

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

HEARING DATE: October 29, 2025

PROJECT NAME: Gilmartin Single-Unit Dwelling with ADU

CASE NUMBER: FDP #250005

APPLICANT: Paul Sorenson
Sorenson Engineering
1901 Bear Ct.
Fort Collins, CO 80525

OWNER: Evin Gilmartin
2519 S. Shields St., Ste. 1K-194
Fort Collins, CO 80526

HEARING OFFICER: Marcus A. McAskin

PROJECT DESCRIPTION: The Gilmartin Single-Unit Dwelling with ADU Project Development Plan / Final Development Plan #250005 (the “**Combined PDP-FDP**”) proposes to develop an approximate 0.80 acre unplatted parcel located approximately 250 feet north of W. Mulberry St. on the west side of S. Taft Hill Road, identified as Parcel #9709404005 (the “**Subject Property**”) with a Single Unit Dwelling and detached Accessory Dwelling Unit (ADU).

Specifically, the Applicant proposes to subdivide the Subject Property as generally shown in the proposed plat for the Gilmartin Subdivision (the “**Plat**”):

- Dedication of an additional 12’ of right-of-way (ROW) for S. Taft Hill Road,
- Dedication of a 15’ utility easement running parallel to the additional S. Taft Hill Road ROW,
- Dedication of 57’ of ROW for future Pennsylvania Street,
- Dedication of two (2) 9’ utility easements located immediately to the east and west of the future Pennsylvania Street alignment,
- Creation of two lots:
 - Lot 1, Gilmartin Subdivision, consisting of 25,330 square feet (0.58 acres +/-) (“**Lot 1**”), and
 - Outlot, Gilmartin Subdivision, consisting of 6,524 square feet (0.15 acres +/-) (“**Gilmartin Outlot**”).

The future Single Unit Dwelling and ADU are proposed for development on Lot 1 (collectively, the “**Project**”).

The Subject Property is currently vacant, has no approved uses, is zoned Low Density Mixed-Use Neighborhood District (L-M-N), and is within the Northwest Subarea Plan.

Access to Lot 1 will be taken from S. Taft Hill Road.

The Gilmartin Outlot would not have any established use and would require a separate development review to establish any future use.

The Project includes two requests for modifications of City of Fort Collins Land Use Code (the “**LUC**”) standards relating to: (1) the L-M-N zone district standard of a minimum of 1 Unit per 10,000 square feet of lot area; and (2) the maximum floor area permitted for ADUs. These two requests are further detailed in the “MODIFICATION OF STANDARD REQUESTS” section below.

The Project is further summarized in the “Project Description” section of the Development Review Staff Report prepared for the October 29th public hearing on the Combined PDP-FDP. A copy of the staff report is attached to and incorporated in this decision as ATTACHMENT A (the “**Staff Report**”). The Project is further detailed in the plan documents included in the record of this case (reference the documents identified in the “Evidence” section below).

ZONING: The Subject Property is located in the Low Density Mixed-Use Neighborhood District (L-M-N) and the Project is subject to administrative review (Type 1 review).

MODIFICATION OF STANDARD REQUESTS: The Combined PDP-FDP includes a request for the modification of the LUC § 2.2.1 standard (“**Modification One**”), which states that for detached house building types in the L-M-N District, the Minimum Required Density is 1 unit per 10,000 ft² of Site Area (per table on page 2-18).

The Applicant is requesting Modification One to allow for one primary dwelling and one ADU to be built on Lot 1, which is anticipated to be 25,330 ft², instead of constructing multiple units as would typically be required under LUC § 2.2.1 to satisfy the minimum density requirement. The existing nature of the Subject Property and the requirements for ROW dedication for the future Pennsylvania Street alignment result in a lot larger than lots typically envisioned for L-M-N detached single unit development. Lot 1 is located in an area that has an existing semi-rural character and, as proposed in the Combined PDP-FDP, conforms to the established development pattern in the immediate vicinity that are defined by single unit homes on larger lots. As detailed in the Staff Report, City staff supports approval of Modification One.

The Combined PDP-FDP also includes a request for the modification of the LUC § 3.1.9 standard (“**Modification Two**”), which states that for ADUs where the primary dwelling unit is greater than 1,667 ft², the maximum floor area shall be 1,000 ft² or 45% of the primary dwelling, whichever is less. The Applicant is proposing a Single-Unit Dwelling on Lot 1 of 2,100 ft², resulting in a maximum ADU square footage of 945 ft² (2,100 ft² * 0.45).

The Applicant is requesting Modification Two to establish a maximum floor area of 1,000 ft² for the ADU on Lot 1, a difference of approximately 55 ft² more than what is allowed under the applicable LUC § 3.1.9 standard.

Based on materials in the record and testimony provided at the hearing, the extra square footage is needed to provide a room to accommodate a tank and pump system that meet the requirements of the International Fire Code Section 13D regarding automatic fire sprinkler system. As detailed in the Staff Report, City staff supports approval of Modification Two.

SUMMARY OF DECISION: Approved.

ZONE DISTRICT: Low Density Mixed-Use Neighborhood District (L-M-N)

HEARING: The Hearing Officer opened the virtual public hearing on Wednesday, October 29, 2025, at approximately 5:30 p.m., and reviewed the Order of Proceedings and Rules of Conduct for Administrative Hearings with the Applicant and members of the public present. The public hearing on this matter was reopened at approximately 6:30 p.m. following the conclusion of the public hearing on PDP #250003.

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

1. Staff Report inclusive of Exhibit A to Report (summary of applicable standards) (14 pages) (attached to this Decision as ATTACHMENT A).
2. Project Narrative (5 pages).
3. Gilmartin Subdivision Site Plan (3 pages).
4. Gilmartin Subdivision Utility Plans (9 pages).
5. Gilmartin Subdivision Plat (1 page).
6. Gilmartin Subdivision Final Drainage Report dated October 1, 2025 (42 pages).
7. Gilmartin Subdivision Certification of Mineral Rights (1 page).
8. Applicant's Request for Modification of Density (2 pages).
9. Applicant's Request for Modification of Floor Area (3 pages).
10. Gilmartin Subdivision Traffic Memo (2 pages).
11. Confirmation of Publication dated October 14, 2025, evidencing proof of publication of Notice of Hearing in *The Fort Collins Coloradan* on October 14, 2025.
12. Notice of Public Hearing dated October 14, 2025.
13. PowerPoint presentation prepared by Staff for the October 29th public hearing.
14. The City's Comprehensive Plan, Code, and the formally promulgated policies of the City are all considered part of the record considered by the Hearing Officer.
15. Rules of Conduct for Administrative Hearings.

TESTIMONY: The following persons testified at the hearing:

From the City: Arlo Schumann, City Planner
Steve Gilchrist, City Traffic Operations (did not provide comment)

From the Applicant/Owner: Ted Shepherd, Planning Consultant
Evin Gilmartin, Owner
Paul Sorenson (did not provide comment)
Sorenson Engineering
1901 Bear Ct.
Fort Collins, CO 80525

From the Public: Lori P., 412 Briarwood Road

The public comment portion of the hearing was opened at approximately 7:01 p.m. and closed at approximately 7:07 p.m.

The virtual public hearing was closed at approximately 7:25 p.m.

FINDINGS & CONCLUSIONS

1. Evidence presented to the Hearing Officer established the fact that notice of the public hearing was properly posted, mailed and published.
2. The Staff Findings set forth in the Staff Report are incorporated herein as findings of the Hearing Officer.
3. Based on testimony provided at the virtual public hearing and a review of the materials in the record of this case, the Hearing Officer concludes as follows:
 - A. The Combined PDP-FDP satisfies and aligns with the purposes of the LUC set forth in LUC §§ 1.2.2(A) through (N). Specifically, the Project complies with LUC § 1.2.2(A), as it is consistent with the City Plan and its adopted elements.
 - B. The Combined PDP-FDP complies with the applicable procedural requirements of Article 6 of the LUC.
 - C. Approval of Modification of Standard to LUC § 2.2.1 (“Modification One”) to waive the requirement that lots greater than 10,000 ft² have multiple units to meet that minimum density: (i) will not be detrimental to the public good; and (ii) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to the Subject Property, the strict application of the requirements of LUC § 2.2.1 would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of the

Subject Property. With respect to the foregoing, the Hearing Officer specifically incorporates the Staff Findings on page 7 of the Staff Report. In making the conclusion that approval of Modification One is merited in this case, the Hearing Officer also finds that the difficulties or hardship have not been caused by the act or omission of the owner or Applicant. As set forth in the Staff Report, the Combined PDP-FDP follows the established development pattern of the neighborhood and still provides desired residential units in alignment with the City Plan and the Northwest Subarea Plan. The Lot 1 dimensions are exceptional when considering lot depth in relation to the lot width, and adequate separation of utilities services are impacted by the limited lot width. The narrowness of the Lot 1 site makes it infeasible to provide utilities to more than one primary dwelling. Based on the foregoing, the Hearing Officer concludes that the approval of Modification One will not be detrimental to the public good and satisfies the criteria set forth in LUC § 6.8.2(H) subparagraph (3).

- D. Approval of Modification of Standard to LUC § 3.1.9 (“Modification Two”) to waive the requirement that for ADUs where the primary dwelling unit is greater than 1,667 ft², the maximum floor area shall be 1000 ft² or 45% of the primary dwelling, whichever is less: (i) will not be detrimental to the public good; and (ii) the plan as submitted will not diverge from the standards of the LUC that are authorized to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan and will continue to advance the purposes of the LUC as articulated in LUC § 1.2.2. With respect to the foregoing, the Hearing Officer specifically incorporates the Staff Findings on pages 7-8 of the Staff Report. In making the conclusion that approval of Modification Two is merited in this case, the Hearing Officer also finds that the increased square footage of the ADU (of 55 square feet total) is nominal in relation to the overall lot size of Lot 1. The intent of the maximum floor area standard is to limit the size of ADUs to be subordinate and complimentary to the primary dwelling. As set forth in the Staff Report, the proposed ADU to be constructed on Lot 1 would remain subordinate to the primary dwelling and would be situated behind the primary dwelling. Additionally, the proposed additional floor area is nominal in comparison to a solution meeting the standards, and the proposed site layout results in a design that is contextually appropriate and meets the intent of LUC § 3.1.9. The Hearing Officer also concludes that approval of Modification Two will result in the advancement of the purpose articulated in LUC § 1.2.2(M), namely that the development of vacant properties within established areas is being encouraged by approval of the Combined PDP-FDP. Based on the foregoing, the Hearing Officer concludes that the approval of Modification Two will not be detrimental to the public good and satisfies the criteria set forth in LUC § 6.8.2(H) subparagraph (4).
- E. The Combined PDP-FDP complies with all other applicable standards of Article 2, Article 3, Article 4, Article 5 and Article 7 of the LUC.

DECISION

Based on the findings set forth above, the Hearing Officer hereby approves the Gilmartin Single-Unit Dwelling with ADU Project Development Plan / Final Development Plan (FDP #250005), and approves the Modifications of Standards to LUC § 2.2.1 (Modification One) and LUC § 3.1.9 (Modification Two) for the Subject Property as submitted.

DATED this 3rd day of November, 2025.



Marcus A. McAskin
Hearing Officer

Attachment A

Staff Report

Gilmartin Single-Unit Dwelling with ADU (FDP #250005)

STAFF REPORT

Project Development Plan / Final
Development Plan (Type 1)



Project No.: FDP250005

Project Address: No Existing Address (parcel #9709404005)

Zoning: Low Density Mixed-Use Neighborhood District (LMN)

Project Applicant: Paul Sorensen | Sorensen Engineering
1901 Bear Ct, Fort Collins, CO 80525

Property Owner: Evan Gilmartin
2519 S Shields St., Ste. 1K-194, Fort Collins, CO 80526

Staff Contact: Arlo Schumann, City Planner

PROJECT DESCRIPTION

This is a request for a combination Project Development Plan / Final Development Plan to develop an approximate 0.80 acre unplatted lot located approximately 250 feet north of W. Mulberry St. on the west side of S. Taft Hill Road (parcel #9709404005), to include the establishment of a 0.15 acre outlot, dedication of 0.09 acre right-of-way for the future Pennsylvania Street, dedication of an additional 12 feet of right-of-way along S. Taft Hill Road, dedication of a 15 foot Utility Easement along S Taft Hill Road, and a 0.58 acre lot to include a Single-Unit Dwelling, with a detached Accessory Dwelling Unit (ADU). Access will be taken from S. Taft Hill Road from the east. This plan includes one Modification of Standards and is subject to a Type 1, Administrative Review.



STAFF RECOMMENDATION

Staff recommends approval of the PDP/FDP including 2 Modifications of Standards.

EXECUTIVE SUMMARY

The Proposed Type 1 application pertains to the development of a 0.80 acre parcel located at 341 S. Taft Hill Rd. The parcel is currently vacant and has no approved uses. The property is zoned Low Density Mixed-Use Neighborhood District (LMN) and is within the Northwest Subarea Plan

The development is proposing a subdivision of the existing lot into a new primary lot (Lot 1), an outlot and right-of-way (ROW) dedications. Lot 1 is proposing uses of Single Unit Dwelling and Accessory Dwelling Unit (ADU). The outlot would not have any established use and would require a separate development review to establish any future use. ROW dedications include future Pennsylvania St. between the Outlot and Lot 1.

Two Modifications of Standards are requested. First to the LMN zone district standard of a minimum of 1 Unit per 10,000 sf of lot area. The second to the maximum floor area permitted for ADUs.

KEY CONSIDERATIONS

City staff's review focused primarily on the proposed building orientation and placement, vehicular and pedestrian access, and the site being within an existing city flood fringe area.

PUBLIC FEEDBACK

The proposed project was required to provide mailed, posted, and published notices.

Staff provided notification to all property owners within 800 feet of the subject location and signs were posted by the City to indicate that the project is under review.

Staff did not receive public comment prior to hearing.

SITE BACKGROUND

The site is currently vacant and does not have any prior established use.

COMPREHENSIVE PLAN & POLICY ALIGNMENT

The purpose of this section is to assess the proposed development project's alignment with the community's long-term vision, as outlined in the City's Comprehensive Plan (City Plan) and relevant subarea plans. City Plan serves as the overarching policy framework for the city's growth and development, addressing key areas such as public safety, neighborhood quality, economic vitality, environmental services, parks and open spaces, utility services, and transit and transportation infrastructure. Subarea plans, as components of the City Plan, focus on specific neighborhoods, providing detailed policies, strategies, and recommended actions tailored to their unique contexts while remaining consistent with citywide objectives. This analysis employs a hierarchical approach, starting with high-level regional and citywide goals and, where applicable, narrowing to subarea plan considerations.

1. City Plan (2019)

The proposed project provides overall alignment with City Plan by proposing infill redevelopment supporting the plan policies related to infill residential development, particularly underutilized properties and is contextually sensitive and compatible with existing adjacent development.

Staff found partial alignment relative to ensuring compatibility of adjacent development, specifically Policy LIV 3.6 - CONTEXT-SENSITIVE DEVELOPMENT which stipulates that "development contributes to the positive character of the surrounding area. Building materials, architectural details, color range, building massing, and relationships to streets and sidewalks should be tailored to the surrounding area." The project employs compatible scale and size and follows existing patterns for building placement.

It also supports Policy LIV 5.6 - EXISTING NEIGHBORHOODS by developing an underutilized and vacant lot and incorporating an ADU in the development.

2. Northwest Subarea Plan (2006)

Project Alignment

The proposed project demonstrates alignment with the Northwest Subarea Plan vision for retaining the subareas neighborhood character by appropriately placing new housing that is compatible with the existing neighborhood, and proposes a site specific design that aligns with the existing pattern of development.

PROPOSED DEVELOPMENT – STAFF COMMENTARY & FINDINGS

This organization of the following sections are arranged in a specific order to address how a project responds to critical considerations of a development site. The organization demonstrates, in importance and hierarchy, how and in which ways a site can be designed. Land development is shaped first by its ecology, hydrology, geology, and views before considering the location and alignment of streets, pathways, and utilities that create the framework of public and private spaces. Although other topics such as historic preservation and building design are critically important to the community, the framework of private and public space creates the setting for how a building or development responds and integrates into the community.

1. Natural Areas, Drainageways, Parks, and Streets

Applicable Standards

A portion of this property is currently located in the city-regulated, 100-year Canal Importation flood fringe and must comply with the safety regulations of Chapter 10 of City Municipal Code.

Staff Commentary & Findings

The site is located within the 100-year Canal Importation flood fringe. Construction of a residential structure is allowed in a city-regulated 100-year flood fringe, as long as the lowest finished floor of the building, and all duct work, heating, ventilation, electrical systems, etc. are elevated 18-inches above the

highest Base Flood Elevation (BFE) within the footprint of the structure. This elevation is known as the Regulatory Flood Protection Elevation (RFPE). RFPE = BFE + 18-inches.

2. Building Placement

Applicable Standards

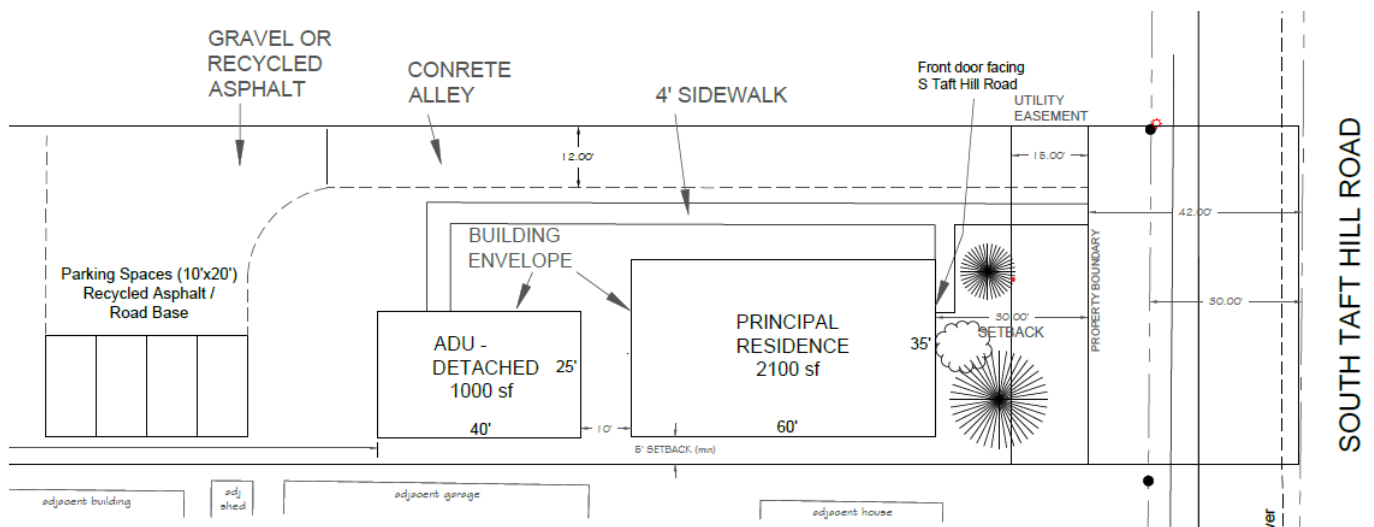
2.2.1 Residential and Accessory Building Setbacks (Page 2-19)

2.2.1 Entrances & Orientation (Page 2-20)

5.3.2(D) Relationship of Dwellings to Streets and Parking

Staff Commentary & Findings

The project adheres to the LMN design standards for residential setbacks and building orientation, along with Division 5.3.2(D) requirement for primary entrances facing the street.



3. Access, Parking, and Circulation

Applicable Standards

5.9.1(K)(1) – Single Unit Parking Requirements

Staff Commentary and Findings

Single unit dwellings are required to provide 1 parking space for lots greater than 40 feet in width. ADUs do not have a minimum parking requirement. The site plan designates 4 parking stalls which exceeds the parking requirements.

4. Landscaping

Applicable Standards

5.10.1 Landscape and Tree Protection

Staff Commentary and Findings

The landscaping requirements found in 5.10.1 do not apply to single unit lots.

5. Historic Preservation and Architectural Design

Applicable Documents and Standards

NA

Historic Preservation staff has determined the proposal does not require historic review because there are no designated historic resources on the site and the nature of the project does not impact any historic resources that may lie on the development site or within 200 feet of the site

Architecture design approval is not required for establishment of single unit lots. Architectural design requirements are reviewed at the time of building permit and are required to meet the zone district standards as well as the building type standards in the land use code.

MODIFICATION OF STANDARDS

The applicant requests 2 Modification of Standards, as described in detail below.

The Land Use Code is adopted with the recognition that there will be instances where a project would support the implementation of City Plan, but due to unique and unforeseen circumstances would not meet a specific standard of the Land Use Code as stated. Accordingly, code standards include provisions for modifications. The modification process and criteria in Land Use Code Division 6.8 provide for evaluation of these instances on a case-by-case basis, as follows:

Land Use Code Modification Criteria:

“The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or

(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).

Modification to LUC Section 2.2.1 Detached House Building Type Density Standards

The standard:

Minimum Required Density = 1 unit per 10,000 ft² of Site Area (per table on page 2-18)

Overview

The applicant's proposal creates a new lot with an area of 25,330 ft². The density requirements for the LMN zone district would require that lots greater than 10,000 ft² have multiple units to be built to meet that minimum density. The existing nature of the site and the requirements for dedication ROW for the future Pennsylvania St. naturally create a lot larger than envisioned for typical LMN detached single unit development while the existing character of the neighboring properties along Taft Hill Rd are defined by single unit homes on larger lots.

Summary of Applicant Justification

The applicant's modification request is attached.

The request is based on a lack of detriment to the public good, and on subparagraph (4) above -- by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant.

Key points made in the request include:

- The lot is located in an area that has a semi-rural character and conforms with the development pattern established in the area.
- The existing lot is a narrow and odd shaped with a width of 69ft and depth of 444ft and the shape makes it difficult to serve both wet and dry utilities.
- Narrowness of the site makes it infeasible to provide utilities to more than one primary dwelling.

Staff Findings

Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies subparagraph (3) in subsection 6.8.2(H).

Detriment to the public good. Staff's findings are based on consideration that the proposal follows the established development pattern of the neighborhood and still provides desired residential units in alignment with City Plan and Northwest Subarea Plan.

Subparagraph (3), "exceptional physical conditions or other extraordinary and exceptional situations" Staff finds that the lot dimensions are exceptional when considering lot depth in relation the lot width and that adequate separation of utilities services are impacted by the limited lot width.

Modification to LUC Section 3.1.9 Detached ADU Floor Area Standards

The standard:

For ADUs where the primary dwelling unit is greater than 1,667 ft² the maximum floor area shall be 1000 ft² or 45% of the primary dwelling, whichever is less.

Overview

The applicant is requesting a max floor area of 1000 ft². The standard would allow for an ADU size of 945 ft², a difference of 55 ft², and is being requested primarily to accommodate a fire suppression system.

Summary of Applicant Justification

The applicant's modification request is attached.

The request is based on a lack of detriment to the public good, and on subparagraph (4) above -- the "nominal and inconsequential" criterion. Key points made in the request include:

- The applicant is required to install a fire suppression system that utilizes a tank primarily because other viable systems have not been approved by the local fire authority.

- Abutting parcels have accessory buildings of a similar scale.
- Many of the other parcels in the area have accessory buildings of similar or larger sizes.
- The increased area is nominal in relation to the overall lot size.

Staff Findings

Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies subparagraph (4) in subsection 6.8.2(H).

Detriment to the public good. Staff's finding is based on consideration of the intent of the maximum floor area standard is to limit the size of ADUs to be subordinate and complimentary to the primary dwelling. The ADU would remain subordinate to the primary dwelling and is situated on the property behind the primary dwelling.

Subparagraph (4), "nominal and inconsequential" Staff finds that the proposed additional floor area is nominal in comparison to a solution meeting the standards:

- The proposed site layout results in a design that is contextually appropriate and meets the intent of the standard.

FINDINGS

In evaluating the Gilmartin Single-Unit Dwelling with ADU (Type 1) application, staff makes the following findings of fact:

1. The development plan satisfies and aligns with the purpose of the Land Use Code stated in Section 1.2.2(A) through (O). Specifically, the project satisfies Section 1.2.2(A) because it is consistent with City Plan and its adopted elements.
2. The development plan demonstrates compliance with the applicable standards, requirements, and definitions of Articles 1 through 7 of the Land Use Code as evidenced by the submittal materials attached to this report.

RECOMMENDATIONS

Staff recommends approval of the (Type 1) Administrative Development Review application, FDP250005.

ATTACHMENTS

Attachment A	Staff Findings of Applicable Land Use Codes
Attachment B	Project Narrative
Attachment C	Site Plan
Attachment D	Utility Plan
Attachment E	Subdivision Plat
Attachment F	Drainage Report
Attachment G	Mineral Rights
Attachment H	Modification – Density
Attachment I	Modification – Floor Area
Attachment J	Traffic Memo

ARTICLE 2 – ZONE DISTRICTS

6. Section 2.2.1 Low Density Mixed-Use Neighborhood District (LMN)

Purpose. The Low Density Mixed-Use Neighborhood District is intended to be a setting for a variety of housing, providing diverse opportunities for single unit and accessory dwellings to attached units and small and medium-sized multi-unit structures. The District also encourages complementary commercial and institutional land uses and amenities that serve the everyday needs of a residential neighborhood. Parks and neighborhood centers are integrated into new and existing development and the broader community through the pattern of streets, blocks, and other linkages, providing an attractive and walkable focal point for services, open space, and recreation.

Staff Finding	Minimum Standard	Summary of Standard
Complies	Building Types permitted in zone district	Table lists permitted Building Types for the zone district. (2-18)
Modification Requested	Min Density	Requested Modification of Standards
Complies	Min Front, Side and, rear lot setback	15' Front 5' Side 8' Rear
NA	Contextual Height Setback	Does not apply to detached units
NA	Building Height	Single Unit Detached limited to 2.5 stories. Compliance reviewed at building permit.
NA	Floor Area max for zone district	Does not apply to residential less than 4 units.
NA	Building Footprint max for zone district	Does not apply to residential units.
NA	Building Mass & Scale	Does not apply to residential less than 4 units.
Complies	Entrances & Orientation	Primary detached dwelling faces the street and has connection to the public ROW.
N/A	Parking	Does not apply to residential units.

ARTICLE 3 – BUILDING TYPES

1. Section 3.1.7 Detached House - Suburban

Description. A suburban detached house is a small to medium-sized 1-2 story home on a single lot located in established neighborhoods. Most have one main entrance and often attached or detached garages. Suburban detached houses make up a large portion of Fort Collin's current single-unit residential areas.

Staff Finding	Minimum Standard	Summary of Standard
Complies	Building Type allowed in zone district	Type is permitted in the LMN
Complies	Lot area min. of 3000ft ²	Lot is 25,330 sf ²
Complies	Lot width 60ft min.	Lot width is 69 ft.
NA	Setbacks	Zone district standards for setbacks apply. Meets zone district standards.
NA	Building Height	Zone district standards for setbacks apply. Height reviewed at building permit.
NA	Roof Design	Roof Pitch reviewed at building permit.
NA	Massing	Second floor shall not hang over lower front or side. Reviewed at building permit.
Complies	Entrances & Orientation	Primary detached dwelling faces the street and has connection to the public ROW.
Complies	Driveway width	Driveway does not exceed 12 ft.
NA	Garage Location	Garage not part of plan.

2. Section 3.1.9 Accessory Dwelling Unit (ADU) - Detached

Description.

Provides complete independent living facilities including: living, sleeping, eating, cooking, and sanitation. Subordinate to and complements the primary dwelling.

Staff Finding	Minimum Standard	Summary of Standard
Complies	ADU behind the front wall of the primary unit.	The proposed location of the ADU is entirely behind the primary unit.
Complies	ADU Separation	ADU is separated 10 ft from the primary dwelling.
NA	ADU Height	Building height reviewed at building permit.
NA	Setbacks	Zone district standards for setbacks apply. Meets zone district standards.

Staff Finding	Minimum Standard	Summary of Standard
Modification Requested	Max Floor Area	Requested Modification of Standards

ARTICLE 4 – USE STANDARDS

1. Division 4.3.1 Residential Uses

Staff Finding	Minimum Standard	Summary of Standard
Complies	4.2 – Table of Primary Uses	The Primary Use table identifies <i>Single Unit Dwelling and Accessory Dwelling Unit</i> as permitted uses subject to the Type 1 (Administrative Review) and Basic Development Review process respectively and review/decision by public hearing.

ARTICLE 5 - GENERAL DEVELOPMENT AND SITE DESIGN

1. Division 5.3 – Residential Developments

Staff Finding	Minimum Standard	Summary of Standard
NA	5.3.2(C) Mix of Housing Types	Not applicable in development with one primary unit.
Complies	5.3.2(D) Relationship to Streets	Primary unit faces Taft Hill Rd.
NA	5.3.2(E) Block Requirements	Not applicable to single lot development in established neighborhood.
NA	5.3.2(F) Setbacks, Lot Width, and Size	Not applicable as the zone district and building type standards govern these standards.
Complies	Fenestration	Use at least one of the following: 1) similar window pattern; 2) similar window proportion of height to width; 3) similar solid-to-void pattern as found on historic resources on the development site, abutting, or across a side alley.
Complies	Design Details	Use select horizontal or vertical reference lines or elements (such as rooflines, cornices, and bell courses) to relate the new construction to historic resources on the development site, abutting, or across a side alley.
Complies	Visibility of Historic Features	New construction shall not cover or obscure character-defining architectural elements, such as windows or primary design features of historic resources on the development site, abutting, or across a side alley.

ARTICLE 6 – ADMINISTRATION

1. Division 6.3 Common Development Review Procedures

Staff Finding	Minimum Standard	Summary of Standard
Complies	6.3.6(A) – Mailed Notice	Mailed Notices to property owners within 800 feet of the subject property, at least 14 days prior to the hearing. The Director shall mail written notice to the owners of record of all real property within eight hundred (800) feet (exclusive of public rights-of-way, public facilities, parks or public open space) of the property lines of the parcel of land for which the development is planned. Owners of record shall be ascertained according to the records of the Larimer County Assessor's Office, unless more current information is made available in writing to the Director prior to the mailing of the notices. If the development project is of a type described in the Supplemental Notice Requirements of Subsection 6.3.6(D), then the area of notification shall conform to the notice requirements of that Section. In addition, the Director may further expand the notification area. Formally designated representatives of bona fide neighborhood groups and organizations and homeowners' associations within the area of notification shall also receive written notice. Such written notices shall be mailed at least fourteen (14) days prior to the public hearing/meeting date or in case of a Basic Development Review the Director's decision. The Director shall provide the applicant with a map delineating the required area of notification, which area may be extended by the Director to the nearest streets or other distinctive physical features which would create a practical and rational boundary for the area of notification. The applicant shall pay postage and handling costs as established in the development review schedule
Complies	6.3.6(B) – Posted Notice	The property was posted with the required sign within 14 days of application submittal. The real property proposed to be developed shall also be posted with a sign, giving notice to the general public of the proposed development. For parcels of land exceeding ten (10) acres in size, two (2) signs shall be posted. The size of the sign(s) required to be posted shall be as established in the Supplemental Notice Requirements of subsection 6.3.6(D). Such signs shall be provided by the Director and shall be posted on the subject property in a manner and at a location or locations reasonably calculated by the Director to afford the best notice to the public, which posting shall occur within fourteen (14) days following submittal of a development application to the Director
Complies	6.3.6(C) – Published Notice	Required notice was published in the Coloradoan at least 7 days prior to the hearing. Notice of the time, date and place of the public hearing/ meeting on the development application and the subject matter of the hearing shall be published in a newspaper of general circulation within the City at least seven (7) days prior to such hearing/meeting