

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

HEARING DATE: May 8, 2019

PROJECT NAME: Meyer Subdivision – Single-Family Residence

CASE NUMBER: FDP190006

APPLICANT: Adam Meyer

OWNER: Adam Meyer and Leslie Pezzuti

HEARING OFFICER: Kendra L. Carberry

**PROJECT DESCRIPTION:** This is a request to plat an unplatted lot, remove an existing home, and construct a new single-family residence on the property at 2200 Kechter Road. The applicant also intends to establish urban agriculture and farm animals as accessory uses and install a pole barn as an accessory structure.

**SUMMARY OF DECISION:** Approved

**ZONE DISTRICT:** Urban Estate (U-E)

**HEARING:** The Hearing Officer opened the hearing at approximately 5:30 p.m. on May 8, 2019, in the Community Room at 281 North College Avenue, Fort Collins, Colorado.

**EVIDENCE:** During the hearing, the Hearing Officer accepted the following evidence: (1) Planning Department Staff Report; (2) the application, plans, maps and other supporting documents submitted by the applicant; (3) a copy of the public notice. The Land Use Code and the formally promulgated policies 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: Kai Kleer

From the Applicant: Adam Meyer

From the Public: N/A

**FINDINGS**

1. Evidence presented to the Hearing Officer established the fact that the hearing was properly posted, legal notices mailed and notice published.

2. The FDP complies with the applicable General Development Standards contained in Article 3 of the Code.

a. The FDP is exempt from Section 3.2.1, Landscaping and Tree Protection. In addition, the applicant met with the City Forestry Department and is proposing to preserve all existing trees on the site.

b. The FDP complies with Section 3.2.2(K)(1)(c), Residential Parking Requirements, because 6 parking spaces are included.

c. The FDP complies with Section 3.3.1, Plat Standards, because the FDP includes proper lot size, access to a public street, dedication of rights-of-way for public streets and utility easements, coordination with the relevant outside utility providers, including the Fort Collins-Loveland Water District and the Poudre Valley Rural Electric Association, and the house will be served by an onsite septic system.

d. The FDP complies with Section 3.5.2(E)(5), Maximum Size of Detached Accessory Buildings, because the FDP contains 2.2 acres of land, which allows a detached accessory building of 5,765 square feet, and the barn is 1,000 square feet.

e. The FDP complies with Section 3.6.2(J), Streets, Streetscapes, Alleys and Easements, because the FDP includes a dedication of an additional 12' of right-of-way along Kechter Road and 10' of right away for the future alignment of Sage Creek Road on the north.

f. The FDP complies with Section 3.6.2(O), Easements, because easements for utilities, water, and emergency access have been provided as required by the City Engineer, outside utility providers, and Poudre Fire Authority.

g. The FDP complies with Section 3.6.6, Emergency Access, because a 16' emergency access easement is shown along the driveway to provide access to both existing and future residences.

3. The FDP complies with all applicable U-E standards contained in Article 4 of the Code.

a. The FDP complies with Section 4.1(B)(2)(a), Permitted Uses, because single-family detached dwellings, accessory buildings, farm animals and urban agriculture are permitted uses in the U-E zone district.

b. The FDP complies with Section 4.9(D)(1), Density/Intensity, because the overall average density is .85 dwelling units/gross acre on a lot size of 2.2 acres.

c. The FDP complies with Section 4.2(D)(2), Dimensional Standards, because the lot width is 214', the front yard depth is 335', the rear yard depth is 62', the side yard with is 66' (both east and west sides) and the building height is 2 stories.

e. The FDP complies with Section 4.2(E)(1), Street Connectivity and Design, because the FDP dedicates the necessary right-of-way for the future extension of Sage Creek Road,

which is an east-west local street that will connect South Timberline Road to the Sage Creek Subdivision.

DECISION

Based on the foregoing findings, the Hearing Officer hereby approves the FDP as submitted.

DATED this 20<sup>th</sup> day of May, 2019.



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Kendra L. Carberry, Hearing Officer