

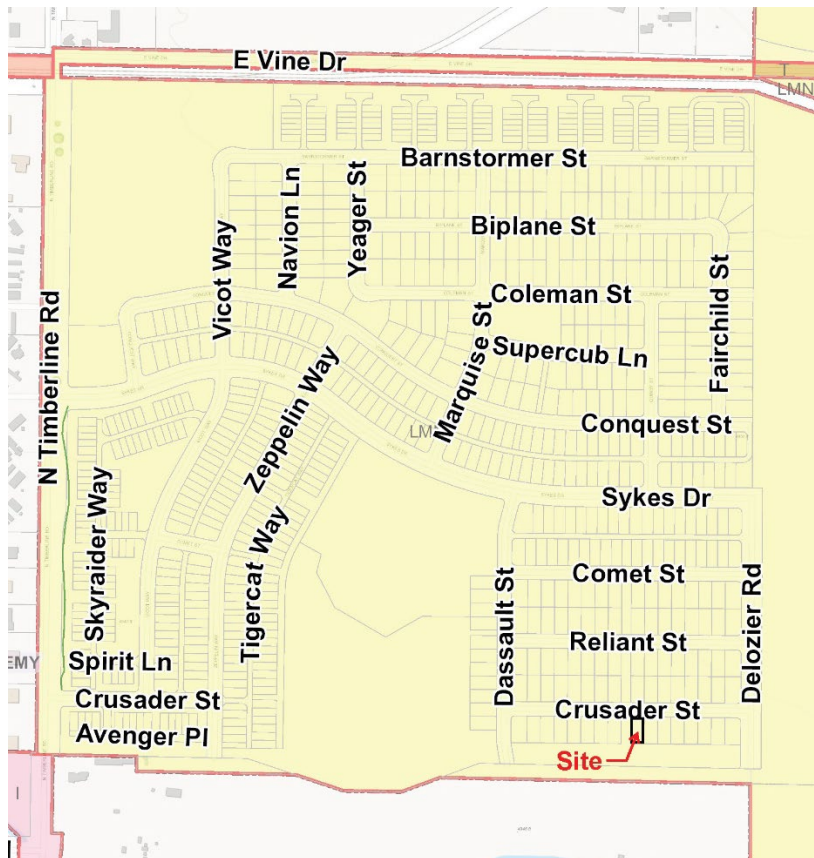
Administrative Hearing: June 23, 2021

2003 Crusader St. Extra Occupancy #FDP210004

Summary of Request

This is a combined Project Development Plan and Final Development Plan request for an extra-occupancy rental house within an existing single-family-detached dwelling at 3003 Crusader Street (parcel #8708160001) for four (4) occupants.

Zoning Map



Next Steps

If approved by the Hearing Officer, the applicant will be eligible to apply for a building permit and Certificate of Occupancy.

Site Location

3003 Crusader Street in the Mosaic neighborhood (East Ridge Subdivision, Second Filing). Parcel #8708160001.

Zoning

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

Property Owner

Jonathan Dycks
3003 Crusader St
Fort Collins, CO 80524

Applicant/Representative

Same as Owner

Staff

Jason Holland, City Planner

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Staff Recommendation

Approval of FDP210004

1. Project Introduction

A. PROJECT DESCRIPTION

- The proposal is to add extra occupancy for up to four occupants as a use of the single-family detached dwelling at 3003 Crusader Street.
- The existing house, driveway and garage accommodate the proposed extra occupancy in accordance with City standards.
- The property provides the required habitable floor area for the proposed four occupants. 1,800 sq. ft. are required (350 sq. ft. per occupant in addition to a minimum of 400 sq. ft. if owner occupied); 1,980 sq. ft. is provided.
- The property is within the Low Density Mixed Use Neighborhood (LMN) zoning district, which permits the extra occupancy rental house use subject to a Type 1 Administrative Review and public hearing.

B. DEVELOPMENT STATUS/BACKGROUND

1. Subject Property

The house was built in 2018 and is within the approved Final Plan for the East Ridge Second Filing. With the East Ridge Second Filing the property was approved as a “single-family detached dwelling” – which is a designated “housing type” in the Land Use Code and defined as a dwelling “containing no more than one (1) dwelling unit” that “is not attached to any other dwelling or building by any means”.

2. Surrounding Land Uses

	North	South	East	West
Zoning	Low Density Mixed-Use Neighborhood (L-M-N)	Low Density Mixed-Use Neighborhood (L-M-N)	Low Density Mixed-Use Neighborhood (L-M-N)	Low Density Residential (RL)
Land Use	Single-family dwellings on the adjacent block face	Open space/drainage tract	Single-family dwellings on the same block face	Single-family dwellings on the same block face

C. OVERVIEW OF MAIN CONSIDERATIONS

The main considerations in for this project review are meeting the development standards for the proposed use, including the provision for on-site vehicle parking, on-site bicycle parking and floor area requirements.

D. CITY PLAN

The City’s comprehensive plan (2019 *City Plan*) was updated with the participation of thousands of community members and embodies the vision and values of the community for the future. It does not specifically address issues of occupancy.

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 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 Structure Plan (the future land use map component of *City Plan*) designates this part of the Mosaic 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 a Mixed Neighborhood place type:

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. Land Use Code Article 2

A. BACKGROUND

This project was submitted on March 19, 2021.

B. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

1. Conceptual Review – CDR200095

A conceptual review meeting was held on December 17, 2020.

2. First Submittal

The PDP was submitted on March 19, 2021.

3. Neighborhood Meeting

Pursuant to *LUC Section 2.2.2 – Step 2: Neighborhood Meetings*, a neighborhood meeting is not required for Administrative Hearing (Type 1) projects and no meeting was held.

4. Notice (Posted, Written and Published)

Posted Notice: April 19, 2021, Sign #619.

Written Hearing Notice: June 9, 2021, 428 addresses mailed.

Published Hearing Notice: June 13, 2021, Coloradoan Confirmation #0004778867.

3. Land Use Code Article 3

Because the plan is within an existing “housing type” referred to as a “single-family detached dwelling” and is located within the approved East Ridge development which complies with the applicable Land Use Code standards, only a few standards specific to the extra occupancy pertain in this case.

A. DIVISION 3.2 – SITE PLANNING AND DESIGN STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.2.2 – Access, Circulation and Parking – General Standard	<p>This Section requires that: <i>“The parking and circulation system within each development shall accommodate the movement of vehicles, bicycles, pedestrians and transit, throughout the proposed development and to and from surrounding areas, safely and conveniently, and shall contribute to the attractiveness of the development.”</i></p> <p>The existing subdivision development provides a parking and circulation system that is consistent with the standard. No changes to the development’s circulation system are recommended for the proposed extra occupancy rental house to meet the standard.</p> <p>The plan provides specific required parking per the subsections noted below.</p>	Complies
3.2.2(C)(4)(b) – Bicycle Parking Space Requirements	<p>This section requires a minimum of one fixed bicycle space per occupant, for a total of four bicycle spaces required.</p> <p>The FDP proposes fixed bicycle wall mounts within the existing garage that will accommodate four bicycles. Sufficient space exists within the garage to accommodate the four bicycles in fixed locations – with 2 feet of height and length 5.5 feet of length needed for each bicycle, and with five feet of maneuvering space available.</p>	Complies
3.2.2(K)(1)(j) – Required Number of Off-Street Spaces	<p>Extra occupancy rental house uses are required to provide 0.75 parking spaces per occupant, rounded up to the nearest whole parking space. This standard also allows that: <i>“If such lot has less than sixty-five (65) feet of street frontage length on any one (1) street and does not abut an alley, then one (1) of the required parking spaces may be aligned in a manner that does not provide direct access to the abutting street.”</i></p> <p>The project meets these requirements by providing three off-street parking spaces for the proposed four occupants, with two spaces provided in the garage and one space located in the driveway.</p>	Complies

B. DIVISION 3.8 – SUPPLEMENTARY REGULATIONS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>3.8.16 – Occupancy Limits – Increasing the Number of Persons Allowed</p>	<p>Subsection (E)(1) states <i>“with respect to single-family and two-family dwellings, the number of persons allowed under this Section may be increased by the issuance of a certificate of occupancy for use as an extra occupancy rental house in zones allowing such use.”</i></p> <p>The proposed plan is to increase the occupancy of a single-family detached dwelling. If approved the applicant will submit a building permit application. Upon compliance with any building code, the approval of this application, and a final inspection – a new certificate of occupancy will be issued.</p>	<p>Complies via the proposed plan in the LMN zone</p>
<p>3.8.28 – Extra Occupancy Rental House Regulations</p>	<p>This Section contains requirements for extra occupancy in single-family detached dwellings. <i>350 square feet of habitable floor space is required for each tenant plus an additional 400 square feet if the dwelling is owner-occupied.</i></p> <ul style="list-style-type: none"> • At least 1,800 sq. ft. of habitable floor area is required for the proposed use if the rental house is owner occupied for four occupants (four occupants including the owner), and 1,400 sq. ft. if the rental house contains four occupants and is not owner occupied. The applicant has indicated a total habitable area within the house of at least 1,985 square feet, which meets these requirements. Staff’s review of the house floor plans confirms that this amount exists and meets the definition of <i>“Habitable Floor Space”</i> within Article 5 of the Land Use Code. Staff has reviewed the floor plans and calculates that the floor plans contain approximately 2,039 square feet of habitable floor space, which meets the requirements for four occupants. <p><i>No more than 25% of parcels on a block face may be approved for extra occupancy rental house use.</i></p> <ul style="list-style-type: none"> • A total of 16 parcels are located on the block face, and therefore four parcels on the block face may be approved. One additional Extra Occupancy Rental House is proposed at 2914 Crusader Street on the same block face. If both projects are approved, then 12.5% of the block face would be approved for extra occupancy, thus meeting the standard. 	<p>Complies</p>

4. Land Use Code Article 4

A. DIVISION 4.5 – LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT (LMN)

The LMN zone district was created in 1997 as part of the City’s comprehensive plan and has been re-established in subsequent updates.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.5(A) - Purpose	This Section states: <i>Purpose. 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. A neighborhood center provides a focal point, and attractive walking and biking paths invite residents to enjoy the center as well as the small neighborhood parks. Any new development in this District shall be arranged to form part of an individual neighborhood.”</i>	Complies as a part of the overall East Ridge development
4.5(B) - Permitted Uses	Extra occupancy rental houses with four or more tenants are permitted with a review and public hearing by an administrative hearing officer.	Complies

5. Findings of Fact/Conclusion

In evaluating the request 2003 Crusader St. Extra Occupancy #FDP210004, staff makes the following findings of fact and conclusions:

1. The Project Development Plan/Final Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
2. The plan complies with the relevant standards located in Article 3 – General Development Standards.
3. The plan complies with Division 4.5 - Low Density Mixed-Use Neighborhood in Article 4.

6. Recommendation

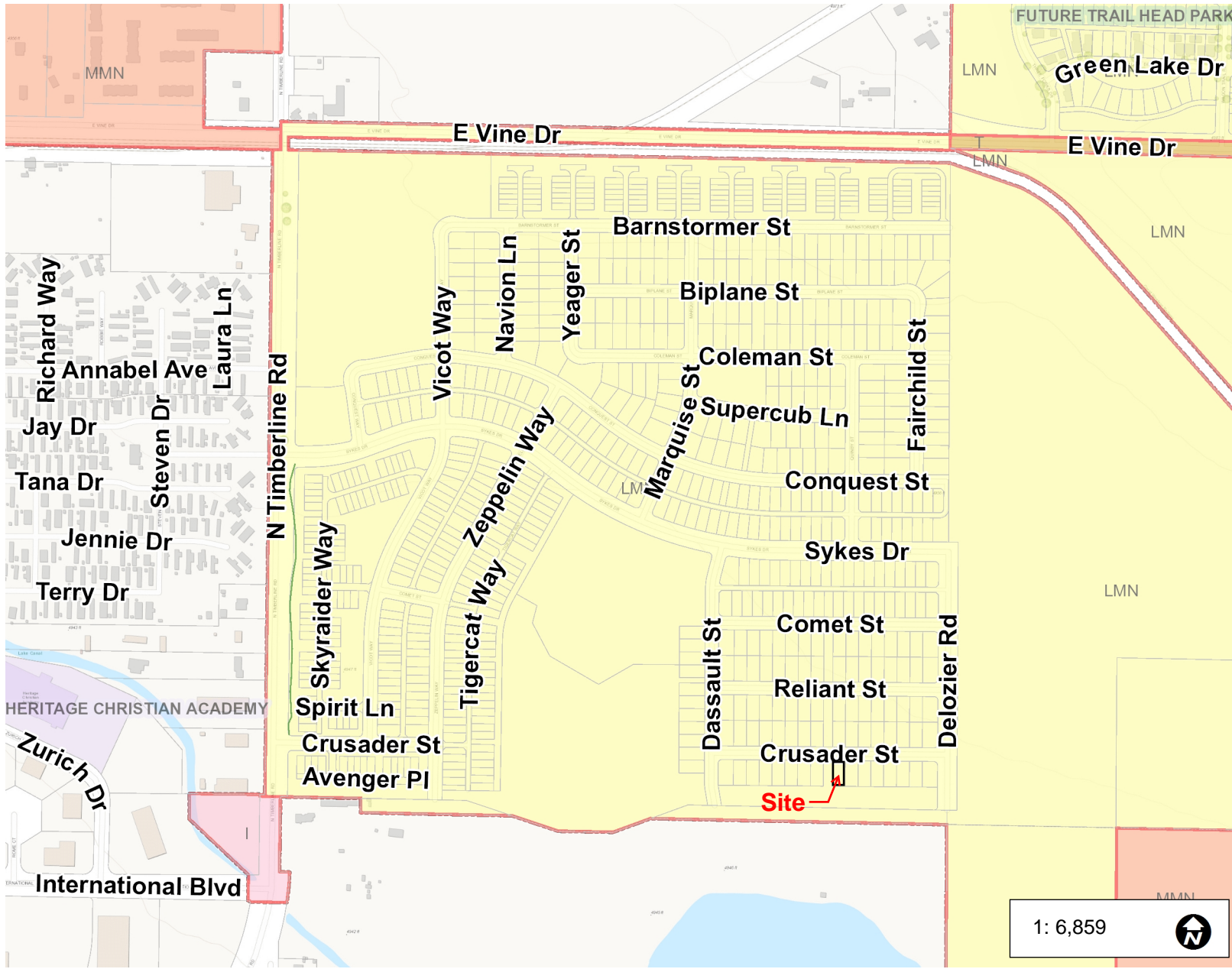
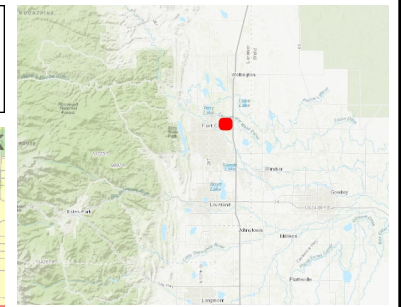
Staff recommends that the 2003 Crusader St. Extra Occupancy #FDP210004 based on the aforementioned Findings of Fact and supporting explanations found in the staff report.

7. Attachments

1. Zoning Map
2. Site Plan
3. Hearing Notice
4. Coloradoan Published Notice

5. Public Comments – Attachments 5-A, 5-B, 5-C, 5-D, 5-E
6. Staff's floor area plan check
7. Staff Presentation
8. Notification of Remote Hearing

Zoning Map

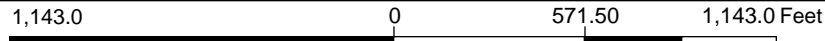


Legend

- Street Names**
- Multiuse Trail**
 - Major Paved Trail
 - Minor Paved Trail
 - Unpaved Trail
- Parcels
- Growth Management Area
- Parks
- Schools
- Natural Areas
- City Zoning**
 - Community Commercial
 - Community Commercial North Coll
 - Community Commercial Poudre Ri
 - General Commercial
 - Limited Commercial
 - Service Commercial
 - CSU
 - Downtown
 - Employment
 - Harmony Corridor
 - Industrial
 - High Density Mixed-Use Neighborh
 - Low Density Mixed-Use Neighborh
 - Manufactured Housing
 - Medium Density Mixed-Use Neighb
 - Neighborhood Commercial
 - Neighborhood Conservation Buffer

Notes

1: 6,859



WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Fort Collins - GIS

This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



VACINITY MAP



North Elevation

PLANNING CERTIFICATION
 APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICE OF THE CITY OF FORT COLLINS, COLORADO ON THIS _____ DAY OF _____, A.D.,20____.

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

OWNERSHIP CERTIFICATION

By _____
 STATE OF COLORADO)
) ss.
 COUNTY OF LARIMER)
 The foregoing instrument was acknowledged before me this _____ day of _____, A.D.,20____,
 by _____.
 Witness my hand and official seal.
 My Commission Expires: _____

 Notary Public



FIRST FLOOR

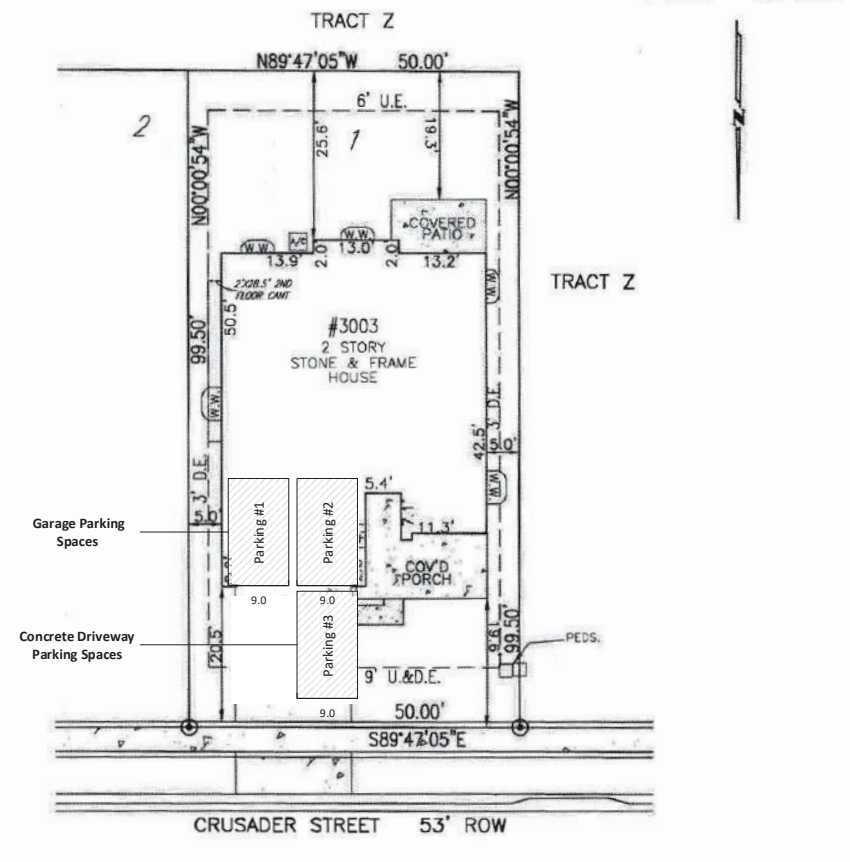
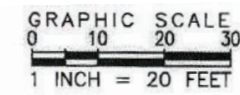
3003 Crusader St.
 Fort Collins, CO
 Total Sq Ft: 2738



Garage View with Bike Mounts, Space Allows for 4 Bikes And Two Cars



SECOND FLOOR



LAND USE TABLE
Existing Zoning: LMN – Low Density Mixed-Use Neighborhood District
Existing Land Use: Single Family Detached Dwelling
Proposed Land Use: Extra Occupancy Rental House
Proposed Number Of Occupants: 4
Site Area: 4975 SQ FT
Building Footprint: 2738 sq ft
Total Habitable Area: 1985 sq ft

PARKING SPACES
#1 Standard 9'x19' Garage Parking Space
#2 Standard 9'x19' Garage Parking Space
#3 Standard 9'x19' Concrete Parking Space
Total Number Of Off Street Parking Spaces Required/Provided: 3 Spaces
Bicycle Parking Provided: 4 Permanent Spots Provided Inside Garage

SITE PLAN

3003 Crusader St Extra Occupancy
 Fort Collins, CO 80524
 Lot 1, Block 32, East Ridge, Town of Fort Collins
 Date: 02/28/2021



Development Review Center
 281 North College Avenue
 PO Box 580
 Fort Collins, CO 80522-0580
 970-221-6689
fcgov.com/DevelopmentReview

«Name»
 «Name1»
 «Address»
 «City», «State» «Zipcode»
 100.803100.549110

NOTICE OF VIRTUAL PUBLIC HEARING

June 9, 2021

Dear Property Owner or Resident:

This letter is to inform you a **virtual public hearing on June 23, 2021** has been scheduled to consider a development proposal near your property. Specific information about this development proposal is to the right and on the back of this letter. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following the hearing.

City Council has authorized the use of remote technology for select hearings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, iPad, or computer. **Virtual participation information will be available at fcgov.com/developmentreview/proposals at least 48 hours in advance of the meeting.** You do not need a paid Zoom account to participate. If you do not have access to the internet or need assistance, call 970-224-6076.

You received this notice because records from the Larimer County Assessor's Office indicate you own property near the proposed development site. Because of the lag time in recordkeeping, or because of rental situations, some neighbors may be missed. Please feel free to notify your neighbors of the public hearing so they can attend. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

Please contact me, or Alyssa Stephens at devreviewcomments@fcgov.com or 970-224-6076 if you are unable to attend the meeting or would like to provide comments in advance. We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Jason Holland, PLA | City Planner
 970.224.6126 jholland@fcgov.com

HEARING DATE AND TIME

Wednesday, June 23, 2021

5:30 P.M.

Remote/Virtual Meeting

Meeting information will be posted at fcgov.com/developmentreview/proposals 48 hours prior to the meeting.

PROPOSAL NAME & LOCATION

3003 Crusader St. Extra Occupancy FDP210004

This site is located at 3003 Crusader Street, southeast of N. Timberline Road and E. Vine Drive

Sign #619, Parcel #8708160001

PROPOSAL DESCRIPTION

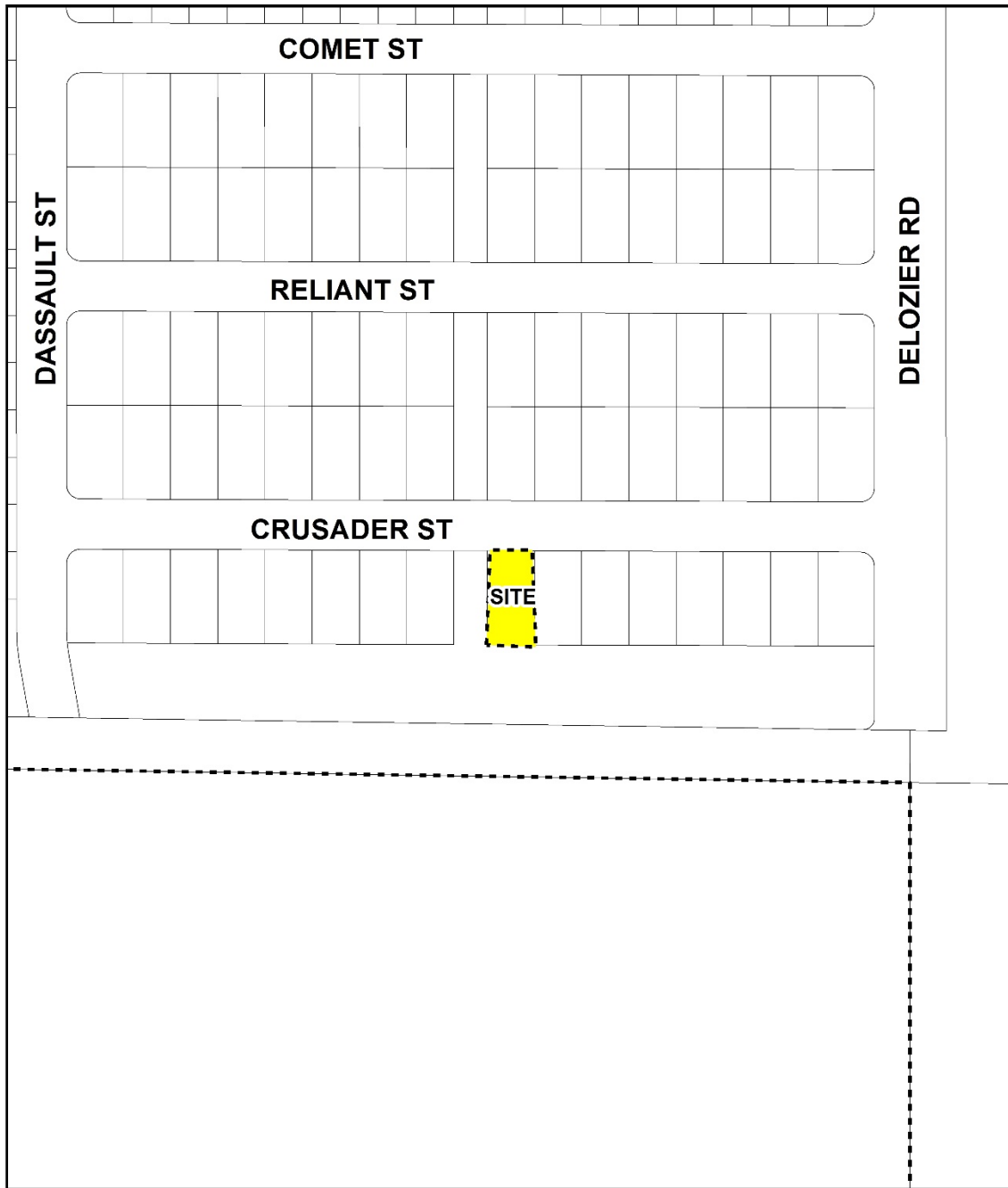
- This is a combined Project Development Plan and Final Development Plan request for an Extra-Occupancy Rental House within an existing single-family-detached dwelling at 3003 Crusader Street (parcel #8708160001) for four (4) occupants.
- There are no site changes or exterior alterations to the existing structure proposed.
- This is a separate proposal from the recently reviewed 2914 Crusader St Extra Occupancy (FDP200025).

ZONING INFORMATION

- Property is located within the Low Density Mixed Use Neighborhood (LMN) Zone District.
- The proposal is a permitted use in this district and is subject to an Administrative Hearing.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: fcgov.com/developmentreview/proposals
- Information About the Review Process: fcgov.com/ResidentReview



**3003 CRUSADER ST
EXTRA OCCUPANCY**



The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Auxiliary aids and services are available for persons with disabilities. Contact Shar Manno, Manager, Customer Support, smanno@fcgov.com or 970-221-6767 (V/TDD: Dial 711 for Relay Colorado).

Esta es una notificación sobre la reunión de su vecindario o sobre una audiencia pública sobre el desarrollo o proyecto en la propiedad cerca de donde usted es el dueño de propiedad. Si usted desea que esta notificación sea traducida al español sin costo alguno, favor enviar un correo electrónico en español a la siguiente dirección electrónica: translate@fcgov.com.

From: dmbroccardo@creativec.us
To: [Jason Holland](mailto:Jason.Holland)
Cc: [Development Review Comments](#); [Alyssa Stephens](#)
Subject: [EXTERNAL] 2914 Crusader St. Administrative Hearing
Date: Wednesday, May 26, 2021 10:02:47 AM

Jason,

Forgot to change the Subject of this email to 2914 Crusader St Administrative Hearing. So resending with edited Subject. Please add my comments to the public comments for both the 2914 & 3003 Crusader St proposals.

Mike Broccardo

----- Original Message -----

Subject: RE: 3003 Crusader St. Conceptual Review
From: <dmbroccardo@creativec.us>
Date: Wed, May 26, 2021 9:50 am
To: "Jason Holland" <JHolland@fcgov.com>
Cc: "Development Review Comments" <devreviewcomments@fcgov.com>, "astephens@fcgov.com" <astephens@fcgov.com>

Jason,

I just became aware of the virtual administrative meeting on 6/3 regarding the 2914 Crusader St. Extra Occupancy Request. I did not receive the 5/20/21 Notice sent to Owners & Residents. I saw the Notice in the 5/24 This Week in Development Review. I want to confirm again that I, my wife & my son (who lives at 3027 Crusader St. with my 2 grandsons) are strongly opposed to this request for the many reasons cited in my 12/16/20 email below. Per the 5/24 This Week in Development Review, the plan is requesting a modification to the parking standard for the required number of off-street parking spaces. As I indicated in my 12/16/20 comments (below) parking is very limited & already a capacity on Crusader St. Often it becomes essentially a one-way street due to parking on both sides of the road. This is a safety hazard for the residents, particularly the children that often play in the street due to the very small yards and no park or playground areas near Crusader St. As a result we are strongly opposed to any "modification to the parking standard for the required number of off-street parking spaces".

In addition as I have indicated in my previous email there is a very similar extra occupancy request in progress for the 3003 Crusader Street property. This will just double the number of additional cars coming & going and parking along Crusader St., as well as entering & exiting the already congested Sykes Dr. entry (the only main entry to the entire development). Allowing 2 such extra occupancy homes on the same street is a significant, unnecessary and unfair burden on the other true 'single-family' Crusader St. residents.

Please add this comment letter along with our previous comment letters to the public comments for both the 2914 and 3003 Crusader St. proposals.

Mike Broccardo

----- Original Message -----

Subject: RE: 3003 Crusader St. Conceptual Review
From: Jason Holland <JHolland@fcgov.com>
Date: Fri, December 18, 2020 10:25 am
To: "dmbroccardo@creativec.us" <dmbroccardo@creativec.us>

Cc: Development Review Comments <devreviewcomments@fcgov.com>

Mr. Broccardo,

I have received your email, and thank you for providing comments for these proposals. We will add your comment letter to the public comments for these proposals. I can confirm that we have received a conceptual review application for the 3003 Crusader Street property and that the formal application for the 2914 Crusader St. proposal is under review. The next step for the 3003 Crusader Street property is that they will need to submit a formal application after the conceptual review meeting. Both proposals are subject to a public hearing. Once the proposals are ready for a hearing, should the applicants proceed forward, staff will look to schedule a hearing date and send out hearing notices. Should they meet the Land Use Code requirements, staff will be recommending approval of the applications.

Best,
Jason

.....
Jason Holland, PLA
City Planner | [Planning & Development Services](#)
jholland@fcgov.com | 970.224.6126 direct

The City of Fort Collins is an organization that supports equity for all, leading with race. We acknowledge the role of local government in helping create systems of oppression and racism and are committed to dismantling those same systems in pursuit of racial justice. [Learn more.](#)

From: dmbroccardo@creativec.us <dmbroccardo@creativec.us>

Sent: Wednesday, December 16, 2020 3:09 PM

To: Jason Holland <JHolland@fcgov.com>

Subject: [EXTERNAL] 3003 Crusader St. Conceptual Review

Jason,

It has come to my attention that a request has been made to permit an extra occupancy rental house use within an existing single-family dwelling at 3003 Crusader St (parcel #8708160001). The proposal is for five occupants total including the property owner. I will not be able to attend the virtual Conceptual Review that is scheduled for 9:15 AM tomorrow (12/17). So I am composing this to express my thoughts regarding this proposal. You are listed as the Staff Contact.

I own a home at 3027 Crusader St and I am strongly opposed to this proposal. When I purchased this home last year it was advertised and sold as a single-family home in a single-family neighborhood. Lennar is still

promoting this area of Mosaic as "single-family" homes. These homes are priced in the \$400k-600k range. Many first-time home buyers have put their lives' savings into purchasing a new home for their growing family in this neighborhood. The lots are small and the homes are only about 10 ft. apart. Likewise the garages are small, usually 2-car, but with little room for bikes, lawn mowers, tools, garbage containers, etc. Likewise the concrete drives are short so that a car parked on a drive is quite close to the walk. As a result there is usually one or more cars parked on drives or on the road in front of the home. Visually this is quite unattractive, but my greatest concern is for the safety of young children who often play in the small front yards and roads. It is very difficult to see children darting out onto the street on bikes, skateboard, etc. from between or behind parked cars. In addition the roads are narrow. With cars parked on both sides of the street the road essentially becomes a one-way drive. In case of an emergency a fire truck or ambulance could be impeded.

As a property owner on Crusader Street, I am requesting that you do not approve this development proposal. This lovely area is being infiltrated by unscrupulous buyers who are using the "low density mixed use" zoning to their advantage by purchasing single-family homes and converting them to pseudo-apartments. I'm sure this is not what was intended by the City when this development was originally approved. There is already an existing extra-occupancy rental proposal in the process of seeking approval for the home at 2914 Crusader St. - just a few houses to the west of 3003 Crusader St! This is a Project Development Plan / Final Development Plan combination request to convert the existing single-family dwelling (parcel #708157014) into a Extra-Occupancy Rental House up to 4 occupants, non-owner occupied. I have heard rumors that a 3rd home on Crusader St. will also be converted to a high-occupancy rental. Certainly if the 2914 proposal is approved the 3003 should not. One such high-occupancy rental per this small street is enough! Approvals of these proposals will simply encourage more investors to do the same. This will result in more cars, more congested streets, more traffic and less safe conditions for all the true single-family residents and their children who purchased these homes believing they would be living in a safe, single-family neighborhood. Long term this will result in a decrease in property maintenance and values. Single-family residents will leave the area and investors will take over.

Please include this email in the formal public comments related to this project. I am strongly opposed to both the 3003 and the 2914 Crusader St. proposals. I would also appreciate it if you would please forward this to the Staff Contact responsible for the 2914 Crusader St. proposal. I could not find that contact on the City web site.

Michael Broccardo

From: dmbroccardo@creativec.us
To: [Jason Holland](#)
Subject: [EXTERNAL] 3003 Crusader St. Conceptual Review
Date: Wednesday, December 16, 2020 3:09:18 PM

Jason,

It has come to my attention that a request has been made to permit an extra occupancy rental house use within an existing single-family dwelling at 3003 Crusader St (parcel #8708160001). The proposal is for five occupants total including the property owner. I will not be able to attend the virtual Conceptual Review that is scheduled for 9:15 AM tomorrow (12/17). So I am composing this to express my thoughts regarding this proposal. You are listed as the Staff Contact.

I am a own a home at 3027 Crusader St and I am strongly opposed to this proposal. When I purchased this home last year it was advertised and sold as a single-family home in a single-family neighborhood. Lennar is still promoting this area of Mosaic as "single-family" homes. These homes are priced in the \$400k-600k range. Many first-time home buyers have put their lives' savings into purchasing a new home for their growing family in this neighborhood. The lots are small and the homes are only about 10 ft. apart. Likewise the garages are small, usually 2-car, but with little room for bikes, lawn mowers, tools, garbage containers, etc. Likewise the concrete drives are short so that a car parked on a drive is quite close to the walk. As a result there is usually one or more cars parked on drives or on the road in front of the home. Visually this is quite unattractive, but my greatest concern is for the safety of young children who often play in the small front yards and roads. It is very difficult to see children darting out onto the street on bikes, skateboard, etc. from between or behind parked cars. In addition the roads are narrow. With cars parked on both sides of the street the road essentially becomes a one-way drive. In case of an emergency a fire truck or ambulance could be impeded.

As a property owner on Crusader Street, I am requesting that you do not approve this development proposal. This lovely area is being infiltrated by unscrupulous buyers who are using the "low density mixed use" zoning to their advantage by purchasing single-family homes and converting them to pseudo-apartments. I'm sure this is not what was intended by the City when this development was originally approved. There is already an existing extra-occupancy rental proposal in the process of seeking approval for the home at 2914 Crusader St. - just a few houses to the west of 3003 Crusader St! This is a Project Development Plan / Final Development Plan combination request to convert the existing single-family dwelling (parcel #708157014) into a Extra-Occupancy Rental House up to 4 occupants, non-owner occupied. I have heard rumors that a 3rd home on Crusader St. will also be converted to a high-occupancy rental. Certainly if the 2914 proposal is approved the 3003 should not. One such high-occupancy rental per this small street is enough! Approvals of these proposals will simply encourage more investors to do the same. This will result in more cars, more congested streets, more traffic and less safe conditions for all the true single-family residents and their children who purchased these homes believing they would be living in a safe, single-family neighborhood. Long term this will result in a decrease in property maintenance and values. Single-family residents will leave the area and investors will take over.

Please include this email in the formal public comments related to this project. I am strongly opposed to both the 3003 and the 2914 Crusader St. proposals. I would also appreciate it if you would please forward this to the Staff Contact responsible for the 2914 Crusader St. proposal. I could not find that contact on the City web site.

Michael Broccardo

From: [Mead Gruver](#)
To: [Jason Holland](#); [Will Lindsey](#)
Subject: [EXTERNAL] 3003 Crusader St -- CDR200095
Date: Tuesday, December 8, 2020 5:55:48 PM

Hi Jason,

Thank you for providing information online about the two proposed variances at 3003 and 2914 Crusader Street in the new Mosaic development.

I submitted similar comments Nov. 16 to the similar application for 2914 Crusader St. to Will Lindsey and haven't heard back. Could you and/or Will please give a short reply and let me know if you're getting these and what will be the next steps?

The proposals are pretty much the same and so our comments are pretty much the same -- except this one is next door to us and one of the roommates was disruptive recently.

Please note that I oppose this variance:

-- This end of Crusader Street is and was designed as single-family-occupancy housing. There is no multi-unit housing in this part of Mosaic. There is multi-unit housing planned and already built elsewhere in Mosaic. The builders planned for the development to be built this way from the start not long ago. I assume the city had an active role in that process and Mosaic as designed already fits the city's needs for affordable housing.

-- The homeowner could easily downsize in the same neighborhood if he can't afford the house he just bought. If he wants rental income, he will have plenty of opportunity yet to invest in the multi-family units elsewhere in the neighborhood.

-- Roommate-renters don't contribute property taxes to cover many of the local government services available to them.

-- When the city approves a development plan, it should stick with it. Granting nonessential variances devalues city planning. What's the point of going through a development process if you're just going to grant somebody's request for a variance that doesn't even serve the wider community?

-- The original plan for Mosaic was based on traffic, infrastructure and public safety calculations and assumptions that didn't envision large numbers of multi-occupancy variances like this one. Yet if you approve this one, others will insist you approve theirs. The development would end up with a much larger and more dense population than intended, to the detriment of public services and safety.

-- Crusader Street is home to many young children who play on the street and sidewalks. More traffic is less safe. As it is, we have a problem with disoriented drivers using the foot/bike path behind the south side of Crusader St, where a recent incident led to a crash and arrest.

-- Jon is already violating the "you plus two" rule by taking on several roommates. One of these roommates was the subject of an emergency call in September. The incident woke my wife up while she was recovering from surgery that day. My patience with these arrangements is wearing thin.

-- Variances like this harm property values.

Thank you for taking a moment. Please let me know what else we can do to speak up as the proposal advances.

Thanks,
Mead Gruver
(307) 214-1187

From: [Kevin Harrington](#)
To: [Jason Holland](#)
Cc: [Justin Moore](#)
Subject: [EXTERNAL] 3003 Crusader Street / preliminary review
Date: Thursday, December 17, 2020 12:20:19 AM
Attachments: [\[EXTERNAL\] _Redacted.pdf](#)
[\[EXTERNAL\] 2914 Crusader Street development proposal_Redacted.pdf](#)
[\[EXTERNAL\] 2914 Crusader Street proposal_Redacted.pdf](#)
[\[EXTERNAL\] Against 2914 Crusader St Proposal_Redacted.pdf](#)
[\[EXTERNAL\] Concerns Related to Development Proposal at 2914 Crusader St_Redacted.pdf](#)
[\[EXTERNAL\] Development Review 582_2914 Crusader Street_Redacted.pdf](#)
[\[EXTERNAL\] Development Review sign 582_Redacted.pdf](#)
[\[EXTERNAL\] FDP 200025 - sign 582_Redacted.pdf](#)
[\[EXTERNAL\] Project No. FDP 200025_Redacted.pdf](#)
[\[EXTERNAL\] Project No. FDP 200025-1_Redacted.pdf](#)
[\[EXTERNAL\] Proposal 582_Redacted.pdf](#)
[\[EXTERNAL\] Re_Against 2914 Crusader St Proposal_Redacted.pdf](#)
[\[EXTERNAL\] Re_Development Review 582_2914 Crusader Street_Redacted.pdf](#)

Mr. Holland,

You may or may not be aware of the development review for 2914 Crusader Street. 3003 Crusader Street is approximately 5 homes away from 2914 Crusader. The neighborhood in general has been opposed to the concept of renting out rooms for additional occupancy. The issues surrounding the additional occupancy include non-vetting of renters, excessive vehicle traffic, and parking. As you may or may not be aware, parking by those who are associated with 3003 Crusader Street, and two other homes currently under development review and/or investigation have *not* complied with city ordinances. In fact, vehicles associated with 3003 Crusader Street have been prevented (removed) for parking vehicles on other streets for extended periods. Parking is limited and when these rentals popped up on Crusader Street, families who would occasionally have a guest visit were not able to accommodate parking at close proximity to the home being visited.

There are numerous families with children who have purchased homes in this development for the tranquility and safety of children at play. Crusader Street is a narrow street, where when two vehicles are parked on opposite sides of the street in the same general proximity, the street becomes a very tight single lane road, and cause for congestion. Children are often seen playing at or near the road, if not in the street, and with the additional vehicles the street becomes nearly impassible. The additional occupancy creates challenges for the community in general.

At this time the vehicle owners associates with 3003 Crusader Street park there vehicles on the street occupying spaces that potential impact other homeowners and/or occupying spaces that are in violation of city ordinance for fire hydrants, and cross walks. Up until recently some vehicles associated with 3003 Crusader Street were stored on adjacent streets, but apparently towed or removed for city violations. Crusader Street is not suitable for the extra traffic given the number of families with children, the congestion that has become a nuisance to all the neighbors, and frankly the disrespect by homeowners who purchased these homes with the understanding (signed documentation) stating each buyer shall utilize these homes for single-family home use only. As with 2914 Crusader Street and 2909 Crusader Street, I oppose this potential development, as do all of my neighbors. I've attached letters associated with the opposition associated with 2914 Crusader Street. I would anticipate the city will receive the same for 3003 Crusader, along with a petition and support from a number of realtors associates with homes in the Mosaic development, including Crusader Street.

Again, I oppose this development as a homeowner who signed the same documents at closing as every other homeowner.

The attached files are associated with 2914. This is a limited subset of letters to the city. Anticipate a flood of new opposition for 3003 and a petition opposing this and any other request to establish multi-rental properties from single-family homes.

Kevin Harrington

From: [Kevin Harrington](#)
To: [Jason Holland](#); [Justin Moore](#)
Subject: [EXTERNAL] 3003 Crusader Street / Review 619
Date: Monday, April 19, 2021 3:11:47 PM

Good Monday, Gentlemen.

I oppose the addition of renters at 3003 Crusader Street.

The sign posted at 3003 Crusader St. stands to receive the same opposition as did 2914 Crusader. These homes are sold as "single family residential properties." The petition for 3003 Crusader is imminent and shall be forwarded to the city of Fort Collins planing review division soon. Please review the petition for 2914 signed by more than 25 residents here on Crusader and adjacent streets. The same residents who object to 2914 shall also object to the additional vehicles associated with 3003 Crusader St. which displace other homeowners who own on Crusader. The additional rentals affect the neighborhood negatively and should be disallowed.

Also, be aware the ordinance and/or language associated with "up to 25%" in a housing row for rentals associated with LMN zoning is subject to federal review. Please feel free to contact me for further information.

Again, the petition for 3003 Crusader is forthcoming.

Regards,

Kevin Harrington
(603) 767-8090

From: [REDACTED]
To: [Will Lindsey](#)
Cc: [Susan Gutowsky](#)
Subject: [EXTERNAL] 2914 Crusader Street development proposal
Date: Monday, November 16, 2020 10:35:06 AM

Mr. Lindsey,

This communication is in regards to a development proposal at 2914 Crusader Street to allow high occupancy at this address. I am highly opposed to allowing properties in this planned neighborhood to be used in this manner for the following reasons:

- 1) The City of Fort Collins approved this neighborhood as designed with very narrow streets, all the extra street parking required for this type of business creates hazards to residents (mainly children, it basically turns the street into a one way street.)
- 2) The City of Fort Collins approved this neighborhood with High Density areas (condos, paired homes, and apartments), the area proposed is in the single family home area does not fit in this plan.
- 3) Although not proven, it appears the property allows very short term rentals, almost like a short term vacation rental, mostly people in transition with lack of any back-ground checks.

I know this sounds like a NIMBY type of complaint - but it is not. I feel the City of Fort Collins approves these planned neighborhoods with high density areas in mind (apartments, condos) and to let this occur in the single family home area seems out of line with the overall plan.

Thanks for your time,

[REDACTED]

From: [REDACTED]
To: [Will Lindsey](#)
Subject: [EXTERNAL] 2914 Crusader Street proposal
Date: Monday, November 16, 2020 10:00:34 AM

Hello Will - in reference to the above property request for extra occupancy, this property has created all sorts of issues on my block, from parking issues, more than the proposed 4 tenants occupying the property, to the owner mocking doing background checks on proposed tenants. It appears as though there are people coming in and out of the house with the potential for short term leasing.

This is a highly desirable family subdivision with kids playing in and around streets. I have no issue with rentals in the neighborhood as there are several however the type of individuals the owner is renting to does not fit well in this area. I would encourage you to do some research, contact our HOA or others before approving this request.

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Will Lindsey](#)
Subject: [EXTERNAL] Against 2914 Crusader St Proposal
Date: Monday, November 16, 2020 9:15:38 AM

Will,

I am writing to you to express the great concern I have about the proposal to make 2914 Crusader St. a non-owner occupied extra-rental house up to 4 occupants. We along with many other families have moved to this low-density neighborhood for exactly that reason, to have a neighborhood for families to grow up in a low density environment. There are already numerous houses on our street breaking the "U plus 2" occupancy limits set by the City of Fort Collins and by approving this proposal you would be setting a precedent for these others to make our community a haven for non-occupant rentals. This comes with additional traffic with tenants who may not be alert to all the kids in the neighborhood, and has already led to near vehicle/pedestrian (children) accidents. This also leads to an overcrowding of our streets with tenant parking, making it hard for single-family traffic to maneuver down streets that aren't really wide enough to accommodate much street parking. I am also concerned that these tenants are not being properly vetted with background checks, with children everywhere!!0

This is a brand new low-density development and it is why so many families have chosen the neighborhood to raise their kids. There are many townhomes and condos being built in this neighborhood as well that are specifically designed for a more tenant focused occupancy, with dedicated parking lots and off-street parking. The single family homes are intended for just that purpose, single families. I'm urging you to decline this proposal for the safety and overcrowding of this brand new single-family/low-density neighborhood.

Sincerely,
A concerned resident.

[Sent from Yahoo Mail for iPhone](#)

From: [REDACTED]
To: [Development Review Coordinators: Will Lindsey](#)
Subject: [EXTERNAL] Concerns Related to Development Proposal at 2914 Crusader St
Date: Monday, November 16, 2020 1:52:43 PM

Hello Will,

I am writing to share my thoughts in regards to a development proposal associated with the property at 2914 Crusader St located in the Mosaic development (sign #582). I own a home in the Mosaic development — in fact, I live down the street from 2914 Crusader St — and I am opposed to the proposal for extra-occupancy at 2914 Crusader St for the reasons that I will enumerate here.

In recent months, the development has grown considerably due to several deceitful and clandestine rental properties, and consequently, parking has become a major nuisance, both for the home owners neighboring those rental properties and for all Mosaic development residents as they navigate between parked vehicles going to and from their homes. This neighborhood has limited parking available along the streets and was not designed with extra-occupancy in mind. The fact that renters frequently park illegally and/or inconsiderately along the streets in Mosaic illustrates the severity of the parking issue (in front of fire hydrants, pedestrian walkways, and the community mailbox clusters; underneath stop signs, thereby impeding driver visibility in and around intersecting streets; in front of neighboring yards for periods of time that extend far beyond the city's 48-hour rule; etc). As it pertains to this development proposal, the renters currently living at 2914 Crusader St are notable offenders of these types of parking violations and are particularly inconsiderate when it comes to parking their vehicles in the neighborhood.

In addition to the congestion related to parking, the HOA provides several amenities that home owners within the development must afford by paying HOA dues. Renters do not pay HOA dues, and there is currently no mechanism for the HOA to track the usage of these amenities by renters, thereby placing the burden of HOA expenses incurred by rental properties on homeowners.

Lastly, the owner of the property at 2914 Crusader St, Nicholas Scott, clearly lacks respect for HOA rules and city law, evidenced by the fact that he brought renters into his home before seeking an extra-occupancy variance through the appropriate City of Fort Collins channels. Furthermore, he has set the precedent of someone who is inattentive to the impact his actions have on the home owners neighboring him and as someone who believes he can bully whomever opposes his proposal in order to achieve a favorable outcome (I have many anecdotes that I could share with you on this point, as I've been witness to several uncouth gestures, remarks, and threats made towards neighbors who oppose the development proposal). Far beyond any other reason, I most vehemently oppose the development proposal for this reason. He should not be given favor for what was originally done out of an intent to deceive, nor should he be given favor to continue doing something that negatively impacts the neighborhood and against which there is a substantial quorum of neighbors in opposition.

Thank you for your consideration.

[REDACTED]

From: [REDACTED]
To: [Will Lindsey](#)
Cc: [Justin Moore](#); [Development Review Coordinators](#); [REDACTED]
Subject: [EXTERNAL] Development Review #582 / 2914 Crusader Street
Date: Monday, November 16, 2020 1:34:09 PM

Will Lindsey,

I live on Crusader Street within the Mosaic development, a couple of houses adjacent to 2914 Crusader Street, where currently there is an active “development review.” I, like many other neighborhood families, oppose the extra-occupancy, and I am urging you to disapprove the proposal for extra occupancy. I and my family oppose the extra occupancy for several reasons.

Crusader Street is technically located in what Fort Collins has determined to be an LMN zone, whereas “single family homes”, “paired homes”, and “condo” structures have been established. There are reasons to prevent rental-apartment living in the single-family row of homes.

As an opponent to the application for variance in occupancy at 2914 Crusader Street, I believe the majority of my neighbors are in agreement on denying the development proposal #582, but here are my personal views and experiences with Nicholas Scott.

Parking is an issue, and in spite of the proposal, Nicholas Scott has continued to occupy too many parking locations on the streets. Vehicles associated with 2914 Crusader St continue to park on the street and on adjacent streets to avoid detection, and typically at least three vehicles are not parked in the garage and driveway of 2914 Crusader, but rather on the street. This is problematic, and given there are two other homes reported for over-occupancy and these other homes distribute their vehicles in some of the same locations, this is impacting other homeowners. There is the 50-foot frontage of each home lot and the streets are narrow. When one resident has guests for an evening, the street is packed, whereas when vehicles are parked on both sides of the street, two vehicles passing in opposite directions cannot pass without ducking into some homeowners driveway opening.

Background checks are not being adequately performed for an apartment rental complex. In past conversations with Nicholas Scott revealed that his method of vetting his renters is collecting drivers licenses from his renters; of which many are from other states. No other measure is taken to vet the character of the individuals who rent rooms. This is problematic for the families with small children and the safety of the children.

The neighborhood is governed by an HOA, under which the covenants state that all homes (addresses) shall be used for single-family living. Theoretically this would preclude any business activity which encompasses apartment complex living within the neighborhood governed by the HOA. Additionally, there is no provision for these renters to contribute to the HOA for use of the facilities within the community.

All of the neighborhood families moved into the community for the single-family living. None of the single-family homeowners expected to see a home become a business opportunity for an apartment complex.

Furthermore, and equally important, Nicholas Scott has threatened various individuals, with either direct threats, harassment, and/or intimidation. I personally have been the subject of threats, on-going harassment, and further intimidation, albeit other neighbors have reported the same experience of character with Nicholas Scott. I can affirm it is I who turned in Nicholas Scott and three other homeowners who have violated the over-occupancy rules governed by the city of Fort Collins. I would invite you to review the FC Police logs for evidence of Nicholas Scott’s character related to his rental property. Should you require more evidence on this particular topic, please contact me directly. There is no evidence that Nicholas Scott will adhere to the proposed development review in the future, given past performance of Nicholas Scott failing to adhere to police who’ve visited Nicholas Scott at 2914 Crusader.

Lastly, the proposal indicates that Nicholas Scott would not occupy the residents at 2914 Crusader Street, thus the single-family home is no longer used as defined by the HOA bylaws and the city of FC would be allowing Nicholas

Scott to run an apartment complex in a single-family neighborhood. Despite the proposal indicating Nicholas Scott would not occupy 2914 Crusader Street, Nicholas Scott has requested approval from neighbors to rent a room for himself; essentially allowing Nicholas Scott to remain in the neighborhood, if not in his own home, without detection.

Respectfully,



> 50' lot frontage and narrow streets here are ill-suited to extra occupancy.

> the 50' lot frontage and narrow streets here are ill-suited to extra occupancy.

>

>

> - My family moved to this neighborhood because it is a single-family neighborhood. I have small children. Allowing extra occupants, those who are unvetted and have little interest in the well-being of the neighbors and neighborhood, increase the risk to children by illegally parking in the street and creating hazards between drivers and children. There are other risks as well. I don't know of any neighbors who think this proposal will support the atmosphere in the neighborhood.

>

> - My impression of Mr. Scott's character is not good. He has a threatening demeanor and has threatened other neighbors in front of me and my children. Since he has lived in this property in the past, with 5 rooms rented out, I don't believe he would abide by the specifications in the proposal.

>

>

> I appreciate your consideration and can be reached at 913-205-0641 or this email address for further comment or clarification.

>

> Richard Knox

From: [REDACTED]
To: [Will Lindsey](#)
Subject: [EXTERNAL] Development Review sign 582
Date: Monday, November 16, 2020 9:34:30 AM

Hello Will,

I am a neighbor in close proximity to this proposal. What are my options to contest/protest/object to this proposal?

Several other neighbors are in agreement. This is not a good direction for this single family street. I suspect you will be fielding more emails and calls related to proposal 582

If I can formally oppose anonymously, I'd prefer to. Mr Gregory has previously made threats of harm to persons that reported his "U plus 2" violation.

You should be aware Mr. Gregory has approached a neighbor to straw rent a room to circumvent the "U plus 2" ordinance. In addition, it is believed Mr Gregory did not/ has not properly submitted leases for current tenants of his single family home, to the city of Fort Collins. Again in defiance of the ordinance has it currently stands.

Surrounding Development Proposal 582 are 4-5 families with no less than 10 children living and playing near by. The increased traffic has caused parking issues, cars traveling too fast, and blind spots with the increase in street parking. In fact a child was nearly hit by a car backing out of their driveway. The driver couldn't see the child because of cars parked on the street created a blind spot. The kids crashed and required stitches.

Lastly it is concerning to those of us with small children that there is little to no tracking/reporting of tenants living in Mr Gregory's single family home. I'm thinking of sex offenders as an example. In fact Mr Gregory shared with me that he asked a previous renter to leave that had "mental problems". That tenant had an ambulance/fire truck called to the property on numerous occasions before being evicted.

Thank you for your time. Please share how I can formally lodge my object to this proposal.

From: [REDACTED]
To: [Will Lindsey](#)
Subject: [EXTERNAL] FDP 200025 - sign 582
Date: Sunday, November 15, 2020 1:12:33 PM

Hello Will,

I am a neighbor in close proximity to the development proposal at 2914 Crusader Street, sign 582. What are my options to contest/ protest/object to this proposal?

Several other neighbors are in agreement. This is not a good direction for this single family street. I suspect you will be fielding more emails and calls related to proposal sign 582

If I can formally oppose anonymously, I'd prefer to. Mr Gregory has previously made threats of harm to persons that reported his "U plus 2" violation.

You should be aware Mr. Gregory has approached a neighbor to straw rent a room to circumvent the "U plus 2" ordinance. In addition, it is believed Mr Gregory did not/ has not properly submitted leases for current tenants of his single family home, to the city of Fort Collins. Again in defiance of the ordinance as it currently stands.

Neighbors to Development Proposal 582 include 4-5 families with no less than 10 children living and playing near by. The increased traffic has caused parking issues, cars traveling too fast, and blind spots with the increase in street parking.

Lastly it is concerning to those of us with small children that there is little to no tracking/reporting of tenants living in Mr Gregory's single family home. I'm thinking of sex offenders as an example. In fact Mr Gregory shared with me that he asked a previous renter to leave that had "mental problems".

Thank you for your time. Please share how I can formally lodge my object to this proposal.

From: [REDACTED]
To: [Will Lindsey](#)
Subject: [EXTERNAL] Project No. FDP 200025
Date: Sunday, November 22, 2020 5:43:00 PM

Good Evening Mr. Lindsey,

I'm writing to you in regards to the FDP for the extra occupancy rental located at 2914 Crusader Street in the Mosaic neighborhood. I live down the street from this property and would very much like to see this request denied. My name is [REDACTED] and I am the owner of [REDACTED]. There are already far too many cars parked along the street that impact other homeowners. Many of them end up parking along the dead end section of Dassault, essentially blocking the emergency turn around. We have already had to call the police department for renters blocking our driveway. To make matters worse, this problem has been amplified by the unapproved rental across the street from the property in question.

When choosing a neighborhood to move to in Fort Collins, my family specifically chose a neighborhood that was further from the university and did not have high density zoning or short term rentals. I hope you will consider how this impacts the other residents as well as the precedence this will set for the rest of the neighborhood. I am happy to provide pictures or anything else that you think would aid in making your decision. Feel free to call or email me if you have any questions, my cell is [REDACTED]

Sincerely,

[REDACTED]

From: [REDACTED]
To: [Will Lindsey](#)
Subject: [EXTERNAL] Project No. FDP 200025
Date: Sunday, November 22, 2020 5:43:00 PM

Good Evening Mr. Lindsey,

I'm writing to you in regards to the FDP for the extra occupancy rental located at 2914 Crusader Street in the Mosaic neighborhood. I live down the street from this property and would very much like to see this request denied. My name is [REDACTED] and I am the owner of [REDACTED]. There are already far too many cars parked along the street that impact other homeowners. Many of them end up parking along the dead end section of Dassault, essentially blocking the emergency turn around. We have already had to call the police department for renters blocking our driveway. To make matters worse, this problem has been amplified by the unapproved rental across the street from the property in question.

When choosing a neighborhood to move to in Fort Collins, my family specifically chose a neighborhood that was further from the university and did not have high density zoning or short term rentals. I hope you will consider how this impacts the other residents as well as the precedence this will set for the rest of the neighborhood. I am happy to provide pictures or anything else that you think would aid in making your decision. Feel free to call or email me if you have any questions, my cell is [REDACTED]

Sincerely,

[REDACTED]

From: [REDACTED]
To: [Will Lindsey](#)
Subject: [EXTERNAL] Proposal 582
Date: Sunday, November 15, 2020 8:34:31 PM

To Whom It May Concern:

I am writing in regards to the multi-family zoning proposal 582.

Our family, which includes young children, moved to this neighborhood to get out of the “city lifestyle” for a more family friendly environment. The Mosaic neighborhood offers a wide variety of housing options including single family homes, condos, paired homes, and townhouses. The current proposal is a few houses away from our home, which is in the section of single family homes. This proposal will take away from the spirit of the neighborhood, which is already meant to provide different housing options, and we want to preserve the single family home sector of this neighborhood.

We feel this proposal is going to have a direction impact on our family, our safety, and the overall feel of the street we live on. In actuality, it has already affected our experience in the neighborhood. Mr. Gregory has had multiple tenants living there for at least a year or more, which adds additional cars and increased people in the neighborhood. One of the previous tenants had multiple 911 calls, which we are unsure of the exact nature of the calls, but the ambulance and firetrucks were coming on a regular basis. This is extremely concerning considering the possibility of future tenants and how the neighborhood will be impacted.

We prefer to remain anonymous in this matter due to past altercations with Mr. Gregory and other neighbors. Mr. Gregory has threatened other neighbors regarding this issue and we do not want to get involved.

We strongly reject this proposal and hope you consider all the other families and homeowners that feel the same as we do.

Best regards.

From: [REDACTED]
To: [Will Lindsey](#)
Subject: [EXTERNAL] Re: Against 2914 Crusader St Proposal
Date: Monday, November 16, 2020 4:55:27 PM

Thank you Will.

[Sent from Yahoo Mail for iPhone](#)

On Monday, November 16, 2020, 11:35 AM, Will Lindsey <wlindsey@fcgov.com> wrote:

Hello [REDACTED],

Thank you for your email regarding the Development Proposal for 2914 Crusader Street (Sign # 582). Your email in opposition will be attached to the staff report which will be reviewed by the Administrative Hearing officer at the time of the public hearing for this project.

Other ways to voice your concerns and/or opposition are to:

- Attend the Administrative Hearing. Residents will be able to attend the hearing via Zoom web conferencing.
- If the project is approved, there is an appeal period afterwards when residents can file an appeal of the Administrative Hearing officer's decision.

I appreciate you taking the time to submit your comments and concerns regarding the proposal. If you have any additional comments or questions please do not hesitate to contact me.

All the best,

Will Lindsey | Associate Planner

City of Fort Collins

281 N. College Avenue

970-224-6164

WLindsey@fcgov.com

[Tell us about our service, we want to know!](#)

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COVID19 Resources

For all residents: <https://www.fcgov.com/eps/coronavirus>

For businesses: <https://www.fcgov.com/business/>

Want to help: <https://www.fcgov.com/volunteer/>

From: [REDACTED]
Sent: Monday, November 16, 2020 9:15 AM
To: Will Lindsey <wlindsey@fcgov.com>
Subject: [EXTERNAL] Against 2914 Crusader St Proposal

Will,

I am writing to you to express the great concern I have about the proposal to make 2914 Crusader St. a non-owner occupied extra-rental house up to 4 occupants. We along with many other families have moved to this low-density neighborhood for exactly that reason, to have a neighborhood for families to grow up in a low density environment. There are already numerous houses on our street breaking the "U plus 2" occupancy limits set by the City of Fort Collins and by approving this proposal you would be setting a precedent for these others to make our community a haven for non-occupant rentals. This comes with additional traffic with tenants who may not be alert to all the kids in the neighborhood, and has already led to near vehicle/pedestrian (children) accidents. This also leads to an overcrowding of our streets with tenant parking, making it hard for single-family traffic to maneuver down streets that aren't really wide enough to accommodate much street parking. I am also concerned that these tenants are not being properly vetted with background checks, with children everywhere!!0

This is a brand new low-density development and it is why so many families have chosen the neighborhood to raise their kids. There are many townhomes and condos being built in this neighborhood as well that are specifically designed for a more tenant focused occupancy, with dedicated parking lots and off-street parking. The single family homes are intended for just that purpose, single families. I'm urging you to decline this proposal for the safety and overcrowding of this brand new single-family/low-density neighborhood.

Sincerely,

A concerned resident.

[Sent from Yahoo Mail for iPhone](#)

From: [REDACTED]
To: [Will Lindsey](#)
Subject: [EXTERNAL] Re: Development Review #582 / 2914 Crusader Street
Date: Monday, November 16, 2020 4:09:08 PM
Attachments: [NickScott.jpg](#)

Hello Will,

Since you've added the opposition message I've sent to the staff report, I'd ask you to consider the attached note left on my door step from Nicholas Scott be added to the staff notes for review. This is just one sample of evidence I've collected from Nicholas Scott.

Thanks,

[REDACTED]



On Nov 16, 2020, at 3:43 PM, Will Lindsey <wlindsey@fcgov.com> wrote:

Hello [REDACTED]

Thank you for your email regarding the Development Proposal for 2914 Crusader Street (Sign # 582). Your email in opposition will be attached to the staff report which will be reviewed by the Administrative Hearing officer at the time of the public hearing for this project.

Other ways to voice your concerns and/or opposition are to:

- Attend the Administrative Hearing. Residents will be able to attend the hearing via Zoom web conferencing.
- If the project is approved, there is an appeal period afterwards when residents can file an appeal of the Administrative Hearing officer's decision.

I appreciate you taking the time to submit your comments and concerns regarding the proposal. If you have any additional comments or questions please do not hesitate to contact me.

All the best,

Will Lindsey | Associate Planner
City of Fort Collins
281 N. College Avenue
970-224-6164
WLindsey@fcgov.com

Tell us about our service, we want to know!

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COVID19 Resources

For all residents: <https://www.fcgov.com/eps/coronavirus>

For businesses: <https://www.fcgov.com/business/>
Want to help: <https://www.fcgov.com/volunteer/>

-----Original Message-----

From: [REDACTED]
Sent: Monday, November 16, 2020 1:34 PM
To: Will Lindsey <wlindsey@fcgov.com>
Cc: Justin Moore <jmoore@fcgov.com>; Development Review Coordinators <DRCoord@fcgov.com>; [REDACTED]
Subject: [EXTERNAL] Development Review #582 / 2914 Crusader Street

Will Lindsey,

I live on Crusader Street within the Mosaic development, a couple of houses adjacent to 2914 Crusader Street, where currently there is an active “development review.” I, like many other neighborhood families, oppose the extra-occupancy, and I am urging you to disapprove the proposal for extra occupancy. I and my family oppose the extra occupancy for several reasons.

Crusader Street is technically located in what Fort Collins has determined to be an LMN zone, whereas “single family homes”, “paired homes”, and “condo” structures have been established. There are reasons to prevent rental-apartment living in the single-family row of homes.

As an opponent to the application for variance in occupancy at 2914 Crusader Street, I believe the majority of my neighbors are in agreement on denying the development proposal #582, but here are my personal views and experiences with Nicholas Scott.

Parking is an issue, and in spite of the proposal, Nicholas Scott has continued to occupy too many parking locations on the streets. Vehicles associated with 2914 Crusader St continue to park on the street and on adjacent streets to avoid detection, and typically at least three vehicles are not parked in the garage and driveway of 2914 Crusader, but rather on the street. This is problematic, and given there are two other homes reported for over-occupancy and these other homes distribute their vehicles in some of the same locations, this is impacting other homeowners. There is the 50-foot frontage of each home lot and the streets are narrow. When one resident has guests for an evening, the street is packed, whereas when vehicles are parked on both sides of the street, two vehicles passing in opposite directions cannot pass without ducking into some homeowners driveway opening.

Background checks are not being adequately performed for an apartment rental complex. In past conversations with Nicholas Scott revealed that his method of vetting his renters is collecting drivers licenses from his renters; of which many are from other states. No other measure is taken to vet the character of the individuals who rent rooms. This is problematic for the families with small children and the safety of the children.

The neighborhood is governed by an HOA, under which the covenants state that

all homes (addresses) shall be used for single-family living. Theoretically this would preclude any business activity which encompasses apartment complex living within the neighborhood governed by the HOA. Additionally, there is no provision for these renters to contribute to the HOA for use of the facilities within the community.

All of the neighborhood families moved into the community for the single-family living. None of the single-family homeowners expected to see a home become a business opportunity for an apartment complex.

Furthermore, and equally important, Nicholas Scott has threatened various individuals, with either direct threats, harassment, and/or intimidation. I personally have been the subject of threats, on-going harassment, and further intimidation, albeit other neighbors have reported the same experience of character with Nicholas Scott. I can affirm it is I who turned in Nicholas Scott and three other homeowners who have violated the over-occupancy rules governed by the city of Fort Collins. I would invite you to review the FC Police logs for evidence of Nicholas Scott's character related to his rental property. Should you require more evidence on this particular topic, please contact me directly. There is no evidence that Nicholas Scott will adhere to the proposed development review in the future, given past performance of Nicholas Scott failing to adhere to police who've visited Nicholas Scott at 2914 Crusader.

Lastly, the proposal indicates that Nicholas Scott would not occupy the residents at 2914 Crusader Street, thus the single-family home is no longer used as defined by the HOA bylaws and the city of FC would be allowing Nicholas Scott to run an apartment complex in a single-family neighborhood. Despite the proposal indicating Nicholas Scott would not occupy 2914 Crusader Street, Nicholas Scott has requested approval from neighbors to rent a room for himself; essentially allowing Nicholas Scott to remain in the neighborhood, if not in his own home, without detection.

Respectfully,

A black rectangular redaction box covering the signature of the sender.

From: [Neb Nederlander](#)
To: [Jason Holland](#)
Subject: [EXTERNAL] DPR 619 - 3002 Crusader st
Date: Tuesday, April 27, 2021 12:20:41 PM

Hi Jason,

I'd like this email to serve as my opposition to the above proposal. I'm a neighbor within 800 feet of 3003 Crusader. This proposed change to from SFR to multi- family is neither welcome nor necessary.

DPR 582 is another proposal that predates 619. These houses are on the same street. As I stated then, the precedent 582 could set would lead to more requests to flip our SFR, single family occupancy to a multi family occupancy. It's threat to the single family neighborhood most of bought into.

In a neighborhood that is completely zoned single family occupancy and not completed yet zoning is being tested. It doesn't makes sense.

Feel free to call me to discuss. 980-253-9052.



VACINITY MAP



North Elevation

PLANNING CERTIFICATION
 APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICE OF THE CITY OF FORT COLLINS, COLORADO ON THIS _____ DAY OF _____, A.D.,20____.

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

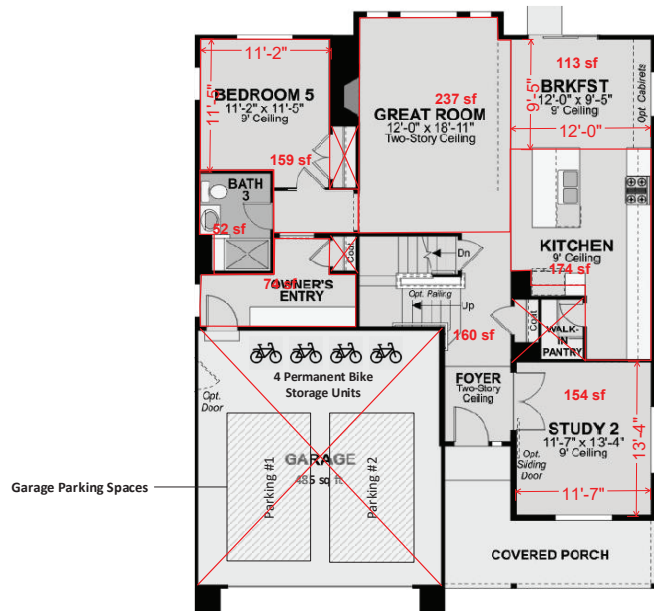
OWNERSHIP CERTIFICATION

By _____
 STATE OF COLORADO)
) ss.
 COUNTY OF LARIMER)
 The foregoing instrument was acknowledged before me this _____ day of _____, A.D.,20____,
 by _____.
 Witness my hand and official seal.
 My Commission Expires: _____

 Notary Public

LAND USE TABLE
Existing Zoning: LMN – Low Density Mixed-Use Neighborhood District Existing Land Use: Single Family Detached Dwelling Proposed Land Use: Extra Occupancy Rental House Proposed Number Of Occupants: 4. Site Area: 4975 SQ FT Building Footprint: 2738 sq ft ✓ Total Habitable Area: 1985 sq ft ✓

PARKING SPACES
#1 Standard 9'x19' Garage Parking Space #2 Standard 9'x19' Garage Parking Space #3 Standard 9'x19' Concrete Parking Space Total Number Of Off Street Parking Spaces Required/Provided: 3 Spaces Bicycle Parking Provided: 4 Permanent Spots Provided Inside Garage



FIRST FLOOR

3003 Crusader St.
 Fort Collins, CO
 Total Sq Ft: 2738

**City Planner Review Check:
 Area Check Takeoff Calculations:**

- First Floor:**
 BR 5: 159
 Bath 3: 52
 Brkfst: 113
 Kitchen: 174
 Study2: 154
 Great room: 237
 Owner Entry: 74
 Hall/Foyer/stairs: 160

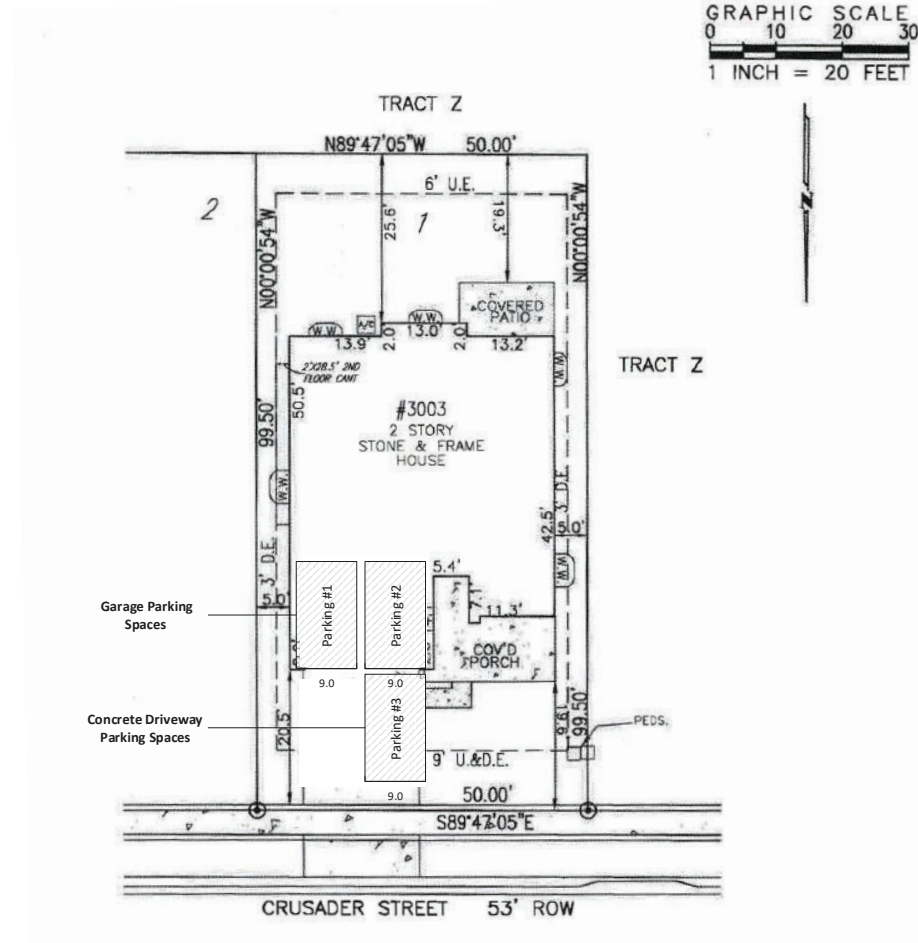
Subtotal: +/- 1,123 SF

*LUC Article 5:
 Habitable floor space shall mean the space in a building approved for living, sleeping, eating, cooking, bathing and personal hygiene. Crawl spaces, storage, laundry rooms, utility spaces and similar areas are not considered habitable spaces.*

- Second floor:**
 BR4: 144
 Owner's suite/bath: 313
 Br 2: 145
 Br 3: 138
 Bath: 56

Subtotal: 916 SF

Total Approximate Habitable Floor Area: 2,039 square feet



SITE PLAN



3003 Crusader St Extra Occupancy
 Fort Collins, CO 80524
 Lot 1, Block 32, East Ridge, Town of Fort Collins
 Date: 02/28/2021

Leslie Spencer

Community Development

970-219-2645

lspencer@fcgov.com

**Please email your name
and full address to
Leslie to receive the
decision report.**

Jason Holland

City Planner

970-224-6126

jholland@fcgov.com

As required by City Council Ordinance 079, 2020, a determination has been made that it is desirable to conduct a remote hearing to provide reasonably available participation by parties—and-interests and the public, because meeting in person would not be prudent.

Providing Public Comment on Zoom

- Please sign in with your **first name** and **last name (or last initial)**.
- The Hearing Officer will call for public comment on each item after a short presentation from staff and/or applicants.
- Use the “Raise Hand” button at the bottom of your screen to let us know you would like to speak.
- OR, if you are listening to the meeting through a telephone, please dial *9 on your phone to raise your hand.
- We will call on you and let you know when you are able to unmute yourself.
- State your name and address when you speak.

Order of Proceedings

1. Project Introduction (staff)
2. Applicant Presentation
3. Staff Presentation
4. Staff Response to Applicant Presentation
5. Public Testimony
6. Applicant Response
7. Staff Response
8. Decision
 - Within 10 business days, Hearing Officer issues written decision
 - May approve, approve with conditions, or deny the development application

9. Decision is mailed to applicant and any person who provided testimony at public hearing

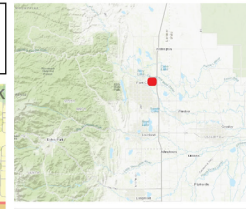
10. Appeal Process

- Appeals are filed with the City Clerk's Office
- Written appeal must be received within 14 calendar days of the decision
- Filing fee of \$100.00
- City Clerk will schedule appeal for City Council

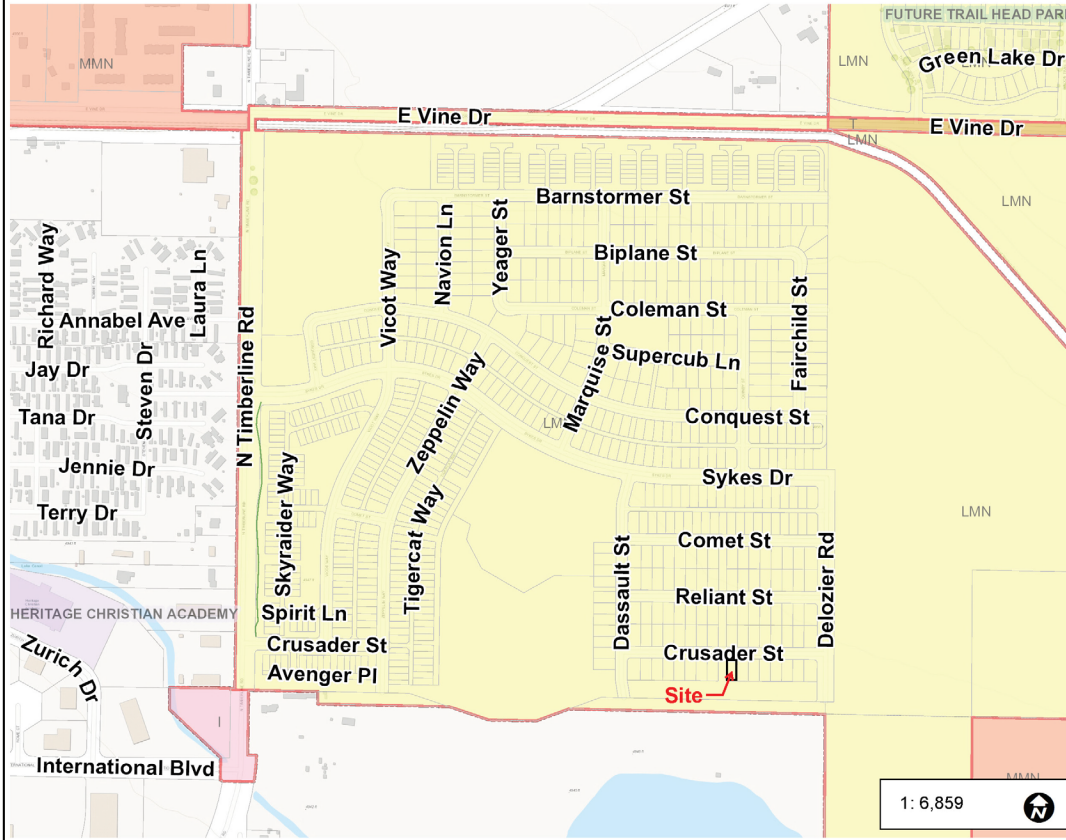
3003 Crusader Street – Extra Occupancy Rental House

Combined Final/Project Development Plan
FDP 210004

Type I Administrative Hearing
June 23, 2021



Project Overview



- Legend**
- Street Names
 - Multiuse Trail
 - Major Paved Trail
 - Minor Paved Trail
 - Unpaved Trail
 - Parcels
 - Growth Management Area
 - Parks
 - Schools
 - Natural Areas
 - City Zoning
 - Community Commercial
 - Community Commercial North Coll
 - Community Commercial Poudre Ri
 - General Commercial
 - Limited Commercial
 - Service Commercial
 - CSU
 - Downtown
 - Employment
 - Harmony Corridor
 - Industrial
 - High Density Mixed-Use Neighb
 - Low Density Mixed-Use Neighb
 - Manufactured Housing
 - Medium Density Mixed-Use Neighb
 - Neighborhood Commercial
 - Neighborhood Conservation Buffer

Notes

- Mosaic Neighborhood
- Low Density Mixed-Use Neighborhood (L-M-N)
- Proposed: *Extra Occupancy*

1,143.0 0 571.50 1,143.0 Feet

Aerial Image



Google Earth

© 2021 Google

3003 Crusader St

600 ft





VICINITY MAP



North Elevation

PLANNING CERTIFICATION
APPROVED BY THE DIRECTOR OF PLANNING AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO ON THIS _____ DAY OF _____ A.D. 20__.

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

COMMISSIONER CERTIFICATION

By _____

WARD OF COUNCILMAN ()

IN THE COUNTY OF LARIMER ()

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20__ by _____

My Commission Expires _____

Notary Public: _____

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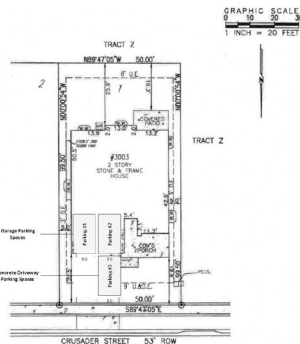
FIRST FLOOR
3085 Granada St.
Fort Collins, CO
80514-2128



Garage Area with Bike Storage, Space Allocated to Allow for Truck Drive



SECOND FLOOR



SITE PLAN

3085 Granada St. Extra Occupancy
Fort Collins, CO 80514
Parcel ID: 024-0001-0001
Date: 02/24/2021

1) Bicycle parking - 3.2.2 (C)(4)

- 1 bicycle space per occupant required
- 4 fixed spaces provided in the garage

2) Vehicle parking – 3.2.2(K)(1)(j)

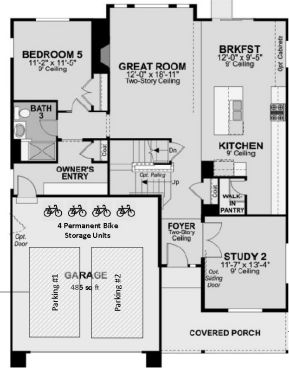
- 0.75 spaces required per occupant
- 3 spaces provided per the requirements

3) Habitable floor space - 3.8.28

- 350 square feet (s.f.) required per tenant + 400 s.f. if owner occupied
- At least 1,800 s.f. required; 1,985 s.f. provided.

Proposed Site Plan

North Elevation



FIRST FLOOR

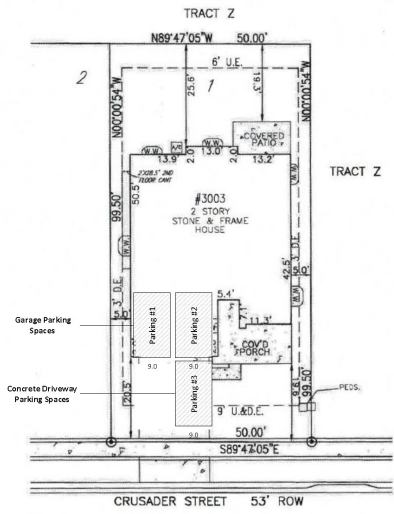
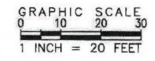
3003 Crusader St.
Fort Collins, CO
Total Sq Ft: 2738



Garage View with Bike Mounts, Space Allows for 4 Bikes And Two Cars



SECOND FLOOR



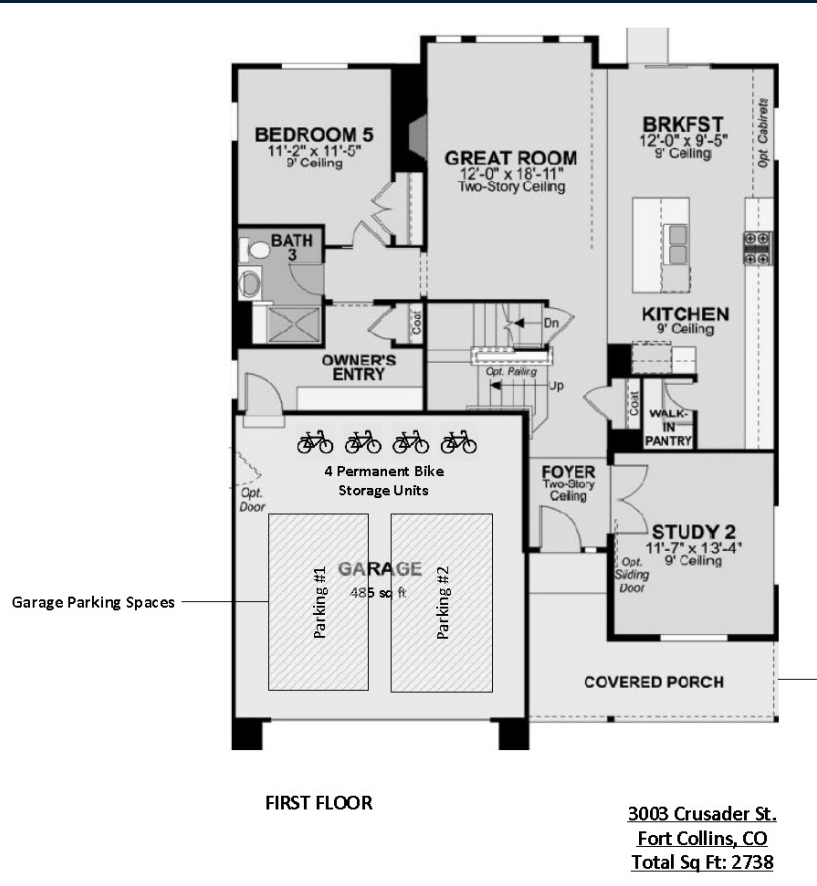
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SITE PLAN

3003 Crusader St Extra Occupancy
Fort Collins, CO 80524
Lot 1, Block 32, East Ridge, Town of Fort Collins
Date: 02/28/2021

Floor Plans



1. The Project Development Plan/Final Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
2. The plan complies with the relevant standards located in Article 3 – General Development Standards.
3. The plan complies with Division 4.5 - Low Density Mixed-Use Neighborhood in Article 4

Leslie Spencer

Community Development

970-219-2645

lspencer@fcgov.com

**Please email your name
and full address to
Leslie to receive the
decision report.**

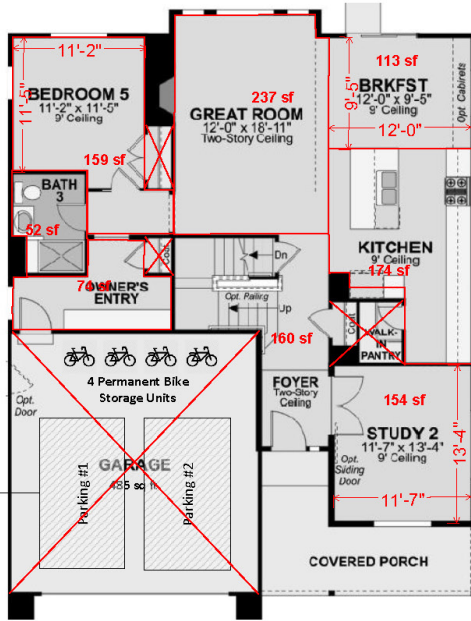
Jason Holland

City Planner

970-224-6126

jholland@fcgov.com

Floor Plan Review

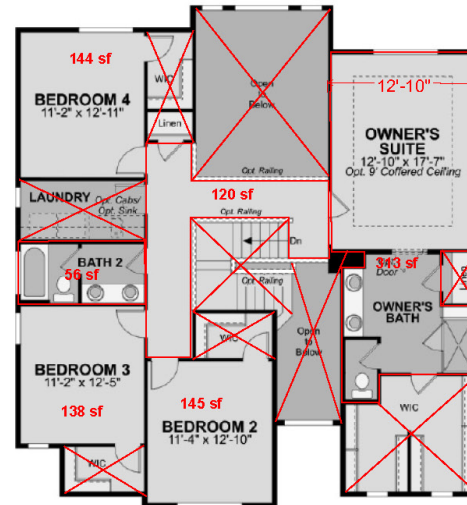


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- Study2: 154
- Great room: 237
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- Hall/Foyer/stairs: 160

Subtotal: +/- 1,123 SF



SECOND FLOOR

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Total Approximate Habitable Floor Area: 2,039 square feet



Community Development & Neighborhood Services
281 N. College Ave
Fort Collins, CO 80524
970.221.6689
fcgov.com/DevelopmentReview

VIRTUAL PUBLIC HEARING REQUEST

June 4, 2021

Jonathan A. Dycks
3003 Crusader Street
Fort Collins, CO 80524-7516

Dear Jonathan,

You are receiving this letter because you have an item required to be heard by the Planning & Zoning Commission, the Historic Preservation Commission, an Administrative Hearing Officer, the Building Review Commission, or City Council.

Council previously adopted an ordinance allowing for quasi-judicial decision items to be heard using remote technology, which applies to various planning, development, building and historic preservation topics.

As an applicant of a Development Review project seeking a quasi-judicial decision from City Council, a City board or commission, or an administrative hearing officer, under the City Code or the City’s Land Use Code, we are required to notify you in writing of the intention to conduct a Quasi-Judicial Hearing using Remote Technology. You are entitled to request that the Quasi-Judicial Hearing be delayed until such time as the Hearing can be conducted in person.

Please sign below acknowledging the receipt of this notice. Please also answer YES or NO by the statement pertaining to how you prefer your quasi-judicial decision item to be heard.

YES

I request that my quasi-judicial decision item be heard using remote technology and not be delayed until a time when hearings are conducted in person.

Project: **3003 Crusader St. Extra Occupancy – FDP210004**

Name: Jonathan A. Dycks

Signature: 
2F75FA4207EA4F4

Sincerely,

Todd Sullivan
970.221.6695
tsullivan@fcgov.com