

## Mountains Edge Neighborhood Meeting #2

June 28, 2017, 6:00pm – 8:00pm

Fort Collins Bible Church

2550 S Taft Hill Road

Fort Collins, CO 80526

City Planning Staff: Ted Shepard, Project Planner  
Kai Kleer, Scribe  
Nicole Hahn, Traffic Engineer  
Sylvia Tatman-Burruss, Neighborhood Services  
Stephanie Blochowiak, Environmental Planner

### Meeting

Sylvia Tatman-Burruss gave a brief overview of her role in facilitating the meeting. Sign-in sheets are available if anyone would like to receive notes or any project updates.

Ted Shepard gave brief overview of project background and stated that January was first neighborhood meeting and the project was not yet scheduled for public hearing. Once scheduled anyone who received previous notices would receive another mailed notice in regards to the hearing date.

### **Applicant Presentation**

Applicant Staff: Jeff Mark, Developer

Presenter: Jeff Mark

New changes to the site plan converted townhomes on the south side of the lot to single-family homes. Changes also included a decrease in unit density so that sidewalks could be added to the interior of the property. On the North side of the property the developer is planning to construct a 6 foot privacy fence.

### **Question and Answer**

**Q. – Question**

**A – Answer**

**C – Comment**

Q. Someone said that there was supposed a traffic study.

A Yes, we will be required to submit a traffic study as part of this process.

A. Nichole Hahn states that a traffic study was submitted and drake and overland will require some safety improvements at that intersection.

Q. Traffic from the new development is expected to go through the neighborhood?

A. Yes, there is expected to be 30-50 trips during peak hours.

Q. What is the greenway that is indicated on the site plan?

A. It is a detention area that will capture historic flow rates

Q. What was the time frame for peak hour?

A. Single family home peaks are at 7-9am and 4-6pm. Drive-in theater peak hours will happen at different times.

Q. Through roads are too narrow to park on. How many spots will be available?

A. Exceeding parking by 40-60 spaces. This number includes on street, guest spaces, etc.

Q. Could you send the parking space totals to Ted so that he can get it to residents?

C. The development has lost density to increase the amount of parking

Q. How many bedrooms are in each unit?

A. 2-3 bedrooms

Q. Will the open space be maintained by the City or the Owners of the development?

A. The community will have an HOA that will be responsible for maintaining open space.

Q. Will anyone be able to use this space?

A. I don't believe anyone will be policing the open space.

Q. How would this community affect property taxes in the adjacent neighborhood?

A. The product is different to the adjacent single-family home and I don't believe it will create comparable prices.

Q. Drake to Bluegrass looks like it will be the only way through the subdivision.

A. There will be traffic coming through Bluegrass and I believe the majority of traffic will come through Bluegrass from Taft Hill.

C. Nicole Hahn stated that we have asked the developer to add turn lanes.

Q. Is there any chance that Overland Trail will extend south of Horsetooth Road

A. It can't anymore because there is park and that decision was made 20-25 years ago.

Q. Will the added wear and tear on the road be considered? Will there still be 17 new single family homes in this development?

A. The developer will dig in 8-10 feet to connect to utilities and will match the engineering of the existing road. Any cuts in the road will have to be fully patched to city standards. And yes there are still 17 single-family homes.

Q. Yorkshire and Drake is a really bad place for speeding. What will the City do about this?

A. The City of Fort Collins is looking to do some improvements to Yorkshire. Traffic calming and signs are planned to be installed.

Q. Where will the construction traffic be routed for this development?

A. If the city will allow us we have no problem taking Bluegrass to the west.

Q. How will this development handle the drainage?

A. We are required to detain stormwater from our site and slowly release it into Dixon Creek.

Q. Where is your detention pond?

A. The site is divided between drainage outfall basins. The north one-half will drain into the Canal Importation Basin. The south one-half will drain into the Spring Creek Basin. There will be four detention ponds. Pond One is located north of Bluegrass Drive in the middle of the project. Pond Two is located in the northeast corner of the project. Pond Three is located south of Bluegrass adjacent to Overland Trail. Pond Four is located in southeast corner near Drake Road.

Q. What is that white area?

A. That is a trail system.

Q. Will each unit have its own lot?

A. Yes, this will be a townhome product.

A. It is a townhome with two stories with a party wall.

Q. Will each unit have its own land?

A. Yes

Q. How much will each unit sell for?

A. I think that they will be 250K – 300K

Q. Will you have to redo the traffic study after the project?

A. Since it was done in 2016 we will likely go out and redo the traffic study.

Q. What if there are off-peak issues?

A. We can look at it when the next round of traffic study is required.

Q. Why is there only one access into the development?

A. There are intersection spacing requirements that the city regulates.

Q. Why isn't the street to the north punch through?

A. Because it would be too close to the access of the Theater

Q. What about a light at Bluegrass and Overland?

A. The amount of traffic dictates if the light is required and this development will not add substantial impact to justify a signaled intersection.

Q. You mentioned Drake and Overland changes?

A. Add an acceleration lane to allow for a free right to happen. Crosswalks will be improved and be ADA accessible.

Q. Is the traffic study available?

A. Yes it's on the CityDocs website.

Q. Why is Bluegrass identified as the primary access to the site?

A. Because it would reduce the amount of cut through traffic through Yorkshire.

A. Bluegrass was stubbed years ago so that future development can continue access

Q. How is the acceleration lane going to impact cyclist?

A. Work to provide adequate space for bikes and striping.

C. The complexity of the turns will cause issues for the drive-in.

Q. Is there going to be a plan to formalize bluegrass as the main entrance of this development?

A. Yes there will be monument signs that help establish this as a main entrance.

A. Overland in its ultimate configuration will be a four-lane arterial.

Q. I need clarification on when the traffic study was done?

A. 2016. During the next round of development review they will require a new study. With this scenario the City will require improvements at Drake and Overland.

C. This development will create a real problem whether the traffic study says it will or not.

C. Why are we here expressing our concerns when it's already been done?

A. I don't think that bluegrass is capable of handling all this traffic.

Q. Are you going to put up any Hawk Signals?

A. Yes, the city is looking at things we can do.

C. I would appreciate if construction traffic will go onto overland trail to reduce potential noise.

Q. Is there any opportunity to restripe and reline Yorkshire?

A. Yes, I'll put you in contact with Fred who will be in charge of this process?

Q. What are some of the results of the speed light?

A. I will grab that info and project it for the future.

C. I wish there were more traffic cops in our area of town because there is only one now.

Q. What is the timeline?

A. The City of Fort Collins can give you a general idea of what the timeline is. We would like to go as fast as possible.

C. This is a Project Development Plan that will be built in one phase. We are in a revision phase right now and will.

Q. How will people get in and out during a snow storm?

A. Our HOA will plow the interior of the site and possibly bluegrass if it becomes an issue.

Q. What is your grading plan for this site?

A. The grade is going to stay approximately the same. Overland Trail will be higher than the current grade of the property and transition grade to the east.

C. We will be routing flows and the existing culverts onto our property and detain the water then release onto the property downstream.

Q. Are there any plans to allow or not allow the multi units to be rented by students?

A. There are no regulations preventing these units from being rented.

Q. How is the negotiation with Stephanie Webb going?

A. Email discussion and for an agreement and we are waiting on her engineer to complete the review of plans.

Q. I'm concerned that we don't have affordable homes in Fort Collins? Was that considered in the original planning of this project?

A. The market continues to improve, water fees are going up, tap fees are going up. Construction defect laws are deterring townhomes from being built and creating that more affordable market.

Q. If you go to Plan B with the drainage will we notify the owners?

A. Either detention option will lessen the flow onto the other properties.

C. We have an issue with water pressure in our area of town; I worry about adding more homes will impact the water service.

C. There will be an additional water connection that comes off of Overland Trail that might better serve the surrounding neighborhoods.

Q. Regardless of plan a or plan b what if there is a problem with the drainage issue?

A. You can call me (developer) with any issues.

A. We have some of the strongest stormwater standards in the nation and have inspectors who do inspections throughout the construction of the site. Dan Mogen is the City's Stormwater Engineer for this project.

A. The development will be in compliance with state requirements as well. The development will be tracked by the city and state staff.

Q. What type of fence are you planning to put up?

A. On the east side of the property it is planned to be a 6 foot cedar fence or the preference of the neighbors.

C The area off of Dixon was under 2-3 foot of water.

Q. Are these already sold?

A. We have a contract on the townhomes not the single-family.

Q. How are the garages configured?

A. The garage parking will depend how many bedrooms the townhome has between 1 and 2

Q. Will there be additional space in the driveway parking for guests?

A. Yes some space in driveways and visitor parking and scattered throughout the site.

Q. Is it possible to add additional parking south of Bluegrass drive?

A. No it would not be in compliance with City of Fort Collins Land Use Code. Our intent is to not add any more parking.

Q. Who is responsible for maintaining the Brown Farm Drainage System?

A. Stormwater Utilities. Please contact Dan Mogen or Shane Boyle

C. Why can't we put the Brown Farm Drainage System on the schedule for a reoccurring mow?

Q. What is overall height of all homes?

A. Townhomes will be less than 2 and half stories.