



HEARING DATE 11.2.2015

STAFF Mapes

ADMINISTRATIVE PUBLIC HEARING

STAFF REPORT

PROJECT: Southeast Community Park, PDP # 140014

APPLICANT: Ripley Design, Inc.
419 Canyon Ave, Suite 200
Fort Collins, CO 80521

OWNER: City of Fort Collins
Park Planning and Development
215 N. Mason Street
Fort Collins, CO, 80521

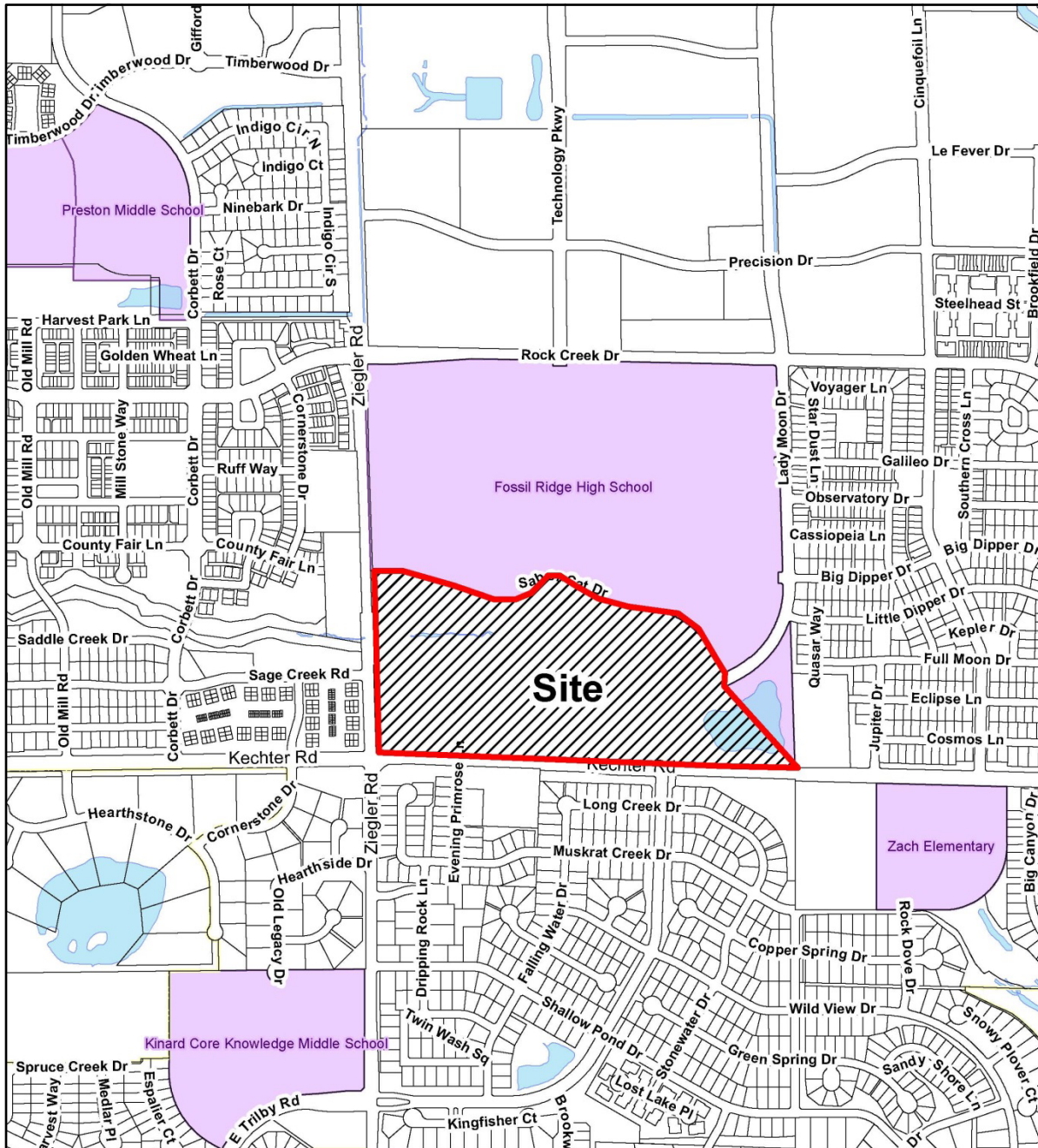
PROJECT DESCRIPTION:

This Project Development Plan (PDP) would create a new 52-acre Community Park. The site abuts Fossil Ridge High School on the south side of the parking lot, and is bounded by Kechter Road, Ziegler Road, Lady Moon Drive, and Saber Cat Drive.

McClelland Creek bisects the park, and will be improved as a landscape corridor under the PDP. The park includes a shelter, restrooms, community garden, orchard, play fields, BMX track, dog park, walkways, and landscaping throughout. 226 total parking spaces are provided, with an internal parking lot and street parking along Saber Cat and Lady Moon Drives.

RECOMMENDATION:

Approval.



LOCATION MAP

EXECUTIVE SUMMARY:

The site is zoned L-M-N, Low Density Mixed-Use Neighborhood zone district, which permits the use. Staff has evaluated the request under applicable sections of the Land Use Code (code). Staff finds that all issues have been addressed in compliance with the code.

STAFF COMMENTS:

1. PLANNING BACKGROUND

The *Fossil Creek Reservoir Area Plan*, adopted in 1998, expanded the City's Growth Management Area to incorporate the area that has since been largely developed to become the southeast portion of the City of Fort Collins.

That plan was adopted in an extensive public process led jointly by the City and Larimer County. The plan noted the potential need for a Community Park in the area, based on level-of-service standards for parkland per capita given population projections for the area.

As the area began to develop and annex into the City after 1998, Parks staff began working with developers and the Poudre School District to identify park needs and sites. The land for the Southeast Community Park was purchased by Park Planning in 2002 using the fees from new home construction that had been occurring in the area. The park was envisioned in conjunction with Fossil Ridge High School, which was built in 2004 and abuts the park property.

2. SURROUNDING ZONING AND LAND USES

Direction	Zone District	Existing Land Uses
North	L-M-N, Low Density Mixed-Use Neighborhood	Fossil Ridge High School
West	L-M-N, Low Density Mixed-Use Neighborhood	Residential – mostly single family
South	L-M-N, Low Density Mixed-Use Neighborhood	Residential – mostly single family
East	L-M-N, Low Density Mixed-Use Neighborhood	Residential – mostly single family

3. COMPLIANCE WITH GENERAL DEVELOPMENT STANDARDS FOR ALL DEVELOPMENT CITYWIDE

Article 3 of the Land Use Code contains standards for all development citywide to be used in conjunction with zoning district standards. Staff finds that the project complies with all applicable General Development Standards. Staff comments below follow the order of Article 3.

Landscaping Standards

Code Section 3.2.1 requires a fully developed landscape plan that addresses relationships of landscaping to the drives and walkways, parking, buildings, abutting properties, and outdoor spaces on the site. Protection of significant trees and natural systems and habitat is required.

The plan provides functional landscaping for the various park uses, and provides naturalistic landscape enhancements along McClelland Creek.

Street trees are provided along the perimeter streets as required by subsection 3.2.1(D)(2). Parking lot landscaping is provided as required by subsection 3.2.1(E)(4) and (5).

Various active and passive use areas within the park are defined by turfgrass, three different native grass mixes, planting beds, and tree groupings as appropriate and consistent with subsection 3.2.1(E)(2).

A small number of existing trees are present on the site, all occurring along McClelland Creek. All existing trees were evaluated with City Forestry staff, and the few trees determined to be significant are preserved and protected in the PDP. Trees to be removed are mitigated per requirements in Section 3.2.1(F).

Access and Circulation Standards

Code Section 3.2.2 requires safe, convenient, efficient access, circulation, and parking improvements that add to the attractiveness of the development.

Pedestrian and Bicycle Connections: an extensive network of walkways and paths links all portions of the park, consistent with Code Section 3.2.2(B).

Bicycle Parking: Code Section 3.2.2 (C)(4) requires bicycle parking but does not list requirements for parks; however the plan provides for 70 bicycle parking spaces. These spaces will be distributed among all main program elements in the park. Ample room exists near the various program elements in the plan to add additional bicycle parking as part of park operations if needed in the future.

Vehicle Access and Parking: Vehicle access and parking: is provided in two forms: 1) an internal parking lot with 119 spaces including 6 handicap spaces, and 2) on two of the surrounding streets which include 107 diagonal on-street spaces. Code Section 3.2.2(K) lists parking requirements, but does not define a minimum parking quantity

requirement for City parks. Staff finds the 226 parking spaces to be adequate. Furthermore, Fossil Creek High School parking abuts the property to the north and could accommodate overflow parking if needed for peak usage times at the park, which would be unlikely to occur during school hours.

Site Lighting Standards

Lighting includes pedestrian fixtures along walkways, parking lot lighting, restroom lighting, and baseball field lighting.

All lighting will be down-directional, sharp cutoff fixtures in compliance with standards in Section 3.2.4. City of Fort Collins Parks have a curfew from 11pm-5am. Ball field lights will be programmed to run only when scheduled with Parks and will only run up until a half hour before park curfew, so they would only run until 10:30pm. The ballfield lights will contain cutoff shields that will help to control light directly onto the playing fields and will not have any direct glare associated with them.

Natural Habitats and Features Standards

The natural area buffer along McClelland Creek was determined in a thorough process in collaboration with Natural Areas and Stormwater staff. The PDP is designed to protect natural habitats and features and integrate them within the developed landscape of the community by enhancing existing conditions for both natural resource and flood management, in compliance with Section 3.4.1.

Trash and Recycling Standards

Trash and recycling receptacles will be provided at all main park elements throughout the park, in compliance with Section 3.2.5(A).

Engineering Standards

The PDP dedicates street right-of-way, provides easements, and includes improvements to surrounding streets as needed, in compliance with code Section 3.3(C). Specific provisions include northbound right turn lanes on Ziegler Road, and parking and sidewalk improvements to Lady Moon Drive.

Building and Project Compatibility Standards

Standards in Section 3.5.1 require compatibility with the context of the surrounding area in terms of building size, massing proportions, design character and building materials.

Buildings are separated from the surrounding adjacent context by being located internally within the 54-acre park, with the park surrounded by streets on all sides. The proposed structures in the park exhibit modest scale and stylized design interpretation of simple agrarian building forms.

Emergency Access Standards

Emergency access is provided through the internal parking lot from Ziegler Road, with a secondary connection to Kechter Road via a walkway that can accommodate emergency access if needed, in compliance with Code Section 3.6.6(B).

4. COMPLIANCE WITH ZONING DISTRICT STANDARDS

Article 4 of the Land Use Code contains standards for the various zoning districts throughout the City. The subject property is zoned L-M-N, Low Density Mixed-Use Neighborhood, Division 4.5 of the Land Use Code. The park is highly consistent with the purpose of the zoning to meet a wide range of needs of everyday living in neighborhoods. The zoning contains no applicable standards for the proposed park, as the standards focus on residential and commercial development.

NEIGHBORHOOD MEETINGS:

Four neighborhood meeting were held, with three in the fall of 2013 and the fourth in February 2015. Attendees were primarily homeowners from adjacent single family subdivisions.

Salient points of discussion include:

- Location of the parking lot – internal location preferred.
- Desire for quiet, naturalistic or agrarian character in addition to any active use areas.
- Limits and location of ball field lighting.

FINDINGS OF FACT:

In evaluating the request for the Southeast Community Park Project Development Plan, staff makes the following findings of fact:

- A. The PDP complies with the process outlined in Article 2, Division 2.2 – Common Development Review Procedures for Development Applications.
- B. The PDP complies with applicable standards in Article 3 – General Development Standards.
- C. The PDP is consistent with the Purpose of the L-M-N zoning district, Article 4, Division 4.5 of the Land Use Code; and no other standards in the zoning district are applicable to the PDP for the Community Park land use.

RECOMMENDATION:

Staff recommends approval of the Southeast Community Park PDP #140014.

ATTACHMENTS:

- 1 Site Plan
- 2 Architectural Elevations
- 3 Site and Landscape Plan Full Set
- 4 Neighborhood Meeting Notes
- 5 Applicants Planning Objectives
- 6 Newspaper Notice