

WHITMAN OUTDOOR STORAGE NEIGHBORHOOD MEETING

Meeting held on February 25, 2013 at Southgate Church from 6:00 – 7:30 P.M.

Staff present: Sherry Albertson-Clark and Amy Simmons

Approximately 10 residents attended the meeting

Q: What are the plans for landscaping the proposed project?

A: The property owner stated they will follow the City of Fort Collins requirements for landscaping.

Q: The property is zoned C-L. Is outdoor storage a problem with that zoning?

A: Outdoor storage is currently not allowed in a C-L or Limited Commercial Zoning District, without an Addition of a Permitted Use being approved.

Q: Are there similar locations zoned C-L in the City of Fort Collins with outdoor storage?

A: In Fort Collins currently, properties located in the C-L Zoning District along Riverside Avenue would allow outdoor storage as a use by right.

Q: What type of zoning is needed for outdoor storage in the City of Fort Collins?

A: Industrial Zoning allows outdoor storage.

Q: Could a construction company use the property as it is zoned right now and park their equipment on site?

A: Yes, a small construction company, for example, a plumbing contractor or electrical contractor, could use the property as it is zoned currently, and park service type vehicles or small equipment on site. Heavy equipment or larger vehicles like RV's would not be allowed under the current zoning designation.

Q: Has this property always been zoned C-L?

A: Since after its annexation into the City, yes.

Q: Was outdoor storage already occurring on this property over the summer? View from our deck looks toward this area.

A: Yes.

Q: Are the owners proposing to make this outdoor parking / storage area a permanent plan?

A: Yes.

Q: A neighbor mentioned hearing loud speakers during the past summer and wanted to know if it was from the storage property?

A: The owners stated that the loud music or speakers were not from their property or business. They have heard the speakers / music as well and believe it's coming from another business in the area.

Q: Do you have horses or chickens or roosters on the proposed project site?

A: No, the horse and the chickens and rooster belong to the Montessori School nearby.

Owner Comment: The owners mentioned they would like to be able to go to different neighboring properties to see what view of their business their neighbors have. They are interested in making sure their business looks good from all angles. They intend to landscape, use walls, etc. to conceal the storage areas.

Owner Rep Comments: Stated that the applicants appreciate these neighborhood meetings because they typically save the owner time. He wanted the audience / neighbors to know that the owners are approachable and now would be a good time to speak with them regarding concerns or comments about the project.

Neighbor Comment: A neighbor and a customer of the storage facility said that he is supportive of the proposed project especially with landscaping that has been mentioned. He believes it would make an improvement to the area which is positive, compared to what it could be.

Neighbor Comment: Another neighbor and tenant of the storage unit also gave support to the proposal.

Neighbor Comment: Neighbor from Kyle Street, near to the proposed project, is in favor – mentioning that she is happy it isn't apartments or multi-family housing units going in on the property.