



ITEM NO 1
MEETING DATE Aug. 10, 2016
STAFF Meaghan Overton

ADMINISTRATIVE HEARING OFFICER

STAFF REPORT

PROJECT: 6617 S. College Avenue Plat, BDR150011

APPLICANT: BJ DeForge
Hauser Architects, P.C.
3780 East 15th Street
Suite 201
Loveland, CO 80538

OWNERS: 6617 South College LLC
Mark Dings
6617 South College Avenue
Fort Collins, CO 80525

PROJECT DESCRIPTION:

This is a request for a consolidated project development plan/final plan to subdivide a tract located at 6617 South College Avenue (parcel number 96141-00-010). The property is a tract of land that has not been platted. The site contains 3.12 acres and is located on the southwest corner of South College Avenue and West Trilby Road. The project is located in the Limited Commercial (CL) zone district.

RECOMMENDATION: Staff recommends approval of 6617 S. College Avenue Plat, BDR150011.

EXECUTIVE SUMMARY:

Staff finds the proposed 6617 S. College Avenue Plat Project Development Plan/Final Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The Project Development Plan/Final Plan complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Project Development Plan/Final Plan complies with relevant standards of Article 3 – General Development Standards.

- The Project Development Plan/Final Plan complies with relevant standards located in Division 4.24, Limited Commercial (CL) of Article 4 – Districts.

COMMENTS:

1. Background

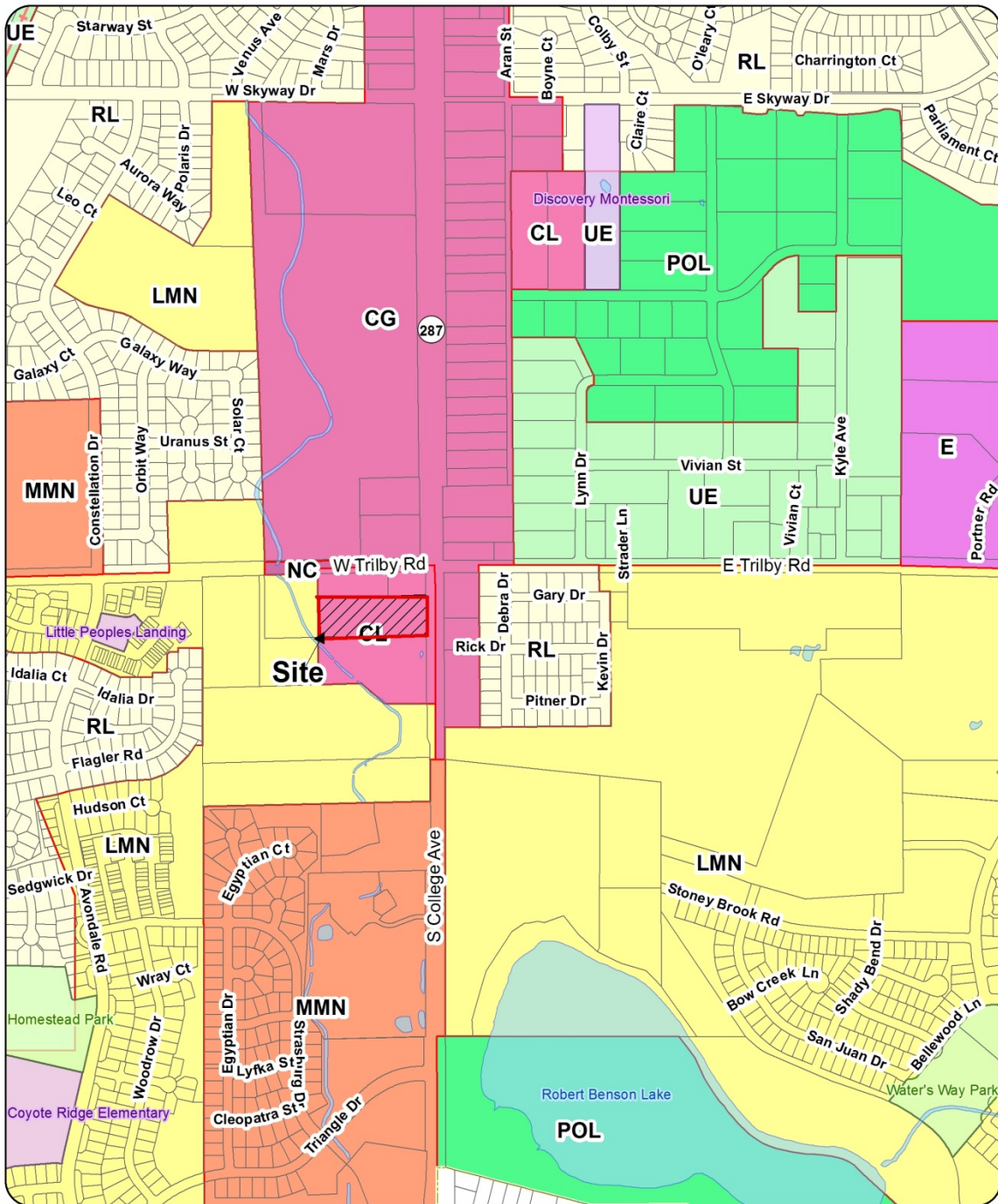
The property was annexed into the City as part of the Southwest Enclave Annexation (Phase One) on October 3, 2006. The tract has not been previously platted. The applicant wishes to plat this tract, which subdivides it into three lots. The plat and subdivision of this parcel is concurrent with a Basic Development Review (BDR) for the existing medical marijuana sales and cultivation business to expand its operations. The marijuana sales and cultivation business will operate on Lot 1. An existing commercial/residential insulation business will continue operations on Lot 2. Lot 3 is currently vacant.

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Limited Commercial (CL)	Veterinary hospital, single family home
South	Limited Commercial (CL)	Sand and gravel company
East	General Commercial (CG)	Gas station and convenience store, vacant parcel, car wash
West	Low Density Mixed-Use Neighborhood (LMN)	Roofing and restoration company

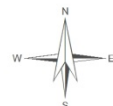
A zoning and site vicinity map is presented on the following page.

Figure 1: 6617 S. College Ave Plat - Zoning & Site Vicinity Map



1 inch = 726 feet

**6617 S. College Avenue Plat
Vicinity Map**



2. Compliance with Article 3 of the Land Use Code – General Development Standards:

The project complies with all applicable General Development Standards as follows:

A. *Section 3.2.3 - Solar access, orientation, shading*

All developments must be designed to accommodate active and/or passive solar installations and must not deny adjacent properties access to sunshine. The existing buildings are designed and located to minimize the casting of shadows on adjacent properties and could accommodate future active and/or passive solar installations.

B. *Section 3.3.1(B) – Lots*

No lot in a subdivision shall have less area than required under the applicable zoning requirements. Each lot must also have vehicular access to a public street. There is no minimum lot size required in the Limited Commercial (CL) zone under Section 4.24. While Lot 2 does not have direct frontage on a public street, it gains access to the street through a 20 foot-wide access easement.

3. Compliance with Article 4 of the Land Use Code – Division 4.24, Limited Commercial (CL):

The project complies with all applicable Article 4 standards as follows:

A. *Section 4.24(A) – Purpose*

The existing uses on the site are consistent with the district's intent to be a setting that allows small scale nonresidential uses to continue to exist or to expand while still protecting surrounding residential areas.

5. Findings of Fact/Conclusion:

In evaluating the request for the 6617 S. College Avenue Plat Project Development Plan/Final Plan, Staff makes the following findings of fact:

- A. The Project Development Plan/Final Plan complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.

- B. The Project Development Plan/Final Plan complies with relevant standards located in Article 3 – General Development Standards.
- C. The Project Development Plan/Final Plan complies with relevant standards located in Division 4.24, Limited Commercial (CL) of Article 4 – Districts.

RECOMMENDATION:

Staff recommends approval of 6617 S. College Avenue Plat, BDR150011.

ATTACHMENTS:

- 1. Zoning & Site Vicinity Map
- 2. 6617 S. College Avenue Plat

