

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

HEARING DATE: July 10, 2017

PROJECT NAME: Salud Family Health Center

CASE NUMBER: PDP #160015

OWNER REPRESENTATIVE: Stephanie Hansen  
Ripley Design Inc.  
419 Canyon Avenue, Suite 200  
Fort Collins, CO 80521

ADDITIONAL OWNER REPRESENTATIVES: Thomas Beck, TW Beck Architects

Cody Snowden, Northern Engineering

Matt Delich, PE, Delich Associates

OWNER: John Santisteven  
Salud Family Health Center  
203 Rollie Avenue  
Fort Lupton, CO 80621

HEARING OFFICER: Marcus A. McAskin

PROJECT DESCRIPTION: This is a Project Development Plan (PDP) request submitted by Salud Family Health Center (“Salud” or “Owner”) for a new medical and dental outpatient clinic. Salud is a registered tradename of PLAN DE SALUD DEL VALLE, INC., a Colorado nonprofit corporation.

Salud is a federally qualified health center with twelve locations and a mobile unit, and serves nine communities in northeastern Colorado. Salud provides medical, dental, pharmacy and behavioral health care services low-income, medically underserved populations, together with the migrant and

seasonal farmworker population.

The Owner’s proposal includes a subdivision plat that divides the subject property consisting of approximately 22.669 acres into seven (7) lots.

Lot 1 contains an existing building that is Salud’s current location. The proposed Salud Family Health Center is located on Lot 4 which is approximately 7.9 acres. An existing 38,000 square foot industrial building on Lot 4 will be re-purposed and renovated to house Salud’s permanent clinic. Additional off-street parking is proposed surrounding the renovated building. A new public street, identified as Salud Parkway, is proposed to provide access from Laporte Avenue. The proposed plat dedicates right-of-way for Salud Parkway (as more specifically shown on Sheet 2 of the plat). The subject property is located in the Limited Commercial (C-L) and Low Density Mixed-Use Neighborhood (L-M-N) zone districts. The proposed use is permitted subject to a “Type 1” Public Hearing.

**BACKGROUND:** The approximate 23-acre subject property was annexed to the City of Fort Collins in 2012. The subject property was rezoned in 2015, as requested by Salud, to include approximately 12.5 acres in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District, and 10.5 acres in the Limited Commercial (C-L) Zone District. On May 12, 2016, the Planning and Zoning Board approved the Salud Family Health Center Overall Development Plan (ODP), which establishes the general planning and development framework for future PDP phases. The surrounding zoning and land uses are set forth below:

<b>Direction</b>	<b>Zone District</b>	<b>Existing Land Uses</b>
North	Larimer County FA-1	Radio transmission towers; City regional detention pond.
South	Neighborhood Conservation, Low Density District (N-C-L)	Residential
East	Low Density Mixed-Use Neighborhood (L-M-N)	Residential
West	Low Density Mixed-Use Neighborhood (L-M-N)	Residential, solar facility

**SUMMARY OF DECISION:** Approved.

**ZONE DISTRICT:** Limited Commercial (C-L) Zone District  
Low Density Mixed-Use Neighborhood (L-M-N) Zone District

**HEARING:** The Hearing Officer opened the hearing on Monday, July 10, 2017, in Conference Rooms A-D, 281 North College Avenue, Fort Collins, Colorado, at approximately 5:35 PM,

following a decision to continue the public hearing on the Choice Center Filing 3 PDP (PDP # 160042) to Monday, August 14, 2017, at 5:30 PM, with the continued public hearing on PDP #160042 to be held at the same location, Conference Rooms A-D, 281 North College Avenue.

EVIDENCE: Prior to or at the hearing, the Hearing Officer accepted the following documents as part of the record of this proceeding:

1. Property Vicinity Map.
2. Planning Department Staff Report prepared for Salud Family Health Center (PDP #160015). A copy of the Staff Report is attached to this decision as **ATTACHMENT A** and is incorporated herein by reference.
3. Planning Objectives dated May 18, 2016 from Ripley Design, Inc. (2 pages).
4. Salud Family Health Center Project Development Plan (6 sheets).
5. Salud-color building elevations (1 page).
6. Salud-building elevations details (1 page).
7. Salud Family Health Center Plat (2 sheets).
8. Salud Site Light Page E-1; Lighting Details Page E-2.
9. Salud Signed Letter of Intent dated October 6, 2016 (1 page).
10. Salud approved ODP Plan (2 pages).
11. Salud PDP Preliminary Utility Plans (15 sheets).
12. Salud Ecological Study dated August 26, 2015 (14 pages), Cedar Creek Associates, Inc.
13. Salud Family Health Traffic Study dated October 2015 (117 pages), Delich Associates.
14. Salud ODP Neighborhood Meeting notes dated September 16, 2015.
15. Confirmation of Publication, evidencing proof of publication of Notice of Hearing in the Fort Collins Coloradan on June 29, 2017.
16. Notice of Public Hearing dated June 26, 2017.
17. Planning Department PowerPoint presentation prepared for July 10<sup>th</sup> public hearing (32 pages).
18. PowerPoint presentation prepared by Owner's representative for July 10<sup>th</sup> public hearing (9 pages).
19. Written comments submitted by Joni and Philip Friedman, 144 Frey Avenue, Fort Collins 80521 (2 pages).

20. The City's Comprehensive Plan, Code, and the formally promulgated polices of the City are all considered part of the record considered by the Hearing Officer.

TESTIMONY: The following persons testified at the hearing:

From the City: Jason Holland, City Planner

From the Owner  
Representatives: Stephanie Hansen  
Ripley Design, Inc.  
419 Canyon Avenue, Suite 200  
Fort Collins, CO 80521

From the Owner: John Santisteven  
203 Rollie Avenue  
Fort Lupton, CO 80621

From the Public: Jennifer Zidon, 1609 Layland Court, Fort Collins 80521  
  
John Daggett, 1701 Sycamore St., Fort Collins 80521  
  
Eric Sutherland (did not sign in or provide address on sign-in sheet).

The hearing on this matter was closed at approximately 6:25 p.m.

#### FINDINGS

1. Evidence presented to the Hearing Officer established the fact that notice of the public hearing was properly posted, mailed and published.
2. Based on testimony provided at the public hearing and a review of the materials in the record of this case, the Hearing Officer concludes as follows:
  - A. the Application complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code;
  - B. the Application complies with the applicable General Development Standards contained in Article 3 of the Land Use Code; and
  - C. the Application complies with the applicable standards contained in Article 4, Division 4.5, Low Density Mixed-Use Neighborhood District (L-M-N); and the applicable standards contained in Division 4.24, Limited Commercial District (C-L) of Article 4, including specifically Section 4.24(D)(1)(b) of the Land Use Code.



3. The Application's satisfaction of the applicable Article 2, 3 and 4 requirements of the Land Use Code is sufficiently detailed in the Staff Report, a copy of which is attached as **ATTACHMENT A** and is incorporated herein by reference.


DECISION

Based on the findings set forth above, the Hearing Officer hereby enters the following ruling:

- A. The Salud Family Health Center Project Development Plan (PDP #160015) is approved for the Property as submitted.
- B. The Applicant shall submit a final plan for the Property within three (3) years of the date of this decision. If Applicant fails to submit a final plan to the City within said three (3) year period, this PDP approval shall automatically lapse and become null and void in accordance with Section 2.2.11(C) of the Code.
- C. In accordance with Section 2.2.11(C) of the Code, the Salud Family Health Center PDP shall not be considered a site specific development plan and no vested rights shall attach to the PDP.

Nothing in this decision shall abrogate the Director's authority to grant one (1) extension of the Salud Family Health Center PDP. As set forth in Section 2.2.11(C) of the Land Use Code, the extension may not exceed six (6) months in length.

DATED this 12<sup>th</sup> day of July, 2017.

  
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Marcus A. McAskin  
Hearing Officer

7/12/17

**ATTACHMENT A**

Staff Report  
Salud Family Health Center Project Development Plan  
(PDP# 160015)

# STAFF REPORT

Hearing Officer

July 10, 2017

## PROJECT NAME

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**SALUD FAMILY HEALTH CENTER – PDP160015**

## STAFF

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Jason Holland, City Planner

## PROJECT INFORMATION

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**PROJECT DESCRIPTION:** This is a Project Development Plan (PDP) request for a new medical and dental outpatient clinic. The proposal includes an updated boundary plat that divides the property into 7 lots. Lot 1 contains an existing building that is Salud's current location. The proposed Salud Family Health Center PDP is located on Lot 4 which is approximately 8 acres. An existing 38,000 square foot industrial building on Lot 4 will be re-purposed and renovated to house Salud's permanent clinic. Additional off-street parking is proposed surrounding the renovated building. A new public street is proposed to provide access from Laporte Avenue. The site is located in the Limited Commercial (C-L) and Low Density Mixed-Use Neighborhood (L-M-N) zone districts. The proposed use is permitted subject to a "Type 1" Public Hearing.

**APPLICANT:** Stephanie Hansen  
Ripley Design Inc.  
419 Canyon Avenue, Suite 200  
Fort Collins, CO 80521

**OWNER:** John Santisteven  
203 Rollie Avenue  
Fort Lupton, CO 80621

**RECOMMENDATION:** Approval

**EXECUTIVE SUMMARY**

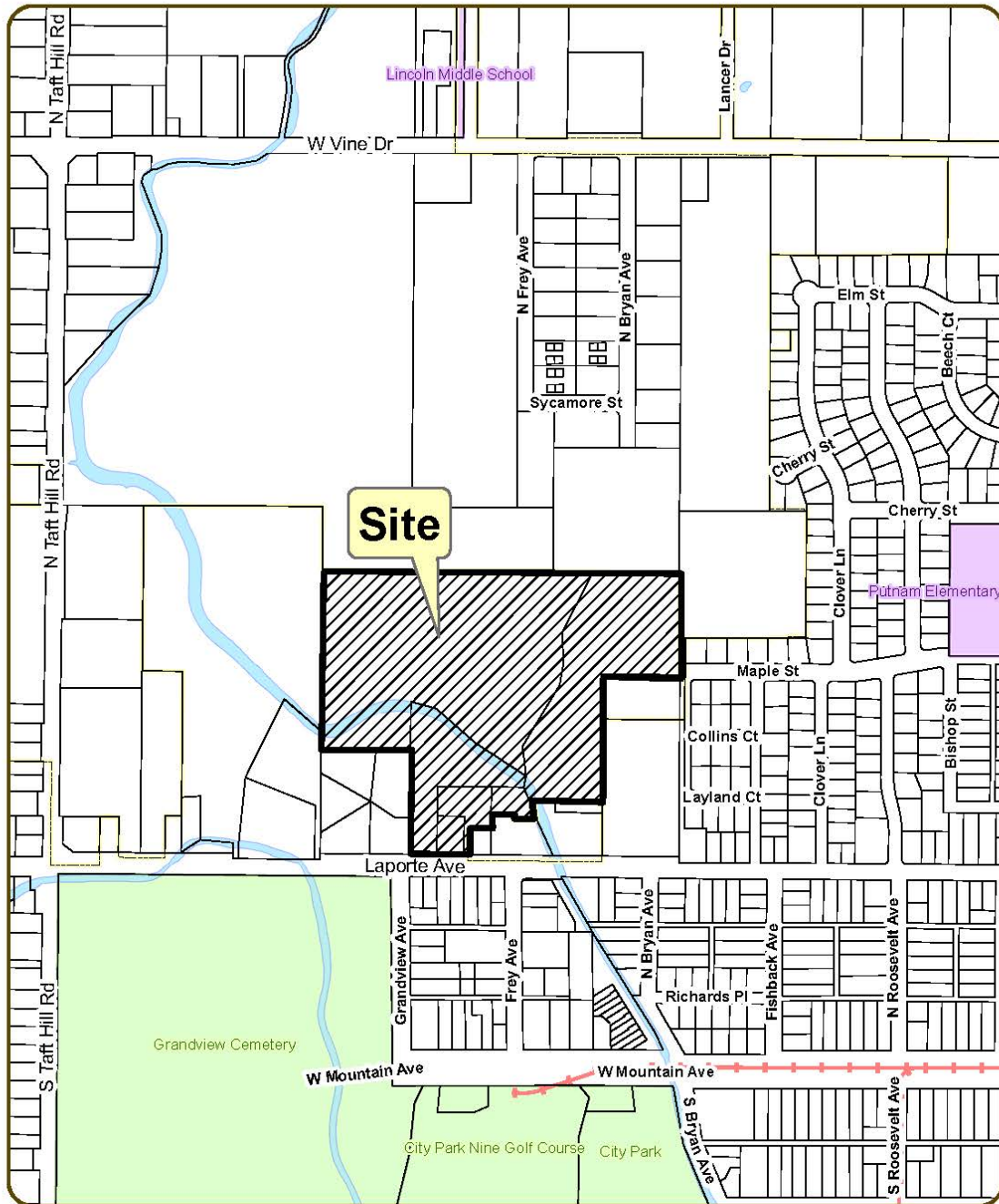
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The Salud Family Health Center Project Development Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

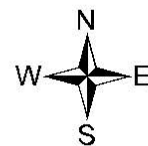
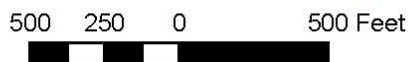
- The PDP complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The PDP complies with relevant standards located in Division 4.5, Low Density Mixed-Use Neighborhood District (L-M-N) of Article 4.
- The PDP complies with relevant standards located in Division 4.24, Limited Commercial District (C-L) of Article 4.
- The PDP complies with relevant standards located in Article 3 – General Development Standards.
- The PDP continues to comply with the Salud Family Health Center Overall Development Plan (ODP) that was approved by the Planning and Zoning Board on May 12, 2016.



VICINITY MAP



Salud Family Health Center  
Project Development Plan



**1. Background:**

**Surrounding zoning and land uses:**

<b>Direction</b>	<b>Zone District</b>	<b>Existing Land Uses</b>
North	Larimer County FA-1	Radio transmission towers; City regional detention pond.
South	Neighborhood Conservation, Low Density District (N-C-L)	Residential
East	Low Density Mixed-Use Neighborhood (L-M-N)	Residential
West	Low Density Mixed-Use Neighborhood (L-M-N)	Residential, solar facility

**Zoning and Land Use History:**

In 1945, the property was developed in Larimer County as the main office, warehouse and manufacturing facility for Forney Industries, which makes metalworking and welding products.

In October 2012, the 23 acre property was annexed and zoned with the Forney Annexation. The property was held in the Transition (T) zone at the time of annexation, as the owner was uncertain what zoning designations would be proposed with future development of the site.

In August, 2015, the 23 acre property was rezoned, as requested by Salud, to include 12.5 acres within the (LMN) Low Density Mixed Use Neighborhood zone district and 10.5 acres within the (CL) Limited Commercial zone district, consistent with the City Structure Plan Map.

In 2015, Forney Industries sold the property to Salud and relocated the Forney headquarters to 2057 Vermont Ave.

In September 2015, an existing building on the site was renovated to temporarily house the Salud medical and dental clinic. The building is located on Lot 1 of the proposed plat and site plan, and was formerly the office and headquarters of Forney Industries.

On May 12, 2016, the Planning and Zoning Board approved Salud Family Health Center Overall Development Plan (ODP), which establishes the general planning and development parameters for future PDP phases.

2. **Compliance with Division 4.24 of the Land Use Code – Limited Commercial (C-L):**

The project complies with all applicable Division 4.24 Limited Commercial standards:

**A. Section 4.24(B) – Permitted Uses**

The proposed use is designated in Section 4.24(B) of the Land Use Code as *Offices, Financial Services and Clinics*, and the clinic use proposed is permitted subject to a *Basic Development Review (BDR)*. The BDR process is outlined in Division 2.18.3, and does not require a public hearing. However, because the PDP proposes a plat containing seven lots, a Type 1 review of the Salud PDP applies.

**B. Section 4.24(D) – Land Use Standards**

The building height proposed is one story which meets the requirements of this section which permits a maximum height of three stories.

**C. Section 4.24(E) – Development Standards**

This section requires that non-residential buildings meet the requirements in Section 3.5.3, which is discussed later in the staff report.

Section 4.24(D)(1)(b) requires that no buildings have an undifferentiated mass with a footprint greater than 10,000 square feet. For any building with a footprint in excess of 10,000 square feet, the building shall be differentiated into multiple sections of mass in order to achieve proportions that are compatible in scale with adjacent residential neighborhoods.

The proposed building meets the requirements of this section and proposes a full exterior renovation of the existing building footprint. The proposed building renovation is articulated with wall plane projections, including wide projecting masonry ribs, sandstone column projections, and a large clerestory roof element. The majority of the building footprint incorporates this clerestory roof element, which is recessed from the base wall plane and defined by gable roof elements and corrugated metal siding. Projecting eaves with soffit brackets further define the clerestory roof, adding significant detail and wall plane modulation. Additional detail is provided using projecting metal canopies and deep soffits along the south elevation with base brackets below the soffits. Window patterns along the building base are well-proportioned and include transom windows at the base level that further articulate the building's wall planes. The overall "L" shape of the building footprint also helps break up the apparent mass of the building. The PDP provides a cohesive overall architectural theme that proposes a creative solution to retrofit and repurpose a large existing building footprint in a manner that achieves an appropriate proportion and compatible scale in conformance with the standard.

3. **Compliance with Divisions 4.5 of the Land Use Code – Low Density Mixed-Use Neighborhood District (LMN):**

The project complies with all applicable Division 4.5 Low Density Mixed-Use Neighborhood standards:

**A. Section 4.5(B) – Permitted Uses**

Portions of the Salud Project Development Plan on Lot 4 are located in the L-M-N zone district and include the water quality detention area and portions of the Salud parking areas. Both of these uses are considered accessory and are permitted in the zone district subject to a Basic Development Review. However, as stated previously, because the PDP proposes a plat containing seven lots, a Type 1 review of the PDP is applicable.

**4. Compliance with Article 3 of the Land Use Code – General Development Standards**

The project complies with all applicable General Development Standards; with the following comments provided:

**A. Section 3.2.1 – Landscaping and Tree Protection**

Street trees are provided along Salud Parkway at approximately 40-foot intervals in accordance with the required spacing requirements of this section. The project also meets the minimum tree species diversity requirement of this section.

Parking areas are adequately landscaped and include interior islands and perimeter landscape areas that buffer the parking areas from Salud Parkway. Interior shade trees are provided with the parking areas in accordance with the standards.

“Full Tree Stocking” is provided along all high use and high visibility areas of the development with tree grate plantings provided around the south of the building perimeter along the connecting walkway that leads to the secondary entrances of the building.

**B. 3.2.2 – Access, Circulation and Parking:**

Parking requirements in terms of quantity and dimensions of parking stalls are provided in accordance with the standards. A total of 166 parking spaces are provided.

An existing Transfort bus stop along Laporte Avenue is in close proximity to the project and will remain in its current location.

The parking and circulation of the development is well designed with regard to safety, efficiency and convenience for vehicles, bicycles, pedestrians and transit, both within the development and to and from surrounding areas. Sidewalk connections are direct and contribute to the attractiveness of the development. Salud Parkway provides the required street connectivity and is designed in accordance with the City’s street standards with a detached walk and tree lawn. A wide entrance plaza forms a connecting walkway to the building entrance from Salud Parkway.

The PDP provides an 8’ wide concrete trail which will connect the development to the future Soldier Creek regional trail, which will be constructed off-site by the City to the north of the project.

**C. 3.2.4 – Site Lighting:**

A photometric plan was submitted for the project. As proposed, the project complies with the lighting design standards in Section 3.2.4. Parking lot and building lighting is provided by down-directional and sharp cut-off fixtures.

**D. Section 3.3.1 – Plat Standards**

All lots have direct access to a public street. The layout of roads, driveways, utilities, drainage facilities, and other services are designed in a way that enhances an interconnected system within and between potential developments to the south. The plat demonstrates proper dedication of public rights-of-way, drainage easements and utility easements that are needed to serve the area being developed.

**E. Section 3.4.1 – Natural Habitats and Features.**

The project's Ecological Characterization Study reports that the property contains several natural habitats and features, predominately a series of significant existing tree groups and the Larimer #2 Irrigation Canal corridor that bisects the property. The PDP identifies the significant existing tree groves and designates appropriate buffer areas to be preserved and protected with the PDP plans. A detailed mitigation plan is provided that identifies these tree protection areas as natural habitat buffer zones. To meet the standards associated with Section 3.4.1, the project proposes to apply the performance standards contained in Section 3.4.1(E) of the Land Use Code by providing a variable buffer line along these natural features. Staff finds that the project meets the performance standards by incorporating additional tree plantings to enhance the ecological value of the adjacent natural habitat.

**F. Section 3.5.3 – Mixed-Use, Institutional and Commercial Buildings**

The existing building is oriented towards Salud Parkway in conformance with the “build-to” line requirement of this section;

The building form provides the required variation in massing, wall articulation and changes in mass related to the building's entrances;

Entrances are clearly identified and articulated with a metal canopy as a defining element;

All facades are subdivided and proportioned using features such as clerestory windows, architectural columns, changes in texture and material, cornice treatments, and pitched roof elements.

**G. 3.6.4 – Transportation Level of Service Requirements**

The Traffic Operations and Engineering Departments have reviewed the Transportation Impact Study (T.I.S.) that was submitted to the City for review and have determined that the vehicular, pedestrian and bicycle facilities proposed with this P.D.P. are consistent with the standards contained in Part II of the City of Fort Collins Multi-modal Transportation Level of Service Manual. Additionally, an acceptable level of service is achieved for pedestrian, bicycle, and transit modes based upon the measures in the City multi-modal transportation guidelines.

Street improvements to be constructed meet the Level of Service requirements for the Salud PDP. These improvements include the construction of Salud Parkway, a detached sidewalk and tree lawn along the project's Laporte Avenue frontage and a center turn lane on Laporte Avenue.

**5. Neighborhood Meeting**

A City neighborhood meeting was not required for this project and a meeting was not held for the PDP. A neighborhood meeting was held for the ODP on September 16, 2015 at the LaPorte Outreach Church and the meeting notes are attached with this staff report. The main concerns at that time included additional vehicular traffic in the area and concerns that the proposed use could increase crime in the area.

**6. Findings of Fact/Conclusion**

In evaluating the Salud Family Health Center Project Development Plan (PDP), staff makes the following findings of fact:

- A. The PDP complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- B. The PDP complies with relevant standards located in Division 4.24, Limited Commercial District (C-L) of Article 4.
- C. The PDP complies with relevant standards located in Division 4.5, Low Density Mixed-Use Neighborhood District (L-M-N) of Article 4.
- D. The PDP complies with the relevant standards located in Article 3 – General Development Standards.
- E. The PDP continues to comply with the Salud Family Health Center Overall Development Plan (ODP) that was approved by the Planning and Zoning Board on May 12, 2016.

**RECOMMENDATION:**

Approval of the Salud Family Health Center Project Development Plan – PDP160015.

**ATTACHMENTS**

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- 1. Applicant's Narrative and Planning Objectives
- 2. PDP plan set:
  - a. Site Plan
  - b. Landscape Plan
  - c. Landscape Habitat Buffer Mitigation Plan
- 3. Building Elevations with representative colors
- 4. Detailed Building Elevations



5. Plat
6. Lighting Photometric plan
7. Lighting Details
8. Signed Letter of Intent
9. Approved Overall Development Plan (ODP)
10. PDP Utility Plans
11. Ecological Study
12. Traffic Impact Report
13. ODP Neighborhood Meeting Summary