

**CITY OF FORT COLLINS
TYPE 1 ADMINISTRATIVE HEARING**

FINDINGS AND DECISION

HEARING DATE: April 5, 2021

PROJECT NAME: 1605 Peterson Place Carriage House

CASE NUMBER: PDP/FDP #200023

APPLICANT: Shannon M. Currough
1605 Peterson Place
Fort Collins, CO 80525

OWNER: Shannon M. Currough Trust
1605 Peterson Place
Fort Collins, CO 80525

HEARING OFFICER: Lori B. Strand

PROJECT DESCRIPTION & BACKGROUND: The Applicant proposes to add a single-family detached dwelling unit, known as a carriage house, to the northwest corner of the approximately 11,175 square foot lot (75’ x 149’) located at 1605 Peterson Place (the “Property”). The proposed carriage house will be one-story and approximately 912 square feet. The Property will have two off-site parking spaces: one off-street parking space will be provided off Peterson Street to the west (for the carriage house) and the existing garage parking space provided off Peterson Place (for the existing single-family dwelling).

The Property currently contains a single-family detached dwelling built in or around 1937. The Property was part of the Grey Strecker Annexation and Subdivision in 1955. The existing dwelling was remodeled in 2017 and is not a historic resource.

This application is being processed as a combined Project Development Plan (PDP) / Final Development Plan (FDP) and is subject to an Administrative Hearing (Type 1) review.

No modifications of standard and no alternative compliance requests are made as part of this application.

The Staff Report does not identify any issues of noncompliance or adverse effects of the development proposal, and no conditions of approval are recommended by the Staff Report.

The surrounding zoning and land uses are set forth below:

	North	South	East	West
Zoning	Low Density Mixed-Use Neighborhoods (L-M-N)	Low Density Mixed-Use Neighborhoods (L-M-N)	Low Density Mixed-Use Neighborhoods (L-M-N)	Low Density Mixed-Use Neighborhoods (L-M-N)
Land Use	Single-family detached residential	Single-family detached residential	Single-family detached residential	Single-family detached residential

SUMMARY OF DECISION: Approved.

ZONE DISTRICT: Low Density Mixed-Use Neighborhoods (L-M-N).

HEARING: The Hearing Officer opened the virtual hearing on Monday, April 5, 2021 at approximately 6:00 p.m. and reviewed the Order of Proceedings and Rules of Conduct for Administrative Hearings with the Applicant and members of the public present.

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

1. Development Review Staff Report (the “Staff Report”) prepared for 1605 Peterson Place Carriage House (PDP/FDP #200023). A copy of the Staff Report is attached to this decision as **ATTACHMENT A** and is incorporated herein by reference.
2. Vicinity Map.
3. Zoning Map.
4. Structure Plan Map.
5. Site Plan Set (7 sheets).
6. Preliminary Engineering Plan Set (6 sheets).
7. Utility Plan Set (6 sheets).
8. Drainage Narrative from CivilWorx to Dan Mogen, Development Review, City of Fort Collins, dated December 1, 2020 (7 pages).
9. City of Fort Collins Conceptual Review Comments, dated January 11, 2019 (10 pages).

10. PowerPoint presentation prepared by City Staff for the April 5, 2021 public hearing (18 slides).
11. Copy of written notice of Public Hearing dated March 22, 2021 (2 pages).
12. Confirmation of Publication (Ad# 0004656875) ordered on March 22, 2021 evidencing proof of publication of Notice of Hearing in the *Fort Collins Coloradan* on March 23, 2021.
13. Rules of Conduct for Administrative Hearings.
14. Administrative (Type 1) Hearing: Order of Proceedings.
15. The City's Comprehensive Plan, Land Use Code, and the formally promulgated ordinances and polices of the City are all considered part of the record considered by the Hearing Officer.

TESTIMONY: The following persons testified at the virtual hearing:

From the City:	Will Lindsey
From the Applicant:	Shannon M. Currough
From the Public:	None

The virtual hearing on this matter was closed at approximately 6:25 P.M. on April 5th, 2021.

FINDINGS

1. Evidence presented to the Hearing Officer established the fact that notice of the virtual public hearing was properly posted, mailed, and published.
2. As required by City Council Ordinance 079, Series 2020 (the "City Ordinance"), the Hearing Officer, in consultation with City staff, determined that it was desirable to conduct the hearing by remote technology so as to provide reasonably available participation by parties-in-interest and by the public, consistent with the requirements of the City Ordinance, because meeting in person would not be prudent for some or all persons due to a public health emergency.
3. 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 Low Density Mixed-Use Neighborhoods (L-M-N) Zone District standards contained in Article 4, Division 4.5 of the Land Use Code.
- 6. 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.

DECISION

Based on the findings set forth above, the Hearing Officer hereby approves the 1605 Peterson Place Carriage House combined Project Development Plan / Final Development Plan (PDP/FDP #200023) as submitted.

DATED this 14th day of April, 2021.



Lori B. Strand
Hearing Officer

ATTACHMENT A

Staff Report

1605 Peterson Place Carriage House Project Development Plan / Final Development Plan
(PDP/FDP# 200023)

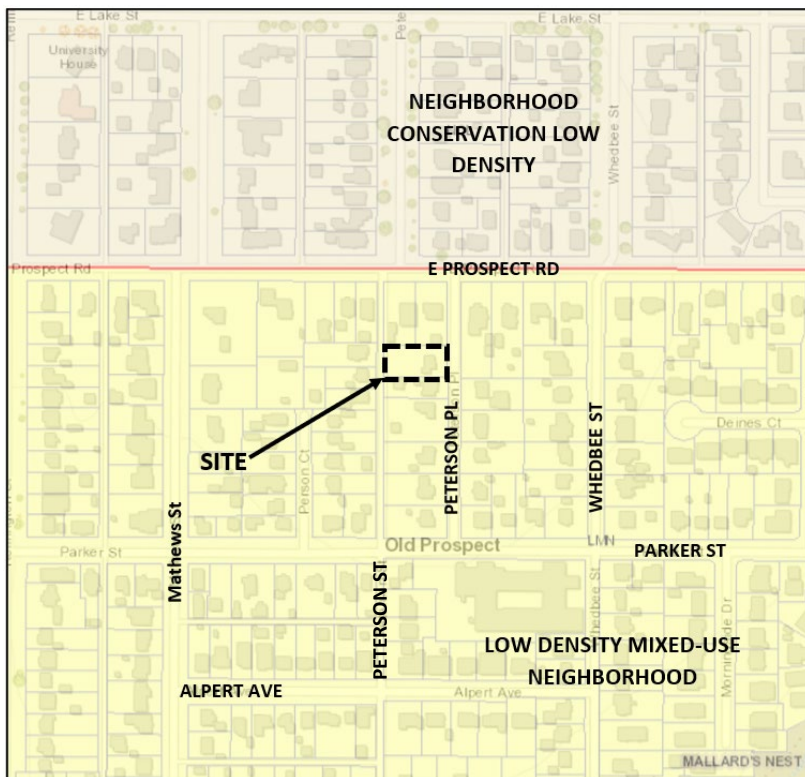
Administrative Hearing: April 5, 2020

1605 Peterson PI Carriage House, FDP200023

Summary of Request

This is a request to add a single-family detached dwelling unit, known as a carriage house, to the northwest corner of the property at 1605 Peterson Place. The proposed single-story structure will be approximately 912 square feet, provide one off-street parking space, and take access off Peterson Street to the west. This property is located in the Low Density Mixed-Use (L-M-N) zone district and is subject to a Type 1 (Administrative Hearing) review.

Zoning Map (ctrl + click map to follow link)



Next Steps

If approved by the decision maker, the applicant will be eligible to submit plans for recordation. Following recordation, the applicant or representative thereof will be eligible to submit the construction drawings for building permit review and issuance.

Site Location

The site is located at 1605 Peterson Place (parcel # 9724210003).

Zoning

Low Density Mixed-Use Neighborhood (L-M-N) zone district.

Property Owner

Shannon M. Currough Trust
1605 Peterson PI
Fort Collins, CO 80525

Applicant/Representative

Shannon M. Currough
1605 Peterson PI
Fort Collins, CO 80525

Staff

Will Lindsey, Associate City Planner

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Staff Recommendation

Approval of combined Project Development Plan/Final Development Plan

1. Project Introduction

A. PROJECT DESCRIPTION

- This application is being processed as a combined Project Development Plan (PDP)/Final Development Plan (FDP).
- The lot is 11,175 square feet in size (75'x149').
- There is an existing single-family dwelling on site that fronts Peterson Pl.
- The one-story carriage house is proposed to be located on the rear half of the lot and would be 912 square feet in size.
- The site would contain two off-street parking spaces: one existing garage space for the established single-family residence with access to Peterson Pl, and one driveway parking space for the carriage house accessed from Peterson St.

B. SITE CHARACTERISTICS

1. Development Status/Background

The site currently contains a single-family detached dwelling. Larimer County Assessor records indicate that the building was built in 1937, and later remodeled in 2017.

The site was part of the Grey Strecker Annexation and Subdivision in 1955.

2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	Low Density Mixed-Use Neighborhoods (L-M-N)	Low Density Mixed-Use Neighborhoods (L-M-N)	Low Density Mixed-Use Neighborhoods (L-M-N)	Low Density Mixed-Use Neighborhoods (L-M-N)
Land Use	Single-family detached residential	Single-family detached residential	Single-family detached residential	Single-family detached residential

C. OVERVIEW OF MAIN CONSIDERATIONS

- The main considerations have been the treatment of Peterson St as an alleyway, utility coordination, easement dedication, building placement on site, the building architecture, and the provision of vehicle parking. Since the lot is 75 feet in width, each single-family dwelling must have one off-street parking space.

D. CITY PLAN

The City's comprehensive plan (2019 *City Plan*) reflects the participation of thousands of community members and embodies the vision and values of the community for the future.

A significant theme in the plan is encouraging more housing options in general. For example, Policy LIV 5.6 on p. 42 states: "EXISTING NEIGHBORHOODS: Expand housing options in existing neighborhoods (where

permitted by underlying zoning) by encouraging: Infill development on vacant and underutilized lots; Internal ADUs [Accessory Dwelling Units] such as basement or upstairs apartments; Detached ADUs on lots of sufficient size; and Duplexes, townhomes or other alternatives to detached single-family homes that are compatible with the scale and mass of adjacent properties.”

The plan designates this area of the Old Prospect neighborhood as a “Mixed Neighborhood place type, which is characterized by a mixture of housing types. The following excerpt from p.98 in *City Plan* gives a sense of the main ideas for land uses in that designation:

“Principal Land Use

Single-family detached homes, duplexes, triplexes, and townhomes

Supporting Land Use

ADUs, small scale multifamily buildings, small-scale retail, restaurants/cafes, community and public facilities, parks and recreational facilities, schools, places of worship

Key Characteristics/Considerations (Existing Neighborhoods)

- *While many existing Mixed-Neighborhoods may consist predominantly of single-family detached homes today, opportunities to incorporate ADUs or other attached housing options of a compatible scale and intensity may be feasible in some locations.*
- *The introduction of larger townhome or multifamily developments into existing single-family neighborhoods should generally be limited to edge or corner parcels that abut and/or are oriented toward arterial streets or an adjacent Neighborhood Mixed-Use District where transit and other services and amenities are available.*
- *Where townhomes or multifamily buildings are proposed in an existing neighborhood context, a transition in building height, massing and form should be required along the shared property line or street frontage.*
- *As existing neighborhoods change and evolve over time, rezoning of some areas may be appropriate when paired with a subarea or neighborhood planning initiative. See the Priority Place Types discussion on page 107 for more details about changes in existing neighborhoods over time.*
- *While reinvestment in existing mobile home parks is encouraged, redevelopment of existing parks is not.”*

2. Public Outreach

A. NEIGHBORHOOD MEETING

Pursuant to 2.2.2 – *Step 2: Neighborhood Meetings*, a neighborhood meeting is not required for Administrative (Type 1) projects. Therefore, a neighborhood meeting was not held for this project.

B. PUBLIC COMMENTS:

No public comment on the development project has been received at this time. Any communication received between the public notice period and hearing will be forwarded to the Hearing Officer to be considered when making a decision on the project.

3. Land Use Code Article 2 – Applicable Standards

A. BACKGROUND

This project was submitted on October 30, 2020. The project required two rounds of staff review, following the initial plan submittal.

B. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

3. Conceptual Review # CDR170034

A conceptual review meeting was held on January 10, 2019.

4. First Submittal (PDP/FDP200023)

The first submittal of this project was completed on October 30, 2020.

5. Neighborhood Meeting

Not applicable pursuant to 2.2.2 – *Step 2: Neighborhood Meetings*.

6. Project Expiration

In accordance with 2.2.11 – *Step 11: Lapse*, a project must be diligently pursued and resubmitted within 180 days of receiving written comments. The project satisfies this requirement and has not lapsed.

7. Notice (Posted, Written and Published)

Posted Notice: November 13, 2020, Sign # 581

Written notice: March 22, 2021, 275 addresses mailed.

Published Notice: March 23, 2021, Coloradoan confirmation #4656875

4. Land Use Code Article 3 – Applicable Standards

A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.2.1 – Landscaping and Tree Protection	<p>This Code Section applies to all development except for development on existing lots for single-family detached dwellings, so in this instance the standards of Section 3.2.1 do not apply.</p> <p>However, the applicant has indicated that they intend to utilize the shared backyard area on the lot to provide 120 square feet of separate yard area for the detached single-family dwelling (similar to the requirement for carriage houses in the NCL, NCM, and NCM zone districts).</p>	NA
3.2.2 – Access, Circulation and Parking – General Standard	<p>This code Section requires secure, convenient, efficient parking and circulation improvements that add to the attractiveness of the development.</p> <ul style="list-style-type: none"> • The existing subdivision development provides a parking and circulation system consistent with the standard. • The plan provides specific required parking per the subsections noted below. 	Complies
3.2.2(C)(4)(b) – Bicycle Parking Space Requirements	NA	NA

3.2.2(K)(2) – Residential Parking Requirements	<ul style="list-style-type: none"> See section 3.8.10 below 	Complies
3.2.3 - Solar Access, Orientation and Shading	NA	NA
3.2.4 – Site Lighting	NA	NA
3.2.5 – Trash and Recycling Enclosures	NA	NA

B. DIVISION 3.3 – ENGINEERING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.3.1(C) – Public Sites, Reservations and Dedications	<p>An applicant is required to dedicate rights-of-way for public streets, drainage easements and utility easements as needed to serve the area being developed. In cases where any part of an existing road is abutting or within the tract being developed, the applicant must dedicate such additional rights-of-way as may be necessary to increase such roadway to the minimum width required by Larimer County Urban Area Street Standards and the City of Fort Collins Land Use Code.</p> <ul style="list-style-type: none"> The project includes a 15.5-ft area containing the utility easement and right-of-way along Peterson Pl, in compliance with all applicable engineering standards and guidelines. 	Complies
3.3.2 – Development Improvements	NA	NA
3.3.3 – Water Hazards	NA	NA
3.3.4 - Hazards	NA	NA
3.3.5 – Engineering Design	NA	NA

C. DIVISION 3.4 – ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND CULTURAL RESOURCE PROTECTION STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.4.1 – Natural Habitats and Features	NA	NA
3.4.2 – Air Quality	NA	NA
3.4.3 – Water Quality	The Project is designed so that precipitation runoff flowing from the site is treated in accordance with the criteria set forth in the <i>Stormwater Criteria Manual</i> .	Complies
3.4.4 – Noise & Vibration	NA	NA
3.4.5 – Hazardous Materials	NA	NA
3.4.6 – Glare and Heat	NA	NA
3.4.7 – Historic and Cultural Resources	NA	NA
3.4.8 – Parks and Trails	NA	NA
3.4.9 – Health Risks	NA	NA

D. 3.5 – BUILDING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.1– Building Project and Compatibility (C)(E)(F)	<p>These subsections require new developments in or adjacent to existing developed areas are compatible, when considered within the context of the surrounding area, by using a design that is complimentary. They should be read in conjunction with the more specific building standards contained in the zone district standards in Article 4.</p> <ul style="list-style-type: none"> • The site is zoned L-M-N and is located in the Old Prospect neighborhood. The site is surrounded by other single-family detached dwellings in the L-M-N zone district. • <i>Building Size, Height, Bulk, Mass, Scale:</i> The proposed structure is a one-story, 912 square foot single-family dwelling. It is similar in square footage to other dwellings on the block face which range from 800-1,600 square feet in size. Most homes along the block-face do not exceed one-story. The height of the dwelling does not exceed 14 feet, and the southern wing of the structure which runs parallel to a portion of the alley steps down 6 inches in height to help reduce the building mass presented to the adjacent properties. The building design utilizes a pitched roof with a 4:12 slope, which, while different from the primary structure on-site, is not out of character with pitched roofs found on adjacent single-family dwellings. • <i>Privacy Considerations:</i> The building design includes human-scaled windows on the west and north elevations, which face the lot lines and adjacent properties. The number of windows and placement on these elevations is done to provide interest to the building façade while also maximizing privacy for the residents and adjacent properties. Additionally, the extension of the southern wing of the building helps to screen the main entrance and porch of the proposed dwelling from the alley. • <i>Building Materials:</i> The proposed dwelling uses a combination of white stucco, cedar window trim, brown shingles and gutters, and black metal cladding for windows and doors in an effort to match the existing on-site structure to the extent reasonably feasible. None of the building materials proposed will result in excessive glare. • <i>Building Color:</i> Stucco dwellings in a variety of muted colors such as grey-blue, off-white, and beige are present along the block and throughout the neighborhood. The existing primary dwelling was previously a white stucco and is currently an off-white/beige stucco color. The proposed dwelling will be a white stucco that is complementary to the primary dwelling. 	Complies
3.5.2 – Residential Building Standards (C)	<p>This standard applies to single-family detached, single-family attached, and two-family dwellings and requires that projects containing residential buildings place a high priority on building entryways and their relationship to the street. Buildings shall include human-scaled elements, architectural articulation, and in projects containing more than one (1) building, design variation.</p> <ul style="list-style-type: none"> • <i>Housing Model Variety and Variation Among Buildings:</i> This requirement does not apply to developments containing ten (10) or fewer dwelling units. 	NA

3.5.2(D)(1)(a) – Relationship of Dwellings to Streets and Parking	<p>Every front facade with a primary entrance to a dwelling unit must face the adjacent street to the extent reasonably feasible. Every front facade with a primary entrance to a dwelling unit shall face a connecting walkway with no primary entrance more than two hundred (200) feet from a street sidewalk and the address shall be posted to be visible from the intersection of the connecting walkway and public right of way. The following exceptions to this standard are permitted:</p> <ul style="list-style-type: none"> Up to one (1) single-family detached dwelling on an individual lot that has frontage on either a public or private street. The proposed dwelling qualifies for this exception to the standard as the existing single-family dwelling has an entrance which faces Peterson Pl. The site plan does provide a direct walkway connection from the carriage house entrance to the driveway and Peterson St. 	Complies
3.5.2(E)(2) – Setback from Nonarterial Streets	<p>The minimum setback of every residential building and of every detached accessory building that is incidental to the residential building shall be fifteen (15) feet from any public street right-of-way other than an arterial street right-of-way.</p> <ul style="list-style-type: none"> The project exceeds the minimum 15-foot setback required for residential buildings. It was determined at the time of the Conceptual Review that setbacks would be based off Peterson Pl as the primary nonarterial street for the project because the portion of Peterson St on the west side of the site is functionally an alleyway for the block of dwellings that front Peterson Pl. 	Complies
3.5.2(E)(3) – Side and Rear Yard Setbacks	<p>The minimum side yard setback for all residential buildings and for all detached accessory buildings that are incidental to the residential building shall be five (5) feet from the property line, except for alley-accessed garages, for which the minimum setback from an alley shall be eight (8) feet.</p> <ul style="list-style-type: none"> The proposed project includes an 8-foot rear yard setback along Peterson St and a 5-foot side setback from lot line to the north. 	Complies
3.5.2(F) – Garage Doors	<p>The intent of this standard is to prevent residential streetscapes from being dominated by protruding garage doors, and to allow the active, visually interesting features of the house to dominate the streetscape.</p> <ul style="list-style-type: none"> The proposed building design does not include a garage. 	NA
3.5.3 – Mixed – Use, Institutional and Commercial Buildings	NA	NA
3.5.4 – Large Retail Establishments	NA	NA
3.5.5 – Convenience Shopping Center	NA	Na

E. 3.6 TRANSPORTATION AND CIRCULATION

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
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3.6.1 – Master Street Plan	<p>This criterion requires the project to conform to the Master Street Plan.</p> <ul style="list-style-type: none"> Peterson Place is designated as a local street in the Master Street Plan. The development as proposed is consistent with uses allowed on local streets. 	Complies
3.6.2 (K) – Streets, Streetscapes, Alleys and Easements	<p>The intent of this standard is to ensure that the public and private streets and alleys are designed to support the infrastructure proposed, consistent with the <i>Larimer County Urban Area Street standards and Master Street Plan</i>.</p>	Complies
3.6.3 – Street Pattern and Connectivity	<p>This standard requires the development be designed to be safe, efficient, convenient, and attractive, considering use by all modes of transportation.</p>	Complies
3.6.4 – Transportation Level of Service Requirements	<p>This standard requires demonstration that the transportation needs of a proposed development can be adequately accommodated by the existing transportation system, or including appropriate mitigation of impacts, for all travel modes.</p>	Complies
3.6.5 – Bus Stop Design	NA	NA
3.6.6 – Emergency Access	<p>This Section is intended to ensure that emergency vehicles can gain access to, and maneuver within, the project so that emergency personnel can provide fire protection and emergency services without delays.</p> <ul style="list-style-type: none"> The plan includes a driveway off the alley as well as a connecting walkway to the entry of the dwelling in a manner that is appropriate for emergency access to the development. 	Complies

F. 3.7 COMPACT URBAN GROWTH

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.7.1 - General	NA	NA
3.7.2 - Contiguity	NA	NA

3.7.3 – Adequate Public Facilities	<p>The purpose of the adequate public facilities (APF) management system is to establish an ongoing mechanism which ensures that public facilities and services needed to support development are available concurrently with the impacts of such development.</p> <p>This section requires that any approval of a development be conditioned on the provision of all services necessary to serve the new development. This includes transportation, water, wastewater, storm drainage, fire and emergency services, electrical power and any other public facilities and services as required.</p> <ul style="list-style-type: none"> The project is located within the City of Fort Collins Light and Power, Poudre Fire Authority and Fort Collins Stormwater Districts. Water service is provided by City of Fort Collins Utilities. Each entity has commented on the project and has found that the existing infrastructure can serve the proposed project. 	Complies
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G. 3.8 SUPPLEMENTARY REGULATIONS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.8.10 – Single-Family and Two-Family Parking Requirements	<p>Development of Single-Family and Two-Family dwellings must provide one (1) parking space per dwelling on lots with greater than forty (40) feet of street frontage or two (2) parking spaces on lots with less than forty (40) feet of street frontage.</p> <ul style="list-style-type: none"> The lot has 75 feet of street frontage; therefore 1 parking space is required for each single-family dwelling. The plan provides 1 parking space for each single-family dwelling (1 pre-existing garage space, and 1 driveway parking space for the new single-family detached dwelling). 	Complies

5. Land Use Code Article 4 – Applicable Standards:

A. DIVISION 4.5 – LOW DENSITY MIXED-USE NEIGHBORHOOD (L-M-N) ZONING DISTRICT

The Low Density Mixed-Use Neighborhood District is intended to be a setting for a predominance of low density housing combined with complementary and supporting land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood. The main purpose of the District is to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices that invite walking to gathering places, services and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks, and other linkages.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.5(B)(2) – Permitted Uses	<p>The proposed use is a single-family detached dwelling. Single-family detached dwellings are a permitted use subject to Type 1 review.</p>	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.5(D)(1) – Density	<p>Residential developments less than 20 acres in size shall have an overall minimum average density of three (3) dwelling units <u>per net acre</u> of residential land. The maximum density of any development plan taken as a whole shall be 9 dwelling units <u>per gross acre</u> of residential land.</p> <ul style="list-style-type: none"> • The net density is 9.09 dwelling units per net acre of land. <ul style="list-style-type: none"> ○ Calculation: 2 du / (.26 -.04) = 9.09 • The gross density is 7.69 dwelling units per gross acre of land. <ul style="list-style-type: none"> ○ Calculation: 2 du / .26 acres = 7.69 <p>The maximum building height permitted within this district is 2.5 stories.</p> <ul style="list-style-type: none"> • The proposed building does not exceed 2.5 stories. <p>Building walls over thirty-five (35) feet in height shall be set back an additional one (1) foot beyond the minimum required, for each two (2) feet or fraction thereof of wall or building that exceeds thirty-five (35) feet in height at the setback line.</p> <ul style="list-style-type: none"> • None of the proposed buildings walls exceed 35 feet in height. 	Complies
4.5(D)(2) – Mix of Housing	<p>In the L-M-N zone district a mix of permitted housing types shall be included in any individual development plan, to the extent reasonably feasible, depending on the size of the parcel.</p> <p>A minimum of housing types is required on any project development plan as follows:</p> <ol style="list-style-type: none"> 1. A minimum of two (2) housing types is required on any project development plan containing <u>at least</u> fifteen (15) acres and less than twenty (20) acres. <p>Since the development plan is less than one total acre it was determined that the requirement for a mix of housing types which would generally only apply to a development of at least 15 acres was infeasible.</p>	N/A
4.5(E) – Development Standards	<p>(3) – Maximum Residential Building Height: The maximum height of one-, two- and three-family dwellings shall be two and one-half (2.5) stories.</p> <ul style="list-style-type: none"> • The project does not exceed 2.5 stories. 	Complies

6. Findings of Fact/Conclusion

In evaluating the request for the 1605 Peterson Place – Carriage House, FDP200023, staff makes the following findings of fact:

- The F.D.P. complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The F.D.P. complies with relevant standards located in Article 3 – General Development Standards.
- The Project Development Plan complies with relevant standards located in Division 4.5, Low Density Mixed-Use Neighborhoods (L-M-N) of Article 4.

7. Recommendation

Staff recommends approval of the 1605 Peterson Place – Carriage House, FDP200023 based on staff report information and the aforementioned Findings of Fact.

ATTACHMENTS:

1. Vicinity Map
2. Zoning Map
3. Structure Plan Map
4. Project Narrative
5. Plan Set
6. Engineering Set
7. Utility Plan Set
8. Drainage Memo
9. Conceptual Review Comments (01/11/2019)
10. Staff Presentation