

NEIGHBORHOOD INFORMATION MEETING

PROJECT: Scotch Pines Village Addition of Permitted Use Project Development Plan

DATE: June 3rd, 2013

APPLICANT: Stephanie Sigler and Linda Ripley of Ripley Design

CITY PLANNER: Jason Holland

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.

Linda Ripley, 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. Jason Holland then opened the meeting for questions. Brian Stribley of Sitzman-Mitchell & Co. and Matt Delich, traffic consultant, were also present and answered some of the questions.

QUESTIONS, CONCERNS, COMMENTS AND RESPONSES:

1. **Question:** (Citizen) What will be the construction time and approval time?
Response: (Brian Stribley) Estimated 9 months for approval and 8-10 months for construction.
2. **Question:** (Citizen) Did Starbucks ask for this expansion, and what is the percent chance of them taking it?
Response: (Brian Stribley) We are still too early in the process to talk about percentages.
3. **Question:** (Citizen) Are you talking to other end users?
Response: (Brian Stribley) No, we are not. We are working on the process before determining the occupant.
4. **Comment:** (Citizen) Starbucks has a contract that nobody else can serve coffee in that plaza.
5. **Comment:** (Citizen) Occupant of coffee shop in Sprouts was grandfathered in since they came first before Starbucks.

6. **Question:** (Citizen) Doesn't part of the proposal include a variance?
Response: (Jason Holland) It is not a variance; it is an addition of permitted use, which requires Planning and Zoning Board approval of the project. Fast food restaurants are a permitted use, but not an addition of use request is required for the drive-thru.
Response: (Linda Ripley) Drive thru banks and pharmacies are allowed. People want drive thru coffee. In the past, there was concern with idling and polluting, but that was 30 years ago. Serving times are much shorter than they were.
7. **Question:** (Citizen) If this is not a reasonable use, don't use the Addition of Permitted Use; just change the land use code. Why aren't there drive thru's? Why can't we change the land use code? Why do we need to go in the back door process of the APU?
Response: (Jason Holland) We can't make a code that covers every instance. It is a legitimate way, not a backdoor process. The applicant is responsible for showing whether the use is appropriate here and mitigating the impact of their development. Still up to the Planning and Zoning Board to decide if the use works and is appropriate.
8. **Question:** (Citizen) The Starbucks on College by Discount Tire needed to be modified on College. This will happen here. When I leave, I leave east on Drake, and it is difficult. Traffic is a nightmare. 8 o'clock crowd will be terrible. Will there be any modification to the exits to the shopping center?
Response: (Linda Ripley) We are not proposing to change the access. We don't believe the new use will add to traffic on the surrounding arterials but will capture the normal traffic usually on the road.
Response: (Matt Delich) The Starbucks on College had 8 spaces and the new plan has 13-14 spaces. We will look into that. Have not done a full traffic analysis yet. We will follow city guidelines.
9. **Comment:** (Citizen) I still see a lot of trouble from this use for people coming in and out of the center.
Response: (Matt Delich) We aren't there yet, but it will be analyzed.
10. **Question:** (Citizen) Have any studies been done on parking lot congestion? The traffic at this center is filled. Are there other places where the drive-thru is in the middle of the parking lot? Will this work?

Response: (Linda Ripley) We are required to complete a traffic study, and we will as part of the process. There are other centers such as Riverside at Lemay that has a drive-thru Wendy's. We will investigate.

Comment: (Citizen) Drake and Shields has a drive-thru Burger King.

11. **Question:** (Citizen) I frequent Sprouts. My concern is on drive-thru's in general -- banks, fast food, coffee, etc. I find it amusing that the City puts up signs to turn off cars at railroad. What is the difference between drive-thru's and waiting at railroad crossing? Something should be done to stop tremendous growth, such as a tax put on purchases for drive-thru window users. Also, drive-thru's get heavier traffic. In a town so environmentally friendly, why can't we just walk into it?

Response: (Jason Holland) We appreciate the comment and will investigate how this relates to the land use code.

12. **Comment:** (Citizen) When this comes before the Planning and Zoning Board, keep in mind that drug stores don't have a line, so it is different from a coffee shop drive-thru. A drive-thru restaurant or coffee shop is a higher magnitude and more congested than drug stores and banks.

13. **Comment:** (Citizen) Scotch Pines community is unique. It is a clean, small shopping center. It is a neat community. I'd hate to see it change with something that says "fast". Yes, you should maximize space, and maintain the space and fill the spaces. I am just concerned with people coming and going. Starbucks does fine where they are at. The shopping center dynamic will change if it is moved out.

14. **Question:** (Citizen) I live in community 2 blocks behind. All points are good points. Don't think it is a good place to put a drive-thru for all of the prior reasons. Where is the need to have this other than the owner's need? Concern about traffic congestion, as well as a walking and biking issue. No bike lane on south Lemay at location. Access on Lemay is dangerous. Drive-thru should be on north or south side of existing building, not on outside near Lemay.

Response: (Linda Ripley) Bike lanes and walking is a large issue in Ft Collins. We cannot do anything to mitigate the existing traffic on Lemay. We are accommodating for existing bikers and walkers and adding additional sidewalks in the center. People turning right from the entrance off of Lemay to the proposed drive-thru should help traffic flow in the center.

15. **Comment:** (Citizen) If you have a drive-thru, traffic will increase immensely, especially on east access at Lemay. The Lemay access is the worst spot already, and will be more of a disaster with a drive-thru.
16. **Comment:** (Citizen) Traffic will be increased, unless a different business is placed there.
Response: (Linda Ripley) We know traffic will be increased in the center. We are saying it shouldn't increase on Drake or Lemay.
17. **Comment:** (Citizen) People coming off Lemay turning left to Garlic Knot cause traffic. People turning right will relieve people from making the left. Place a median at the entrance so people can't turn left.
18. **Comment:** (Citizen) Sprouts is a troublemaker, not just Starbucks. The intersection is congested, but it is due to many businesses, and a lack of common sense.
19. **Comment:** (Citizen) No one has pointed out that there are two entrances from Lemay and you can access from Lemay without making an immediate left by using the second entrance to the south, as well as parking and crossing from the main parking lot.
20. **Comment:** (Citizen) There are 4 different ways to get into the center. This talk about traffic is useless. The issue isn't avoiding traffic, as much as planning for it. Everything increases traffic.
Comment: (Citizen) This will cause the back roads to get congested as well. It is hard for motorists, and worse for bikers and walkers.
Response: (Linda Ripley) Why is it difficult for bikers? There is a safe crossing already.
21. **Question:** (Citizen) Bike lanes that accommodate more than one person are best. Is there any room for enhancement of the bike lane if this development goes in to remove the feeling of constraint? Bikers will avoid going there otherwise.
Response: (Jason Holland) We will explore that and review with transportation staff.
22. **Question:** (Citizen) Will the driveway be larger going in? Congestion will come from the north from the south. This will be the same problem as the Starbucks at South College.

Response: (Linda Ripley) There are no plans to widen the intersection at the entrance. The crosswalk on south side of south entrance will be enhanced to alert drivers of pedestrians.

23. **Question:** (Citizen) Open to ideas to add to the center. The parking lot has capacity to handle more variety. If south access is more of a nuisance, can it be retrofitted with a median, since it seems to be the largest problem?

Response: (Jason Holland) This idea needs to be explored. We would want to look at the overall picture and ensure that a median doesn't cause other new problems.

24. **Question:** (Citizen) What about the bus stop? Sidewalks going in will get worse.

Response: (Brian Stribley) This should not have an impact on the existing stop.

25. **Comment:** (Citizen) I've gone in and out of the shopping center for 16 years, sometimes every day. I rarely have problem that I have to stop because of cars. Logical to put a business or drive-thru there. Going right from Lemay, then right again, it is easy for getting to Sprouts and a drive-thru. So business going right then right again will be easy. There will not always be 13-14 stacked cars in the drive-thru. This is a max. I think it is a great idea. I walk over all the time on Lemay, and it was easy. Haven't seen many bikers.

26. **Question:** (Citizen) As far as the process requires, will there be a traffic study?

Response: (Matt) Yes, we'll analyze proposal, will analyze if it can be Starbucks. Analyze old Starbucks spot, if Starbucks moves. Will check 5 year change. Will check access points and service areas.

27. **Question:** (Citizen) Does that include bike study?

Matt- Yes -- bike element, transit element, pedestrian element, and motorist element.

28. **Question:** (Citizen) Crossing Lemay from neighborhood needs a pedestrian signal. Is it possible?

Response: (Matt Delich) It is a City call.

Response: (Jason) I'll discuss it with transportation staff. It is generally City policy to not have a midblock signal. It is encouraged to go to the traffic lights.

29. **Comment:** (Citizen) One reason people don't like to go to stores by bike is people want easier bike access to get to the store. Many bikes aren't there

because Lemay is avoided. Will take Stover and Drake instead. Lemay is a terrible intersection.

30. **Question:** (Citizen) Delivery trucks park in front of Starbucks in morning, causing traffic problems, as well as Island Grill and post office. Can this be in rear of building?

Response: (Citizen) Parking there is discouraged, but cannot be watched all day and night.

Response: (Store manager of Starbucks) Trucks are there 11-12 on Thursday for 30 minutes. No back door exists. No blocking parking spaces. There is no other space to park for them, as well as post office. Deliveries happen at all complexes. People drive around the trucks using the rest of the main drive.

31. **Comment:** (Citizen) Early in morning, there is a semi-truck, making it hard to make a left on Drake. This should be considered with deliveries.

32. **Question:** (Citizen) Is this going to be inside seating, as well as patio and drive thru?

Response: (Linda Ripley) There will be all three.

33. **Question:** (Citizen) Is the building larger?

Response: (Linda) Yes and Starbucks can lease out part of the space.

34. **Question:** (Citizen) What will the exterior of the building look like? Is there a projected look? Will it look new, or look like a 70's brown look?

Response: (Matt Delich) There will be a new roof, and it will be the same brown. People like the residential look.

Response: (Jason Holland) The architecture here is unique and has character. There is nothing in the code that requires them to match the existing architecture exactly, but we would encourage them to reflect and harmonize.

35. **Question:** (Citizen) What provision allows for the fast food?

Response: (Jason Holland) For this project, an administrative hearing officer would decide on a fast food use. The drive thru is not permitted in the zone district without the approval of an Addition of Permitted Use, which triggers a Planning and Zoning Board review.

36. **Question:** (Citizen) Signage; there is only so much allowed in the area. As Starbucks moves, do they and the surrounding store get more signs?

Response: (Jason Holland) They would need to follow the city sign code which is fairly restrictive.

37. **Question:** (Citizen) Will people from the street know of the business from the street?

Response: (Linda Ripley) Signage is not part of approval process. This is a separate thing. This needs to be investigated, and is a good point, but still a process. Not part of P&Z Board. Task of designing signs will come after approval.

38. **Comment:** (Citizen) Starbucks will still want the same square footage of sign, thus taking surrounding area's allotment of square footage.

39. **Question:** (Citizen) How can we have further input into this project along the way?

Response: (Jason Holland) Anyone can sign up for weekly updates on the status of development proposals on the city's development review website. This tracks projects and shows when they are formally submitted and how the project is moving along. You can also call me. If the project does move forward, a second letter will go to those that received the neighborhood letter and anyone who signed in at the neighborhood meeting. You can also send me letters that I can present to the P&Z Board with comments on the project.

40. **Comment:** (Citizen) The objection of every neighbor is the drive thru, not the fast food. Stacking, air pollution, increase in traffic.

41. **Question:** (Citizen) People mailed a notice only can go to P&Z Board hearing?

Response: (Jason Holland) Hearing is open to anyone, and there are other ways to find out about upcoming hearings using the "this week in development review" with the sign up option on the city development review website.

42. **Comment:** (Citizen) The "this week" web information is very helpful and easy to sign up for.

43. **Question:** (Citizen) Is Next Door the same information as the website?

Response: (Jason Holland) Yes it is.