

## **NEIGHBORHOOD INFORMATION MEETING**

**PROJECT:** Fox Grove Overall Development Plan  
**DATE:** May 22, 2013  
**APPLICANT:** Stephanie Sigler of Ripley Design on behalf of Les Kaplan  
**CITY PLANNER:** Jason Holland  
**NEIGHBORHOOD RESOURCES:** Sarah Burnett

The meeting began with Jason Holland providing a brief explanation of the City development review process as well as an overview of the neighborhood meeting agenda and ground rules.

Stephanie Sigler, Landscape Architect with Ripley Design presented background information for the proposed project and the project concept site plan. General details of the site plan were presented including the overall proposed layout of streets and lots, the location of the one acre small neighborhood park, and the location of the different housing types planned for the project. Jason Holland then opened the meeting for questions.

### **QUESTIONS, CONCERNS, COMMENTS AND RESPONSES:**

1. **Question:** (Citizen) Concern about access only being provided through Carriage Parkway. How will traffic be handled?  
**Response:** (City) Jason exploring- between city and county. Typically, roads developed in the county for subdivisions are maintained by the development. If annexed, roads would need to be brought up to City standards to be considered for maintenance by the City. City staff and management will need to address this as part of a broader policy discussion for the area. Staff can meet with representatives from the neighborhood.
2. **Question:** (Citizen) Shouldn't Carriage Parkway maintenance issue be addressed before the development?  
**Response:** (City) The easement (public access) already exists with Carriage Parkway.
3. **Question:** (Citizen) Lots back up on the white fence to the South. How close are they? How many are there? When?  
**Response:** (Sigler) The lots are 112 feet deep, and they will back up to the fence. Hope to begin as soon as approved.
4. **Question:** (Citizen) How long will the process take? How long until construction?

**Response:** (Les Kaplan) Unknown at this time. (City) Typical review process can take 6 months to a year, shorter or longer depending on the project.

5. **Question:** (Sunflower Resident) What about the multifamily portion, how many units, how tall?

**Response:** (Sigler) Within one-quarter mile of I-25; no single family is allowed by the city. It can be multifamily or industrial, etc. However multifamily was chosen.

**Response:** (Les Kaplan) The final number of multifamily units is not yet determined. The red area on the plan is for the multifamily and is in the Box Elder floodplain, and improvements will proceed in the future. (Box Elder Creek floodplain area). Area cannot be developed until it's out of the floodplain

**Response:** (City) The maximum permitted building height on the lots is 2.5 stories, 3 stories for multi-family buildings.

6. **Question:** (Citizen) When are the Boxelder improvements happening?

**Response:** (Les Kaplan) I've heard maybe 2015, but the date has been changed multiple times and it's not certain when public funding will be in place.

**Response:** (Les Kaplan) Zoning for the LMN requires 4 housing types. One type of housing could be townhomes, but it cannot be single family within the I-25 one-quarter mile setback.

7. **Question:** (Citizen) Do you know who the architect of the houses is? Is the architecture going to be similar to Clydesdale Park?

**Response:** (Les Kaplan) We do not know yet.

8. **Question:** (Citizen) In regards to the wetlands, why would it be built here? Will there be any environmental studies?

**Response:** (City) There could be building on the floodplain portion if it's taken out of the floodplain with a map amendment. Wetlands would require a buffer, and the City requires an environmental assessment report when the development is adjacent to a natural feature such as Boxelder Creek.

9. **Question:** (Citizen) How would the development be required to respond to the study? Is it a "done deal"?

**Response:** (City) The development proposal will go through multiple rounds of review, in which various departments will review the plans to make sure the project meets the buffer standards that are required to protect habitat.

10. **Question:** (Citizen) Is the single family a "done deal"?

**Response:** (Les Kaplan) Brochure explains the process.

**Response:** (City) This meeting is part of the first steps in the process. There will be a formal staff review, then a public hearing at a Planning and Zoning board meeting. The P&Z is the decision maker for the project and a notice of the hearing will be mailed out in the same way as the neighborhood meeting notice, at least two weeks prior to a hearing.

11. **Question:** (Citizen) What will be done in regards to the traffic that will need to go on Carriage Parkway?  
**Response:** (Les Kaplan) The City street plan shows Carriage Parkway as a collector. The primary access will be Carriage Parkway. The secondary access will be for emergency only through Sunflower. There will be a barricade at the end of street.
12. **Question:** (Citizen) Are there plans for bike paths along Prospect Road? They now stop at the Colorado Visitor Center.  
**Response:** (City) I'm not aware of the long term plans for Prospect Road bike path improvements, but we will find out.
13. **Question:** (Citizen) Where is the City land (Growth Management Area boundary) near Timnath?  
**Response:** (City) The GMA boundary is along the east portion of the project and Clydesdale Park is within the City of Fort Collins GMA on the current map.
14. **Question:** (Citizen) What is the information about the school land to the south?  
**Response:** (City) PSD owns the land.
15. **Question:** (Citizen) Is there a buffer between backyards?  
**Response:** (Les Kaplan) Not as currently planned. The lots are deeper than typical.
16. **Comment:** (Citizen) Great concern for the Sunflower neighbors. Sunflower sits six feet higher than surrounding yards. The project needs a buffer zone and green belt to address this.
17. **Question:** (Citizen) 20 foot easement for the ditch to the east?  
**Response:** (Les Kaplan) If there is an easement there, we will have to adjust. The project cannot interfere with water transport.
18. **Question:** (Citizen) What is the single family lot width?  
**Response:** (Sigler / Kaplan) Not certain.  
**Comment:** (Citizen) Easement along Sunflower fence would be desirable / proper.
19. **Comment:** (Citizen) Likes peacefulness of Clydesdale Park. Concerned about traffic, use of Clydesdale Park private amenities such as paths, fishing ponds.
20. **Question:** (Citizen) Can you add some paths, amenities for proposed homes?  
**Response:** (Les Kaplan) Could explore amenities, trails along creek, pocket parks.
21. **Comment:** (Citizen) Would like to see more green and more buffers.  
**Response:** (Les Kaplan) Stoneridge at Horsetooth and Timberline (as an example) are at 3 units per acre. The city is density and infill oriented, and revolves around the idea of

“land use efficiency”. We have to meet city standards with 4 units minimum per acre but still have a desirable development. Clydesdale is developed in county, therefore less dense.

**Response:** (Les Kaplan) Would like to be part of the solution for Carriage Parkway concerns.

22. **Question:** (Citizen) Clydesdale Public Improvement District (PID) maintains all the streets. Dirt washes into ponds, so PID cleans street. Concerned about construction traffic. Would like agreement during construction, so PID does not have to clean or have expense during construction.

**Response:** (Les Kaplan) agrees.

23. **Comment:** (Citizen) Need to figure out street issue before approving project.

**Response:** (City) Will take feedback to City and work with City management and various department staff. Solution may involve intergovernmental agreements. Complex problem with a number of people involved.

24. **Comment:** (Citizen) Construction phase will be impactful – would like separate egress/construction entrance. We have had farm traffic impact.

**Response:** (City) Erosion control plan requirements are extensive and are enforced during development and can be enforced along Carriage Parkway.

25. **Comment:** (Citizen) Clydesdale pays for roads and 21 acres of common space, and the second pocket park.

**Response:** (Les Kaplan) Recognize that this is an issue. This development is not going to take place on backs of Clydesdale Parkway. Willing to be part of the solution. Problem is longer term when Clydesdale Parkway goes through to Prospect. You are maintaining a collector street that will carry 10,000 cars a day.

**Comment:** (City) A traffic study will be required with the Overall Plan.

**Comment:** (Les Kaplan) Clydesdale has a capacity for this development because it is designed as a collector.

26. **Question:** (Citizen) How many units will there be?

**Response:** (Sigler / Kaplan) 116 lots total. 88 single families, 6 duplexes (12), and 8 alley loaded townhomes (16).

27. **Comment:** (Sunflower Citizen) Sunflower residents cannot turn left on Mulberry. Have to go on Carriage Parkway.

28. **Question:** (Citizen) Has the builder been selected for phase 1? What is the process for this?

**Response:** (Les Kaplan) It is too early to know this.

29. **Question:** (Citizen) What about the architecture?  
**Response:** (City) The City has residential standards: no protruding garages, different housing models interspersed. A more detailed plan will be submitted to City later. May be another neighborhood meeting for the detailed plan (for the multifamily portion of Overall Plan). No neighborhood meeting for single family portion or individual homes, but evaluated according to code standards at time of building permit. (Note that Jason Holland mentioned that there would be another neighborhood meeting required for the project. To clarify, the single-family / two-family portion of the Overall Plan would not require an additional neighborhood meeting. An additional neighborhood meeting is required for the multi-family portion of the project if more than 50 units are proposed).
30. **Question:** (Citizen) Could the greenbelt on the south be moved to the north to serve as a buffer to Sunflower?  
**Response:** (Les Kaplan) There is a stormwater and utility easement on the south, therefore it cannot be shifted.
31. **Question:** (Citizen) When and how do we hear back from the city?  
**Response:** (City) Access the minutes from tonight, next step.
32. **Question:** (Citizen) When do we hear how the city will address issues raised?  
**Response:** (City) Once application is submitted, staff will evaluate according to the land use code. It is up to the applicant to consider the issues raised.  
**Response:** (Les Kaplan) Maintenance of the street is done by the property owners and it shouldn't be. Before submitting a project, the city needs to address the street maintenance issue. There needs to be something from the city to address this. He would like to help work it out.  
**Response:** (City) Just to clarify, some comments and concerns are related to the Carriage Parkway issue and some are related to the proposed site plan.
33. **Question:** (Citizen) will Jason Holland commit to meeting with developer, PID, and city staff?  
**Response:** (City) Yes, will set up meetings to discuss the issue.
34. **Question:** (Citizen) Can city have a role without annexing?  
**Response:** (City) Would involve discussion with City management and City attorney would have to help determine this.
35. **Comment:** (Citizen) Green space, ponds, walking trails; the Clydesdale Park neighbors use now, but concerned about lots of people using them and HOA maintains it.  
**Response:** (Sigler) have to meet the 4 unit per acre minimum. Can get more open space by increasing duplexes and multifamily. Must make the tradeoffs.
36. **Question:** (Citizen) Could you ask for exemption in density?  
**Response:** (City) Applicant can propose through a modification request.

37. **Question:** (Citizen) Was it not decided between Timnath and Fort Collins that anything East of I-25 would be annexed into Timnath?

**Response:** (City) Will research and consider this.

38. **Question:** (Citizen) Could city provide temporary construction access for short term? Is it feasible?

**Response:** (City) The city is limited in what it can require. This would need to be addressed as a private matter between adjacent property owners.

**Response:** (Les Kaplan) Can explore with city what it would take to improve Farmers road to the east for construction access and what is the city policy on Carriage Parkway.

**Comment:** (Citizen) this construction access would solve a lot of residents' concerns.

39. **Question:** (Citizen) Why can't the city put a road to the South (Prospect)

**Response:** (City) City policy. Developers pay their way. Developers also pay to street oversizing fee for improvements to existing roads and larger projects.

40. **Question:** (Citizen) When is the next meeting?

**Response:** (City) This will need to be determined.

41. **Comment:** Appreciate chance for input. Similar lot size as Sunflower. Seems like patio homes. Don't see many parking spaces.

**Response:** (City) All streets will have on street parking. Also there are code requirements for how houses are configured on lots; 20 feet setback is required from back of sidewalk to garage to enable parking in front of garage, off street. 5 foot side setback minimum, 8 foot rear setback minimum.

42. **Question:** (Citizen) What will houses sell for?

**Response:** (Les Kaplan) Hard to predict, depends on finish.