental Houses (4 bedrooms/unit); 75 Single-family Attached – Extra Occupancy Rental Houses (5 bedrooms/unit); 3 Single-family Attached – Extra Occupancy Rental Houses (5 bedrooms/unit); 6 Single-family Attached - Extra Occupancy Rental Houses (5 bedrooms/unit HC). There would be a total of 888 bedrooms, each of which would be leased individually. All of the 5-bedroom dwellings would be two-story; the 4-bedroom dwellings would be three-story in height. There would be 738 off-street parking spaces. The project includes a clubhouse, pool, outdoor recreation area and leasing office. The project will have access from East Lincoln Avenue on the south, an extension of a new minor arterial street on the east, an extension of Duff Drive and interim one-way connection from 10th Street on the north, and an interim one-way connection on the west. A proposed new roundabout is planned for the intersection of East Lincoln Avenue and new minor arterial extension adjacent to the southeast corner of the project. The applicant is requesting one Modifications of Standards for the density requirements in M-M-N zoning.
23	2023	Fort Collins	Fort Collins Website	Northfield Filing 1 Expanded	SF	442	205.8	Routed for Review	This is a request to develop a residential project on 55.3 acres of vacant farm land located west of N. Lemay Avenue and north of Alta Vista. As proposed, there would 442 dwelling units yielding a density of 8.00 dwelling units per gross acre. Dwellings are divided among four housing types and distributed across 57 buildings. The project includes a small commercial building with two apartments above and a clubhouse with amenities. Suniga Road bisects the parcel between N. Lemay Avenue on the east and the Lake Canal on the west. Two public local streets would be extended over the Lake Canal and tie into The Retreat, a student-oriented housing project on the west side of the canal. A total of 819 parking spaces are provided divided between garages (660) and surface (159) spaces. The parcel is zoned L-M-N, Low Density Mixed-Use Neighborhood.
24	2023	Fort Collins	Fort Collins Website	The Retreat at Fort Collins (formerly Redwood Street Multi-Family)	MF	190	19.1	Routed for Review	This is a request for Project Development Plan to construct a cottage style, student-oriented housing development on an assemblage of three parcels totaling 30.17 acres located between the Lake Canal and the Redwood Meadows neighborhood at the northeast corner of Redwood Street and the future extension of Suniga Road (parcel #9701400001, 9701400004, 9701411001). The plan proposes rent-by-the-room housing that will consist of 190 units and 739 bedrooms. The project includes mixed-use dwellings and 1,500 square feet of non-residential leasable floor area. A total of 760 parking spaces are provided which are divided between 234 spaces located within a parking garage and 526 surface spaces. A total of 744 bicycle parking spaces are provided. Site amenities are in the center of the site and will consist of a clubhouse and pool on 1.25 acres. There are six points of access. Lupine Drive will be extended east from Redwood Street. A new public street will intersect with Redwood Street in the southwest corner of the site. A new public street will intersect with Suniga Road (extended) along the southern edge. Two new public streets will be constructed over the Lake Canal to tie into the Northfield project. Finally, existing Mullen Drive will be extended south from Redwood Meadows. The property is in the Low Density Mixed-Use Neighborhood (LMN), zone district and subject to Planning and Zoning Board (Type II) review.
25	2023	Fort Collins	Fort Collins Website	Penny Flats First Replat, Lot 1A Major Amendment	MF	21	2.1	Routed for Review	Request for a Major Amendment to revise Building Three of the previously approved Project Development Plan; Penny Flats First Replat, from a 6 story building with a maximum height of 65' to a 4 story building with a maximum height of 50'. The new building configuration will increase the number of units to 21 (an increase of 2 units), decrease the habitable square footage of the building to 16,602 sq ft, and decrease the number of parking spaces by seven.

Estimated Student Count for Planned Development

MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Estimated Students	Status / Timeline	Notes
26	2023	Fort Collins	Fort Collins Website	Willox Farm	SF	65	30.3	Resubmittal Required	This is a request for a Project Development Plan proposing a 65 lot single-family detached residential development. The site is approximately 19.01 acres and is located on the south side of W. Willow Lane, north of Soft Gold Park (parcel #9702200003). Access will be taken from the north off of W. Willow Lane. A pedestrian trail is proposed, connecting the trail in Soft Gold Park. A stand-alone modification to increase the allowable density from 2 dwelling units per acre to 4 dwelling units per acre on this parcel was approved by Planning & Zoning Commission on May 26, 2021. This is located in the Urban Estate (UE) zone district and is subject to a Type 2 (Planning & Zoning Commission) public hearing.
27	2023	Fort Collins	Fort Collins Website	Impala Redevelopment	SF	20	9.3	Ready for Hearing	This is a request for a Project Development Plan to construct 62 affordable dwelling units (mixture of single-family attached and multi-family) at 306 and 400 Impala Cir (parcel # 9709413901; 9709423902). The proposal includes 2 single-family attached buildings each containing 10 units. The proposal also includes 3 multi-family buildings ranging in height from 2 to 3 stories and ranging from 8 to 28 units. The proposal also includes renovations for the 24 existing duplexes at 400 Impala Cir. 108 on-site vehicle parking spaces are provided. Existing access is taken from S Impala Dr directly to the west and W Mulberry St directly to the south. The site is directly north of W Mulberry St and approximately .25 miles west of S Taft Hill Rd. The property is within the Low-Density Mixed-Use Neighborhood (LMN) zone district and is subject to Planning & Zoning Commission (Type 2) Review.
28	2023	Fort Collins	Fort Collins Website	Impala Redevelopment	MF	42	4.2	Ready for Hearing	
29	2023	Fort Collins	Fort Collins Website	Polestar Village	SF/MF	146	0	Resubmittal Required	This is a request for a Project Development Plan (PDP) to develop approximately 20 acres into a mixture of residential dwelling types at 2820 W Elizabeth St (parcel # 9716200013; 9716200023; 9716200031; 9716200001). 146 dwelling units are proposed with a mix of single-family detached, single-family attached and multifamily. Approximately 3 acres of the site will be dedicated to urban agriculture. The site will also contain a community center, agricultural support building, and a place of worship. Future access will be via Plum St and Orchard Pl which will be extended as part of this development as well. The site is approximately .25 miles east of S Overland Trail, and located in between W Elizabeth St and Orchard Pl. The site is located in the Low Density Residential (RL) and Low Density Mixed-Use Neighborhood (LMN) zone districts and the proposal is subject to Planning & Zoning Commission (Type 2) Review.
30	2023	Fort Collins	Fort Collins Website	Fischer Properties	SF	10	4.7	Ready for Hearing	This is a request for a Project Development Plan (PDP) to develop the properties roughly located at 1215 S Shields St as multi-family and single-family detached residential (parcel #'s 9715406034; 9715400007; 9715406015; 9715400005; 9715400002; 9715400006). The development would consist of a three-story, 85 unit multi-family building along Shields Street and a 10-lot single family subdivision to the west. There are 134 off-street parking spaces proposed for the multi-family component of the project. The 10 single-family detached homes would be arrayed around a proposed cul-de-sac adjacent to the shared detention pond for the project. Access is proposed from Westward Dr directly to the north and Del Mar St to the west. The site is directly west of S Shields St and approximately .25 miles north of W Prospect Rd. The site is located within the Low Density Residential (RL) and Neighborhood Conservation Buffer (NCB) zone districts, and the proposal would be subject to Planning & Zoning Commission (Type 2) Review.
31	2023	Fort Collins	Fort Collins Website	Fischer Properties	MF	85	8.6	Ready for Hearing	
32	2023	Fort Collins	Fort Collins Website	The Standard at Fort Collins	MF	240	24.2	Resubmittal Required	This is a request for a Project Development Plan for a student-oriented apartment complex that will include 240 dwelling units located on the southern edge of the Colorado State University (CSU) campus, across from the new stadium, with street frontage along Lake Street and Prospect Road. The proposed project is located on a 4.23 acres site. The apartment complex is planned to include 41 one-bedroom apartments, 32 two-bedroom apartments, 39 three-bedroom apartments, 74 four- bedrooms apartments, and 54 five- bedroom apartments. The site is located within the High Density Mixed-Use Neighborhood (HMN), the Transit- Oriented Development (TOD) Overlay Zone and a Targeted Infill and Redevelopment Area.
33	2023	Fort Collins	Fort Collins Website	Lake Street Apartments	MF	102	10.3	Routed for Review	This is a request for a Project Development Plan for a five story, student-oriented apartment building located at 801 and 821 West Lake Street. The site is 2.45 acres, There would be 102 units divided among two, three, four, and five bedroom units to be rented by the unit. There are 253 parking spaces included in the development divided among surface parking, under-structure parking at-grade and below grade parking. The site design places the active spaces on Lake Street, parking to the rear of the site and residential apartments around a courtyard and outdoor amenity center. Pedestrian circulation is convenient with the main building entry located directly facing Lake Street. The site is zoned (HMN- High Density Mixed- Use Neighborhood).
34	2023	Fort Collins	Fort Collins Website	Apex - Haven Apartments	MF	50	5	Resubmittal Required	This is a request for a Final Development Plan to replat the existing Apex Apartments (808 W Prospect Rd, previously platted as The Slab) and the lot immediately east (730 W Prospect, currently known as Haven Apartments) into one lot. There are no proposed changes to the existing Apex Apartments. This request will integrate the two sites, including a request to build a multi-family dwelling at 730 W Prospect Rd (parcel #9714321002). The site plan proposes a new 3-story 50-unit multi-family dwelling as well as two existing single-family dwellings that will be converted to two-family dwellings. Access is taken from W Prospect Rd to the south. Pedestrian and bicycle traffic will be able to utilize the existing multi-modal path between the proposed project and Apex Apartments that connects these sites to Lake Street. A continuation of the 10' multi-modal walk along W Prospect Rd will be added to the property frontage. The property is within the High Density Mixed-Use Neighborhood (HMN) zone district.

Estimated Student Count for Planned Development

MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Estimated Students	Status / Timeline	Notes
35	2023	Fort Collins	Fort Collins Website	The Quarry by Watermark	MF	329	33.1	Ready for Hearing	This is a Project Development Review request to construct 329 dwelling units across 9 three-story and 1 four-story multi-family buildings directly north of Spring Creek Trail and south of Hobbit Street (parcel # 9723240001; 9723240002; 9723239001; 9723239002; 9723239003; 9723239004; 9723239005). The project is located directly east of S. Shields Street and approximately 700 feet south of W. Prospect Road. Future access will be taken from S. Shields Street to the west, and Hobbit Street to the north. The property is within the Neighborhood Commercial (NC) and Mixed-Use Medium Density zone districts. The proposed project is subject to a Type 2 (Planning & Zoning Board) Review.
36	2023	Fort Collins	Fort Collins Website	Prospect Station II	MF	36	3.6	Ready for Hearing	This is a request for a Project Development Plan for a three story multi-family building containing 36 units and 54 bedrooms, located at 303 West Prospect Road. The proposed project would replace the existing office building and asphalt parking area with a three-story 100% residential building with a surface parking lot. The proposed project is located within walking and biking distance to the CSU campus, the Prospect MAX station, the Mason Street train and a Transfort Bus stop located in front of the existing Prospect Station building. The site is located in the (E) Employment zoning district.
37	2023	Fort Collins	Fort Collins Website	River Modern	SF	30	14	Routed for Review	This is a Project Development Plan to build 30 single-family attached homes with rear loaded garages and front loaded garages. The project also includes converting the existing single family home into a child care center at 900 E Stuart. The existing home on the site will house a child care center. The parcel is located in the Low Density Mixed-Use Neighborhood (LMN) zone district.
38	2023	Fort Collins	Fort Collins Website	Lakeview	SF	42	19.6	Routed for Review	This is a request for a subdivision consisting of 42 lots for single family detached homes located on 11 acres on the east side of the Christ Center Community Church at 2700 South Lemay Avenue. All lots would meet or exceed 6,000 square feet which is the minimum requirement in the R-L, Low Density Residential zone district. The P.D.P. includes two requests for Modification of Standard. The first would be to allow a 15 foot front setback instead of a 20 foot front setback but only for the front porches or side-loaded garages. [Land Use Code Section 4.4(D)(2)(b)]. The second Modification would be to allow a street-facing garage door to be recessed from a side-loaded garage instead of the ground floor living area portion of the house or a front porch but only on certain house models. [(Land Use Code Section 3.5.2(F)(1)]. On July 24, 2013, a stand-alone Request for Modification to Section 4.4(D)(1) was approved, subject to conditions, to allow houses at a variety of sizes all of which would result in lot sizes having less than three times the floor area of houses but not less than 6,000 square feet. The Modification allows for lots to be no less than 1.75 times the house sizes.
39	2023	Fort Collins	Fort Collins Website	Foothills Mall Redevelopment Multi-Family	MF	256	25.8	Routed for Review	This is a request for Major Amendment to amend the existing approved plan for the Foothills Mall Multi-Family project. Changes consist of 800 units to a total of 256 units, and an overall density of 56.98 dwelling units per acre to 28.9 dwelling units per acre, with a total of 331 bedrooms. There will be 16 buildings total that will be two and three stories in height.
40	2023	Fort Collins	Fort Collins Website	Hull Orchards	SF	55	25.6	Applied	This is a request for a Project Development Plan to construct 55 single-family detached units on the parcels at 1839 Hyline Dr., 1901 Hull St., and 1925 Hull St. (parcel # 9727205012, 9727205008, 9727205007). With access taken from Hull St connecting through on the north, Hyline Dr. connecting from the west, and W Swallow Rd connecting from the east. The site is approximately 0.22 miles south of W Drake Rd. and approximately 0.12 miles east of S Taft Hill Rd. The property is within the Low-Density Mixed-Use Neighborhood District (L-M-N) zone district, and is subject to Administrative (Type 1) Review.
41	2023	Fort Collins	Fort Collins Website	One Boardwalk Place Major Amendment	MF	24	2.4	Routed for Review	This is a request for a change from an approved 2.29 acre development project; formerly known as Serrano Subdivision, changing from the approved six, 3 unit multi-family buildings with 2 bedrooms per unit, to three, 8 unit multi-family buildings with 2 bedrooms per unit. The overall gross density would be 10.48 dwelling units per acre. The 2 story buildings would front along S. Lemay Ave and Boardwalk Dr. A stand-alone Modification of Standard request to increase the density was approved in June, 2012. (Signs posted; #12 & #13)
42	2023	Fort Collins	Fort Collins Website	Spirit of Joy Minor Subdivision	SF	1	0.5	Resubmittal Required	This is a request for a Basic Development Review to replat an existing lot and create one new lot (without establishing a use)(Minor Subdivision) at 4501 South Lemay Avenue (parcel #9736433901). This is located in the (RL) Low Density Residential Zone District.
43	2023	Fort Collins	Fort Collins Website	Majestic Estates	SF	8	3.7	Ready for Hearing	This is a Project Development Plan request for Majestic Estates residential development located at the southeast corner of S Timberline Rd and E Trilby Rd. Majestic Estates proposes to develop a total of 8 - single family estate lots with front and side access garages. The property to be developed is approximately 19.93 acres in site and is adjacent to east of the Fort Collins LDS Temple and the Majestic Drive right-of-way. The surrounding property to the north of Majestic Estates is residential development land zoned LMN, to the east and south is Larimer County Rural Residential property zoned FA-I Farming; and to the west is the LDS Temple Property zoned UE-Urban Estate. The entire 19.93 acre site area is in the process of annexation to the City of Fort Collins and if approved will be zoned UE-Urban Estate.
44	2023	Fort Collins	Fort Collins Website	Milestone Apartments	MF	276	27.8	Routed for Review	As proposed, the project consists of 276 apartments on 10.2 acres located between Lady Moon Drive, Cinquefoil Lane, Precision Drive and the planned extension of Le Fever Drive. There would be ten, three-story apartment buildings plus a 6,000 square foot office / clubhouse, pool and picnic area, along with nine mixed-use dwelling units. There would be approximately 464 parking spaces divided between garages and surface lots which equates to 1.68 spaces per unit. The site is zoned H-C, Harmony Corridor. The applicant is the same developer as the existing Terra Vida Apartments located one block to the south. (This project was originally referred to as Presidio Apartments during the plan review process but changed names at a later date for marketing purposes.) A Modification of Standard to Section 3.5.2(C)(1) - Relationship of Dwellings to Streets and Parking / Orientation to a Connecting Walkway - is proposed for Buildings Five and Nine. A Modification to 3.5.2(G)(1)(a) - Rear Elevation of Garages is proposed for Garages 17, 19 and 20.

Estimated Student Count for Planned Development

MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Estimated Students	Status / Timeline	Notes
45	2023	Fort Collins	Fort Collins Website	The Savoy	MF	240	24.2	Routed for Review	This is a request for a Project Development Plan to construct a Multi-Family development consisting of 240 dwelling units within 8 3-story buildings, and an approximate 10,000 square foot clubhouse with fitness and pool amenities. Primary access will be taken from off of Le Fever Drive to the north with a secondary access off of Brookfield Drive to the east. This parcel (#8604127001) is located in the Harmony Corridor (HC) zone district and is subject to a Type 2, Planning & Zoning Commission review.
46	2023	Fort Collins	Fort Collins Website	Sunrise Ridge Second Filing	SF	14	6.5	Routed for Review	This is a request to amend Sunrise Ridge 2nd Filing, an approved seven lot subdivision located on Sunglow Court at the southwest corner of Strauss Cabin Road and Rock Creek Drive, by converting the seven lots to duplexes. In order to increase the number of units from seven to 14, the applicant seeks a modification of standard to maximum allowable density of 2.0 to 2.7 dwelling units per acre. Modifications are also requested to allow reductions in the interior side yard setbacks on all lots and the rear yard setback on two lots. The site is 5.04 acres and zoned U-E, Urban Estate.
47	2023	Fort Collins	Poudre School District	Montava Phase 1a	SF	200	93.1	Approved	First phase of the Montava PUD Master Plan. Units will consist of small single family, cottages, and attached townhomes.
48	2022	Fort Collins	Fort Collins Website	Ziegler Corbett Mixed-Use and Multi Family	MF			Conceptual Review	This is a request to develop the Ziegler-Corbett ODP (parcels # 8732000002, 8732400008, 8732400009, 8732400010). Applicant is proposing a variety of commercial, mixed-use, and multi-family buildings. Access to the site is from Ziegler Rd and Corbett Dr. The site is directly west of Ziegler Rd, and approximately 0.34 miles north of E Harmony Rd.
49	2022	Fort Collins	Fort Collins Website	Gateway at Prospect Residential Development	SF	409	190.4	Conceptual Review	This is a request for the development of a variety of residential uses to as part of the Gateway at Prospect development located to the northwest of the I-25 and Prospect Rd interchange (parcel # 8716400001). The applicant is proposing a 584 dwelling units total. The range of residential uses includes: 175 multi-family dwellings, 254 single-family attached dwellings, 33 single-family detached dwellings, and 122 two-family dwellings.
50	2022	Fort Collins	Fort Collins Website	Gateway at Prospect Residential Development	MF	175	17.6	Conceptual Review	This is a request for the development of a variety of residential uses to as part of the Gateway at Prospect development located to the northwest of the I-25 and Prospect Rd interchange (parcel # 8716400001). The applicant is proposing a 584 dwelling units total. The range of residential uses includes: 175 multi-family dwellings, 254 single-family attached dwellings, 33 single-family detached dwellings, and 122 two-family dwellings.
51	2022	Fort Collins	Fort Collins Website	Bloom Filing Four	MF	419	42.2	Conceptual Review	This is a request for the development of 419 multi-family dwelling units within Tract FF of the Bloom Community (Parcel # 8709300004). The applicant proposes the construction of approximately 419 multi-family units across 8 buildings. A 9000 SF clubhouse and 2-acre detention pond will also be provided.
52	2022	Fort Collins	Fort Collins Website	9th and Suniga Multifamily	MF	260	26.2	Conceptual Review	This is a request for the development of a multi-family community on 11.1 acres of at the NW corner of the intersection of E Suniga Rd and N Lemay Ave. (Parcel # 8706300001). The proposal is for six multi-family buildings, all three stories in height. With a total of 260 units proposed.
53	2022	Fort Collins	Fort Collins Website	Gateway Apartments	MF	300	30.2	Conceptual Review	This is a request to develop multi-family residential apartments near the I-25 and E Prospect Rd interchange. (parcel # 8716400066). The applicant is requesting to develop market-rate multi-family product on the 14.3 acres that is zoned for multi-family in conformance to the City of Fort Collins zoning code. The intent is to develop roughly 20-22 DUs/ Acre or 275 - 300 units.
54	2022	Fort Collins	Fort Collins Website	Paradigm Properties at Prospect and I-25	MF			Conceptual Review	This is a request for an Overall Development Plan for 2 parcels SE of the Prospect Rd and I-25 interchange. (parcel # 8722200013, 8722200025). The proposal includes commercial and multi-family development. Specific commercial uses include hotels, restaurants and a service and convenience store. With access taken from SE Frontage Rd.
55	2022	Fort Collins	Fort Collins Website	Confluent Olive & Mason Mixed Use	MF	198	19.9	Conceptual Review	This is a request to construct a 6-story mixed-use building with structured parking including 198 multi-family units at 121 W Olive St. (parcel # 9711424011, 9711424812, 9711424813). The proposal includes a single 6-story building to include commercial and residential uses on the ground floor with residential dwelling units above. With 4,300sf of retail space and 198 residential units.
56	2022	Fort Collins	Fort Collins Website	1005 E laurel St - Multifamily	MF	50	5	Conceptual Review	This is a request for the development of 50 multi-family units at 1005 E Laurel St. (Parcel # 9713100039). The applicant is requesting to build 50 3-story for rent townhomes, on a single lot and not individually platted. Access is taken from E Laurel St to the NW.
57	2022	Fort Collins	Fort Collins Website	Ziegler-Corbett Phase 1 PDP	MF	120	12.1	Conceptual Review	This is a request to develop phase 1 of the Ziegler-Corbett ODP (parcel # 8732000002). Applicant is proposing approximately 32 duplexes, 10 4-8-unit townhome buildings, and 6 20-unit multi-family buildings. Access to the site is from Ziegler Rd and Corbett Dr.
58	2022	Fort Collins	Fort Collins Website	Ziegler-Corbett Phase 1 PDP	SF	144	67	Conceptual Review	
59	2022	Fort Collins	Fort Collins Website	Hansen Farm Multi-Family Dwellings	MF	254	25.6	Conceptual Review	This is a request to construct 254 multi-family dwelling units (mixture of 9 three-story buildings) on Tracts D, E and L of the Hansen Farm subdivision located west of S Timberline Rd (parcel # 8607115005, 8607115004, 8607115012). The proposal includes approximately 442 on-site parking spaces. Access is proposed from the planned Twisted Root Dr to the north and Zephyr Rd to the south.
60	2021	Fort Collins	Fort Collins Website	FC Habitat / Hartford / Odell Affordable Housing Project	MF	140	14.1	Preliminary Design Review	This is a preliminary design review to rezone and develop affordable multi-family dwellings on the lot located to the north of Odell Brewing Company (parcel #9712100042). The proposal includes a rezone of the property to the Neighborhood Conservation Buffer (NCB) zone district. The proposed development is for 7 multi-family buildings containing 20 dwelling units for a total of 140 units.

Estimated Student Count for Planned Development

MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Estimated Students	Status / Timeline	Notes
61	2021	Fort Collins	Fort Collins Website	I-25 & E Prospect Rd Mixed-Use Development & Addition of Permitted Uses	MF	520	52.4	Preliminary Design Review	This is a preliminary design review for a mixed-use development and Additions of Permitted Use at the northeast corner of the I-25 and E Prospect Rd interchange (parcel #'s 8715000009; 8715000021; 8715000022). The proposed development includes a mixture of commercial and industrial sites. 520 multi-family dwelling units are proposed, and 19 single-family detached dwellings.
62	2021	Fort Collins	Fort Collins Website	I-25 & E Prospect Rd Mixed-Use Development & Addition of Permitted Uses	SF	19	8.8	Preliminary Design Review	
63	2021	Fort Collins	Fort Collins Website	Bloom Filing 2 Multi-Family Dwellings	MF	360	36.3	Conceptual Review	This is a request to develop multi-family dwelling units for District 3 of the proposed Mulberry – Greenfields PUD (parcel # 8709000039). The proposal includes 360 multi-family dwellings (120 1-bedroom, 180 2-bedroom, and 60 3-bedroom) spread across 15 buildings. The buildings would be 3 stories in height with 24 units per building. Additionally, at least 264 of the dwelling units are intended to be affordable rental units.
64	2021	Fort Collins	Fort Collins Website	2211 S College Ave Multi-Family Dwellings	MF	224	22.6	Preliminary Design Review	This is a request to demolish the existing King Soopers along with the shops directly to the south located at 2211 S College Ave (parcel #'s 9723413001; 9723413002) and develop a multi-family dwelling apartment building. The development would consist of a 4-story building containing 224 multi-family dwelling units. 192 parking spaces would be provided for the multi-family use.
65	2021	Fort Collins	Fort Collins Website	Watermark North Lemay Rezone & Development	MF	324	32.6	Preliminary Design Review	This is a request to rezone and develop a series of properties roughly located at N Lemay Ave and E Vine Dr (parcel #'s 8707200019; 8707200018; 8707200008). The development would consist of 324 multi-family dwelling units on approximately 16 acres.
66	2021	Fort Collins	Fort Collins Website	1215 Shields St Multi-Family & Single-Family Development	MF	84	8.5	Preliminary Design Review	This is a request to develop a series of properties roughly located at 1215 S Shields St as multi-family and single-family detached residential (parcel #'s 9715406034; 9715400007; 9715406015; 9715400005; 9715400002; 9715400006). The development would consist of a three-story, 84 unit multi-family building along Shields Street and a 10-lot single family subdivision to the west. The 84 multi-family units would be split between 1 and 2 bedroom units
67	2021	Fort Collins	Fort Collins Website	1215 Shields St Multi-Family & Single-Family Development	SF	10	4.7	Preliminary Design Review	
68	2021	Fort Collins	Fort Collins Website	1742 Heritage Circle Heritage Park Multi-Family Expansion	MF	60	6	Preliminary Design Review	This is a request to construct an additional multi-family dwelling building as part of the Heritage Park Apartments located at 1742 Heritage Cir (parcel # 9722112001). The proposal 60 multi-family dwelling units and 105 vehicle parking spaces.
69	2021	Fort Collins	Fort Collins Website	1127 & 1200 Oakridge Dr Hotel to Multi-Family Conversion	MF	239	24.1	Preliminary Design Review	This is a request to convert two existing hotels at 1127 Oakridge Dr (parcel # 8606298001; 8606238004) and 1200 Oakridge Dr (parcel # 8606255001) into multi-family dwelling units. The existing buildings total approximately 80,678 sf / 113 guest rooms and 56,084 sf / 112 guest rooms respectively. The proposal is to convert the 113 unit hotel to 121 apartments and the 112 unit hotel to 118 apartments (see narrative attachment for more details).
70	2021	Fort Collins	Fort Collins Website	Hansen Farm Multi-Family Dwellings	MF	196	19.7	Preliminary Design Review	This is a request to construct 196 multi-family dwelling units (2 8-plex and 9 20-plex structures) on Tracts D and E of the Hansen Farm subdivision located west of S Timberline Rd (parcel # 8607115005, 8607115004, 8607115012). The proposal includes approximately 368 parking spaces.
71	2021	Fort Collins	Fort Collins Website	1801 Rosen Drive Multi-Family & Single-Family Attached	MF	150	15.1	Preliminary Design Review	This is a request to construct 172 dwelling units (150 multi-family dwelling units and 22 single-family attached dwellings) at 1801 Rosen Drive (parcel # 8607400010). The proposal includes approximately 396 parking spaces (2.3 per unit). Access is proposed from Red Willow Dr to the east and Prairie Hill Dr to the south.
72	2021	Fort Collins	Fort Collins Website	1801 Rosen Drive Multi-Family & Single-Family Attached	SF	22	10.2	Preliminary Design Review	This is a request to construct 172 dwelling units (150 multi-family dwelling units and 22 single-family attached dwellings) at 1801 Rosen Drive (parcel # 8607400010). The proposal includes approximately 396 parking spaces (2.3 per unit). Access is proposed from Red Willow Dr to the east and Prairie Hill Dr to the south.
73	2021	Fort Collins	Fort Collins Website	6501 Brittany St Multi-Family Dwellings (Affordable Housing)	MF	72	7.3	Preliminary Design Review	This is a request to develop a mixture of affordable housing dwelling units (72 multi-family and 10 single-family) as well as 2 group homes, and a community center space at 6501 Brittany St (parcel #9612431901).
74	2021	Fort Collins	Fort Collins Website	6501 Brittany St Multi-Family Dwellings (Affordable Housing)	SF	10	4.7	Preliminary Design Review	

Estimated Student Count for Planned Development

MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Estimated Students	Status / Timeline	Notes
75	2021	Fort Collins	Fort Collins Website	Watermark Willox Multi-Family Dwellings	MF	300	30.2	Preliminary Design Review	This is a request to build a multi-family development consisting of 9 three-story buildings with a total of 300 units at 501 Spaulding Lane (parcel #9836300013). The proposed plan shows a clubhouse on the southeast corner of the site which overlooks the detention area planned for the development.
76	2021	Fort Collins	Fort Collins Website	1200 Oakridge Dr Multi-Family Dwellings	MF	112	11.3	Preliminary Design Review	This is a request to convert an existing hotel at 1200 Oakridge Dr (parcel # 8606255001) into multi-family dwelling units. The existing building is 56,084 sf, with 112 guest rooms. There are 116 existing parking spaces for the affiliated hotel use.
77	2021	Fort Collins	Fort Collins Website	2908 S Timberline Rd Multi-Family Dwellings	MF	180	18.1	Conceptual Review	This is a request to develop multi-family dwellings at 2908 S Timberline Rd (parcel # 8729226901; 8729225905; 8729225901; 8729225902; 8729225904). The proposed development is for 7 3-story buildings ranging from 24-36 dwelling units each with a total of 180 dwelling units total. The proposed structures would orient toward a street-like private drive that bisects the Timberline Church property.
78	2021	Fort Collins	Fort Collins Website	1039 W Horsetooth Rd Multi-Family Dwellings	MF	20	2	Conceptual Review	This is a request to develop multi-family dwellings at 1039 W Horsetooth Rd (parcel # 9735265007). The development would be a two-story building containing 20 multi-family dwelling units (16 1-bedroom units, 4 2-bedroom units). The proposal indicates that the necessary amount of parking spaces will be provided, but that the number is too be determined.
79	2021	Fort Collins	Fort Collins Website	Cinquefoil Ln & Precision Dr Multi-Family Dwellings	MF	240	24.2	Conceptual Review	This is a request to develop 240 multi-family dwellings on approximately 8 acres at the NE corner of Cinquefoil Ln and Precision Dr (parcel # 8604127001). The proposed development would be comprised of eight 3-story buildings each housing a mixture of studio, one-bedroom, and two-bedroom dwellings.
80	2021	Fort Collins	Fort Collins Website	515 S Shields St Multi-Family Dwellings	MF	9	0.9	Conceptual Review	This is a request for a multi-family dwelling development located at 515 S Shields St (parcel # 9715106014). The proposal is for a maximum of 9 1-bedroom units and includes 11 vehicle parking spaces.
81	2021	Fort Collins	Fort Collins Website	6301 S College Ave Mixed Residential Development	MF	417	42	Preliminary Design Review	This is a request to develop a mixed residential community with approximately 417 dwelling units (78 single-family attached, 80 two-family, and 250+ multi-family) at 6301 S. College Avenue (parcel #9611400003). Proposed access through the development will be taken from Mars Drive which connects with Skyway Dr to the north and W Trilby Road to the south.
82	2020	Fort Collins	Fort Collins Website	1415 S Shields St Multi-Family Dwellings	MF	4	0.4	Preliminary Design Review	This is a request to subdivide the lot at 1415 S Shields Street (parcel # 9715400014) to allow the development of a multi-family dwelling. Proposed access to the site will be from Bennett Road to the north. The proposal includes 4 townhouse dwelling units with attached garages accessed via a private drive.
83	2020	Fort Collins	Fort Collins Website	411 S Impala Dr Multi-Family Development	MF	8	0.8	Conceptual Review	This is a request to develop two multi-family 4-plexes at 411 S Impala Drive (parcel #: 9709403027). Future access will be taken from S Impala Drive directly to the east. The proposal includes the provision of 10 residential parking spaces, as well as 8 visitor parking spaces.
84	2020	Fort Collins	Fort Collins Website	2800 S Taft Hill Rd Townhomes	MF	84	8.5	Conceptual Review	This is a Preliminary Design Review for the development of approximately 5 acres into a multi-family townhomes 2800 S. Taft Hill Road (parcel #9727205004). The site is located south of W. Drake Road, east of S. Taft Hill Road, and north of Hull Street. Future access will be taken from Hull Street to the south. The proposal includes 84 dwelling units across 11 buildings.
85	2020	Fort Collins	Fort Collins Website	Spring Creek Multi-Family	MF	348	35.1	Conceptual Review	This is a request to construct 348 dwelling units across 9 three-story and 1 four-story multi-family buildings directly north of Spring Creek Trail and south of Hobbit Street (parcel # 9723240001; 9723240002; 9723239001; 9723239002; 9723239003; 9723239004; 9723239005). The project is located directly east of S. Shields Street and approximately 700 feet south of W. Prospect Road.
86	2020	Fort Collins	Fort Collins Website	N College Ave and E Suniga Rd Mixed-Use Development	MF	212	21.4	Conceptual Review	This is a request to develop three contiguous properties located near the corner of E. Suniga Road and N. College Avenue into a mixed-use project comprised of 3,000 square feet of commercial space and 212 dwelling units between three multi-family buildings.
87	2020	Fort Collins	Fort Collins Website	325 S Taft Hill Rd Townhome Development	SF	14	6.5	Preliminary Design Review	This is a Preliminary Design Review for the development of a townhome project (including single-family, two-family and multifamily dwellings) at 325 S Taft Hill Road (parcel #9709404012, 9709404005). The site is located just north of Mulberry Street along South Taft Hill Road. There is an existing two-family building at the northeast corner of the site which would remain. The proposal includes 14 new units.
88	2020	Fort Collins	Fort Collins Website	520 S Meldrum St Multi-Family	MF	4	0.4		This is a request to demolish a single-family detached dwelling and develop a multi-family structure at 520 S Meldrum Street (parcel # 9714107015). Proposed access to the site will be from Remington Street to the west and W Mulberry Street to the north. The proposal includes 4 dwelling units and 4 parking spaces.
89	2020	Fort Collins	Fort Collins Website	1705 Remington St Multi-Family	MF	8	0.8	Conceptual Review	This is a request to develop a multi-family structure at 1705 Remington Street (parcel # 9724217020). Proposed access to the site will be from Remington Street to the east and Parker Street to the north. The proposal includes 8 dwelling units and 16 parking spaces.
90	2020	Fort Collins	Fort Collins Website	530 Cherry St Multi-Family	MF	4	0.4	Conceptual Review	This is a request to convert an existing single-family dwelling at 530 Cherry Street (parcel # 9711119009) into a multi-family dwelling with 4 units. The proposal includes 4 off-street parking spaces. Access is taken from N Whitcomb Street to the west.
91	2020	Fort Collins	Fort Collins Website	140 E Oak St Multi-Family	MF	78	7.9	Conceptual Review	This is a request to develop a 6-story mixed-use building with ground floor office and commercial spaces and affordable housing units at 140 E Oak Street (parcel # 9712318921). 78 dwelling units, and 54 off-street parking spaces are proposed for the project. Future access will be taken from Remington Street directly to the east.

Estimated Student Count for Planned Development

MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Estimated Students	Status / Timeline	Notes
92	2020	Fort Collins	Fort Collins Website	6301 S College Ave SF Attached & Multifamily	MF	269	27.1	Preliminary Design Review	This is a request to develop a residential subdivision with approximately 92 single-family attached dwelling units and approximately 269 multi-family dwellings units of which 150 would be for-rent Senior Housing at 6301 S. College Avenue (parcel #9611400003). Proposed access will be taken from Mars Drive to the north and W. Trilby Road to the south.
93	2020	Fort Collins	Fort Collins Website	6301 S College Ave SF Attached & Multifamily	SF	92	42.8	Preliminary Design Review	This is a request to develop a residential subdivision with approximately 92 single-family attached dwelling units and approximately 269 multi-family dwellings units of which 150 would be for-rent Senior Housing at 6301 S. College Avenue (parcel #9611400003). Proposed access will be taken from Mars Drive to the north and W. Trilby Road to the south.
94	2020	Fort Collins	Fort Collins Website	Water Glen PUD Multi-Family	MF	30	3	Conceptual Review	This is a request to replat the subject site (parcel # 8704408001; 8704408002) into 4 lots and 2 tracts of land which will be owned and maintained by the apartment and commercial owners association. The design intent is to modify the previously approved minor amendment and provide 30 market rate and affordable apartment units on Lots 1 & 2
95	2020	Fort Collins	Fort Collins Website	906 E. Stuart Multi-Family	MF	4	0.4	Conceptual Review	This is a request to convert an existing child care center into a four dwelling unit multi-family home. One of the four units will be an affordable housing unit.
96	2020	Fort Collins	Fort Collins Website	Redtail Ponds Residential	SF	30	14	Conceptual Review	This is a request to develop 30 single-family attached duplexes on parcels previously approved for office use. (parcels #9602417001, 9602417002, 9602416002, 9602416001, 9602416007, 9602416008, 9602416006, 9602416009, 9602416003, 9602416004, 9602416005, 9602417003, 9602417005). The proposal includes 30 single-family attached duplexes. 15 two-story buildings on 30 Lots across an 11.42 acre site.
97	2020	Fort Collins	Fort Collins Website	1520 Laporte Ave SFD & Subdivision	SF	1	0.5	Conceptual Review	This is a request to develop a new single-family lot at 1520 Laporte by subdividing the existing lot. (parcel # 9710103022). The applicant is requesting to subdivide an existing single-family lot into two new lots for the development of a new single-family home on the newly created lot.
98	2020	Fort Collins	Fort Collins Website	610 S Sherwood tri-plex	SF	3	1.4	Conceptual Review	This is a request for approval of 3 dwelling units at 610 S Sherwood St (parcel #9714111019). The proposal would approve 3 dwelling units in an existing single-family home.
99	2020	Fort Collins	Fort Collins Website	556 Cajetan St Duplex and Single Family	SF	2	0.9	Conceptual Review	This is a request to develop a duplex and single-family unit at 556 Cajetan St. (parcel # 9701387001). The proposed development would include a side-by-side duplex at the front of the lot, 2 2-car garages, with a single-family unit above the garage.
100	2020	Fort Collins	Fort Collins Website	830 & 834 E Myrtle Single-Family Attached	SF	4	1.9	Conceptual Review	This is a request to build 4 single family dwellings at 830 & 834 E Myrtle St. (Parcels # 9713107017, 9713107018). The applicant proposes to replat each lot to create zero lot line, single-family attached housing for a total of 4 dwelling units (2 ea. lot).
101	2020	Fort Collins	Fort Collins Website	SW Enclave Single-Family Dwelling Development	SF	4	1.9	Conceptual Review	This is a request to develop up to 4 single-family dwelling units at the site which is located directly south of Pleasant Hill Ln (parcel # 9611100030). The proposal would divide the existing 6 acre lot into 3 two-acre lots. The applicant has not provided information on how the site will be accessed.
102	2020	Fort Collins	Fort Collins Website	6301 S College Ave Duplex & Townhome Development	SF	242	112.7	Conceptual Review	This is a request to develop 242 dwelling units at 6301 S College Ave (parcel # 9611400003). The proposal includes 42 two-story two-family dwellings with front access garages and 200 two to three-story single-family attached dwellings (townhomes) with private alley access garages.
103	2021	Fort Collins	Fort Collins Website	4000 Kechter Rd Single-Family Subdivision	SF	8	3.7	Conceptual Review	This is a request to develop a residential subdivision at 4000 Kechter Rd (parcel # 8604000014). The site is approximately 5 acres, and the proposal includes 8 half-acre lots. The existing home on the western edge of the property will remain in place and is not contemplated for redevelopment. Access to the subdivision would be from Strauss Cabin Rd directly to the east or alternatively from County Rd 36 to the south. The property is within the Urban Estate (UE) zone district and is subject to Administrative (Type 1) Review. PLEASE NOTE: A previous Conceptual Review for this site was submitted, and can be found under CDR210012.
104	2021	Fort Collins	Fort Collins Website	Revive Development Major Amendment	SF	14	6.5	Conceptual Review	This is a request to develop 14 single-family attached dwelling units as part of the Revive Development located at 208, 220, and 232 Greenleaf St (parcel # 9702121004; 9702121003; 9702121002). The proposed dwelling units would use the existing 28 angled parking spaces internal to the site.
105	2021	Fort Collins	Fort Collins Website	413 N Grant Ave Replat	SF	2	0.9	Conceptual Review	This is a request to replat the property located at 413 N Grant Ave (parcel # 9711220006) to create two separate lots with the intent to develop a single-family detached dwelling on the newly created lot. The newly created lots would be approximately 6,000 sf
106	2021	Fort Collins	Fort Collins Website	Mulberry & Greenfields PUD Phase 1	SF	273	127.1	Conceptual Review	This is a proposal to develop approximately 273 single-family detached dwellings, a neighborhood park, and affiliated infrastructure improvements as part of Phase 1 of the Mulberry & Greenfields PUD (parcel # 8709000006, 8709000007, 8709000039, 8709000004). 109 of the single-family detached dwellings will have front-loaded garages while the other 164 dwelling units will have alley loaded garages (see project narrative for additional details).
107	2021	Fort Collins	Fort Collins Website	2408 Moffett Dr Single-Family Detached Subdivision	SF	1	0.5	Conceptual Review	This is a request to subdivide an existing parcel with a single-family detached dwelling to create a second lot for a new single-family detached dwelling at 2408 Moffett Dr (parcel # 9728108019). The new lots will be approximately 1.5 and 1.3 acres in size.
108	2021	Fort Collins	Fort Collins Website	624 S Howes St Two-Family Dwelling	SF	2	0.9	Conceptual Review	This is a request to develop a two-family attached dwelling at 624 S Howes St (parcel # 9714113014). The existing single-family dwelling would be demolished. The proposed two-family dwelling is approximately 2,150 square feet and two-stories in height.

Estimated Student Count for Planned Development

MapID	Data Collection Year	Jurisdiction	Source	Development Name	Type	Total_Units	Estimated Students	Status / Timeline	Notes
109	2021	Fort Collins	Fort Collins Website	113 N Shields St Single-Family Detached Dwellings	SF	2	0.9	Conceptual Review	This is a request to convert the former Children's House Montessori School into two single-family detached dwellings at 113 N Shields St (parcel # 9710405020). Access to the dwellings will be from N Shields St to the east.
110	2021	Fort Collins	Fort Collins Website	Kechter Farm Mixed-Use Townhome Development	SF	26	12.1	Preliminary Design Review	This is a request to develop 26 single-family attached (townhome) dwelling units and 1 mixed-use dwelling unit at the southwest corner of Ziegler Rd and E Trilby Rd (parcel # 8608420001). The proposal includes 63 on-site parking spaces.
111	2021	Fort Collins	Fort Collins Website	1142 W Prospect Rd Single-Family Detached & Attached Dwellings	SF	8	3.7	Conceptual Review	This is a request to develop a single-family detached dwelling, and seven single-family attached dwellings at 1142 W Prospect Rd (parcel # 9715418011). Access to the dwellings will be from W Prospect Rd to the south.
112	2021	Fort Collins	Fort Collins Website	Redwood & Suniga Single-Family and Two-Family Development	SF	230	107.1	Conceptual Review	This is a request to develop approximately 28 acres into a mixed residential use project located east of Redwood Street and north of Suniga Road (parcel # 9701400004, 9701411001, 9701400001). Future access will be taken via a new public street off Redwood Street to the west. The proposal includes approximately 230 dwelling units (mixture of single-family detached and two-family attached).
113	2020	Fort Collins	Fort Collins Website	W Willox Ln Rezone	SF	71	33.1	Conceptual Review	This is a request to rezone the site at 671 W. Willox Lane (parcel # 9702200003) from the Urban Estate (UE) zone district to the Low Density Mixed-Use (LMN) zone district. This would be followed by a PDP process to establish a subdivision of 71 single-family detached lots.