



ITEM NO 120030
MEETING DATE 2-13-2013
STAFF HOLLAND

HEARING OFFICER

STAFF REPORT

PROJECT: BDR Four Unit Multi-Family
621 South Meldrum Street
Project Development Plan #120030

APPLICANT: Cathy Mathis
The Birdsall Group
444 Mountain Avenue
Berthoud, CO 80513

OWNER: Big Deal Real Estate, LLC
Jeff Eggleston
2519 Ridge Creek Road
Fort Collins, CO 80528

PROJECT DESCRIPTION:

This is a request to demolish an existing 626 square foot single family home located at 621 South Meldrum Street, and construct a multi-family building containing four units. The existing residence, which was built in 1910, has been functioning as a college student rental. The site is approximately 0.22 acres or 9,513 square feet, and is bisected by the Arthur Ditch. The ditch is an underground concrete water canal approximately 13 feet wide in a 33 feet wide easement. The property abuts a 20 foot alley to the west.

The proposed multi-family building is two stories in height with approximately 4,900 total square feet and will contain three-bedroom/two bathroom dwelling units. Gross overall density of the project is 18.2 dwelling units per acre. The project will provide four off-street parking spaces to be accessed from the alley. The property will be re-platted to include new easements. The site is in the (N-C-B) Neighborhood Conservation, Buffer zone district, and falls within the TOD (Transportation Overlay Development) zone. One Modification of Standard accompanies this request.

The modification request addresses Section 3.2.2(J) of the Land Use Code, which requires that any vehicular use area containing six or more parking spaces or 1,800 or more square feet shall be set back from the side lot line a minimum average of five feet.

RECOMMENDATION:

Approval of the Project Development Plan and Modification of Standard.

EXECUTIVE SUMMARY:

The Project Development Plan complies with the process located in Division 2.2 – Common Development Review Procedures, the relevant standards of the Article 4 Neighborhood Conservation, Buffer zone district and General Development Standards of the Land Use Code, pending the approval of the Modification of Standard. The Modification of Standard request was found to be justified by the criteria in Section 2.8.2(H) of the Land Use Code.

COMMENTS:

1. Background:

The surrounding zoning and land uses are as follows:

- N: N-C-B; Existing Single-Family Residential, rental
- S: N-C-B; Existing Single-Family Residential, rental
- E: N-C-B; Church of Jesus Christ, L.D.S.
- W: N-C-B; Existing Two-Family Residential, rental

The project site is part of the Original Fort Collins Town Site Annexation, January 1st, 1873.

2. Compliance with Applicable Article 4, Neighborhood Conservation, Buffer District N-C-B Standards:

The BDR multi-family project complies with all applicable Article 4 Standards; relevant standards are listed specifically as follows:

A. *Section 4.9(B)(2)(a)(3) - Permitted Uses*

Multi-family dwellings, up to four units, located in a street-fronting principal building, are a permitted use in the N-C-B zone, subject to Administrative Review and Public Hearing.

B. Section 4.9(D)(1) – Density

The project is in compliance with this section which requires that the minimum lot area be equivalent to the total floor area of the building, but not less than 5,000 square feet. For the purposes of calculating density for this project, "total floor area" means the total gross floor area of the building as measured along the outside wall, including each finished or unfinished floor level. (Open balconies and basements shall not be counted as floor area for purposes of calculating density).

The total floor area proposed is 4,948 gross square feet on a total lot size of 9,513 square feet, which meets the minimum lot area and density requirement.

C. Section 4.9(D)(5) – Floor Area Ratio (FAR):

This section requires that lots are subject to a maximum FAR of thirty-three hundredths (0.33) on the rear 50% of the lot. The project's proposed lot configuration is in compliance with this requirement. The building footprint is located almost entirely within the front 50% of the lot. Due to the fact that the building projects into the rear 50% of the lot by only a few feet, an exact FAR percentage was not required and not provided as part of the Site Plan land use table information.

D. Section 4.9(D)(6)(a-e) – Dimensional Standards:

The project is in compliance with the applicable minimum dimensional standards of this section, which has the following requirements for multi-family buildings:

- **Minimum lot width:** This standard requires that each multi-family dwelling have a minimum lot width of 50 feet. The proposed lot has a width of approximately 50 feet.
- **Minimum setbacks:** The project complies with the standard setbacks and acknowledges the minimum standards: 15 feet front, 5 feet interior side, 5 feet rear at existing alley.
- **Maximum building height:** The proposed structure does not exceed the maximum building height requirement of 3 stories for the N-C-B zone district, and proposes a maximum building height of 2 stories which provides greater land use transition and compatibility with adjacent and nearby one-story residences.

E. Section 4.9(E)(1-7) – Applicable Development Standards:

- **Building Design, 4.9(E)(1):** The project is in compliance with all applicable building design standards of this section, which require that exterior walls be constructed at right angles to the lot, that the second floor not overhang the lower front or side of the building, that the front porch

proposed is limited to one story, and that the roof pitch be between 2:12 and 12:12. The front building façade features building entrances with a one-story architectural porch feature that is compatible in quality and scaled appropriately in comparison with nearby residences.

- **Building Height, 4.9(E)(2)(a)(1):** The proposed structure does not exceed the maximum building height requirements.
- **Eave Height, 4.9(E)(2)(b)(1):** The new dwelling is not proposed to be constructed on the rear portion of the lot and is located at the front of the lot, where eave heights in excess of 13 feet in height are permitted.
- **Landscape/Hardscape Material, 4.9(E)(4):** This standard requires that not more than 40% of the front yard be covered with inorganic material, and the project is in compliance with this standard.
- **Access, 4.9(E)(6):** Parking is accessed from the alley as required and is not located between the building and the street.

3. Compliance with Article Three – General Development Standards:

The BDR multi-family project complies with all applicable General Development Standards; relevant standards are described as follows:

A. *Section 3.2.1 – Landscaping and Tree Protection*

- The project is in compliance with this section. The plans provide for new trees, with certain caliper sizes that exceed the minimum requirements, in order to provide adequate replacement for existing trees that are proposed to be removed. The project's proposed tree replacement and mitigation was reviewed and recommended for approval by the City Forester;
- The project provides the required quantity and diversity of trees and landscape plantings. Building foundation and parking lot landscaping is enhanced; shrub and ground cover planting beds are provided in excess of the minimum coverage requirements with predominately low-water-use plant selections. Overall water use of 9.7 gallons per square foot is significantly less than the required maximum of 15 gallons per square foot;
- The parking lot perimeter and interior has been planted and screened with a combination of trees, shrubs and privacy fence that provide a significant screen and appropriate transition between the project and adjacent residences;

B. Section 3.2.2 – Access, Circulation and Parking

- Due to the fact that the project is in the Transit-Oriented Development (TOD) Overlay Zone, there is no minimum parking requirement for multi-family dwellings. Five off-street parking spaces are provided, and the parking access and location at the rear of the property is designed in conformance with the TOD standards. The provision for the no minimum parking requirement in the TOD zone is referenced in LUC section 3.2.2(K)(1)(a)(1).
- Bicycle facilities are designed in accordance with the minimum requirements, with 7 covered and 5 uncovered spaces provided for a total of 12 spaces.

C. Section 3.2.2(J) –Parking Setbacks

- The applicant is requesting a modification of standard to the parking setback along a lot line, and the following is an analysis of this modification request:

Request for Modification – Section 3.2.2(J), which requires that parking be set back from a lot line a minimum width of 5 feet at any point.

a. The Standard At Issue:

Section 3.2.2(J) of the Land Use Code states that:

*“(J) **Setbacks.** Any vehicular use area containing six (6) or more parking spaces or one thousand eight hundred (1,800) or more square feet shall be set back from the street right-of-way and the side and rear yard lot line (except a lot line between buildings or uses with collective parking) consistent with the provisions of this Section, according to the following table”:*

	<i>Minimum average of entire landscaped setback area (feet)</i>	<i>Minimum width of setback at any point (feet)</i>
Along an arterial street	15	5
Along a nonarterial street	10	5
Along a lot line	5	5

b. Description of the Modification:

The applicant proposes a Modification of Standard to Section 3.2.2(J) to permit a parking setback of 3 feet along the southern boundary of the parking area.

c. Description of Applicant's Justification:

"The property has several physical constraints. It is a narrow, 50' wide lot and the existing Arthur Ditch runs diagonally through the site, thus causing the parking area to be pushed towards the alley. In addition, requirements for stormwater detention and water quality on the back portion of the site requires an extended detention area. This area is already tight at 6' wide, thus requiring the need for retaining walls in order to achieve the needed depth for the pond. Other challenges include achieving/accommodating the required 24' wide drive and parking stall depth. Given the above, we respectfully request that the Big Deal Four Plex project be allowed to have setback of 3 feet instead of 5 feet along the south property line".

"We feel that the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2 for the following reasons:"

- "The proposed plan provides landscape and a solid privacy fence along the south property line, thus providing additional screening of the vehicle use area."
- "The parking lot is only 1,974 square feet. The area where we are requesting relief is only 50 feet long, which is relatively small compared to other parking lots."
- "The width of the landscape area in the proposed alternative plan is short by 2 feet."
- "We feel that the proposed alternative plan ensures sensitivity to the surrounding neighborhood by building an attractive, desirable product in an infill site with a price point that the market desires and that the community can be proud of. Although not strictly a criteria for justification, the construction of the project would be a benefit to the neighborhood."

d. Staff Evaluation and Analysis:

Land Use Code Modification Criteria:

"The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or

(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4)."

Modification Criteria, Supporting Findings:

This request of approval for this modification complies with the standards per Review Criteria 2.8.2(H)(1) through (4) in the following ways:

Criteria (1): the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested.

Supporting Findings:

- The intent of the required 5' vehicle use area setback is to provide sufficient space for visual screening and to enhance the appearance of the vehicle use area. The 3' of landscape area, in combination with the privacy fence, provides a softened landscape edge interior to the parking area while mitigating the visual impact to the property to the south. Additionally, the 2' reduction is proposed along the parking drive isle, and not directly adjacent to the parking spaces, where the impact of a reduced setback would be greater.

Criteria (2): The granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or

Supporting Findings:

- The parking setback as modified permits a development plan that accommodates off-street parking that would otherwise be infeasible. While parking spaces are not required of this project, the off-street spaces provided help reduce on-street parking demand, therefore providing a benefit to nearby neighbors.
- The overall project provides a design that is consistent with the quality of the neighborhood and consistent with the following policies:
- Policy LIV 6.2 – Seek Compatibility with Neighborhoods. Encourage design that complements and extends the positive qualities of surrounding development and adjacent buildings in terms of general intensity and use, street pattern, and any identifiable style, proportions, shapes, relationship to the street, pattern of buildings and yards, and patterns created by doors, windows, projections and recesses. Compatibility with these existing elements does not mean uniformity.
- Policy LIV 7.4 – Maximize Land for Residential Development. Permit residential development in most neighborhoods and districts in order to maximize the potential land available for development of housing and thereby positively influence housing affordability.

Criteria(4): The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Supporting Findings:

- The modification is minor when considered from the perspective of the entire development plan, which provides consistency with the LUC in terms of lot

width, primary building setbacks, and with enhanced architecture that provides appropriate massing, scale, detail and articulation. The resulting project enhances the established character of the neighborhood with an intensity of use that is consistent with the purpose statement of the N-C-B zone district, which is "intended for areas that are a transition between residential neighborhoods and more intensive commercial-use areas or high traffic zones."

- The overall project provides high quality, high performing architecture that is sensitive to the character of the surrounding neighborhood, and as such is consistent with the policies of the Land Use Code described in Section 1.2.2 as follows:

(J) Improving the design, quality and character of new development.

(M) Ensuring that development proposals are sensitive to the character of existing neighborhoods.

e. Staff Recommendation and Findings of Fact:

Staff recommends approval of the Modification. In evaluating the request, and in fulfillment of the requirements of Section 2.8.2(H)(1) Staff makes the following findings of fact:

- (1.) The granting of the Modification would not be detrimental to the public good;
- (2.) The plan as submitted will promote the general purpose of the standard for which the Modification is requested equally well or better than would a plan which complies with the standard for which the Modification is requested;
- (3.) The granting of the modification would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically described in the city's Comprehensive Plan, and the strict application of such a standard would render the project practically infeasible and;
- (4.) The plan as submitted will not diverge from the standards of the Land Use Code except in a nominal, inconsequential way when considered from the perspective of the entire development plan.

This is because:

- The 3' of landscape area in combination with the privacy fence provides a softened landscape edge interior to the area, while mitigating the visual impact to the property to the south;

- The 2' reduction is proposed along the parking drive isle, and not directly adjacent to the parking spaces, where the impact of a reduced setback would be greater;
- The setback as modified permits a parking area that would otherwise be infeasible while providing consistency with the LUC in terms of lot width, primary building setbacks, and with enhanced architecture that provides appropriate massing, scale, detail and articulation and;
- The parking setback as modified permits a development plan that accommodates off-street parking that would otherwise be infeasible. While parking spaces are not required of this project, the off-street spaces provided help reduce on-street parking demand, therefore providing a benefit to nearby neighbors without any significant adverse impacts.

D. Section 3.5.1 – Building and Project Compatibility

(1) Architectural Character; (2) Building Size, Height, Bulk, Mass, Scale

This standard requires that new projects be compatible with the established architectural character and context of the general area.

The project provides architecture that sets an enhanced standard, providing appropriate size, bulk, massing, scale, detail and articulation in the following ways:

- The overall appearance of the dwelling is traditional, which fits the established character of the surrounding residences.
- The Primary Elements of the proposed architecture – the overall outline of the home, the use of gables and hip roof elements, and the use of second-story elements that are integrated into the roof line – are designed with the appropriate size, bulk, and massing that achieve a transition and compatible fit with existing homes in on the block.
- Secondary Elements such as bay windows, porch elements, eave brackets and roof dormers are provided that are appropriate in size, scale and proportion so that these elements do not overpower the overall building form, while providing visual interest and articulated massing on all sides of the dwelling.
- Enhanced architectural detailing is provided through the use of building projections and recesses that provide a high level of building articulation and are appropriately scaled, stepping down at interior lot lines to provide transition with adjacent lots.
- The mix of materials used is predominately stucco and lap siding, and the balance of the two materials is satisfactory with neither material applied as an overly dominant feature. Windows are large and well-proportioned with a wide framed casing that enhances the traditional feel of the dwelling.

4. Neighborhood Meeting:

A neighborhood meeting was not required, and the applicant felt that a meeting was not necessary, given the predominantly rental character of the neighborhood and the close proximity of the project to Colorado State University, in which a development of this type and intensity is generally to be expected.

5. Findings of Fact / Conclusion:

In reviewing and evaluating this Project Development Plan, Staff makes the following findings of fact and conclusions:

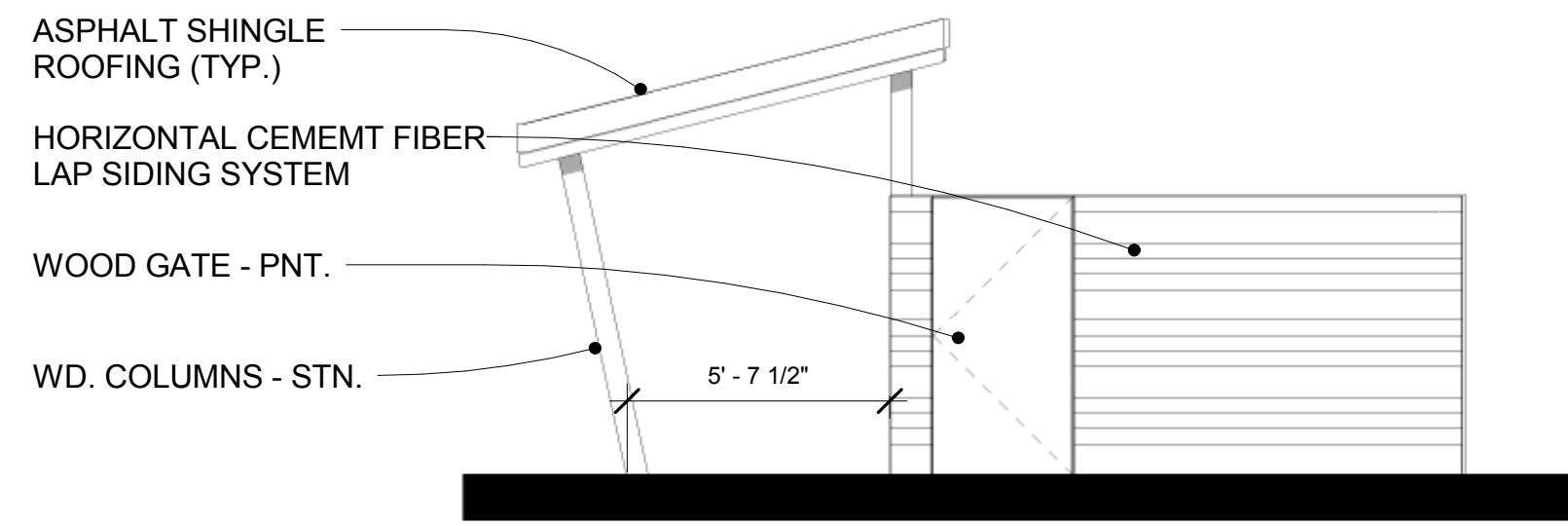
- A. The BDR Four Unit Multi-Family Project Development Plan (P.D.P) complies with Division 2.2 – Common Development Review Procedures.
- B. The P.D.P. complies with the applicable Article Three General Development Standards.
- C. The P.D.P complies with the applicable standards of Article Four – Neighborhood Conservation Buffer N-C-B zone district.
- D. The Modification of Standard meets the applicable requirements of Section 2.8.2(H) and the granting of the Modification would not be detrimental to the public good.

RECOMMENDATION

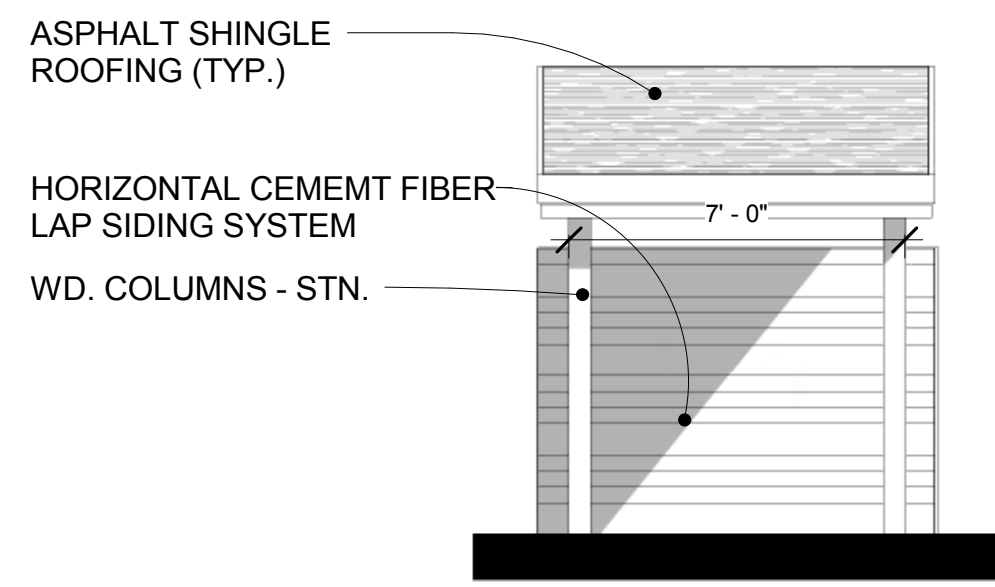
Staff recommends approval of the BDR Four Unit Multi-Family Project Development Plan, #120030 and Modification of Standard.

ATTACHMENTS

- 1. Site Plan
- 2. Landscape Plan
- 3. Utility Plan
- 4. Plat
- 5. Statement of Planning Objectives
- 6. Applicant's Modification of Standard Request
- 7. Letter from adjacent property owner
- 8. Engineering Certification letter



6 Enclosure North Elevation
1/4" = 1'-0"



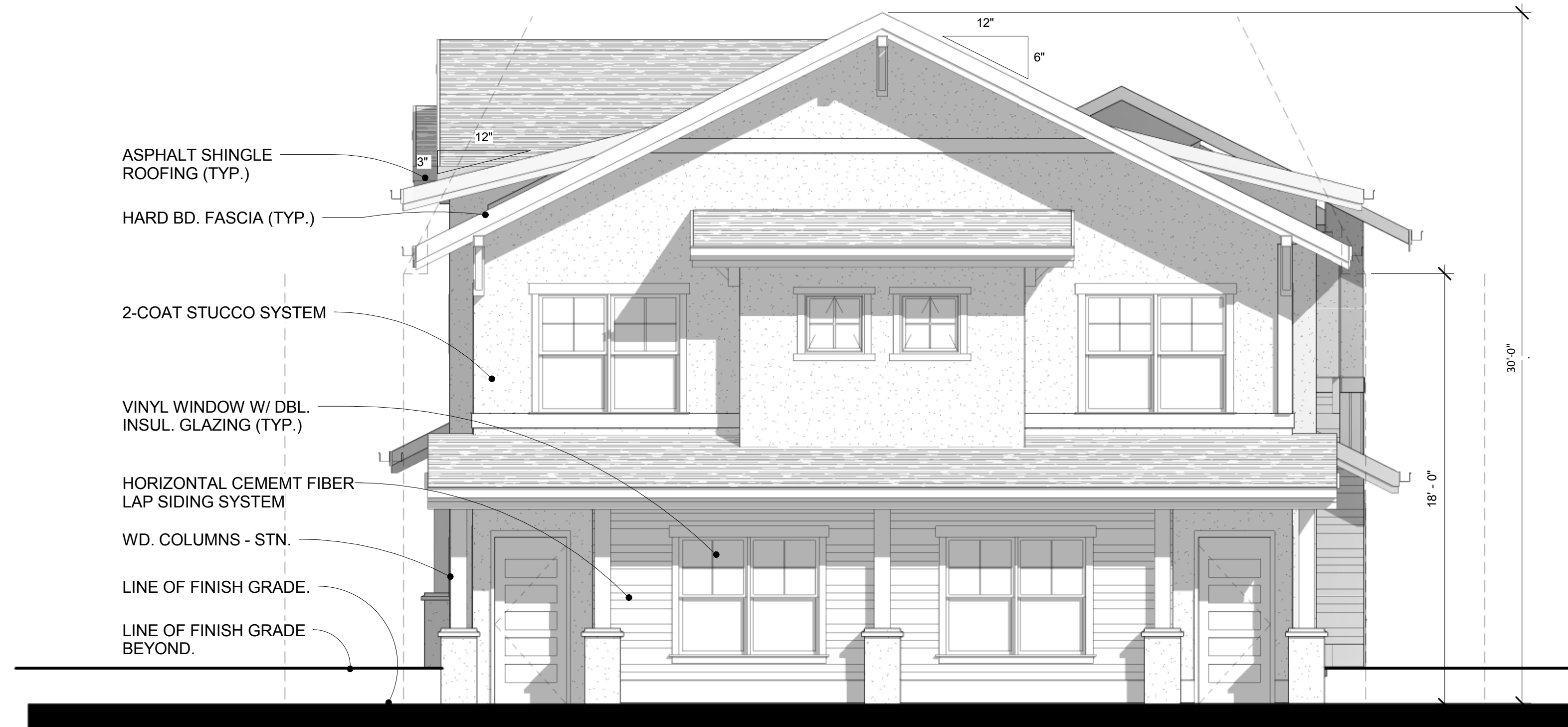
5 Enclosure East Elevation
1/4" = 1'-0"



3 3D View 2



2 3D View 6



1 Building East Elevation
1/4" = 1'-0"

COLOR LEGEND

HARD BOARD FASCIA	BRONZE
2-COAT STUCCO SYSTEM	CREAM/YELLOW
HORIZONTAL LAP SIDING	WARM GRAY
VERTICAL BOARD & BATTEN	WARM GRAY
WINDOW FRAMES	GRAY
SHINGLES	ARCHITECTURAL PROFILE WEATHERED WOOD

NOTE:
ALL EXPOSED ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT IS TO BE SCREENED OR OTHERWISE PAINTED TO MATCH THE BUILDING.



4 Building South Elevation
1/4" = 1'-0"

BIG DEAL FOUR-PLEX PDP
621 S. MELDRUM
FORT COLLINS, COLORADO



ALLIER • LINGLE • MASSEY

ARCHITECTS

P.C.

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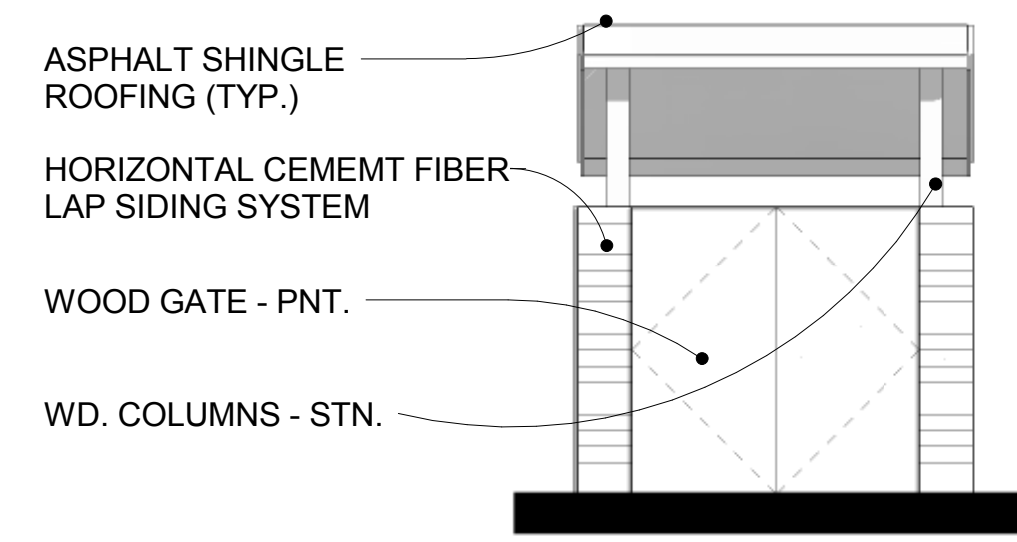
BUILDING ELEVATIONS

PROJECT 1253
DATE 1/29/13
DRAWN IDS

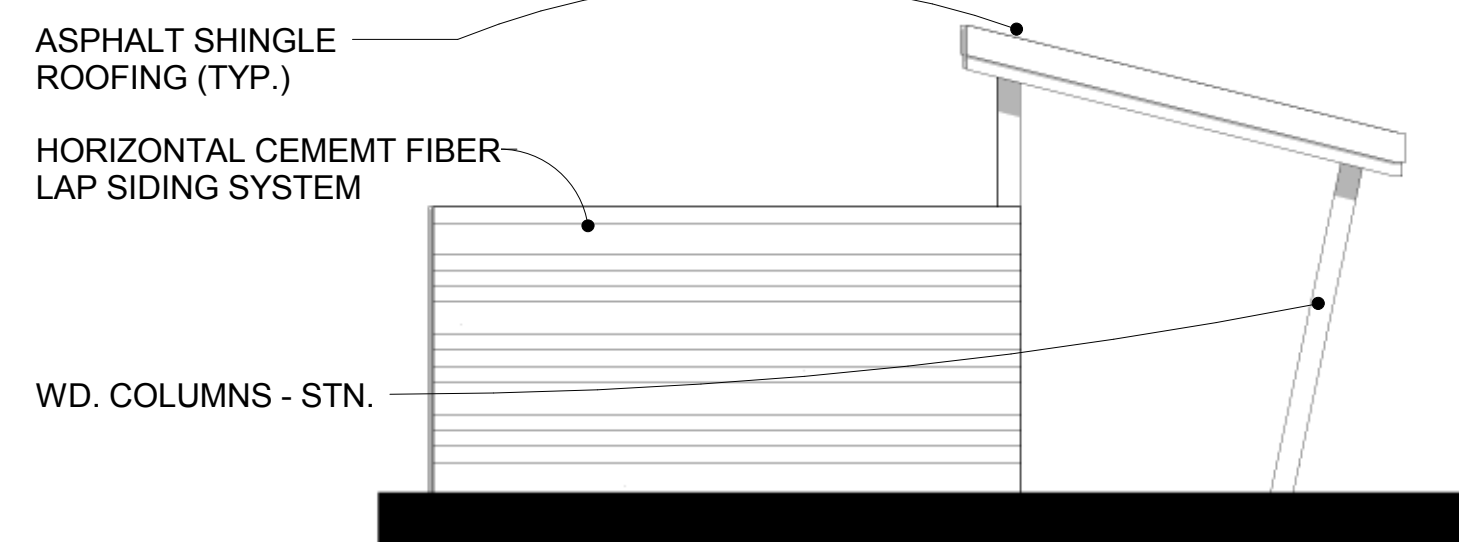
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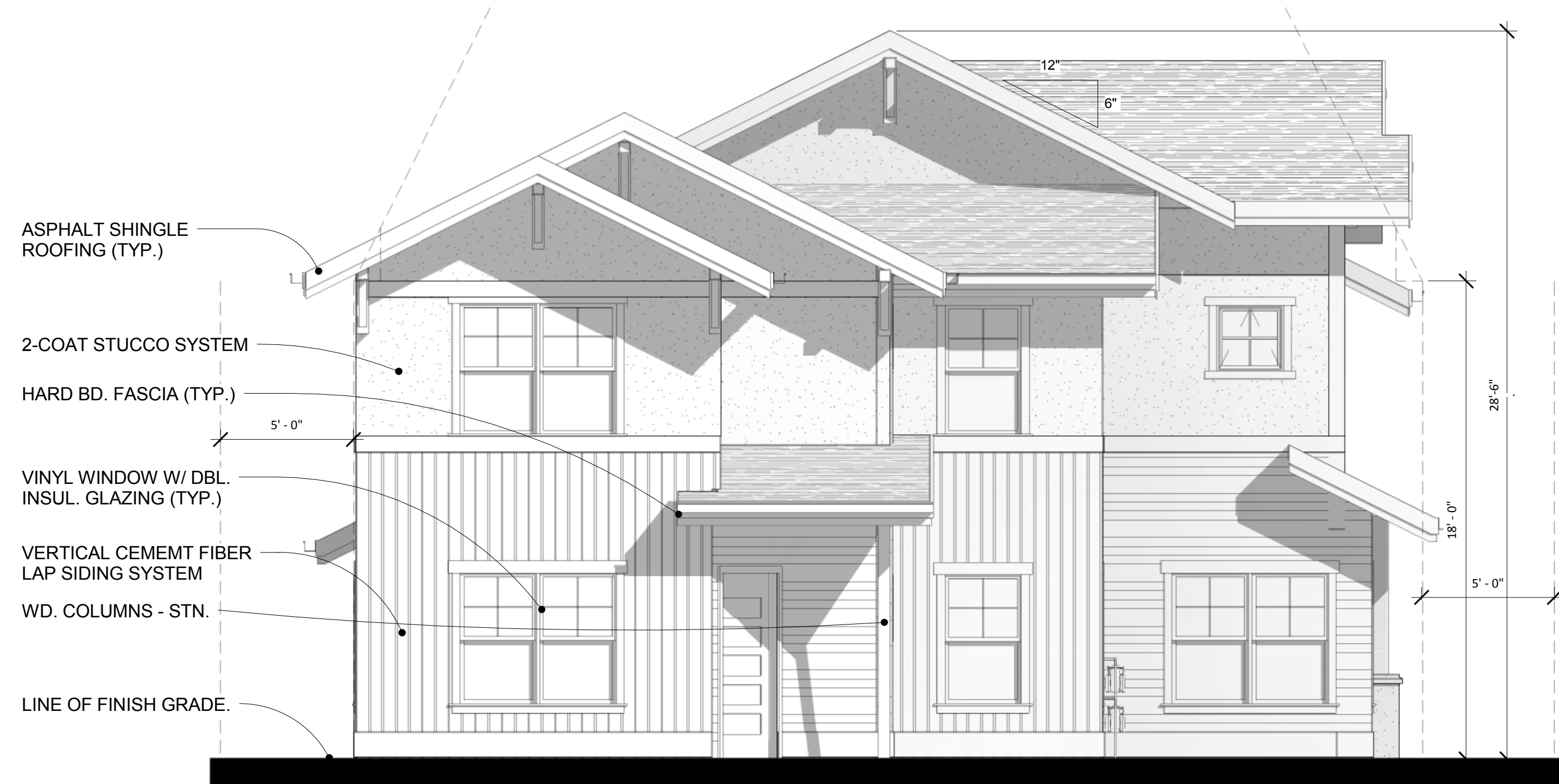
5 Enclosure West Elevation
 1/4" = 1'-0"



6 Enclosure South Elevation
 1/4" = 1'-0"



3 3D View 9



1 Building West Elevation
 1/4" = 1'-0"



4 3D View 3

COLOR LEGEND

HARD BOARD FASCIA	BRONZE
2-COAT STUCCO SYSTEM	CREAM/YELLOW
HORIZONTAL LAP SIDING	WARM GRAY
VERTICAL BOARD & BATTEN	WARM GRAY
WINDOW FRAMES	GRAY
SHINGLES	ARCHITECTURAL PROFILE WEATHERED WOOD

NOTE:
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2 Building North Elevation
 1/4" = 1'-0"

BIG DEAL FOUR-PLEX PDP
621 S. MELDRUM
FORT COLLINS, COLORADO



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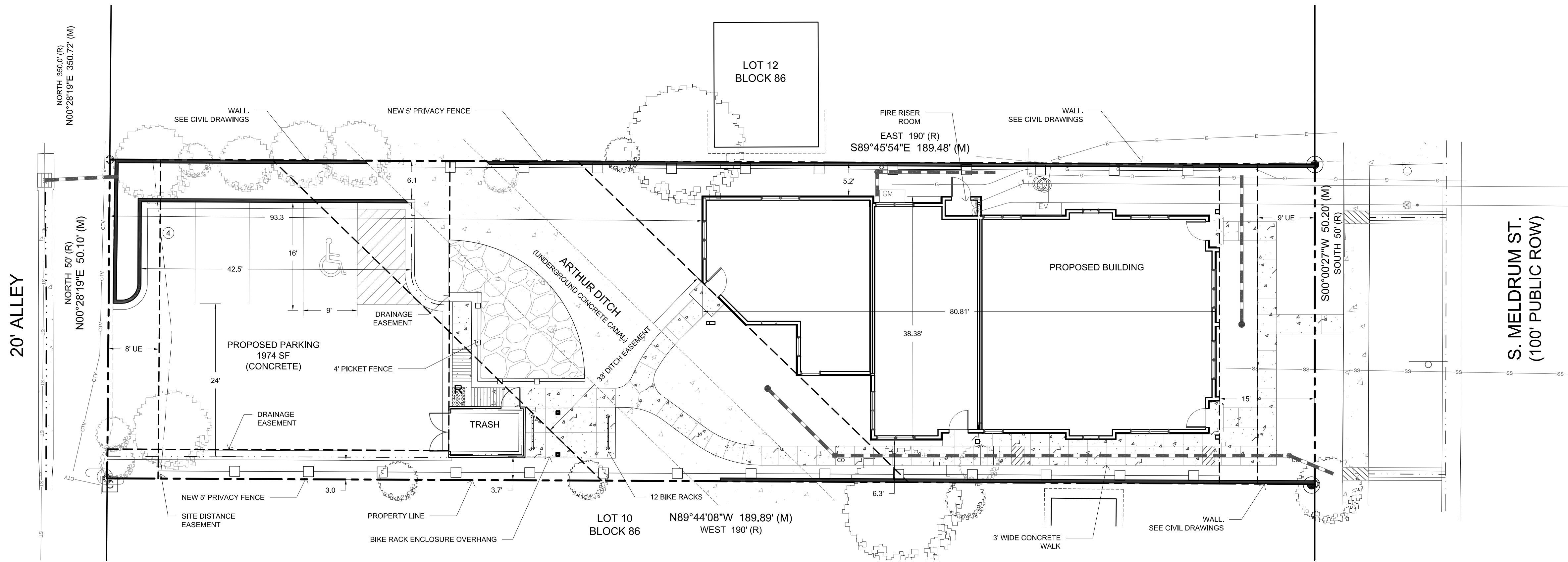
BUILDING ELEVATIONS

PROJECT 1253
 DATE 1/29/13
 DRAWN IDS

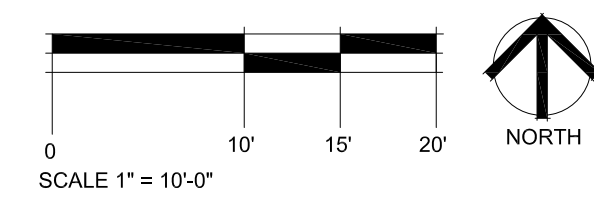
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Site Plan



Legend

	HANDICAP PARKING STALL
R	HANDICAP ACCESSIBLE ACCESS OR RAMP
T	TRASH / RECYCLE ENCLOSURE
- - - - -	EASEMENT LINE
—————	PROPERTY LINE
— — —	BIKE RACK

Legal Description:

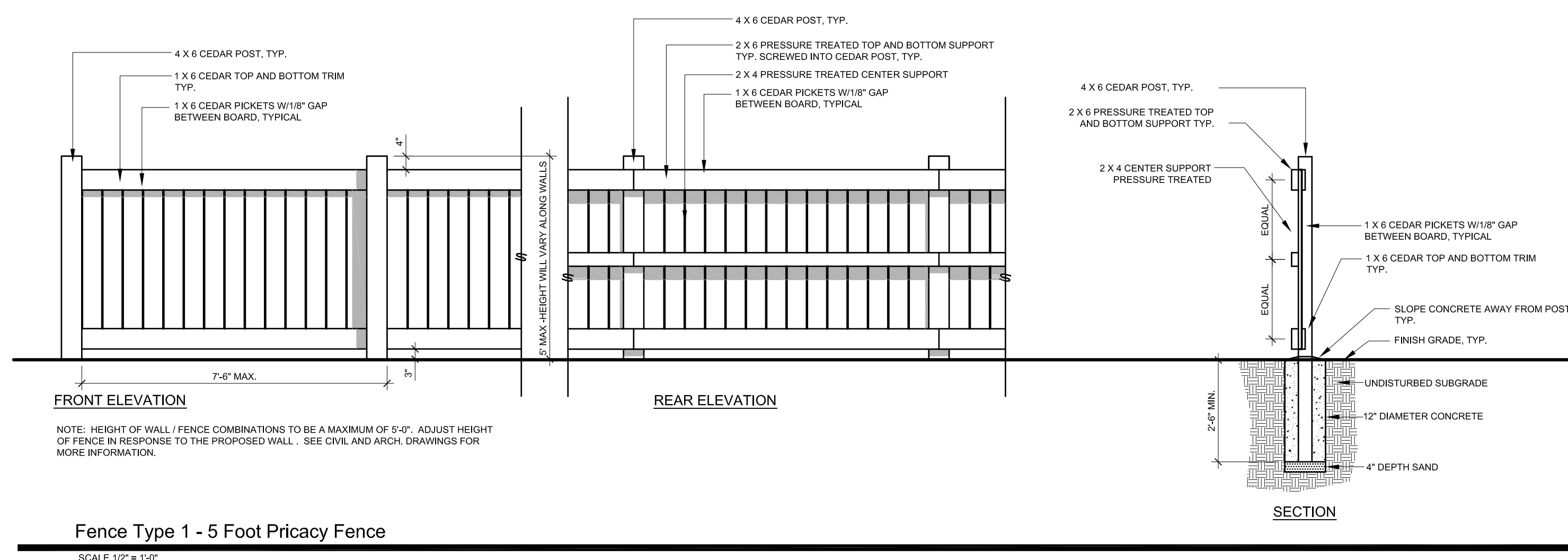
CONSIDERING THE NORTH LINE OF LOT 11, BLOCK 86, PLAT OF SUBDIVISION OF BLOCK 76, 77, 85, 86, 87 AS BEARING SOUTH 89° 45' 54" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
BEGINNING AT THE NORTHEAST CORNER OF LOT 11, BLOCK 86, PLAT OF SUBDIVISION OF BLOCK 76, 77, 85, 86, 87; THENCE, SOUTH 00°00'27" WEST, 50.20 FEET; THENCE, NORTH 89°44'08" WEST, 189.89 FEET; THENCE, NORTH 00°28'19" EAST, 50.10 FEET; THENCE, SOUTH 89°45'54" EAST, 189.48 FEET TO THE POINT OF BEGINNING. CONTAINS 9,513 SQUARE FEET, MORE OR LESS.

Vicinity Map:



General Notes:

- ALL SIGNS SHALL BE REQUIRED TO APPLY FOR SIGN PERMIT.
- PROPOSED GRADES SHALL MATCH OR IMPROVE EXISTING GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WHILE PROVIDING A SMOOTH TRANSITION BETWEEN ALL ADJACENT UNDISTURBED GRADES AND PROPOSED GRADES.
- JOB SITE TO BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.
- SOILS DISTURBED ADJACENT TO WORK AREA, INCLUDING AREAS OUTSIDE OF CONSTRUCTION LIMITS, DUE TO NEW CONSTRUCTION ARE TO BE REGRADED AND SURFACE CONDITIONS REPAIRED EQUIVALENT TO THAT CONDITION PRIOR TO START OF WORK.
- PROTECT EXISTING SURFACES AND SOILS, BOTH INSIDE AND OUTSIDE OF CONSTRUCTION LIMITS, DURING CONSTRUCTION. IF GRADES, CONCRETE OR ASPHALT ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS OR WEATHER THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO THAT EQUIVALENT TO EXISTING CONDITIONS AT NO EXPENSE TO THE OWNER / CITY.
- CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
- THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED OR CHANGED AFTER PLANS WERE SUBMITTED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE CITY OF FORT COLLINS IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-800-922-1987.
- CONCRETE TO BE MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF WALKS.
- DEVELOPER SHALL ENSURE THAT SITE PLAN, LANDSCAPE PLAN AND UTILITY PLANS ARE COORDINATED SO THAT THE GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPING ELEMENTS AS SHOWN ON THE APPROVED PLANS.
- PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.
- IF 50 PERCENT OR MORE OF THE EXISTING SIDEWALK IS REMOVED OR DAMAGED AS PART OF THE CONSTRUCTION OF THIS PROJECT THEN A NEW 4.5 FOOT WIDE SIDEWALK WILL BE REQUIRED WITH THE DEVELOPER RESPONSIBLE FOR THE COSTS ASSOCIATED



Owner's Certification of Approval:

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE _____ DAY OF _____ 2013.
BDR, LLC

(Printed Name) _____
NOTARIAL CERTIFICATE
STATE OF COLORADO
COUNTY OF LARIMER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ THIS _____ DAY OF _____ 2013.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

(SEAL)

Planning Approval:

BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF FORT COLLINS, COLORADO THIS _____ DAY OF _____ A.D., 20 _____

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

Land-Use Statistics

PARCEL SIZE	.24 ACRES	
GROSS	.22 ACRES	
NET		
NUMBER OF BUILDINGS	1	10,543 SQ. FT., 9,513 SQ.FT.
UNITS PER BUILDING	4	
TOTAL NUMBER OF PROPOSED UNITS	4	
BEDROOMS PER UNIT	3	
TOTAL BEDROOMS	12	
GROSS RESIDENTIAL DENSITY	18.2 UNITS PER ACRE	
TOTAL FLOOR AREA	4,948 SQ.FT.	
FLOOR AREA RATIO (F.A.R.)	.520	
LAND USE	RESIDENTIAL MULTIFAMILY	
ZONING	NCB	
PARKING SPACES REQUIRED	N/A - T.O.D. OVERLAY DISTRICT	
PARKING SPACES PROVIDED	4 ON-SITE PARKING SPACES PROVIDED (1 HC)	
BICYCLE SPACES REQUIRED	1 SPACE PER BEDROOM = 12 SPACES 60% COVERED = 7 SPACES 40% UNCOVERED = 5 SPACES	
BICYCLE SPACES PROVIDED	TOTAL	12 SPACES

BUILDING COVERAGE	2,540 SQ. FT.	(24.1%)
OPEN AREA	4,745 SQ. FT.	(45.0%)
PARKING, DRIVES and WALKWAYS	2,228 SQ. FT.	(21.1%)
PUBLIC RIGHT OF WAY	1,030 SQ. FT.	(9.8%)
TOTAL SITE AREA (GROSS)	10,543 SQ. FT.	(100.0%)
BUILDING HEIGHT:	30' - 0"	
TOTAL STORIES:	2	



444 Mountain Ave. | Tel. 970.532.5891
Boulder, CO 80513 | Web: TBGroup.us

PROJECT TITLE

BIG DEAL FOUR PLEX
621 S. MELDRUM

PDP

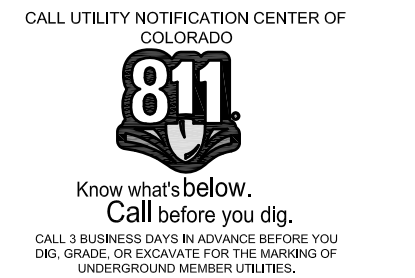
Fort Collins, Colorado

PREPARED FOR

BDR, LLC

2519 RIDGE CREEK RD.
FT COLLINS, CO 80528
ATTN: JEFF EGGLESTON

970.566.3000



REVISIONS DATE

CITY COMMENTS	12/19/12
CITY COMMENTS	01/09/13
CITY COMMENTS	01/15/13

DATE

November 14, 2012

SHEET TITLE

Site Plan

SHEET INFORMATION

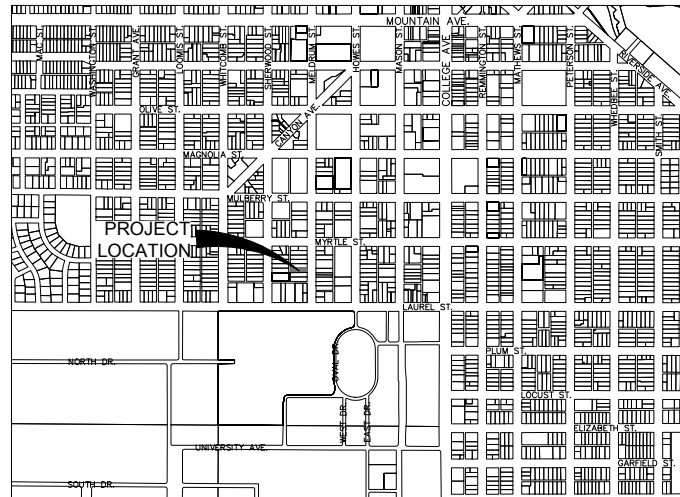
Sheet Number: **1**

of: 2

UTILITY PLANS FOR Big Deal Four Plex

BEING A REPLAT OF LOT 11, BLOCK 86, PLAT OF SUBDIVISION OF BLOCKS 76, 77, 85, 86, 87, LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO (621 SOUTH MELDRUM STREET)

NOVEMBER, 2012



VICINITY MAP
1"=1000'

PROJECT BENCHMARKS:

BENCHMARK #1:
City of Fort Collins Benchmark 6-00
Located on a catch basin at the northwest corner of Mulberry Street and College Avenue.
Elevation = 4990.68 (NGVD 29 - Unadjusted)

BENCHMARK #2:
City of Fort Collins Benchmark CSU 2
The mark is a standard brass larimer county geodetic control disk set in 2002, in the campus of Colorado State University approx. 240.8 feet south from the center line of north drive, 46.6 feet northeast from the edge of CSU lagoon, 33 feet southwest from the center of the delivery road to the university club and 1.1 feet southwest from the edge of the sidewalk.
Elevation = 5003.12 (NGVD 29 - Unadjusted)

Basis of Bearings
Considering the north property line of Lot 11, Block 86 of the Plat of Subdivision of Block 76, 77, 85, 86, 87 which bears South 89°45'54" East.

ORIGINAL FIELD SURVEY BY:

Northern Engineering Services, Inc
NE Project No. 878-001
Date: October 29, 2012

DISCLAIMER STATEMENT:

These plans have been reviewed by the City of Fort Collins for concept only. The review does not imply responsibility by the reviewing department, the City of Fort Collins Engineer, or the City of Fort Collins for accuracy and correctness of the calculations. Furthermore, the review does not imply that quantities of items on the plans are the final quantities required. The review shall not be construed for any reason as acceptance of financial responsibility by the City of Fort Collins for additional quantities of items shown that may be required during the construction phase.

CERTIFICATION STATEMENT:

I hereby affirm that these final construction plans were prepared under my direct supervision, in accordance with all applicable City of Fort Collins and State of Colorado standards and statutes, respectively, and that I am fully responsible for the accuracy of all design, revisions, and record conditions that I have noted on these plans.

CONTACT INFORMATION

PROJECT TEAM:

OWNER/APPLICANT

Big Deal Real Estate Inc.
Jeff Eggleston
2519 Ridge Creek Road
Fort Collins, Colorado 80528
970.566.3000

SITE ENGINEER

Northern Engineering Services, Inc.
Nick Haws, PE, LEED, AP
200 South College Avenue, Suite 10
Fort Collins, Colorado 80524
970.221.4158

SURVEYOR

Northern Engineering Services, Inc.
Gary Gilliland, PLS
200 South College Avenue, Suite 10
Fort Collins, Colorado 80524
970.221.4158

ARCHITECT

Aller-Lingle-Massey Architects
Ian Shuff
712 Whalers Way, Bldg. B-100
Fort Collins, Colorado 80525
970.223.1820

PLANNER/ LANDSCAPE ARCHITECT

TB Group
Jim Birdsall
444 Mountain Avenue
Berthoud, Colorado 80513
970.532.5891

SUBSURFACE UTILITY LOCATES**

SiteWise, LLC
7000 N. Broadway
Building 3, Suite 306
Denver, Colorado 80221
303.650.8680

UTILITY CONTACT LIST: *

UTILITY COMPANY	PHONE NUMBER
GAS-----Xcel Energy-----	Stephanie Rich (970) 225-7857
ELECTRIC-----City of Fort Collins Light & Power--	Doug Martine (970) 224-6152
CABLE-----Comcast-----	Don Kapperman (970) 567-0425
TELECOM-----Centurylink-----	William Johnson (970) 377-6401
WATER-----City of Fort Collins Utilities-----	Roger Buffington (970) 221-6700
WASTEWATER--City of Fort Collins Utilities-----	Roger Buffington (970) 221-6700
STORMWATER--City of Fort Collins Utilities-----	Glen Schlueter (970) 221-6700

* This list is provided as a courtesy reference only. Northern Engineering Services assumes no responsibility for the accuracy or completeness of this list. In no way shall this list relinquish the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCC) at 811 for additional information.

** The underground utility locates provided by SiteWise, LLC are based upon the best available information at the time of locating. Contractor acknowledges that it is common for underground facility owner maps to have errors and omissions of data shown. Consequently, it is the Contractor's sole responsibility to field verify the location of all utilities prior to construction, and notify the Engineer of any discrepancies found.

ARTHUR DITCH APPROVAL

By Mark Taylor of Arthur Ditch this ___ day of _____ A.D., 20__.

Mark Taylor

SHEET INDEX

C0.00	COVER SHEET
C0.01	GENERAL AND CONSTRUCTION NOTES
SHEET 1	PLAT (FOR REFERENCE ONLY)
C1.00	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.00	OVERALL UTILITY PLAN
C3.00	OVERALL GRADING & EROSION CONTROL PLAN
C4.00	DRAINAGE EXHIBIT

Revisions: _____
 No. _____
 By: _____
 Date: _____
 PROJECT: 878-001
 DATE: 12.19.12
 DESIGNED BY: N.A.
 SCALE: _____
 Big Deal Four Plex
 SHEET INDEX
 CITY OF FORT COLLINS, COLORADO
 UTILITY PLAN APPROVAL
 APPROVED: _____ Date _____
 CHECKED BY: _____ Date _____
 CHECKED BY: _____ Date _____
 CHECKED BY: _____ Date _____
 CHECKED BY: _____ Date _____
 CHECKED BY: _____ Date _____
 Of 7 S

DRAWING FILENAME: D:\Projects\878-001\Utility\878-001_Utility.dwg LAYOUT NAME: C0.00 DATE: Jan 30, 2013 -- 10:05am CAD OPERATOR: hmmm LIST OF SHEETS: [NES-86000]

BIG DEAL FOUR PLEX

BEING A REPLAT OF LOT 11, BLOCK 86, PLAT OF SUBDIVISION OF BLOCKS 76, 77, 85, 86, 87, LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all persons by these presents, that the undersigned owner(s) of the following described land: A tract of land located in the Northeast Quarter of Section 14, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows:

Considering the North line of Lot 11, Block 86, Plat of Subdivision of Block 76, 77, 85, 86, 87 as bearing South 89° 45' 54" East and with all bearings contained herein relative thereto:

BEGINNING at the Northeast Corner of Lot 11, Block 86, Plat of Subdivision of Block 76, 77, 85, 86, 87; thence, South 00°00'27" West, 50.20 feet; thence, North 89°44'08" West, 189.89 feet; thence, North 00°28'19" East, 50.10 feet; thence, South 89°45'54" East, 189.48 feet to the POINT OF BEGINNING, contains 9,513 square feet, more or less.

For themselves and their successors in interest (collectively "Owner") have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known as BIG DEAL FOUR PLEX (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.

CERTIFICATE OF DEDICATION:

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street purposes and the "Easements" as laid out and designated on this Plat, provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the provisions of the Maintenance Guarantee have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Section 31-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easements with suitable markers; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.

OWNER: BIG DEAL REAL ESTATE, LLC

By: _____

Title: _____

STATE OF COLORADO)
JSS)
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ of Big Deal Real Estate, LLC

Witness my hand and official seal

My commission expires: _____

Notary Public

MAINTENANCE GUARANTEE:

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

REPAIR GUARANTEE:

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling, trenches, fills or excavations.

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

NOTICE OF OTHER DOCUMENTS:

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the clerk of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

ATTORNEY'S CERTIFICATION

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the Plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3)(f) of the Land Use Code.

Attorney: _____

Address: _____

Registration No.: _____

APPROVED AS TO FORM, CITY ENGINEER

By the City Engineer of the City of Fort Collins, Colorado this _____ day of _____, A.D., 20____.

City Engineer

PLANNING APPROVAL

By the Director of Planning of the City of Fort Collins, Colorado this _____ day of _____, A.D., 20____.

Director of Planning

ARTHUR DITCH APPROVAL

By Mark Taylor of Arthur Ditch this _____ day of _____, A.D., 20____.

Mark Taylor

SURVEYOR'S STATEMENT

I, Gerald D. Gilliland, a Colorado Registered Professional Land Surveyor do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

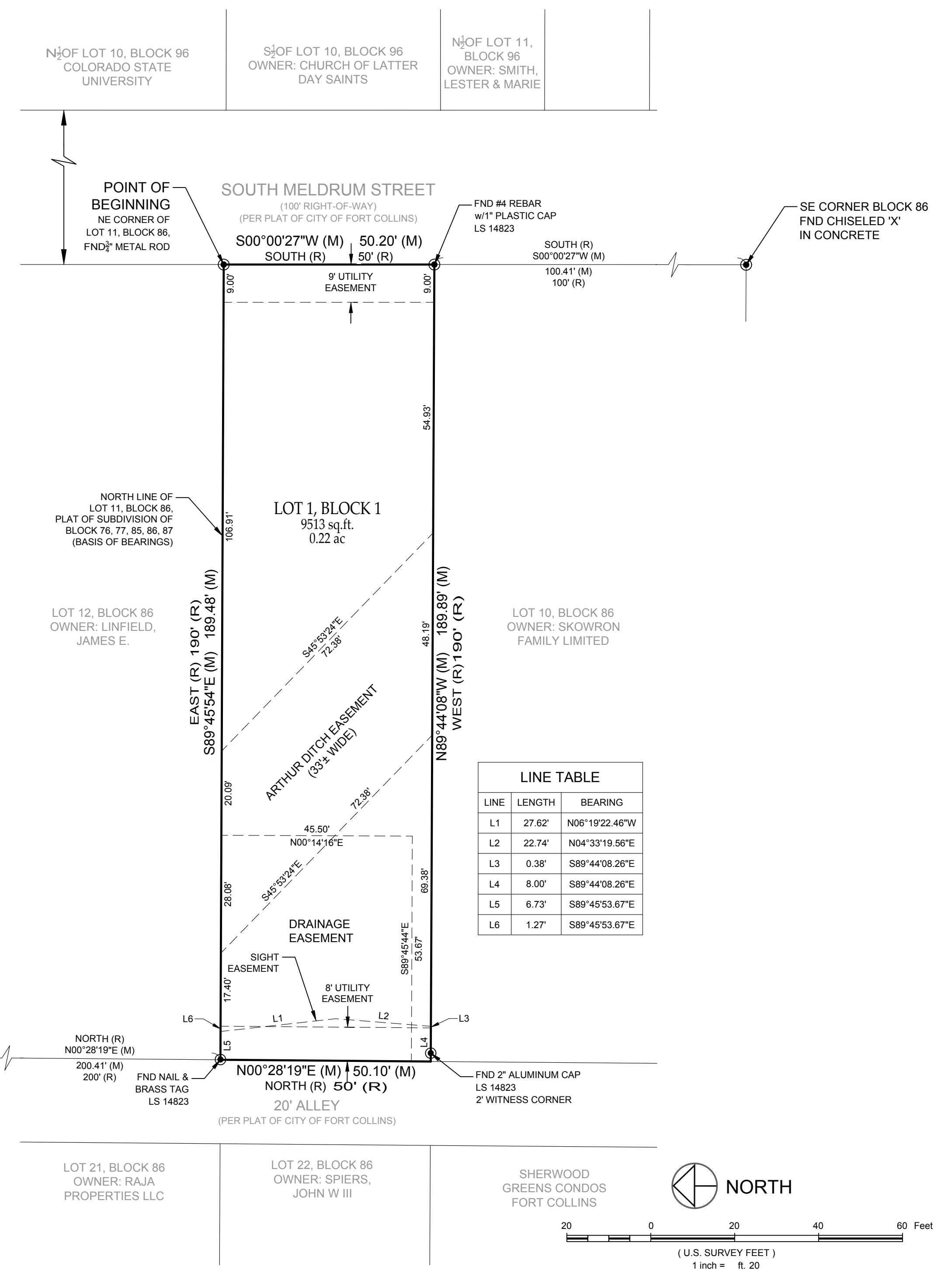
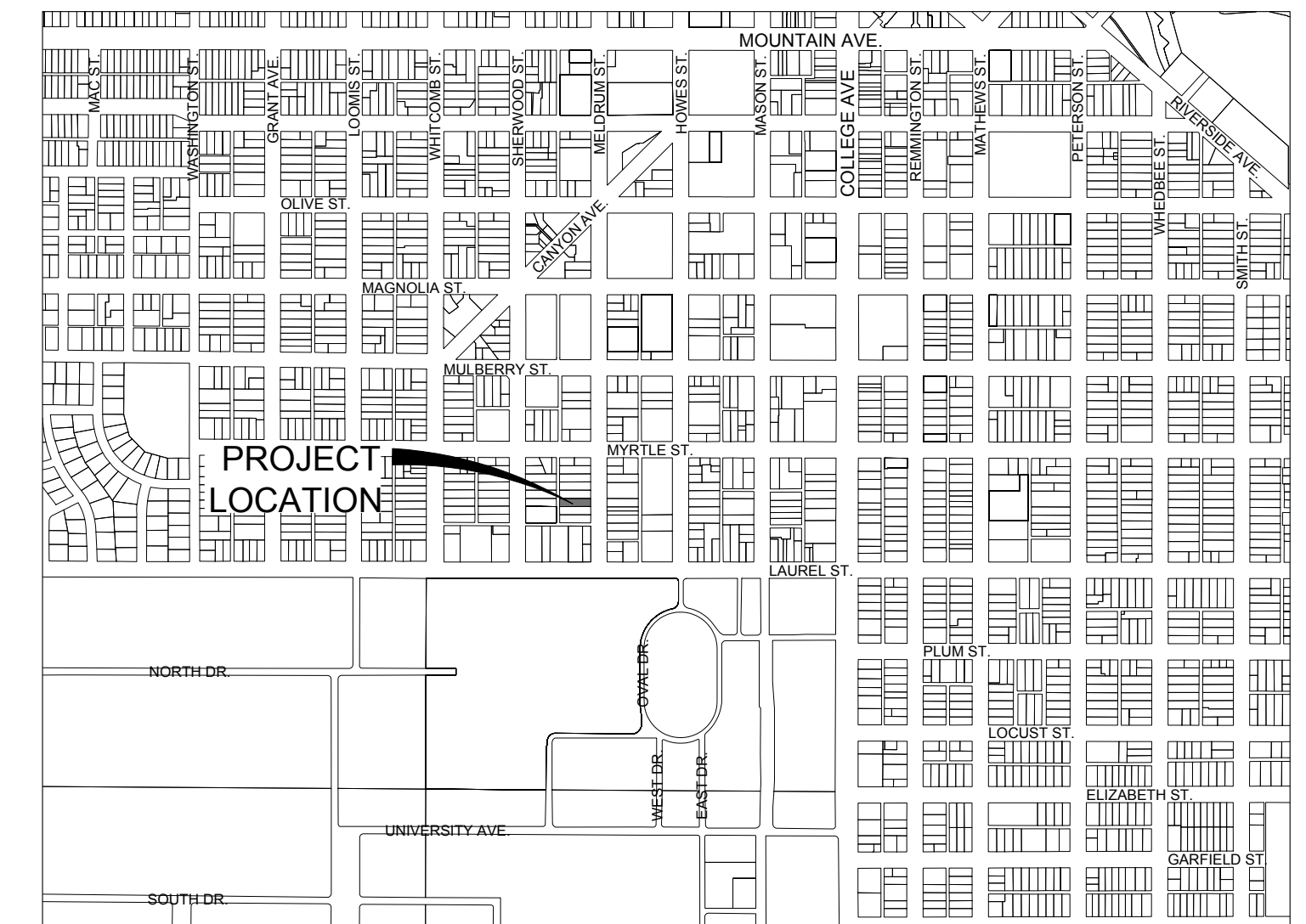
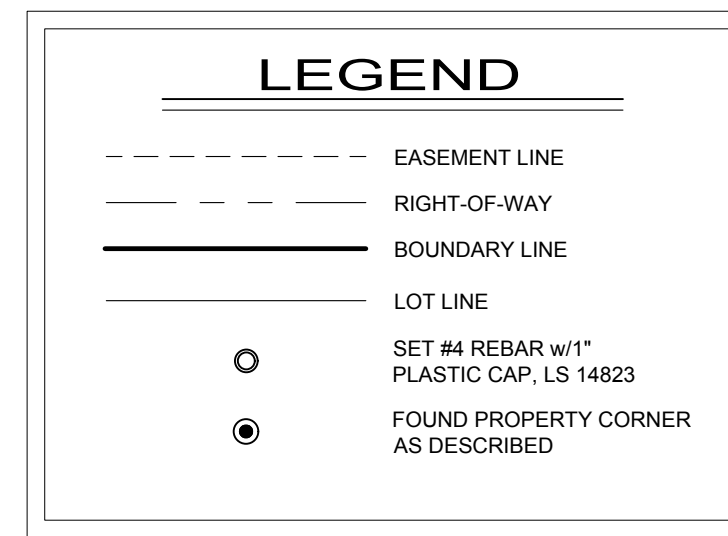
Gerald D. Gilliland
Colorado Registered Professional
Land Surveyor No. 14823

NOTES:

- The Basis of Bearings is the North line of Lot 11, Block 86, Plat of Subdivision of Block 76, 77, 85, 86, 87 bearing South 89°45'54" East (assumed bearing).
- All information regarding easements, right-of-way or title of record, Northern Engineering relied upon Commitment Number 580-F0428808-383-LKE, dated October 8, 2012, prepared by Fidelity National Title Insurance Company.
- All linear units of measurement for this plat are U.S. Survey Feet.
- Sight Distance Easement - The sight distance easement is an easement required by the City at some street intersections where it is necessary to protect the line of sight for a motorist needing to see approaching traffic and to react safely for merging their vehicle into the traffic flow. The following are requirements for certain objects that may occupy a sight distance easement for level grade.
 - Structures and landscaping within the easement shall not exceed 24 inches in height with the following exceptions:
 - Fences up to 42 inches in height may be allowed as long as they do not obstruct the line of sight for motorists.
 - Deciduous trees may be allowed as long as all branches of the trees are trimmed so that no portion thereof or leaves thereon hang lower than six (6) feet above the ground, and the trees are spaced such that they do not obstruct line of sight for motorists. Deciduous trees with trunks large enough to obstruct line of sight for motorists shall be removed by the owner.
 - For non-level areas these requirements shall be modified to provide the same degree of visibility.
- There shall be no private conditions, covenants or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Sections 12-120 - 12-122 of the City Code.

NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.



LINE	LENGTH	BEARING
L1	27.62'	N06°19'22.46"W
L2	22.74'	N04°33'19.56"E
L3	0.38'	S89°44'08.26"E
L4	8.00'	S89°44'08.26"E
L5	6.73'	S89°45'53.67"E
L6	1.27'	S89°45'53.67"E

NOTICE: According to Colorado law you must commence any legal action based upon a defect in this plat within three years after the date on which the defect is discovered. In no event may any action based upon a defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 14
TOWNSHIP: 7N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING

850 South College Avenue, Suite 10
Fort Collins, Colorado 80524
PHONE: 970.931.4158 FAX: 970.931.4159
www.northernengineering.com

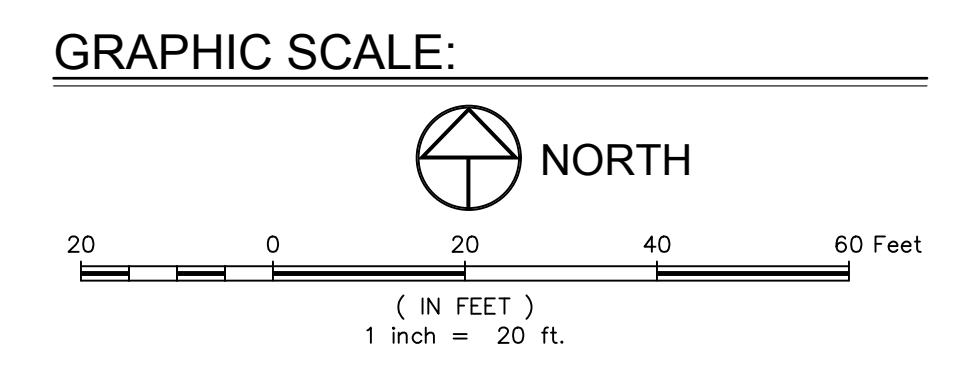
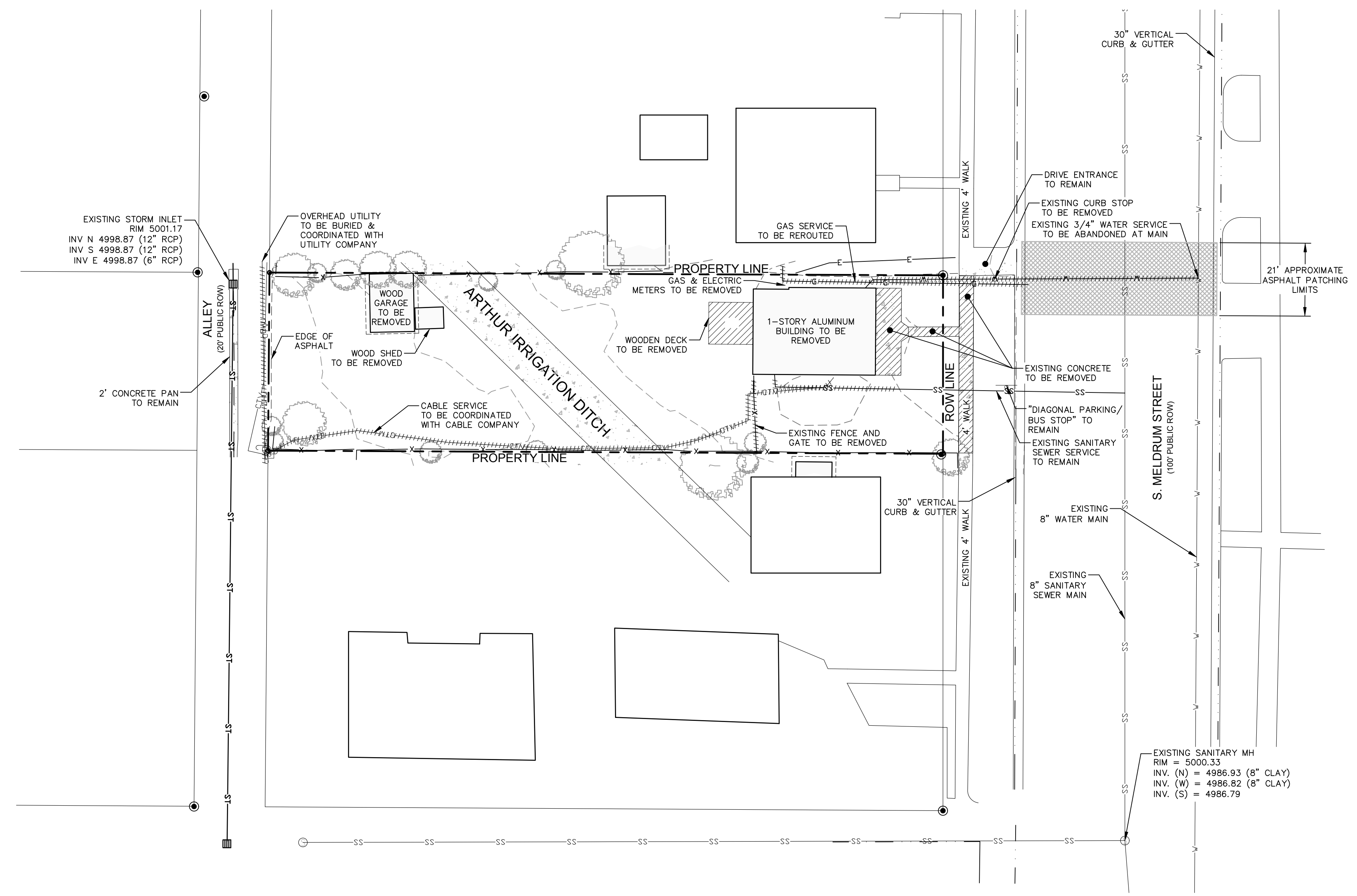
PROJECT: 87P-061	DATE: 12/19/12
CLIENT: Jeff Eggleston	SCALE: 1"=20'
DRAWN BY: C. Snowdon	REVIEWED BY: G. Gilliland

BIG DEAL FOUR PLEX

CITY OF FORT COLLINS
STATE OF COLORADO

Sheet
1
Of 1 Sheet

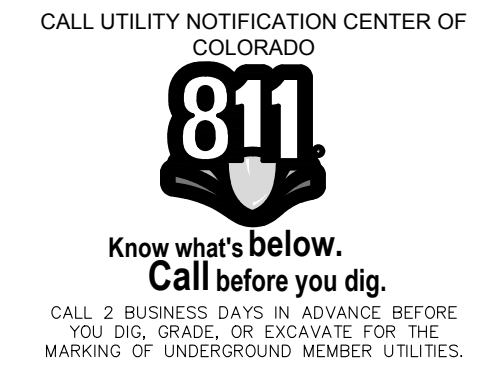
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LEGEND:

PROPERTY BOUNDARY	---
EXISTING FENCE	X
EXISTING CURB AND GUTTER	---
EXISTING EDGE OF ASPHALT	---
EXISTING MINOR CONTOUR	---4958---
EXISTING MAJOR CONTOUR	---4960---
EXISTING BURIED CABLE TELEVISION	CTV
EXISTING BURIED ELECTRIC	E
EXISTING BURIED GAS	G
EXISTING WATER LINE	W
EXISTING OVERHEAD UTILITY	OHU
EXISTING SANITARY SEWER LINE W/ MH	SS
EXISTING STORM SEWER LINE W/ MH	ST
EXISTING WATER CURB STOP	○
EXISTING WATER METER	○
EXISTING ELECTRIC METER	○
EXISTING GAS METER	○
EXISTING CABLE PEDESTAL	□
EXISTING INLET GRATE	□
EXISTING SIGN	+
EXISTING POWER POLE	+
EXISTING CONIFEROUS SHRUB	⊙
EXISTING DECIDUOUS TREE	⊙
EXISTING CONCRETE TO BE REMOVED	▨

NOTE:
 LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.



City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Date: 12-19-12
 Revisions:
 No. 1
REVIEW SET
NOT FOR CONSTRUCTION

These drawings are provided by Northern Engineering Services, Inc. for your information only. They are not to be used for any type of construction unless signed and sealed by a Professional Engineer in the State of Colorado. Northern Engineering Services, Inc.

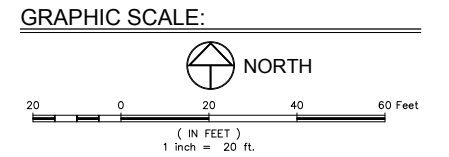
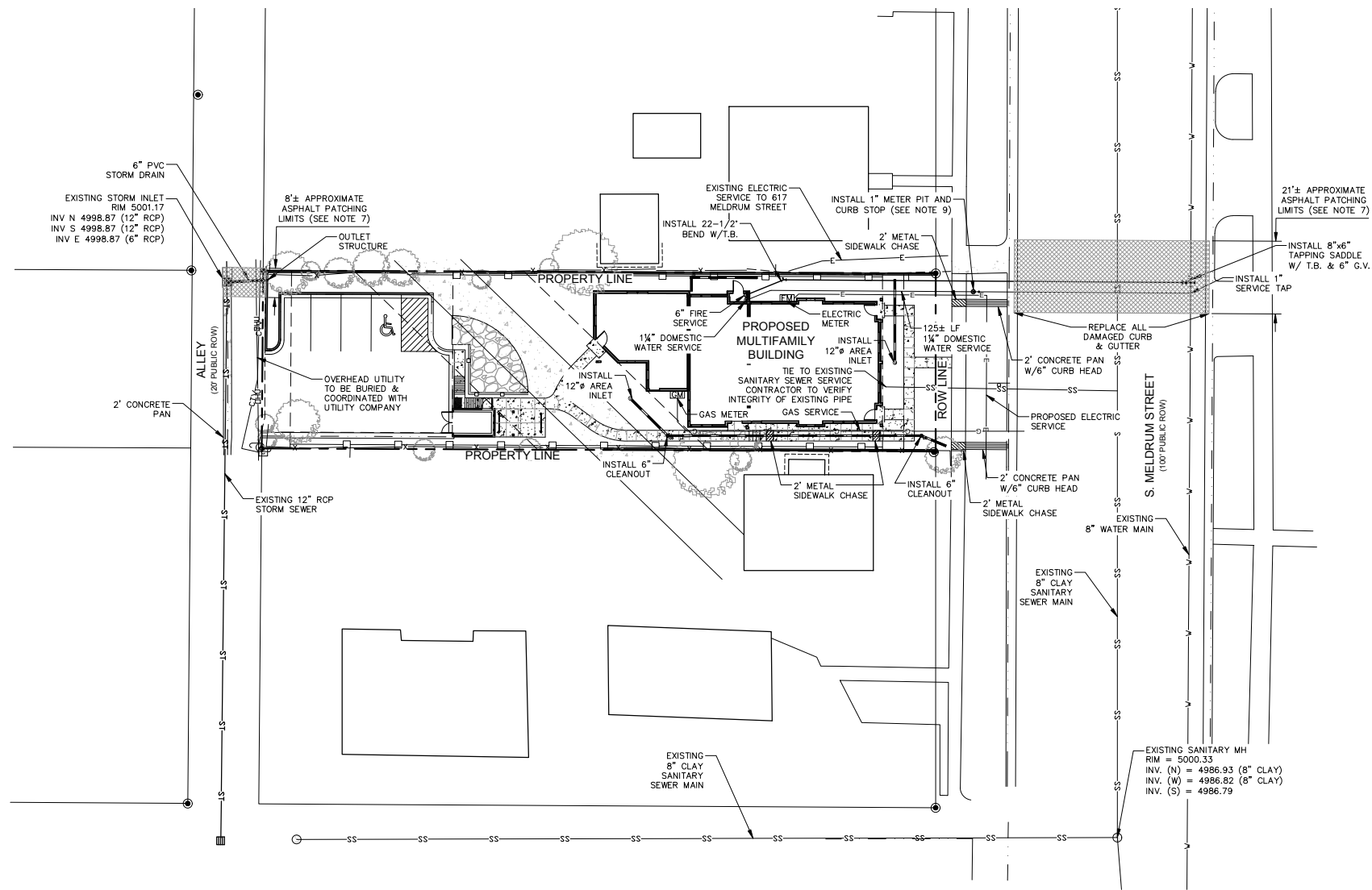
NORTHERN ENGINEERING
 250 South College Avenue, Suite 110
 Fort Collins, Colorado 80524
 PHONE: 970.221.4158 FAX: 970.221.4159
 www.northernengineering.com

PROJECT:	870-001	DATE:	12/19/12
DESIGNED BY:	N.A.	SCALE:	1" = 20'
DRAWN BY:	C. Shroedon	REVIEWED BY:	N. Haws

Big Deal Four Plex
EXISTING CONDITIONS & DEMOLITION PLAN

Sheet
C1.00
 Of 7 Sheets

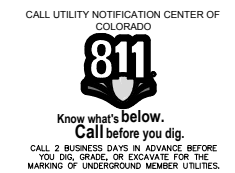
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LEGEND:

PROPERTY BOUNDARY	---
PROPOSED FENCE	—○—○—○—○—
PROPOSED DOMESTIC SERVICE	—○—○—○—○—
PROPOSED FIRE SERVICE	—○—○—○—○—
PROPOSED UNDERDRAIN	—○—○—○—○—
PROPOSED STORM DRAIN	—○—○—○—○—
EXISTING CABLE TELEVISION	—○—○—○—○—
EXISTING BURIED ELECTRIC	—○—○—○—○—
EXISTING BURIED GAS	—○—○—○—○—
EXISTING WATER LINE	—○—○—○—○—
EXISTING OVERHEAD UTILITY	—○—○—○—○—
EXISTING SANITARY SEWER LINE W/ MH	—○—○—○—○—
EXISTING STORM SEWER LINE W/ MH	—○—○—○—○—
EXISTING WATER CURB STOP	○
EXISTING GAS METER	○
EXISTING ELECTRIC METER	○
EXISTING CABLE PEDESTAL	○
EXISTING INLET GRATE	○
EXISTING SIGN	○
EXISTING CONIFEROUS SHRUB	○
EXISTING DECIDUOUS TREE	○

- NOTES:**
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 2. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
 3. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
 4. UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
 5. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
 6. FIRE LINES SHALL BE STUBBED INSIDE THE RISER ROOM AND CAPPED 1' ABOVE THE FINISHED FLOOR ELEVATION.
 7. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
 8. EXISTING SANITARY SEWER SERVICE SHALL BE EXAMINED PRIOR TO CONNECTION TO DETERMINE THE EXISTING QUALITY OF THE SERVICE LINE.
 9. INSTALL 1" METER PIT AND CURB STOP WITH 1/4" DOMESTIC WATER SERVICE BEGINNING 5' FEET BEYOND.



City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

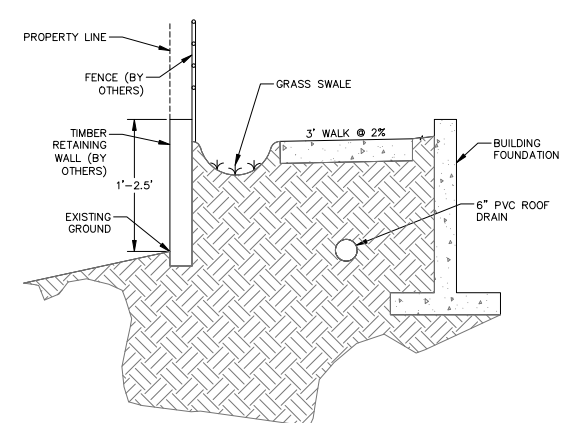
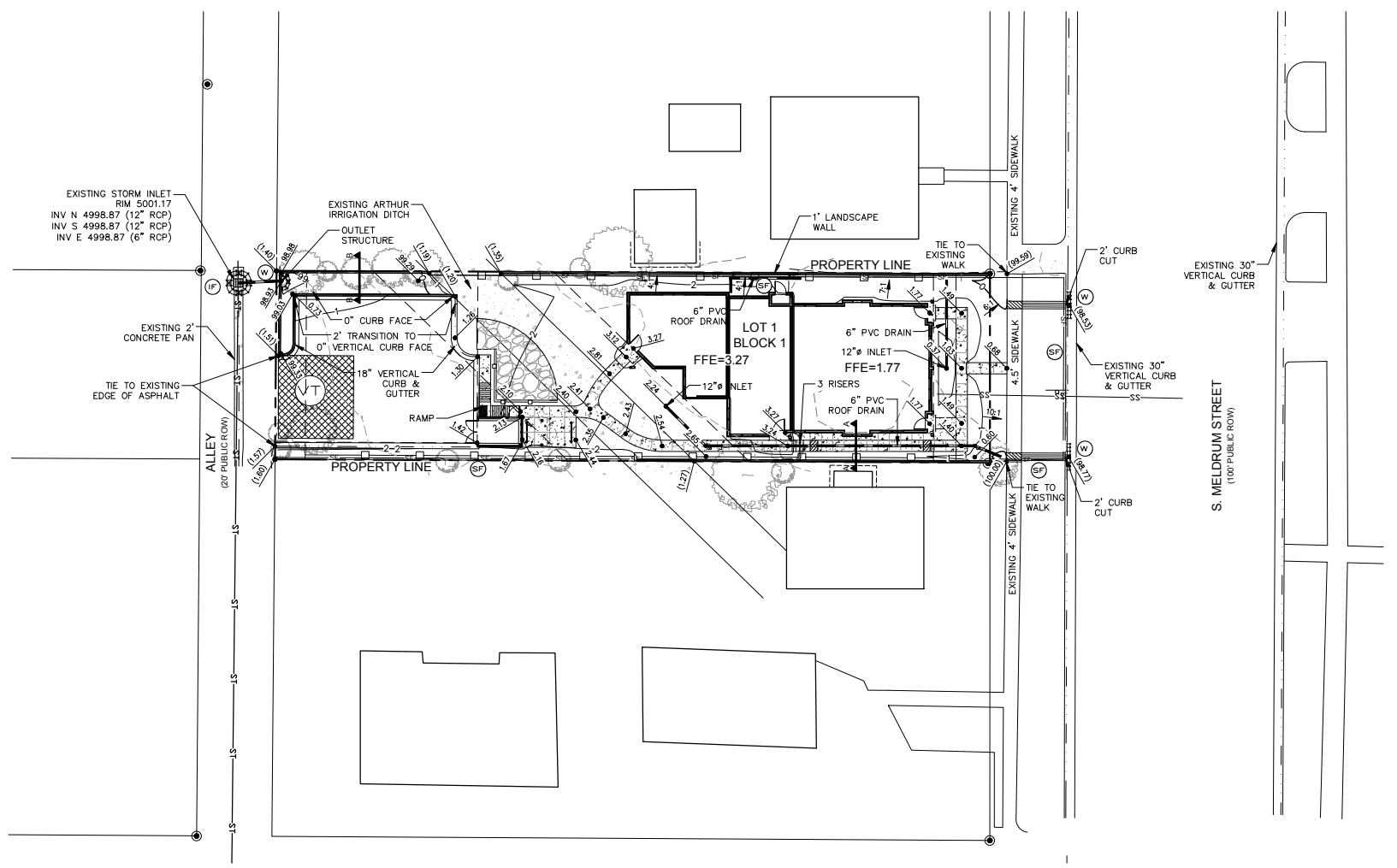
APPROVED BY:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

Date: _____
 By: _____
 Revisions: _____
 No. _____
 These drawings are instruments of service provided by Northern Engineering, Inc. and are not to be used for any other project without the written consent of Northern Engineering, Inc.

PROJECT: 876-001
 DATE: 12.19.12
 SCALE: 1" = 20'
 DESIGNED BY: P. Gorman

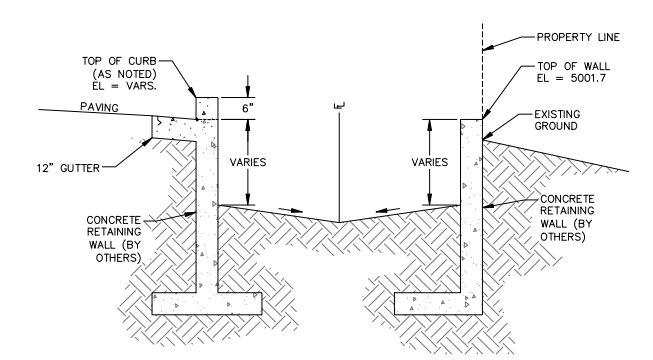
NORTHERN ENGINEERING, INC.
 Big Deal Four Plex
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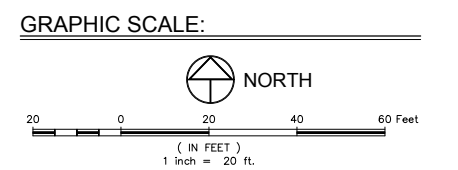
CROSS SECTION A-A

NTS



CROSS SECTION B-B

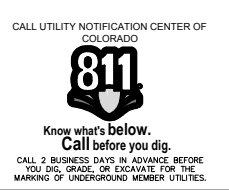
NTS



LEGEND:

PROPERTY BOUNDARY	---
EXISTING STORM SEWER LINE W/ MH	—ST—
EXISTING INLET GRATE	■
PROPOSED CONTOUR	—93—
EXISTING CONTOUR	-5013-
PROPOSED SWALE	---
PROPOSED INFLOW CURB & GUTTER	—
PROPOSED SPOT ELEVATION	33.43
EXISTING SPOT ELEVATION	47.49
PROPOSED GRADES	1:4
SILT FENCE	(SF) —SF—
WATTLE INLET FILTER	(IF) [Symbol]
WATTLE	(W) [Symbol]
VEHICLE TRACKING PAD	(VT) [Symbol]

- NOTES:**
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 2. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
 3. ALL PROJECT DATA IS ON THE CITY OF FORT COLLINS VERTICAL DATUM; NGVD 29 (UNADJUSTED). SEE COVER SHEET FOR BENCHMARK REFERENCES.
 4. ALL CURB SPOTS ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.



City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

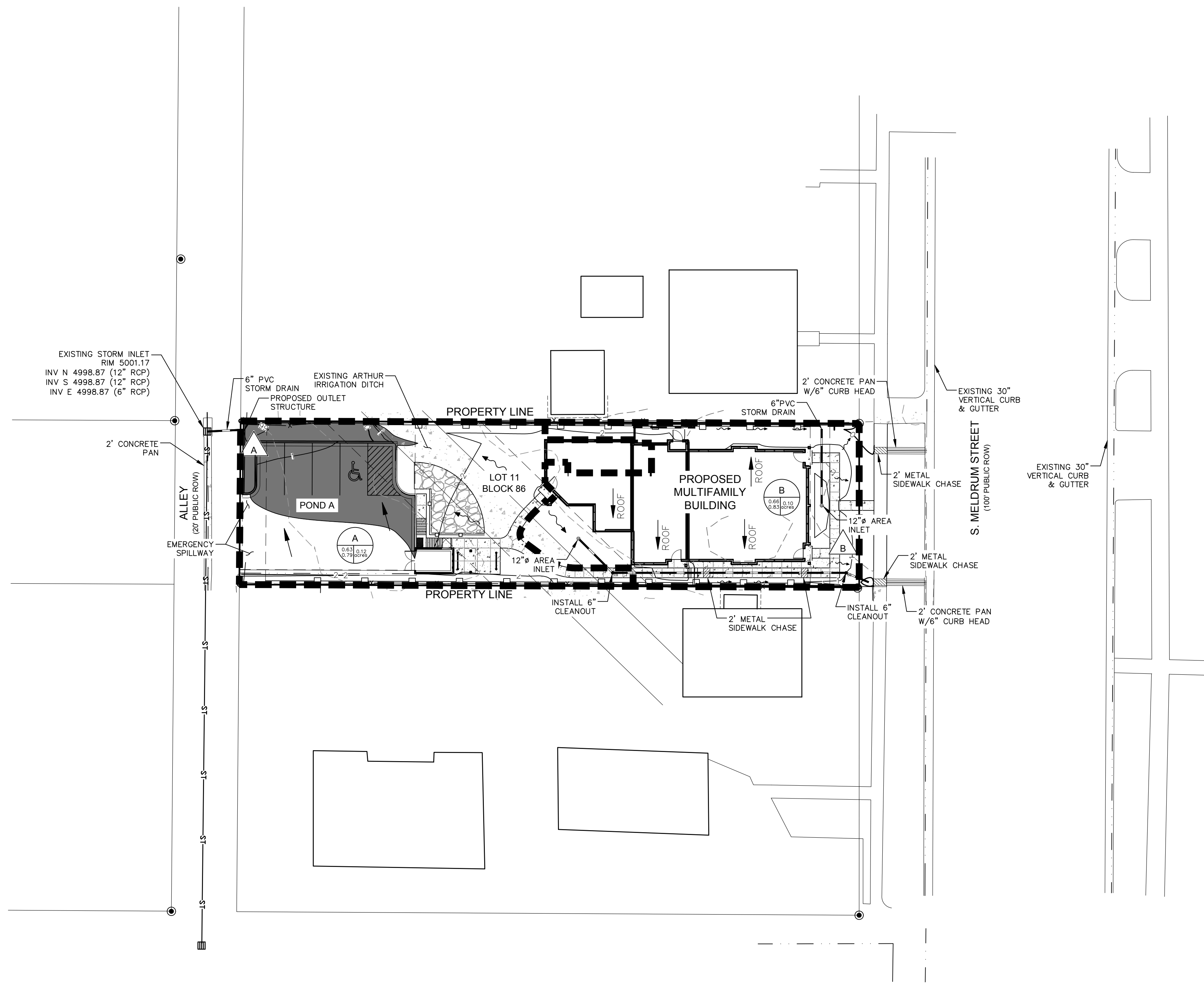
Date: _____
 By: _____
 Revisions: _____
 No. _____
 These drawings are instruments of service provided by Northern Engineering, Inc. and are not to be used for any other project without the written consent of Northern Engineering, Inc.

PROJECT: 876-001
 DATE: 12.19.12
 SCALE: 1" = 20'
 DESIGNED BY: P. Christensen

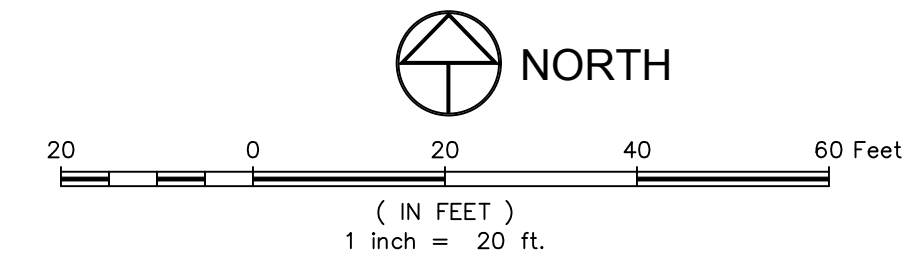
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 Big Deal Four Plex

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GRAPHIC SCALE:



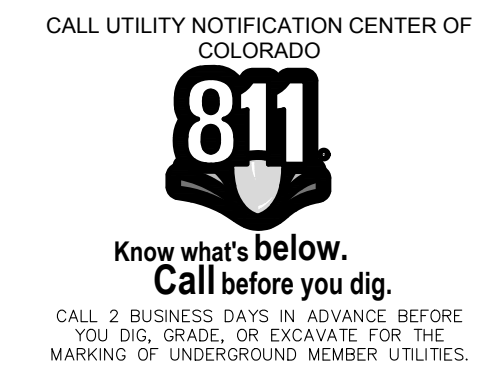
LEGEND:

- PROPOSED STORM SEWER
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- DESIGN POINT
- FLOW ARROW
- DRAINAGE BASIN LABEL
- DRAINAGE BASIN BOUNDARY
- PROPOSED SWALE SECTION
- PROPOSED 100-YEAR WATER SURFACE ELEVATION

DESIGN POINT	BASIN ID	TOTAL AREA (acres)	C ₂	C ₁₀₀	2-yr T _c (min)	100-yr T _c (min)	Q ₂ (cfs)	Q ₁₀₀ (cfs)
A	A	0.12	0.63	0.79	8.6	8.0	0.17	0.79
B	B	0.10	0.66	0.83	6.0	5.0	0.19	0.84

NOTES:

1. REFER TO THE "PRELIMINARY DRAINAGE AND EROSION CONTROL REPORT FOR Big Deal Four Plex" BY NORTHERN ENGINEERING, DATED DECEMBER 19, 2012 FOR ADDITIONAL INFORMATION.
2. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
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City of Fort Collins, Colorado
 UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date

CHECKED BY: Water & Wastewater Utility _____ Date

CHECKED BY: Stormwater Utility _____ Date

CHECKED BY: Parks & Recreation _____ Date

CHECKED BY: Traffic Engineer _____ Date

CHECKED BY: Environmental Planner _____ Date

Date: 12-19-12
 Revisions:
 No. 1
REVIEW SET
NOT FOR CONSTRUCTION

These drawings are provided by Northern Engineering Services, Inc. for your information only. No warranty is made for any type of construction unless signed and sealed by a Professional Engineer in the State of Colorado. Northern Engineering Services, Inc.
 NORTHERN ENGINEERING
 250 South College Avenue, Suite 610
 Fort Collins, Colorado 80524
 PHONE: 970.221.4158 FAX: 970.221.4159
 www.northernengineering.com

PROJECT: 874-001	DATE: 12/19/12
DESIGNED BY: H. Felsner	SCALE: 1" = 20'
DRAWN BY: H. Felsner	REVIEWED BY: N. Haws



Planning, Development and
Transportation
Current Planning
281 North College Ave.
P.O. Box 580
Fort Collins, CO 80522-0580
970.221.6750
970.224.6134 - fax
fcgov.com/developmentreview

January 29, 2013

Dear Resident/Property Owner:

On Wednesday, February 13th, 2013, at 6:00 p.m., in Conference Room A, 281 North College Avenue, Fort Collins, Colorado, a City of Fort Collins Hearing Officer will conduct a public hearing to consider a development project in your area. **The project is referred to as the BDR 4-Plex, Project Development Plan, #PDP120030.**

The proposed project is located at 621 South Meldrum Street. This site is zoned N-C-B, Neighborhood Conservation, Buffer District, and is .022 acres in size. Please refer to the site location map on the back of this letter. The project proposes to demolish an existing rental building located on the property and construct a new multi-family building that will contain a total of four dwelling units. The plans are available online for your review at:
<http://www.fcgov.com/developmentreview/agendas.php>

The City's Hearing Officer considers your input an important part of the City's review of the proposal. If you are unable to attend this meeting, but would like to provide input, written comments are welcome via U.S. mail to the address above or please e-mail me at jholland@fcgov.com.

The list of affected property owners for this neighborhood meeting is derived from official records of the Larimer County Assessor. Because of the lag time between home occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbors of this hearing so that all may have an opportunity to attend. Thank you for your time and participation in the City's planning process.

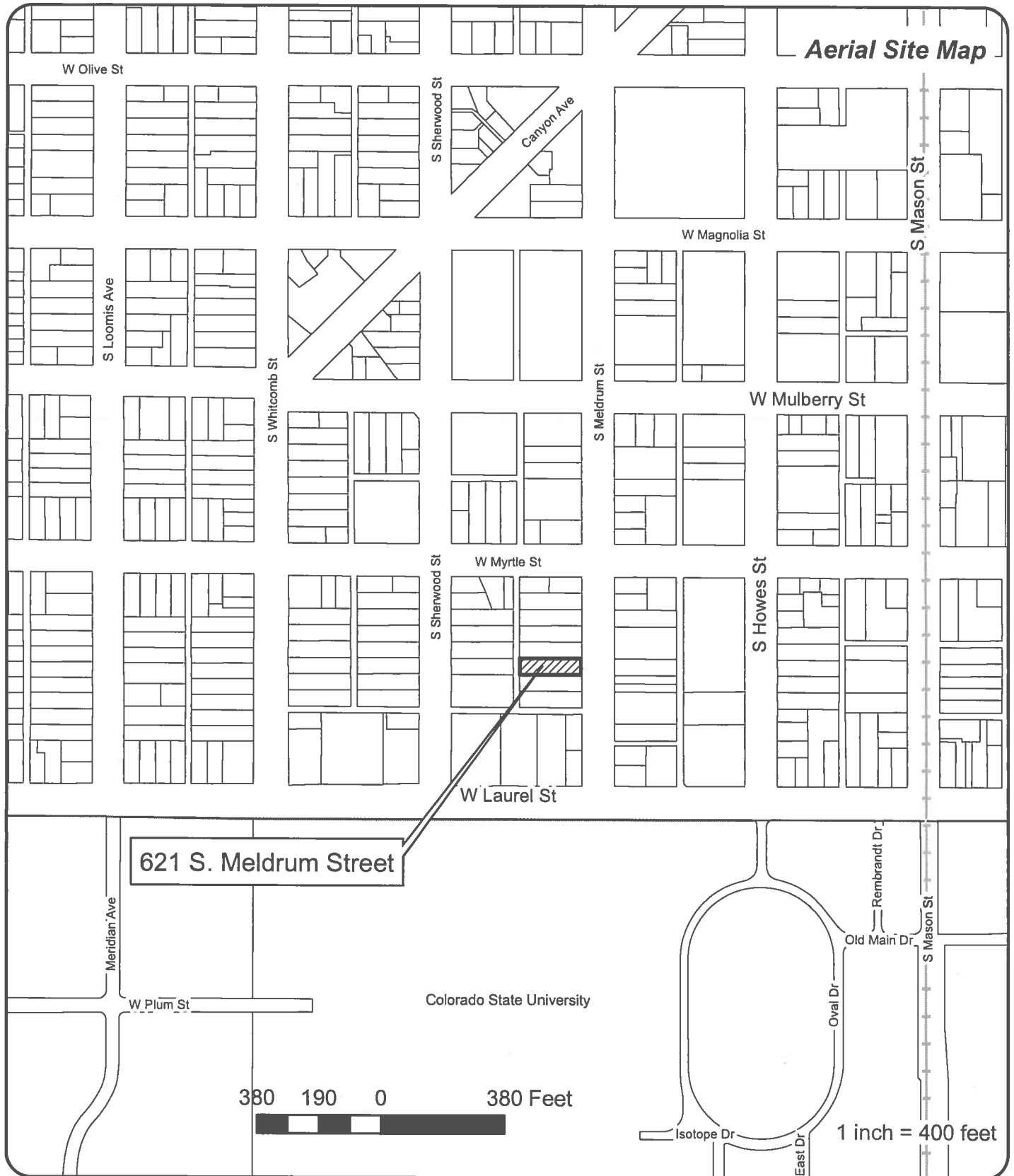
Sincerely,

A handwritten signature in black ink, appearing to read "Jason Holland".

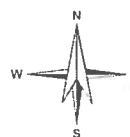
Jason Holland, RLA
City Planner

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 970-221-6750 for assistance.

621 South Meldrum Street



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data accept same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.



**CITY OF FORT COLLINS
ADMINISTRATIVE HEARING OFFICER
TYPE 1 ADMINISTRATIVE HEARING
FINDINGS, CONCLUSIONS AND DECISION**

HEARING DATE: February 13, 2013

PROJECT NAME: BDR Four Unit Multi-Family
621 South Meldrum Street

CASE NUMBER: Project Development Plan #120030

APPLICANT: Cathy Mathis
The Birdsall Group
444 Mountain Avenue
Berthoud, CO 80513

OWNER: Big Deal Real Estate, LLC
Jeff Eggleston
2519 Ridge Creek Road
Fort Collins, CO 80528

HEARING OFFICER: Kendra L. Carberry

PROJECT DESCRIPTION:

This is a request to demolish an existing 626 square foot single-family home located at 621 South Meldrum Street and construct a multi-family building containing four units. The existing residence, which was built in 1910, has been functioning as a college student rental. The site is approximately 0.22 acres or 9,513 square feet, and is bisected by the Arthur Ditch. The ditch is an underground concrete water canal approximately 13 feet wide in a 33 feet wide easement. The property abuts a 20 foot alley to the west.

The proposed multi-family building is two stories in height with approximately 4,900 total square feet and will contain four three-bedroom/two bathroom dwelling units. Gross overall density of the project is 18.2 dwelling units per acre. The project will provide four off-street parking spaces to be accessed from the alley. The property will be re-platted to include new easements. The site is in the (N-C-B) Neighborhood Conservation, Buffer zone district, and falls within the TOD (Transportation Overlay Development) zone.

One Modification of Standard is requested. The modification request addresses Section 3.2.2(J) of the Fort Collins Land Use Code (the "Code"), which requires that any vehicular use area containing six or more parking spaces or 1,800 or more square feet shall be set back from the side lot line a minimum average of five feet.

SUMMARY OF DECISION: Approved with conditions.
ZONE DISTRICT: Neighborhood Conservation, Buffer (N-C-B)
Transportation Overlay Development (TOD)

HEARING:

The Hearing Officer opened the hearing at approximately 6:00 p.m. on February 13, 2013, in Conference Room A, 281 North College Avenue, Fort Collins, Colorado.

The following persons attended the hearing and each of them testified:

From the City: Jason Holland

From the Applicant: Cathy Mathis, Ian Shuff, George Schock, Jeff Eggleston, Herman Feissner

From the Public: Alan Skowron

The Hearing Officer accepted the following documentary evidence: (1) the Planning Department Staff Report; (2) the application, plans, maps and other supporting documents submitted by the applicant and the applicants' representatives to the City of Fort Collins (the "City"); and (3) a written statement from Alan Skowron. The Code, the City's Comprehensive Plan and the City's formally promulgated polices are all additional evidence considered by the Hearing Officer.

FINDINGS

1. Evidence presented to the Hearing Officer established the fact that the hearing was properly posted, legal notices mailed and notice published.
2. The PDP and Modification were processed in accordance with Division 2.2 of the Code, and no neighborhood input meeting was required or held.
3. Mr. Skowron testified on behalf of the property at 625 South Meldrum and presented concerns about construction methods, particularly relating to the fence and wall between the properties. The Applicant and Mr. Skowron resolved some of those concerns at the hearing and agreed to continue discussions to resolve the remainder of those concerns prior to construction.
4. The PDP complies with the applicable General Development Standards contained in Article 3 of the Code.
 - a. The PDP complies with Section 3.2.1, Landscape and Tree Protection, because the plan calls for new trees, with certain caliper sizes that exceed the minimum requirements, to provide adequate replacement for existing trees that are proposed to be removed. The City Forester reviewed the plan for tree replacement and mitigation and recommended approval. The PDP provides the required quantity and diversity of trees and landscape plantings. Building foundation and parking lot landscaping is enhanced; shrub and ground cover planting beds are provided in excess of the minimum coverage requirements with

predominately low-water-use plant selections. Overall water use of 9.7 gallons per square foot is significantly less than the required maximum of 15 gallons per square foot. The parking lot perimeter and interior will be screened with trees, shrubs and a privacy fence that provide significant screening and appropriate transition between the property and adjacent residences.

b. The PDP complies with Section 3.2.2, Access, Circulation and Parking, because the property is in the TOD Overlay Zone, so there is no minimum parking requirement for multi-family dwellings. Five off-street parking spaces are provided, and the parking access and location at the rear of the property is designed in conformance with the TOD standards. Bicycle facilities comply with the minimum requirements, with seven covered and five uncovered spaces. The Modification of Standard addresses the parking lot setback established by Section 3.2.2(J).

5. The PDP complies with the applicable standards contained in Article 4 of the Code for the Neighborhood Conservation Buffer (N-C-B) zone district.

a. The PDP complies with Section 4.9(B)(2)(a)(3), Permitted Uses, because multi-family dwellings of up to four units, located in a street-fronting principal building, are a permitted use in the N-C-B zone.

b. The PDP complies with Section 4.9(D)(1), Density, because the proposed density will be 4,948 gross square feet on a lot of 9,513 square feet.

c. The PDP complies with Section 4.9(D)(5), Floor Area Ratio (FAR), because the building footprint is located almost entirely within the front 50% of the lot, so an exact FAR percentage was not required.

d. The PDP complies with Section 4.9(D)(6)(a-e), Dimensional Standards, because the lot width is 50 feet, the building setbacks are at least 15 feet from the front lot line, five feet from the side and five feet from the rear alley, and the building height is only two stories, which is less than the allowed three stories.

e. The PDP complies with Section 4.9(E)(1), Building Design, because the exterior walls are constructed at right angles to the lot, the second floor does not overhang the lower front or side of the building, the front porch is limited to one story, the roof pitch be between 2:12 and 12:12, and the front building façade features building entrances with a one-story architectural porch that is compatible in quality and scaled appropriately in comparison with nearby residences.

f. The PDP complies with Section 4.9(E)(2)(a)(1), Building Height, because the structure does not exceed the maximum building height.

g. The PDP complies with Section 4.9(E)(2)(b)(1), Eave Height, because the structure is in the front of the lot, where eave heights in excess of 13 feet are permitted.

h. The PDP complies with Section 4.9(E)(4), Landscape/Hardscape Material, because not more than 40% of the front yard is covered with inorganic material.

- i. The PDP complies with Section 4.9(E)(6), Access, because parking is accessed from the alley and is not located between the building and the street.
6. With a condition as to scope, the Modification of Standard meets the applicable requirements of Section 2.8.2(H) of the Code.
 - a. The Modification would not be contrary to the public good.
 - b. The Modification will promote the general purpose of the standard for which the Modification is requested equally well or better than the standard without modification, because the Modification is minor and the overall project provides high quality, high performing architecture that is sensitive to the character of the surrounding neighborhood.
 - c. The Modification would result in a substantial benefit to the City, because it accommodates off-street parking that would otherwise be infeasible, and the off-street spaces will reduce on-street parking demand and thereby benefit neighbors without any significant adverse impacts.
 - d. The Modification will not diverge from the standards of the Code except in a nominal, inconsequential way when considered from the perspective of the entire PDP. The Modification provides appropriate massing, scale, detail and articulation. The landscape area, in combination with the privacy fence, provides a softened landscape edge interior to the parking area while mitigating the visual impact to the property to the south. Additionally, the Modification is along the parking drive isle, and not directly adjacent to the parking spaces, where the impact of a reduced setback would be greater.

DECISION

Based on the foregoing findings, the Hearing Officer hereby enters the following rulings:

1. The PDP and the Modification of Standard are approved as submitted, subject to the following conditions:
 - a. The Modification of Standard (reduction in setback from five feet to three feet) shall apply to the rear 78 feet of the lot only. The setbacks on the remaining portion of the lot shall remain as provided in the Code.
 - b. If access to neighboring properties is required for construction, the Applicant and/or Owner shall obtain appropriate easements.

DATED this 25th day of February, 2013.



Kendra L. Carberry
Hearing Officer