



ITEM NO _____

HEARING DATE June 26, 2014

STAFF Mapes

ADMINISTRATIVE HEARING

STAFF REPORT

PROJECT: Avondale Cottages
#130032

APPLICANT: Terence Hoaglund
Vignette Studios
PO Box 1889
Fort Collins, CO 80522-1889

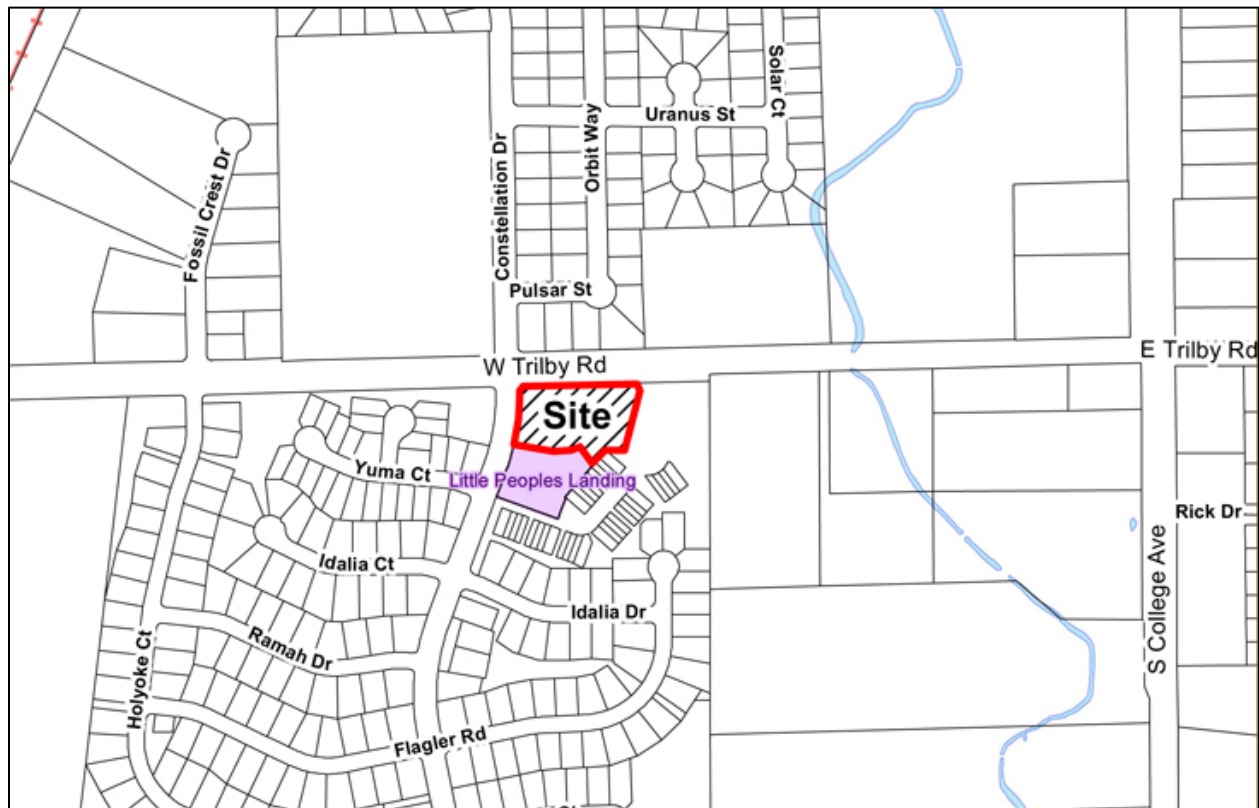
OWNER: Avondale Limited, LLC
PO Box 1889
Fort Collins CO 80522

PROJECT DESCRIPTION:

This is a request for consideration of a Project Development Plan (PDP) for development of 10 single-family dwelling units on a 1.5-acre site located at the southeast corner of W. Trilby Road and Avondale Road in south Fort Collins. The 10 units include six single family detached houses, and four single family attached units in two two-unit buildings, for the total of 10 units. All units are on their own lots within a surrounding common landscape area. This is a qualified Affordable Housing Project specifically for homes built by Habitat for Humanity.

Only one vehicular access point is proposed--an existing private drive on Avondale Road. 27 parking spaces are provided on-site, with 10 in single-car garages that are oversized to accommodate trash and recycling bins.

The site is zoned L-M-N, Low Density Mixed Use Neighborhood and the uses are permitted in the zone district. A Modification of Standard regarding Solar Orientation of Residential Lots is requested.



LOCATION MAP

RECOMMENDATION:

Approval of Avondale Cottages PDP #14003 and Modification of Standard to Section 3.2.3(C).

EXECUTIVE SUMMARY:

The project would infill a small (1.5-acre) remaining undeveloped parcel of land at the north end of the 1995 Ridgewood Hills development, which extends southward one mile from Trilby Road to Carpenter Road encompassing 200 acres. All streets are built and related infrastructure is in place to serve the development.

Staff finds that:

- The P.D.P. complies with procedural requirements in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.

- The P.D.P. complies with relevant standards located in Article 3 – General Development Standards.
- The P.D.P. complies with relevant standards located in Division 4.5, Low Density Mixed-Use Neighborhood District (L-M-N) of Article 4 – Districts, provided that the Modification of Standard to Section 3.2.3(C) which is proposed with this P.D.P. is approved.
- The Modification of Standard that is proposed with this P.D.P. regarding Solar Oriented Residential Lots, Section 3.2.3(C), meets the applicable requirements of Section 2.8.2(H) for granting of the Modification.

COMMENTS:

Background

The 1995 Ridgewood Hills ODP designates the subject property for a convenience store/gas station with its own internal drive and parking.

In the 20 years since Ridgewood Hills was being planned, market conditions for convenience store/gas station uses have not resulted in any interest by such users. Neighborhood needs for fuel and convenience goods are expected to be met in a planned Neighborhood Commercial District at the south end of Ridgewood Hills, where Avondale Road is planned to curve eastward and meet College Avenue-US Highway 287. There has been significant interest and work by prospective users at that location.

Surrounding Zoning and Land Use. Surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	R-L, Low Density Residential; M-M-N, Medium Density Mixed Use Neighborhood; L-M-N	Trilby Road (Minor Arterial); residential subdivision; Good Samaritan Village senior housing and health care; church
South	L-M-N	Preschool and townhomes
East	L-M-N	Stormwater detention pond
West	L-M-N	Avondale Road (Collector), small-lot and attached single family housing

Compliance with Applicable Standards of Division 4.5, Low Density Mixed Use Neighborhood (L-M-N) Zone District

Staff finds that the PDP complies with the applicable standards in Division 4.5, Low Density Mixed Use Neighborhood, in Article 4 – Districts. Because the proposal involves an infill site with the neighborhood pattern already established, staff identified only one applicable standard and a second standard worth noting, as follows:

Section 4.5(D)(1), Density. This standard allows for development plans with four to nine dwelling units (d.u.) per acre, with additional latitude for sites less than 20 acres, and sites that are part of larger ODPs, both of which apply in this case. The proposed development has a density of 6.7 d.u./acre, well within the standard.

Section 4.5(D)(2), Mix of Housing. This standard promotes a degree of variety in housing types. It applies only to parcels 20 acres or larger and so does not apply in this case. However, the 10 lots do include both single family attached and detached types. In addition the plan indicates three different housing models, which would be verified at the building permit stage.

Compliance with Applicable General Development Standards of Article Three

Staff finds that the project complies with all applicable General Development Standards, with the following comments:

Section 3.2.1, Landscaping and Tree Protection. The landscape and tree mitigation plan complies with applicable requirements in this section for Tree Planting, Landscape Area Treatment, Water Conservation, and Tree Protection and Replacement. The street frontages along Trilby and Avondale Roads have existing established street trees, turfgrass parkways, and significant on-site landscaping along Trilby Road, all of which will remain.

Three existing trees must be removed due to direct conflicts with necessary utility and paving components in the southeastern corner of the site. The City Forester has approved a tree mitigation plan with replacement trees as required under Section 3.2.1(F) to be verified in Final Development Plans.

3.2.2 Access, Circulation and Parking. Staff finds that the site plan complies with parking and circulation requirements in regard to safety, efficiency and convenience for vehicles, bicycles, and pedestrians. Street and sidewalk facilities already exist on the external edges of the development and comply with standards. The system of internal drives and walkways provides adequate directness, continuity, and security for the low volumes of traffic associated with the 10 homes. A hammerhead turnaround at the end of the drive meets the applicable requirements for emergency access.

3.2.4 Solar Access, Orientation, and Shading – Requested Modification of Standard.

This Section requires at least 65% of lots in single and two-family developments to have their front lot lines oriented within 30 degrees of an east-west line.

The applicant is requesting a Modification to the standard on grounds that the granting of the Modification would not be detrimental to the public good, and that the project satisfies subsection 2.8.2(H)(3) regarding physical constraints of the property, which provides for granting of Modifications:

“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”

The applicant's Modification request is attached. It explains unique constraints of the property that limit options for lot layouts: small size, single existing defined access point, existing utilities, existing landscaping along two sides, and existing development on the other two sides.

Staff finds that the request meets the requirements of Section 2.8.2(H) governing Modification requests, with the following comments.

- The granting of the Modification would not be detrimental to the public good as required under Section 2.8.2(H).

The standard refers to front lot lines, but front lot lines in this proposed development are atypical. “Front lot line” is defined as separating a lot from a street. However, only two of the lots on the proposed plan face a street; the other eight face internal connecting walkways perpendicular to the street. The constraints of the small parcel limit the feasibility of introducing additional streets with typical lots.

Some units vary in their ‘front’ orientation, e.g. building plan D on lots 3 and 10 is differently oriented than on lots 2, 5, 7, and 9.

Regardless of front lot lines, seven of the lots provide for south-facing house walls within 30 degrees of an east-west line, with exposure that adequately meets the public purpose of incorporating opportunities for solar access into development.

- The Modification request satisfies subsection 2.8.2(H)(1) which states:

“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”

The plan provides 7 out of 10 units with the opportunity for south-facing building wall orientation. The exposure of those 7 units promotes the purpose of the standard equally well as the exposure that would be gained if the units were all oriented the same way along typical front lot lines meeting the standard.

- The Modification request satisfies subsection 2.8.2(H)(2) which states:

“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”

Fitting the proposed 10 units on the small, constrained parcel limits the options for lot layouts. The number of units is a function of the qualified Affordable Housing aspect of the project, and Affordable Housing is an important, defined community need, particularly affordable single-family units.

- The Modification request satisfies subsection 2.8.2(H)(3) which states:

“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”

The small infill site has constraints such that the strict application of the standard would result in unusual and exceptional practical difficulties for the type of housing project proposed. Staff finds that the applicant has not caused the constraints of the property.

3.2.4 Site Lighting. This Section requires exterior lighting to be evaluated to ensure that the functional needs of the project are met in a way that does not adversely affect

adjacent properties. Only one exterior light fixture is provided on the site plan, in a central location along the access drive. The City of Fort Collins Light and Power department will provide this fixture, which is a City standard neighborhood street lighting fixture that complies with standards. Other lighting will be the low-level lighting on each home.

3.5.1 Building and Project Compatibility. The nearest residential development which forms the context of the surrounding area includes small-lot and attached housing types and densities with which the proposed development is compatible. Building materials are similar to those used in the neighborhood. The proposed units all face onto landscaped walkways, reflecting an enhanced standard as noted in 3.5.1(B), as compared to the adjacent existing residential development which is dominated by garage doors.

3.8.10 Single-Family and Two-Family Parking Requirements. This Section requires two off-street parking spaces for each of the units. The plan provides 27 spaces, with spaces distributed throughout the project, representing 2.7 spaces per unit.

Compliance with Applicable General Development Standards of Article Two

Staff finds that the project complies with applicable procedural requirements, with the following comment regarding Section 2.2.11 (D)(7) *Planning over old plans*, which states:

“In the event that a new final plan is approved for a parcel of property which includes all of a previously approved site specific development plan, the approval of such new final plan shall cause the automatic expiration of such previously approved site specific development plan. In the event that a new final plan is approved for a parcel of property which includes only a portion of a previously approved site specific development plan, the approval of such new final plan shall be deemed to constitute the abandonment of such portion of the previously approved plan as is covered by such new plan, and shall be reviewed according to the abandonment criteria contained in Section 2.1.4(C) and all other applicable criteria of this Code.”

This provision in the code acknowledges the situation involved with this proposed plan in relation to the approved Ridgewood Hills ODP.

NEIGHBORHOOD MEETING:

A Neighborhood Meeting was held on April 7, 2014. Approximately 15 people attended. Most or all attendees were from the adjacent townhouse development. The

concept plan at the time indicated a drive connection through the subject site and connecting to an existing private drive cul de sac which serves as access to the adjacent townhomes. The changes to the cul de sac would have eliminated parking spaces on the cul de sac which serve the townhouses, and would have allowed cross access. This aspect of the plan was the main concern discussed at the meeting.

The applicants subsequently explored other options for access, with fire access as the driving need, and found a solution that provides a hammerhead turnaround suitable for fire trucks as agreed by Poudre Fire Authority, and eliminates the connection, thus addressing the concerns.

One other minor topic of limited discussion was the quality of the affordable houses and their owners. Representatives of Habitat for Humanity provided satisfactory answers regarding their buyers. Illustrations of the proposed houses were provided, and a similar example in Rigden Farm in east Fort Collins was noted, which demonstrated the quality of the homes and answered the questions and concerns.

FINDINGS OF FACT AND CONCLUSION:

In evaluating the Avondale Cottages PDP, staff makes the following findings of fact:

- The PDP complies with the process outlined in Article 2, Division 2.2 – Common Development Review Procedures for Development Applications.
- The PDP complies with relevant standards located in Article 3 – General Development Standards.
- The PDP complies with relevant standards located in Article 4, Division 4.5, Low Density Mixed Use Neighborhood.
- The Modification of Standard to Section 3.5.3(C) regarding solar orientation of lots would not be detrimental to the public good and meets the applicable requirements of Sections 2.8.2(H)(1), (2), and (3).

RECOMMENDATION:

Staff recommends approval of Avondale Cottages PDP #14003 and Modification of Standard to Section 3.2.3(C).

ATTACHMENTS:

- 1 Aerial photo of site and adjacent context
- 2 Site Plan Set
- 3 Plat
- 4 Modification request
- 5 Neighborhood Meeting Notes
- 6 Ridgewood Hills ODP
- 7 Ridgewood Hills PUD



Trilby Rd.

SITE

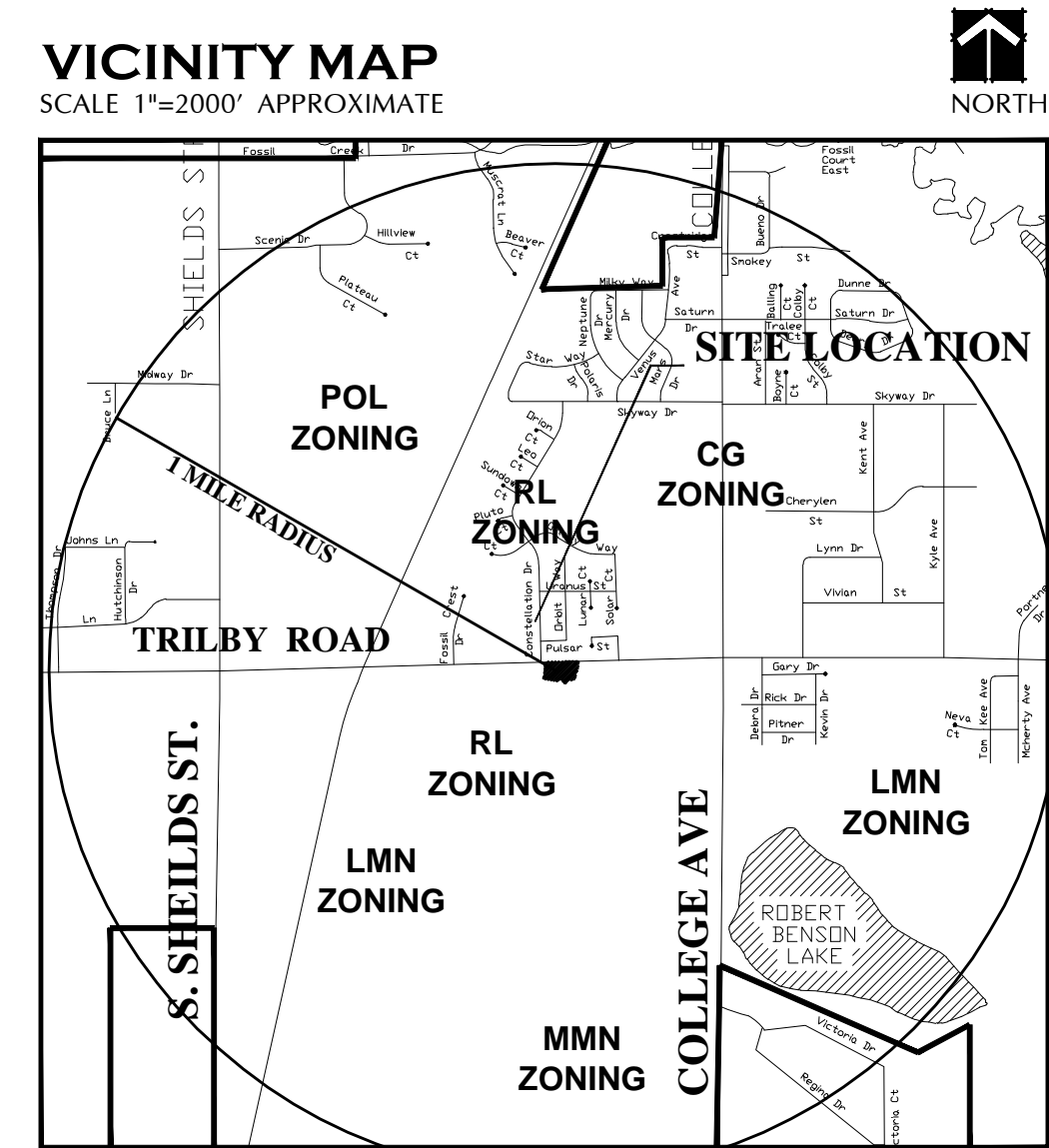
**Stormwater
Detention**

Avondale Rd.

**Small-Lot
and
Attached
Single Family**

Preschool

Townhomes



LANDUSE BREAKDOWN

GROSS AREA	LMN
	1.5 AC
DWELLING UNITS	6 SINGLE FAMILY DETACHED
	4 SINGLE FAMILY ATTACHED
	10 UNITS TOTAL
GROSS DENSITY	6.66 DU/AC
NET DENSITY	6.66 DU/AC
SOLAR ORIENTATION	4 40%
COVERAGE	
STREET ROW	0 SF 0%
PRIVATE DRIVES	13,664 SF 21%
LOTS	26,055 SF 40%
OPEN SPACE	25,621 SF 39%
TOTAL	65,340 SF 100%

BUILDING SETBACKS

SIDE LOT LINE	5 FEET
"FRONT" LOT LINE	5 FEET
LOT LINE ADJACENT TO PRIVATE DRIVE	5 FEET

OTHER

ZONING	LMN
MAXIMUM BUILDING HEIGHT	3 STORIES

REQUIRED PARKING

SINGLE FAMILY UNITS (2 PER UNIT)	12
SF ATTACHED (3 BEDROOMS, 2/ UNIT)	8
TOTAL PARKING SPACES	20

PROVIDED PARKING

ON LOT GARAGES	10
ON LOT PARKING	4
OPEN STANDARD PARKING	12
OPEN HANDICAP PARKING	1
TOTAL PARKING SPACES	27
SPACES PER UNIT	2.7 PER UNIT

SIGNATURES

OWNER'S CERTIFICATION
THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF
REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE
ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER _____ DATE _____

NOTARY CERTIFICATE

STATE OF COLORADO ss.)
COUNTY OF)

SUBSCRIBED and sworn to before this _____ day of _____, 20____
by _____
WITNESS my hand and official seal. My commission expires: _____
Notary Public _____

DIRECTOR OF PLANNING

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS,

COLORADO, THIS _____ DAY OF _____, A.D. 20____

DIRECTOR OF PLANNING _____

PROPERTY DESCRIPTION

Being a Replat of Tract L, Ridgewood Hills P.U.D., First Filing,
Located in the Northeast Quarter of Section 14, Township 6 North, Range 69 West of the 6th
P.M., City of Fort Collins, County of Larimer, State of Colorado

GENERAL NOTES:

- SEE SUBDIVISION PLAT AND UTILITY PLANS FOR DESIGN OF ALL EASEMENTS, LOT AREAS AND DIMENSIONS, AND DESIGN OF STREETS AND WALKS.
- PUBLIC STREETS WILL MEET OR EXCEED CITY OF FORT COLLINS DESIGN CRITERIA.
- COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN ADJACENT ROW, MEDIANS, AND TRAFFIC CIRCLES ARE TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- SIGNS TO COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED.
- WITH FINAL DEVELOPMENT PLANS, DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH, NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- TO MEET THE REQUIREMENTS OF 3.5.2 (B) OF THE LAND USE CODE, A MINIMUM OF 3 HOUSING MODELS FOR THE SINGLE FAMILY HOMES SHALL BE REQUIRED. THESE HOUSING MODELS SHALL MEET OR EXCEED THE STANDARDS AS OUTLINED IN 3.5.2(B)(2) OF THE LAND USE CODE.
- ALL SINGLE FAMILY DETACHED HOMES SHALL MEET THE GARAGE DOOR STANDARDS AS OUTLINED IN 3.5.2(E) OF THE LAND USE CODE WHERE FACING PUBLIC STREETS.
- PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED WHICH HAS THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAS THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
- THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF NOT LESS THAN EIGHT INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST 6 INCHES BY TILLING, DISKING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST 3 CUBIC YARDS OF SOIL AMENDMENT PER 1,000 SQUARE FEET OF LANDSCAPE AREA.
- A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED ON THE PUBLIC RIGH-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT MAY RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF DEVELOPMENT. ALL TREES NEED TO HAVE BEEN INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE. FAILURE TO OBTAIN APPROVAL BY THE CITY FORESTER FOR STREET TREES IN A PHASE SHALL RESULT IN A HOLD ON CERTIFICATE OF OCCUPANCY FOR FUTURE PHASES OF THE DEVELOPMENT.

SHEET INDEX

- COVER SHEET
- SITE PLAN
- LANDSCAPE PLAN
- SINGLE FAMILY ATTACHED ELEVATIONS

VIGNETTE
studios

Planning • Landscape Architecture • Graphics

PO Box 1889
Fort Collins, Colorado 80522-1889

970.472.9125 T
970.494.0728 F
www.vignettestudios.com

CLIENT

Fort Collins
Habitat
for Humanity®

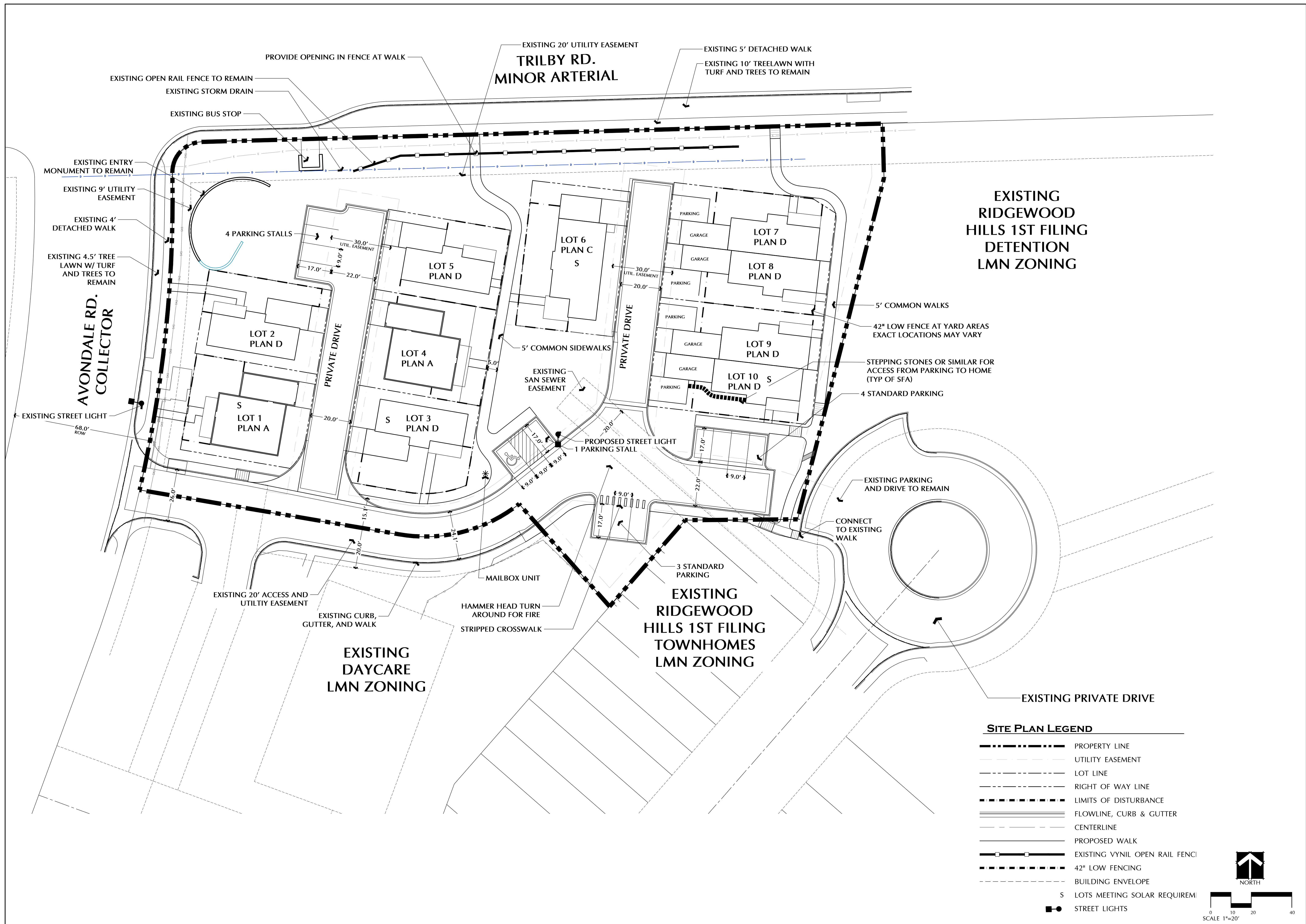
Avondale Cottages

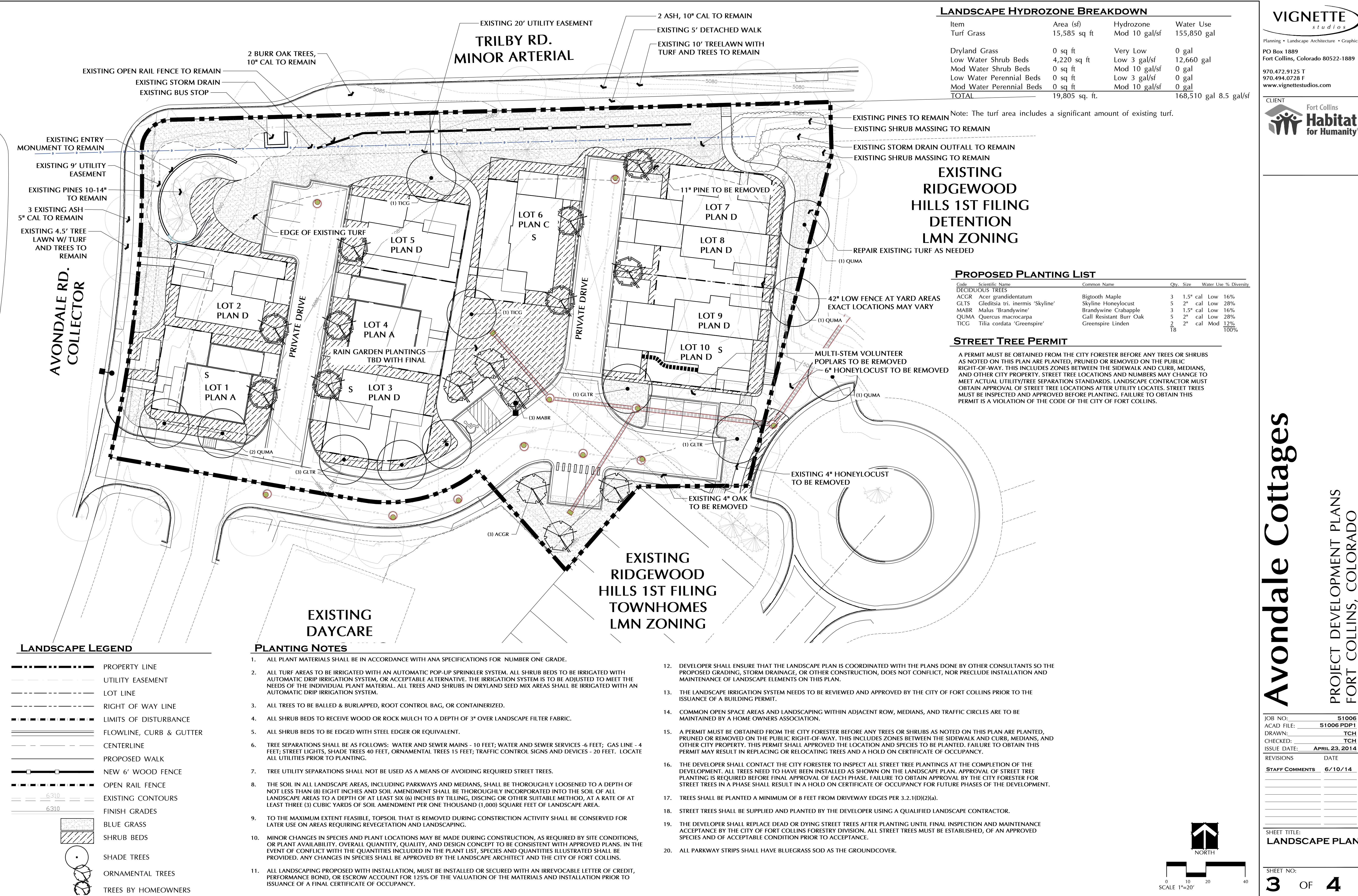
PROJECT DEVELOPMENT PLANS
FORT COLLINS, COLORADO

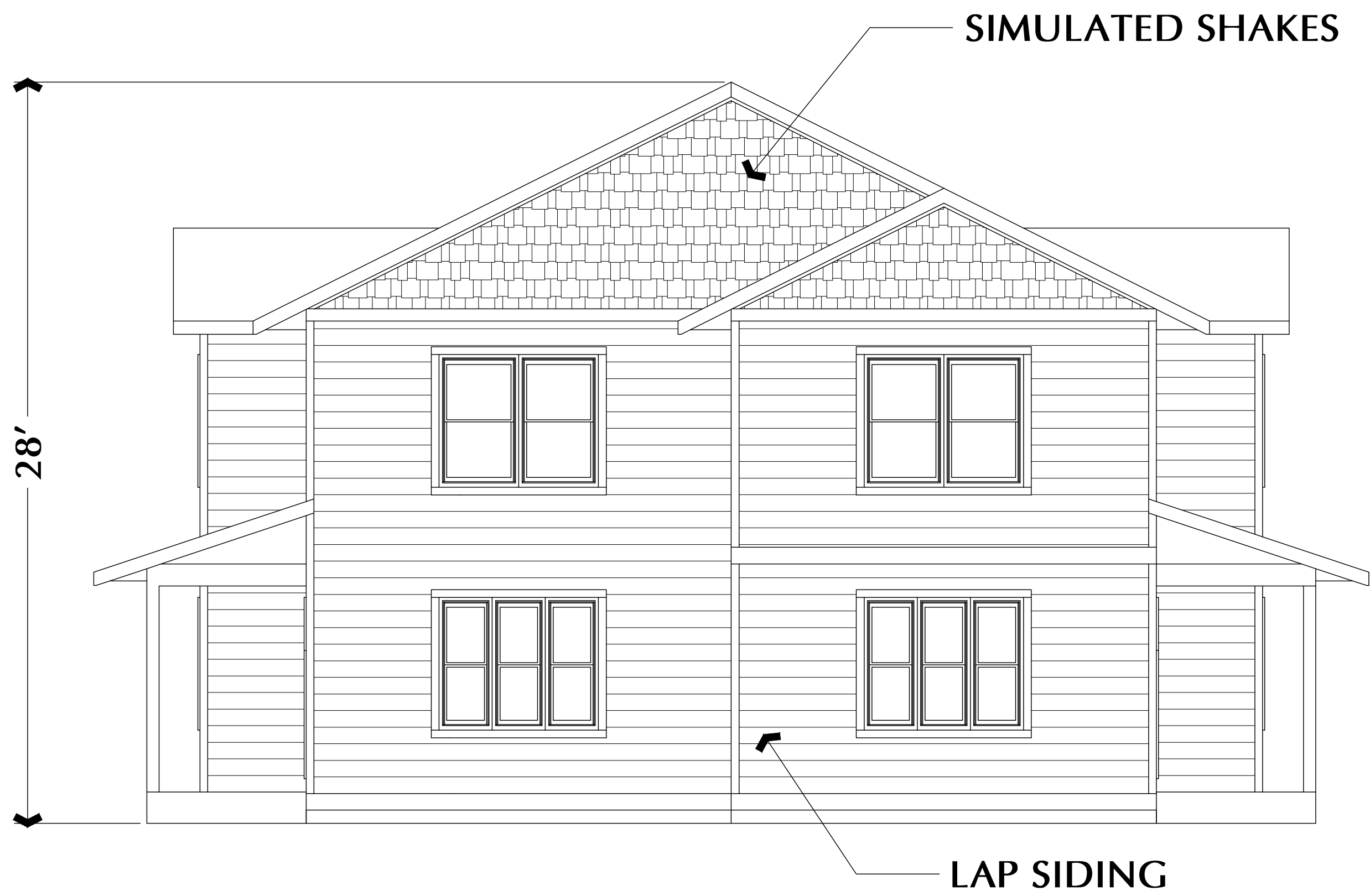
JOB NO.:	51006
ACAD FILE:	51006PDP1
DRAWN:	TCH
CHECKED:	TCH
ISSUE DATE:	APRIL 23, 2013
REVISIONS	DATE
STAFF COMMENTS	6/10/14

SHEET TITLE:
COVER SHEET

SHEET NO:
1 OF 4







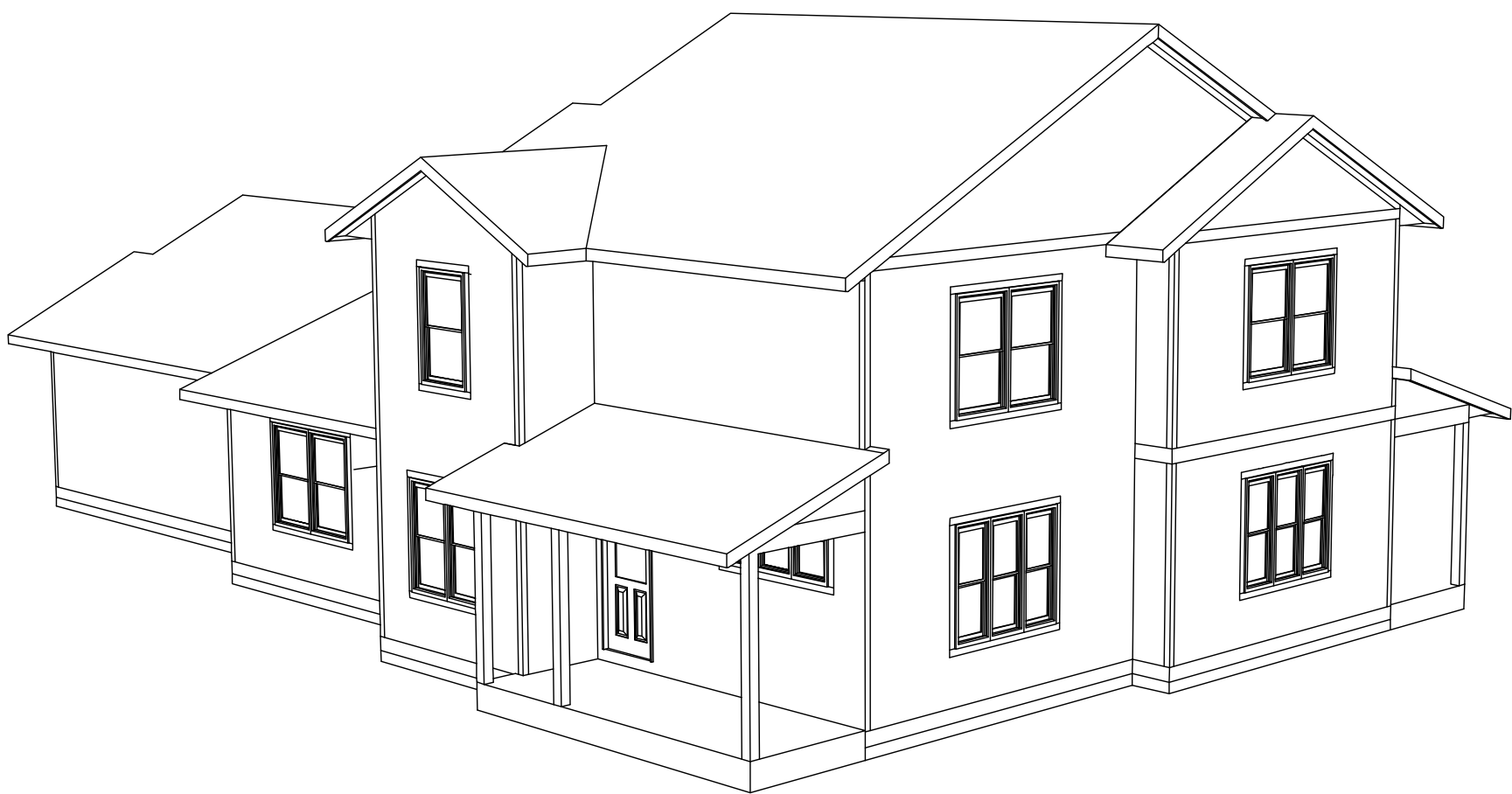
FRONT ELEVATION
SCALE 1/4" = 1'-0"



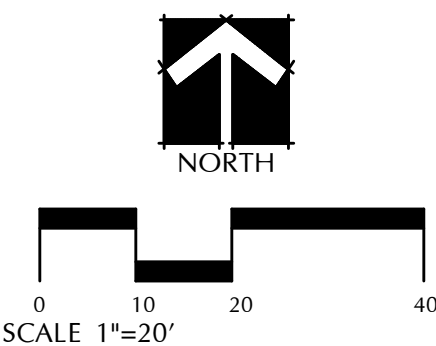
REAR ELEVATION
SCALE 1/4" = 1'-0"



SIDE ELEVATION
SCALE 1/4" = 1'-0"



PERSPECTIVE
NOT TO SCALE



Avondale Cottages

PROJECT DEVELOPMENT PLANS
FORT COLLINS, COLORADO

JOB NO: 51006
ACAD FILE: 51006 PDP 1
DRAWN: TCH
CHECKED: TCH
ISSUE DATE: APRIL 23, 2014

REVISIONS	DATE
STAFF COMMENTS	6/10/14

SHEET TITLE:
**SFA
ELEVATIONS**

SHEET NO:
4 OF **4**

AVONDALE COTTAGES SUBDIVISION

Being a Replat of Tract L, Ridgewood Hills P.U.D., First Filing,
Located in the Northeast Quarter of Section 14, Township 6 North, Range 69 West of the 6th P.M.,
City of Fort Collins, County of Larimer, State of Colorado

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all persons by these presents, that the undersigned owner(s) of the following described land:

Tract L, Ridgewood Hills P.U.D., First Filing recorded June 16, 1995 as Reception No. 95034060 of the Records of Larimer County, located in the Northeast Quarter (NE1/4) of Section Fourteen (14), Township Six North (T.6N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado.

. . . (which above described tract contains 65,683 square feet or 1.508 acres, more or less)

For themselves and their successors in interest Avondale Limited LLC (collectively,"Owner") have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known as Avondale Cottage Subdivision (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.

CERTIFICATE OF DEDICATION:

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street purposes and the "Easements" as laid out and designated on this Plat; provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the provisions of the Maintenance Guarantees have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Section 31-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easements with suitable markers; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that the City does not own. Owner will mark the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.

MAINTENANCE GUARANTEE:

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct, repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

REPAIR GUARANTEE:

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

Notice Of Other Documents:

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owners and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevation, which documents are on file in the office of the Engineering Department of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

OWNER: Avondale Limited, LLC

By _____ Date: _____
(name)(title)

NOTARIAL CERTIFICATE

STATE OF _____)
ss. _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____ as _____

of Avondale Limited LLC, this _____, day of _____, 20 ____.

My commission expires _____

Witness my hand and official seal. (SEAL)

Notary Public

ATTORNEY'S CERTIFICATION:

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3)(f) of the Land Use Code.

Attorney: _____

Address: _____

Registration No.: _____

APPROVED AS TO FORM, CITY ENGINEER

By the City Engineer of the City of Fort Collins, Colorado this _____ day of _____, A.D., 20 ____.

City Engineer

PLANNING APPROVAL

By the Director of Planning the City of Fort Collins, Colorado this _____ day of _____, A.D., 20 ____.

Director of Planning

City Clerk

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Northeast Quarter of Section 14, T.6N., R.69W., as bearing North 88°27'40" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2562.81 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Policy Number FCC25120997-3, dated February 6, 2014 at 17:00:00, as prepared by Land Title Guarantee Company to delineate the aforesaid information.

NOTICE

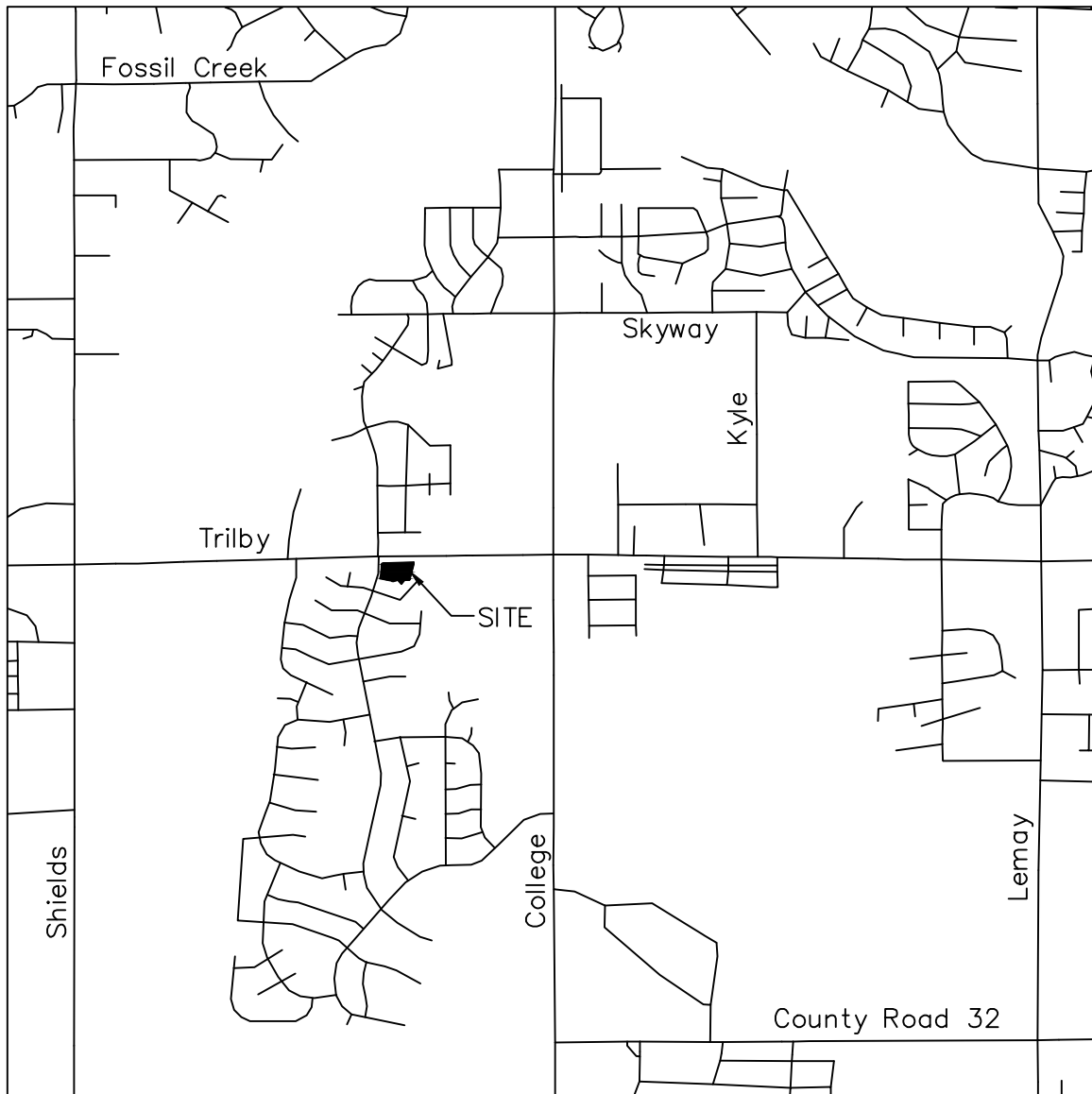
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

SURVEYOR'S STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

PRELIMINARY

Steven Parks — On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38348



VICINITY MAP
(NOT TO SCALE)

VACATION STATEMENT

Know all men by these presents that we the undersigned, being the sole owner(s) of the land described herein, and as shown on the attached map do hereby vacate all previous platting of the above described parcel of land.

MAINTENANCE NOTE:

Maintenance of all on-site stormwater drainage facilities is the responsibility of the Landowners (Homeowners) Association.

DEVELOPMENT AGREEMENT NOTE:

A Development Agreement has been filed in conjunction with this plat. That agreement should be viewed for additional stipulations or requirements that may encumber the property.

VACATION STATEMENT:

Know all men by these presents: that we, the U.S. West Communications, Inc., being sole owners in fee of the easements of land being a part of Tract L of Ridgewood Hills P.U.D., First Filing, a Subdivision located in Section 14, Township 6 North, Range 69 West, of the 6th P.M., City of Fort Collins, Colorado, do hereby vacate the easements labeled "vacated by this plat".

In witness whereof, and being the sole owners in fee of said easements in Ridgewood Hills P.U.D., First Filing, a Subdivision of the City Of Fort Collins, Colorado. We have set our hands

and seals this _____ day of _____, 20 ____.

By: _____ As: _____

VACATION STATEMENT:

Know all men by these presents: that we, the Fort Collins--Loveland Water District and South Fort Collins Sanitation District, being sole owners in fee of the easements of land being a part of Tract L of Ridgewood Hills P.U.D., First Filing, a Subdivision located in Section 14, Township 6 North, Range 69 West, of the 6th P.M., City of Fort Collins, Colorado, do hereby vacate the easements labeled "vacated by this plat".

In witness whereof, and being the sole owners in fee of said easements in Ridgewood Hills P.U.D., First Filing, a Subdivision of the City Of Fort Collins, Colorado. We have set our hands

and seals this _____ day of _____, 20 ____.

By: _____ As: _____

NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

TRACT	DESCRIPTION	OWNED & MAINTAINED BY
TRACT A	OPEN SPACE/DRAINAGE, UTILITY & PRIVATE ACCESS EASEMENT	HOME OWNERS ASSOCIATION

DATE:
4/15/2014

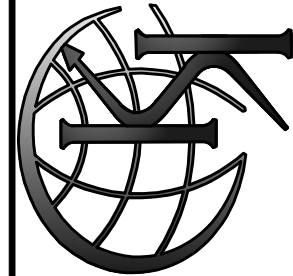
FILE NAME:
2014084SUB

SCALE:
1"=20'

DRAWN BY:
CSK

CHECKED BY:
SIP

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821



DATE:	REVISIONS:

AVONDALE COTTAGES SUBDIVISION
FOR
AVONDALE LIMITED, LLC
P.O. BOX 271519
FORT COLLINS, CO 80527

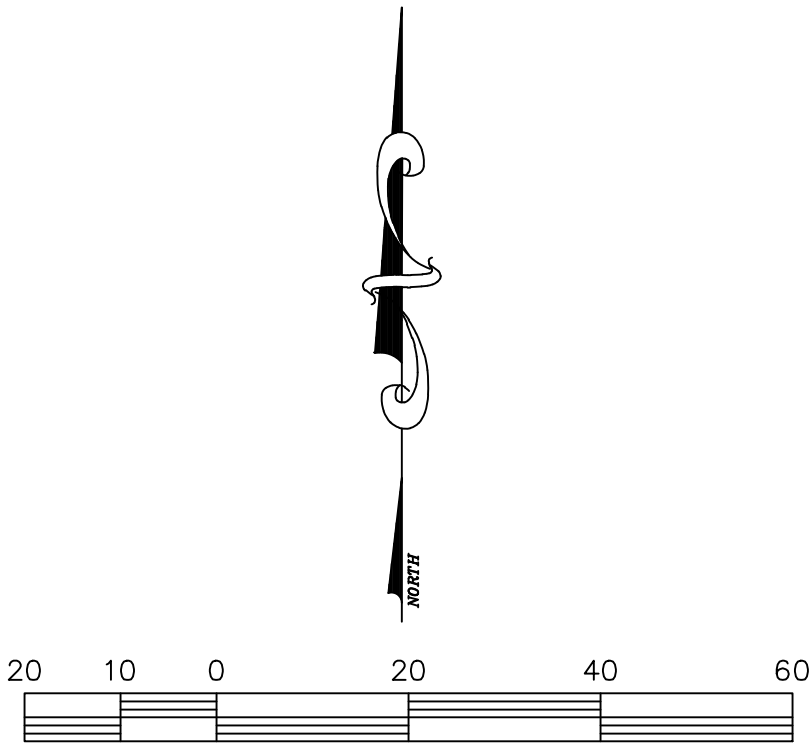
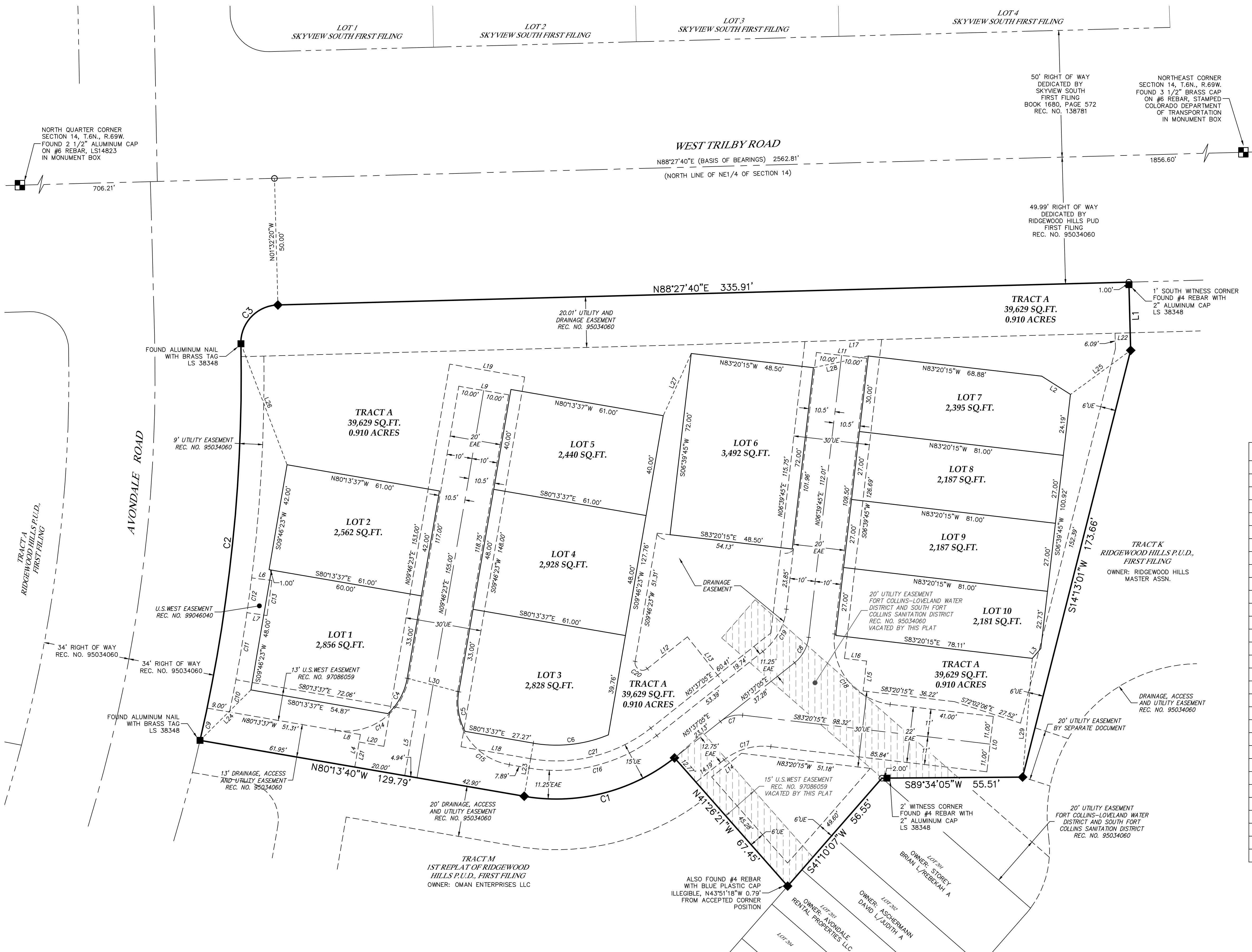
PROJECT #:
2014084

1

SHEET 1 OF 2

AVONDALE COTTAGES SUBDIVISION

Being a Replat of Tract L, Ridgewood Hills P.U.D., First Filing,
Located in the Northeast Quarter of Section 14, Township 6 North, Range 69 West of the 6th P.M.,
City of Fort Collins, County of Larimer, State of Colorado



LEGEND

---	TIE LINE
---	EASEMENT LINE
---	SECTION LINE
---	RIGHT-OF-WAY
---	BOUNDARY LINE
---	UTILITY EASEMENT
---	EMERGENCY ACCESS EASEMENT
■	FOUND ALIQUOT CORNER AS DESCRIBED
■	FOUND MONUMENT AS DESCRIBED
◆	FOUND #4 REBAR WITH RED PLASTIC CAP LS 38348
●	SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSI, LS 38348
○	CALCULATED POSITION

LINE TABLE

LINE	BEARING	LENGTH
L1	S01°32'20"E	26.92'
L2	N57°42'24"W	13.44'
L3	N40°44'43"E	5.16'
L4	N09°46'23"E	13.00'
L5	N09°46'23"E	26.00'
L6	S82°59'37"E	8.00'
L7	N81°46'48"W	8.00'
L8	N80°13'37"E	10.06'
L9	S80°13'37"E	20.00'
L10	N06°39'45"E	22.00'
L11	S83°20'15"E	20.00'
L12	N51°37'05"E	20.18'
L13	S38°22'55"E	23.00'
L14	S51°37'05"W	15.03'
L15	S06°39'45"W	11.87'
L16	S83°20'15"E	8.79'
L17	S88°27'40"W	30.31'
L18	S80°13'37"E	27.89'
L19	S80°13'37"E	30.00'
L20	S80°13'37"E	9.94'
L21	S09°46'23"W	10.00'
L22	S88°27'40"W	6.00'
L23	N09°45'50"E	21.25'
L24	S45°15'07"W	28.24'
L25	N53°48'48"E	29.45'
L26	S20°54'20"E	51.07'
L27	N24°12'54"E	26.92'
L28	S77°56'30"W	22.17'
L29	N04°39'04"E	46.97'
L30	S75°27'48"E	21.07'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	63.03'	75.00'	48°09'17"	61.20'	S75°41'44"W
C2	157.68'	644.00'	14°01'43"	157.29'	N05°53'02"E
C3	23.45'	15.00'	89°35'29"	21.14'	N43°39'55"E
C4	16.14'	24.50'	37°45'07"	15.85'	N28°38'56"E
C5	16.14'	24.50'	37°45'07"	15.85'	S09°06'11"E
C6	30.16'	53.75'	32°09'14"	29.77'	N83°41'55"E
C7	9.34'	11.88'	45°02'40"	9.10'	S74°08'25"W
C8	11.77'	15.00'	44°57'20"	11.47'	N29°08'25"E
C9	13.01'	644.00'	1°09'27"	13.01'	N12°19'10"E
C10	13.00'	653.00'	1°08'28"	13.00'	N11°08'29"E
C11	26.79'	653.00'	2°21'04"	26.79'	N09°23'44"E
C12	13.83'	653.00'	1°12'49"	13.83'	N07°36'48"E
C13	14.00'	661.00'	1°12'49"	14.00'	N07°36'48"E
C14	39.27'	25.00'	90°00'00"	35.36'	N54°46'23"E
C15	39.27'	25.00'	90°00'00"	35.36'	S35°13'37"E
C16	53.58'	63.75'	48°09'31"	52.02'	N75°41'44"E
C17	19.65'	25.00'	45°02'41"	19.15'	S74°08'25"W
C18	39.27'	25.00'	90°00'00"	35.36'	S38°20'15"E
C19	19.62'	25.00'	44°57'20"	19.12'	N29°08'25"E
C20	7.23'	3.00'	136°09'18"	5.60'	S59°18'16"E
C21	50.43'	60.00'	48°09'31"	48.96'	N75°41'44"E

PRELIMINARY

Steven Parks - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38348

DATE: 4/15/2014
FILE NAME: 2014084SUB
SCALE: 1"=20'
DRAWN BY: CSK
CHECKED BY: SIP

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

DATE:

AVONDALE COTTAGES SUBDIVISION
FOR
AVONDALE LIMITED, LLC
P.O. BOX 271519
FORT COLLINS, CO 80527

PROJECT #: 2014084

2

SHEET 2 OF 2



Avondale Cottages

Modification of Standards Request

Requested Modifications of Standards for:
3.2.3(C) Solar Oriented Residential Lots

Standards

3.2.3(C) Solar Oriented Residential Lots

At least sixty-five (65) percent of the lots less than fifteen thousand (15,000) square feet in area in single- and two-family residential developments must conform to the definition of a "solar-oriented lot" in order to preserve the potential for solar energy usage.

Discussion

This particular parcel of land that is the proposed Avondale Cottages is unique in that it is small development site (1.5 acres) planned for 10 affordable homes. This site is also an infill site, and as such has many constraints, including, but not limited to, existing defined site access, existing utilities, the site is bordered on one side by an arterial street, which limits access, and a detention pond on the other side.

While various layout options were considered, the current site plan was determined to be the best solution to meet all the various criteria. The design intent was to focus the front of the homes towards internal green belts, the detention pond, and for two units, the existing Avondale Drive. With the access limited to the southern side of the site, it limited garage placements, which we placed to the rear of the homes off of "alleys." This ,coupled with the site constraints, limited the design options for the site, and therefor our ability to comply with the solar ordinance. Avondale Cottages has 4 lots that meet the criteria for solar oriented lots, or 40%.

That said, with the east-west orientation of most of the lots, and with the design of the homes, most of the roof orientation will be to the south, which will allow the option for solar panels. Most of the homes will also have the majority of the windows on the south side of the homes, to take advantage of the solar aspects as much as possible. with this in mind, 6-7 of the homes would be able to take advantage of solar aspects under an alternative compliance scenario.

Justification

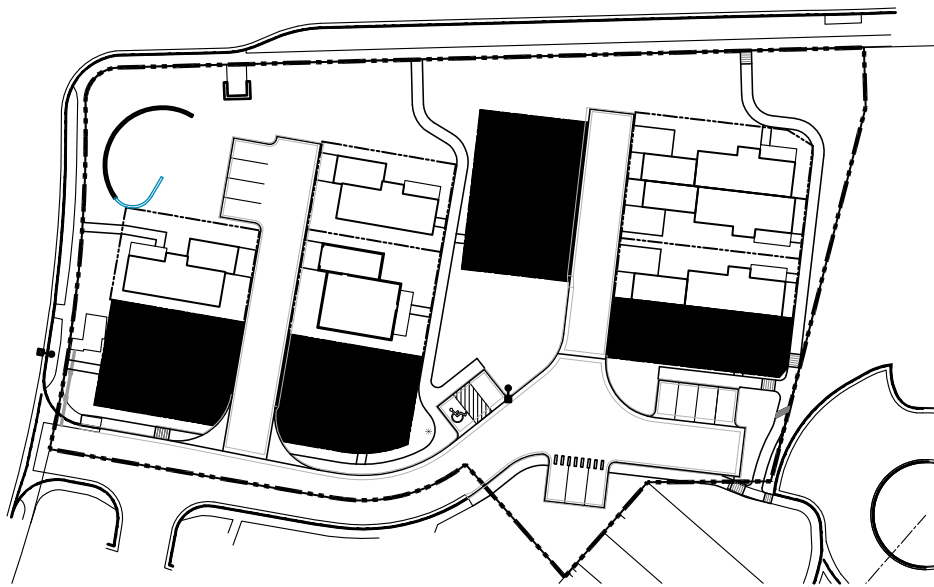
In Avondale Cottages there are a total of 4 lots total that meet the intent of the solar orientation standard, or 49% of the 10 total lots. In addition, 6-7 homes would have the opportunity to take advantage of solar aspects with home design, making the total percentage 60-70%.

It is our interpretation that the granting of the Modifications would not be detrimental to the public good and by satisfying Criteria 3 of 2.8.2(H)(3) which reads:

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.

Due to the small parcel size, being an infill property, and a relatively small project, it is not practical to meet the strict interpretation of the solar orientation standards. We have included as many solar oriented lots as reasonably practical with the property constraints, with 40% of the lots meeting the solar orientation requirement. Below is a graphic of the site plan, with the lots that meet the solar orientation requirement shaded in grey.





Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6750
fcgov.com/DevelopmentReview

NEIGHBORHOOD INFORMATION MEETING NOTES

These notes capture questions, comments and ideas from the meeting but are not a verbatim transcript.

PROJECT: Avondale/Trilby Cottages

DATE: April 7, 2014

PLANNER: Clark Mapes

**APPLICANT/
OWNER:** Terence Hoaglund, Vignette Studios
Kristen Candella, Bruce Berens, Habitat for Humanity

The meeting began with the Project Planner, Clark Mapes, giving an overview of the agenda and development review process for this project. If the project proceeds to a hearing, a Hearing Officer will be the decision-maker.

Applicant Presentation

Designer: Property was originally approved for a gas station as part of Ridgewood Hills development. It has been sitting vacant, no gas station has come forward.

The proposal is for 10 homes - 6 detached houses and 4 duplex units. The product type can be seen at Rigden Farm.

Access is the existing access on Avondale, and the proposal is to also connect to the private drive cul de sac next door for a second point of access. This would require moving 4 parking stalls from the cul de sac.

Existing trees along Avondale and Trilby will remain.

Habitat: Kristen has been with Habitat for 8 yrs off and on. Habitat has 54 homes built in town. They are the 10th largest builder in the US.

Homeowners do 300-500 hours of work, then get a no-interest loan.

They have a lower default rate than banks.

Hope to be part of Ridgewood Hills master HOA. At Rigden, there is a sub-HOA for exteriors of the cottages.

Citizen: We LIVE in the townhouses next door – that cul de sac is a private drive, we pay fees and do maintenance. If it's shared, how does that work?

We already run out of parking every day. If it's shared with 10 more units, parking will be more difficult with more traffic on our private drive.

Designer: We have more than one extra space for every unit along with single car garage. Garages are deep enough to have trash.

Citizen: Why make the connection?

Designer: Fire access -- two points of access are required because we don't have a turnaround.

Citizen: Children like to get out in the street. Not sure about additional traffic as a through street.

Designer: We see the majority of access going to Avondale, not much reason to go around through the townhomes.

Citizen: Is there property value in a cul de sac that would be lost if no longer a cul de sac?

Designer: Don't know. Do not expect this project would reduce values of the townhouses, just as personal understanding.

Citizen: Teenagers go around and around and around at a high rate of speed in cul de sacs.

Citizen: Did you do a design with your own turnaround? So you don't have to use ours?

Will take it under advisement. We did look at alternatives that make a loop and connect back out to Trilby instead. We will take another look at possibilities and talk to Fire Dept.

Citizen: There should be extra parking. People have second cars, family, friends...our townhomes parking stays pretty full. It looks like parking is not going to be adequate. It will be force out onto the street, and there will be lots of trading vehicles.

Little People's daycare parking spaces are reserved for them.

Citizen: We already sometimes drive down the cul de sac, then drive back out when there's no space and go park on Avondale. So there will be more of that. It's that point that's the sticking point.

I don't think my neighbors were aware of this.

Citizen: How about just a fire access connection with a chain or barrier? And leave the parking spaces as they are?

Designer: We can check but our experience is that Fire has problems with that. In an emergency they need clear simple obvious access.

Citizen: I have a friend who has a Habitat house backing up to them – I am aware of the drugs...I would be afraid of that, and then have the road access our area...it would be uncomfortable.

Habitat: Kristen – I would like to hear more about that...I think if that happened we would probably know about it. Our clientele is hairdressers, firefighters, teachers...I'm not aware of any drug issues and if it happened I would likely know about it. A follow up conversation might be good.

Citizen: # of bedrooms?

Designer: The units are 2 BR and 3 BR, and the 2-story units can be extended in the future to 4. Sizes range from 960 s.f. to 1350 s.f. No basements.

Citizen: Any reason you didn't consider the loop?

Designer: We weren't sure about another access on Trilby so close to the existing access at Avondale. We can take another look at that.

Citizen: How long would construction last?

Habitat: We expect 3-4 months once approved and permitted. Then, probably 2-year buildout of homes – say 5 a year.

Citizen: At Little People's Landing we would be concerned about about machinery.

Habitat: You can see at Rigden Farm...we've been building for about 7 years. We don't have little kids coming in to construction areas.

We build at certain times of the week. Normally 3 days a week, sometimes 4. 8 to 4. Ultimate time frames are dependent on applications for owners. Already selected 4. Time frames depend on volunteers. And sponsors. E.g., churches, breweries.

Citizen: Will it take out part of Little People's Landing entrance?

Habitat: It might move the dumpster location. We would have to work with existing daycares dumpster. But it doesn't really work the way it is anyway.

Citizen: Is the detention pond designed to carry this load?

Designer: There's a long story to detention. Rainfall standards have gone up. We will have to provide some more on our site.

Citizen: Will there be irrigation for landscaping?

Designer: Yes.

Citizen: Do you have any study of real estate values with loss of a cul de sac? That's the only question.

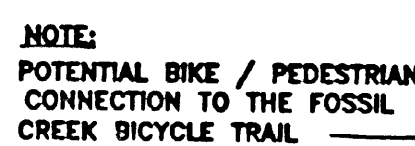
Designer: No. Personal opinion only, no study, is that this development would not hurt property values of the townhomes.

Citizen: Some benefits of developing this empty lot. May buffer Trilby noise. It's a lot better neighbor than a gas station.

Habitat: Kristen will arrange a meeting with the HOA and get an email to interested townhome owners.

Citizen: Does the City require parking?

City: Yes, 2 off-street spaces per unit in this case.



VICINITY MAP

GENERAL NOTES

1. THE SHENANDOAH COOP IS PROPOSED TO BE A MIXED USE DEVELOPMENT PROVIDING NEIGHBORHOOD AND/OR CONVENIENCE RETAIL, BUSINESS SERVICE OFFICE RESIDENTIAL, RESIDENTIAL, HUMAN SERVICES, AND RECREATIONAL USES. THE LAND USE MAX REPRESENTED ON THIS MASTER PLAN IS A BEST ESTIMATE OF DEVELOPMENT POTENTIAL AT THIS TIME. THE LAND USE MAX REPRESENTED AS REQUIRED PLUMB IMPROVEMENTS ARE DENIED, AND AS THE LAND USE PROGRAM MAY BE REQUESTED, ADDITIONAL CHANGES TO THE LAND USE MAX MAY BE REQUESTED.
2. All public streets will be designed to meet or exceed City standards, unless variances are granted to allow a reduction in City standards.
3. Common open space areas are to be maintained by owners associations, or other appropriate vehicle determined at the time of approval of adjacent development.
4. Drainage improvements to be designed at the time of development are to be consistent with any adopted base studies affecting the subject properties.
5. Parcels designated for non-residential land use categories indicated may include, but are not limited to the following uses:

- Laundries/Services
- Neighborhood Convenience Stores
- Auto Related and Nonauto Commercial Uses (subject to specific PZS permits)
- Neighborhood Shopping Center-Uses
- Grocery Stores
- Department Stores
- Drug Stores
- Retail Stores
- Offices
- Indoor Theatres
- Banks and Post Food Restaurants
- Health Clubs
- Hotels
- Medical Offices and/or Clinics
- All uses permitted in the D-1 Limited Business Zone except:
 - Adult sales and rental
 - Outdoor storage
 - Commercial auto parking lots
 - Adult amusement establishments
 - Retail arcades and/or electronic game centers
- Similar Uses

6. Single Family or multi-Family Residential Uses, Churches, Schools, and Public or Private Community Services, including Day Care Centers, are to be allowed as alternative and uses in all parcels at Shenandoah, as approved by the Planning & Zoning Board with specific PUD's.

7. The proposed land uses and densities shown on this plan are estimates of development potential. Approval of this Master Plan by the City does not constitute final approval of these land uses, design of densities. Rather, any further land uses must be approved separately by the City.

8. No building may exceed 40' in height except by specific review through the LDCS.


4. Existing zoning is rip.

UNITS OR AREA	RESIDENTIAL DENSITY
------------------	------------------------

PARCEL	GROSS ACRES	LAND USE	NO. OF UNITS OR FLOOR AREA	RESIDENTIAL DENSITY
A-1	39.0 AC	LOW DENSITY RESIDENTIAL	150 D.U.±	3.5 TO 5.0 /AC
A-2	7.0 AC	DUPLEX / PATIO HOMES	26 D.U.±	3.5 TO 5.0 D.U./AC
A-3	3.9 AC	CONVENIENCE / DAY CARE	---	---
A-4	4.5 AC	MULTI-FAMILY	40 D.U.±	8 TO 12 D.U./AC
A-5	3.8 AC	MULTI-FAMILY	80 D.U.±	7 TO 10 D.U./AC
A-6	70.3 AC	LOW DENSITY RESIDENTIAL	200 D.U.±	3 TO 4 D.U./AC
A-7	6.0 AC	NEIGHBORHOOD PARK	---	---
A-8	8.0 AC	SCHOOL SITE	---	---
A-9	23.0 AC	LOW DENSITY RESIDENTIAL	84 D.U.±	3 TO 4 D.U./AC
A-10	17.0 AC	DUPLEX / PATIO HOMES	100 D.U.±	4 TO 6 D.U./AC
A-11	31.0 AC	LOW DENSITY RESIDENTIAL	115 D.U.±	4 TO 6 D.U./AC
A-12	10.0 AC	COTTAGE HOMES	180 D.U.±	5 TO 8 D.U./AC
A-13 (B-8)	6.8 AC	MULTI-FAMILY	115 D.U.±	12 TO 20 D.U./AC
A-14 (B-9)	18.0 AC	BUSINESS SERVICES	300-400,000 S.F.	---
TOTAL	253.4 AC			
B-1	31.8 AC	LOW DENSITY RESIDENTIAL	111 D.U.±	3 TO 4 D.U./AC
B-2	3.8 AC	BUSINESS SERVICES	80-100,000 S.F.	---
B-3	9.7 AC	NEIGHBORHOOD CONVENIENCE CENTER	10-15,000 S.F.	---
B-4	1.2 AC	DAY CARE	5-7,000 S.F.	---
B-5	6.6 AC	PRIVATE PARK / OPEN SPACE	---	---
B-6	6.6 AC	BUSINESS SERVICES	50-70,000 S.F.	---
B-7	15.0 AC	NEIGHBORHOOD SERVICE CENTER	100-150,000 S.F.	---
B-8 (A-13)	17.0 AC	MULTI-FAMILY	180 D.U.±	12 TO 20 D.U./AC
B-9 (A-14)	5.2 AC	BUSINESS SERVICES	300-400,000 S.F.	---
TOTAL	95.6 AC			
C-1	20.0 AC	CONVENIENCE CENTER / OFFICE	---	---
C-2	24.0 AC	MULTI-FAMILY	216 D.U.±	9 D.U./AC
C-3	36.0 AC	MANUFACTURED HOUSING	252 D.U.±	7 D.U./AC
C-4	36.0 AC	LOW-MED. DENSITY RESIDENTIAL	273 D.U.±	7 D.U./AC
C-5	80.4 AC	LOW-MED. DENSITY RESIDENTIAL	640 D.U.±	8 D.U./AC
TOTAL	196.4 AC			

AN AMENDMENT TO THE Ridgewood Hills O.D.P

**VAUGHT
FRYE**



architects

2125 Perryway NW, Duluth
 Fort Collins, Colorado, 98555
 (303) 224-1186

**OVERALL
DEVELOPMENT
PLAN**


DATE 10 / 16 / 95

JOB NO. 95-51

DRAWN CM

CHECKED PV

REVISED 12 / 11 / 95
9 / 21 / 96



PLAN NORTH

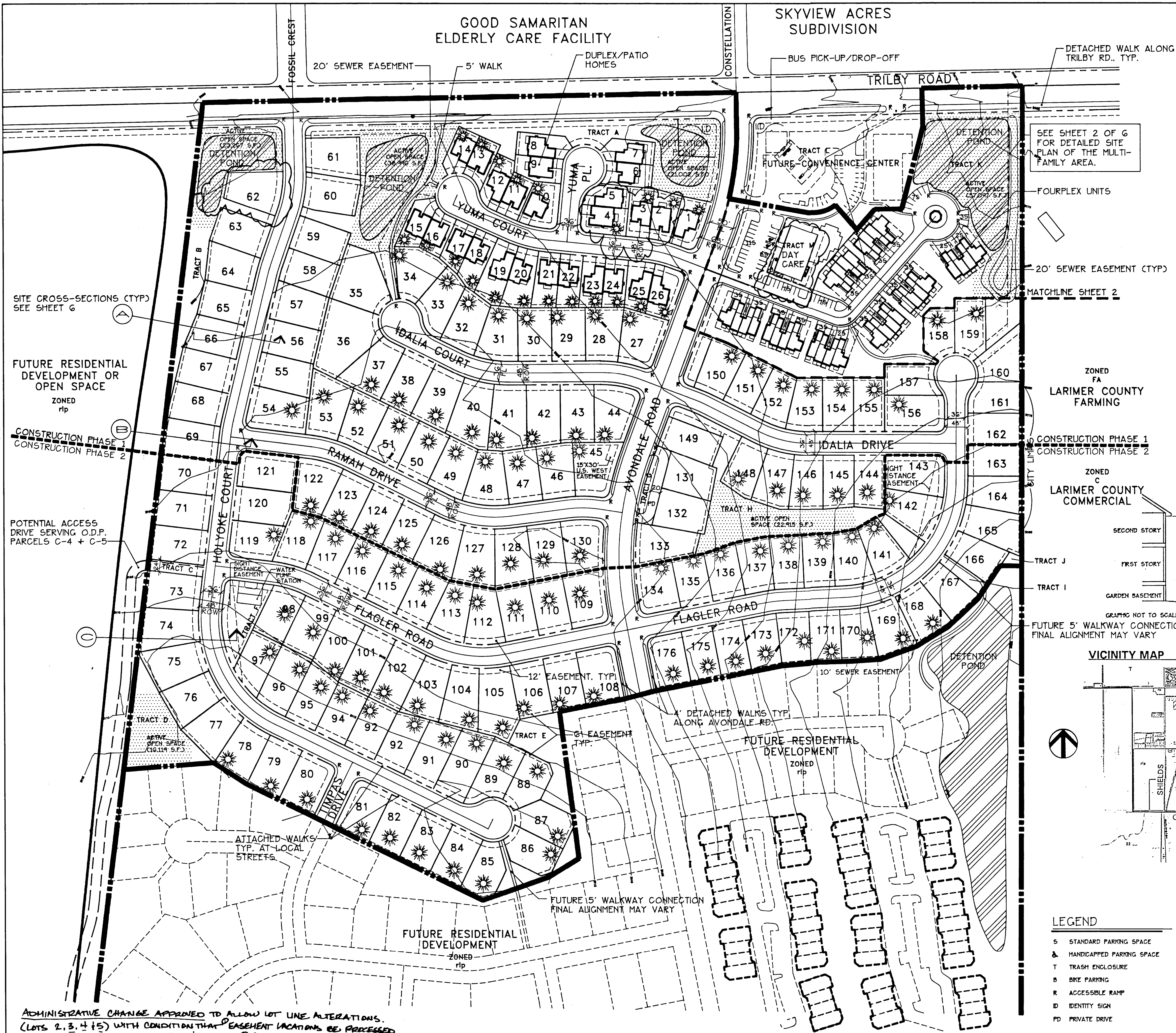
SCALE: 1" = 300'-0"

AREA 'C' - SEPARATE OWNERSHIP;
AMMENDMENTS MAY BE
REQUESTED BY OTHERS

NOTE:
HATCHED AREA INDICATES
PORTION OF O.D.P. AFFECTED
BY THIS AMENDMENT.

**PLANNING AND ZONING
BOARD APPROVAL**

APPROVED BY THE PLANNING AND ZONING BOARD OF THE
CITY OF FORT COLLINS, COLORADO ON THIS 12th
DAY OF July, 1986.
Robert E. Blawie
SECRETARY OF PLANNING AND ZONING BOARD



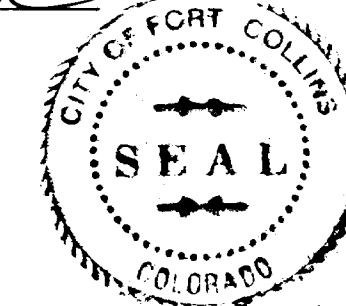
SIGNATURE BLOCK

This is to certify that, as of the 9th day of Jan 1994, the undersigned parties are sole owners of record of the real property described in the above site plan as constructed in C.R.S. 31-33-11, and consent to the development of said property as shown according to said plan.

John P. Brown President
Name: *John P. Brown Enterprises Inc.*
P.O. Box 1007
Fort Collins, Co. 80522
Address:

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on this 12 day of December A.D. 1994.

Robert E. Blackwell
Secretary of the Planning and Zoning Board



GENERAL NOTES

- See final plat and utility plan for design of all easements, lot areas and dimensions, and design of streets and walks.
- All local streets are to meet or exceed City of Fort Collins design criteria unless variances are granted.
- Common open space areas, storm drainage detention areas, and landscaping within adjacent ROW are to be maintained by a Homeowners Association or other appropriate entity.
- Landscaping on individual lots and adjacent local street rights-of-way is to be installed and maintained by the individual home owners.
- Proposed signs are to comply with City Sign Code unless a specific variance is granted.
- Proposed open space tracts are to be landscaped, drained, access and utility easements.
- Except at lots 1 - 14 and 81 - 82, fencing on property lines adjacent to open space/detention areas is to be restricted to 4' for solid fences. Above 4', up to a 2' extension of framed lattice work may be allowed.
- Patio homes (lots 1-28) may be constructed as either detached or duplex dwelling units, with one d.u./lot.
- Proposed fourplex buildings are expected to comprise one, two, and/or three bedroom units.
- Maintenance access as needed on the duplex/patio home lots through the adjacent lot to the "zero lot line" side of patio homes is to be required by covenant at Ridgewood Hills.
- Single Family and/or Duplex/Patio home building elevations meeting the requirements of the Ridgewood Hills protective covenants and approved by the architectural review committee shall be accepted for this PUD.

LAND USE BREAKDOWN

Area	Gross	2,283,555.00	sq.ft.	51.96	acres
	Net	1,804,319.00	sq.ft.	41.42	acres
Dwelling Units					
Single Family	150	units			
Duplex / Patio Homes	28	units			
Multi-Family	32	units			
TOTAL UNITS	208	units			
Solar Oriented Lots	208	units			
Density	130	units		74%	
Coverage					
Gross					
Net				4.00	d.u./ac
				5.02	d.u./ac
Buildings	392,000	sq.ft.	17.32%		
Street R.O.W.	459,235	sq.ft.	20.28%		
Parking & Drives	97,957	sq.ft.	4.33%		
Open Space:					
Active (Residential Only)	179,944	sq.ft.	7.95%		
Other Common	147,367	sq.ft.	6.51%		
Private (Residential Only)	987,051	sq.ft.	43.61%		
TOTAL OPEN SPACE	1,314,362	sq.ft.	58.07%		
Floor Area					
Day Care	8,000	sq.ft.			
Residential	470,000	sq.ft.			
Minimum Parking Provided					
Garage/Carport	384	spaces			
Standard	56	spaces			
Handicapped	2	spaces			
Other	0	spaces			
TOTAL VEHICLES	442	spaces		2.125	spaces/unit

* NOTE: Garages and/or driveways will accommodate handicap, motorcycle, and bicycle parking.

Maximum Building Height	Single Family	Duplexes	Multi-Family
Setbacks (unless otherwise noted)			
Front	36 ft.	18 ft.	18 ft.
Side	20 ft.	5 ft.	18 ft.
Rear	12 ft.	12 ft.	12 ft.
Corner Side	12 ft.	12 ft.	12 ft.
Corner Rear	15 ft.	15 ft.	15 ft.

* FROM BACK OF LOT, * BACK SETBACK IF NO WALK EXITS.

PROPERTY DESCRIPTION

A tract of land located in the North Half of Section 14, Township 6 North, Range 89 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the North line of said Section 14 as bearing South 88°54'21" West from a brass cap at the Northeast corner of said Section 14 to an aluminum cap in a range box at the Northwest corner of said Section 14 and with all bearings contained herein relative thereto:

Commencing at the Northeast corner of said Section 14; thence, along said North line, South 88°54'21" West, 1313.09 feet to the POINT OF BEGINNING; thence, South 00°12'28" West, 981.38 feet; thence, North 88°43'33" West, 44.75 feet; thence, South 34°09'44" West, 73.68 feet; thence, South 45°48'19" West, 79.37 feet; thence, South 57°26'56" West, 85.69 feet; thence, South 70°39'59" West, 85.48 feet; thence, South 80°57'48" West, 76.72 feet; thence, South 87°35'47" West, 64.00 feet; thence, South 85°12'46" West, 60.40 feet; thence, South 78°58'29" West, 265.79 feet; thence, South 75°36'30" West, 68.12 feet; thence, South 78°58'29" West, 136.39 feet; thence, South 07°22'40" East, 304.98 feet; thence, South 58°35'43" West, 72.28 feet; thence, South 70°26'11" West, 145.42 feet; thence, North 63°54'18" West, 543.15 feet; thence, North 67°02'33" West, 80.72 feet; thence, South 85°19'55" West, 185.98 feet; thence, North 07°00'06" East, 1376.43 feet to a point on the North line of the North Half of said Section 14; thence along said North line, North 88°54'21" East, 1695.27 feet to the Point of Beginning.

The above described tract contains 54.046 acres more or less.

The undersigned have caused the above described land to be surveyed and subdivided into lots, tracts, and streets as shown on this plat to be known as Ridgewood Hills P.U.D., First Filing, subject to all easements and rights-of-ways now of record or existing or indicated on this plat.

MINOR AMENDMENT APPROVED TO ALLOW
REDUCTION OF REAR SETBACK FROM 15' TO
6' (9' TOTAL REDUCTION) TO ALLOW CON-
STRUCTION OF DECK BUILDING REMAINS
OUTSIDE SETBACK. STEVE OUT 11/11/98

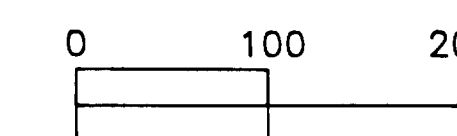
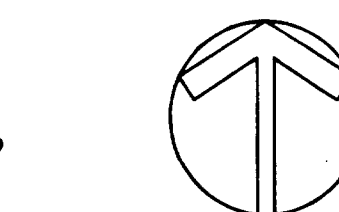
Cityscape
urban design, inc.
3525 Stanford road, suite 108
fort collins, colorado 80525
(303)226-4074

Ridgewood Hills
FIRST FILING P.U.D.

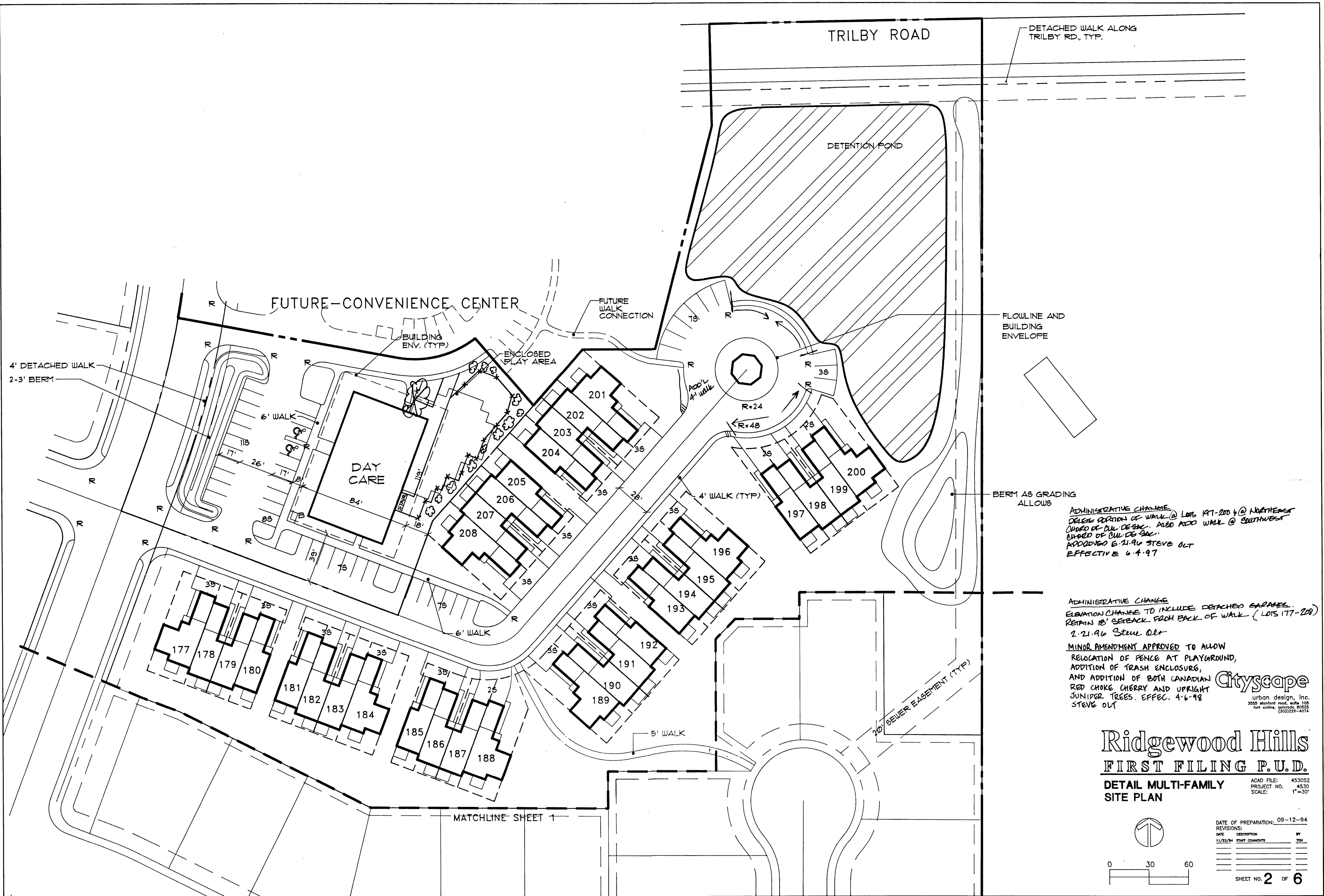
FINAL SITE PLAN

ACAD FILE: 453052
PROJECT NO. 4530
SCALE: 1"=100'

DATE OF PREPARATION: 10-10-94
REVISIONS:
DATE DESCRIPTION BY
11/23/94 STAFF COMMENTS TSH



SHEET NO. 1 OF 6



ADMINISTRATIVE CHANGE
DELETE PORTION OF WALK @ LOTS 197-200 & @ NORTHEAST
CORNER OF CUL-DE-SAC. ALSO ADD WALK @ SOUTHWEST
CORNER OF CUL-DE-SAC.
APPROVED 6.21.96 STEVE OLT
EFFECTIVE 6.4.97

ADMINISTRATIVE CHANGE
ELEVATION CHANGE TO INCLUDE DETACHED GARAGES.
RETAIN 15' SETBACK FROM BACK OF WALK (LOTS 177-208)
2.21.96 STEVE OLT
MINOR AMENDMENT APPROVED TO ALLOW
RELOCATION OF FENCE AT PLAYGROUND,
ADDITION OF TRASH ENCLOSURE,
AND ADDITION OF BOTH CANADIAN
RED CHERRY AND UPRIGHT
JUNIPER TREES. EFFEC. 4-6-98
STEVE OLT

Cityscape
urban design, inc.
3555 stanford road, suite 105
fort collins, colorado 80525
(303)226-4074

Ridgewood Hills FIRST FILING P.U.D.

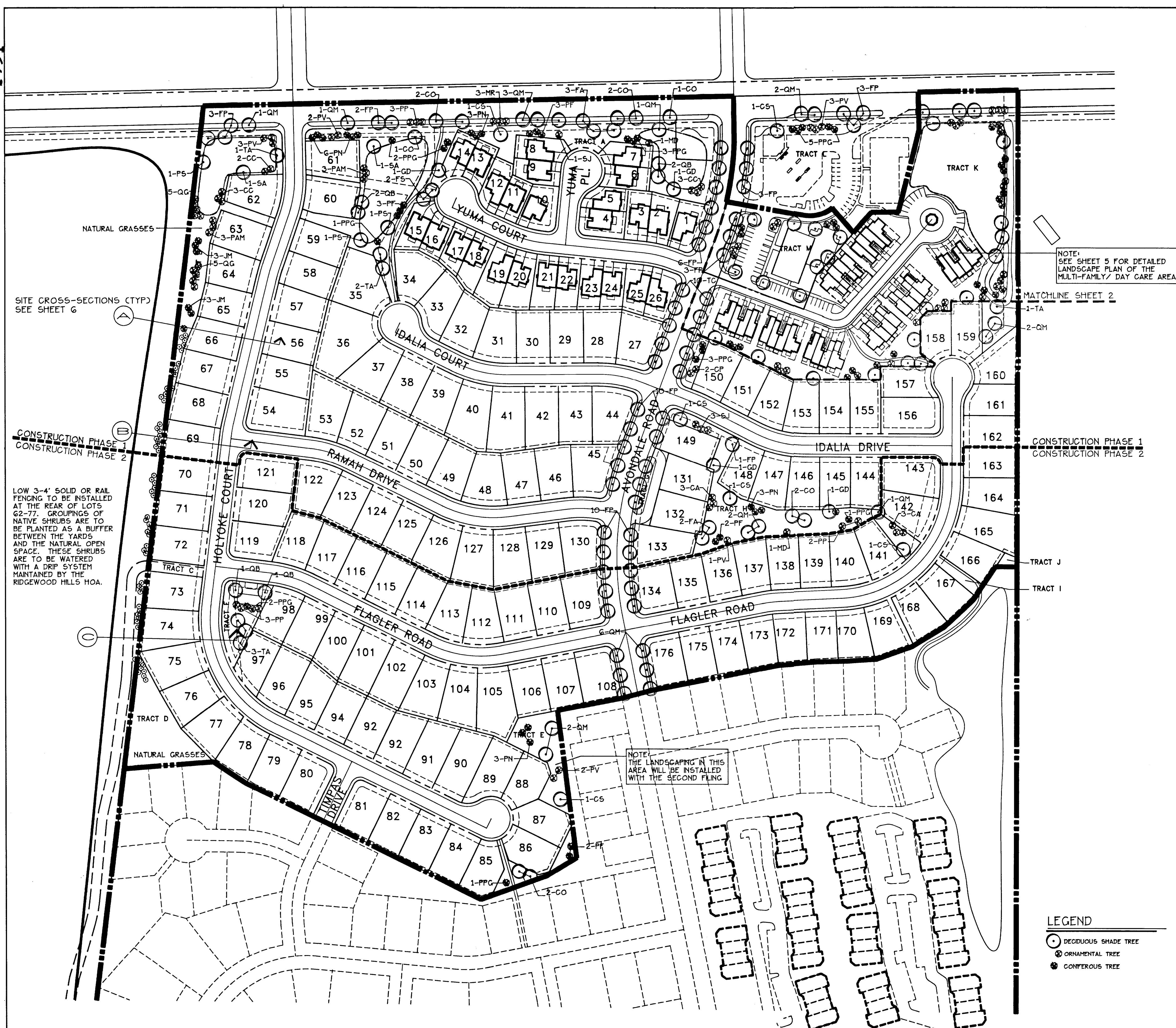
**DETAIL MULTI-FAMILY
SITE PLAN**

ACAD FILE: 453052
PROJECT NO. 4530
SCALE: 1"=30'

DATE OF PREPARATION: 09-12-94
REVISIONS:

DATE	DESCRIPTION	BY
11/23/94	STAFF COMMENTS	TEH

SHEET NO. **2** OF **6**



PLANT NOTES




1. All plant materials shall be in accordance with AAS specifications for Number One Grade.
2. All turf areas shall be irrigated with an automatic irrigation system. All shrub beds and trees to be irrigated with an automatic drip (trickle) irrigation systems. Native grass areas to be established with a temporary irrigation system.
3. All trees to be balled & burlapped or containerized.
4. All shrub beds to be mulched with wood or rock mulch (3" average depth) on typer filter fabric.
5. Edging between grass and shrub beds shall be 1/8" x 4" steel set level with top of soil.
6. A tree permit must be obtained from the City Forester before any trees or shrubs as noted on this plan are planted, pruned, or removed on the public right-of-way.
7. Additional detail of shrub beds, planting specifications, directions regarding seeding or sodding of turf areas, and other planting/installation information to be provided by Landscape Architect prior to construction.
8. Minor changes in species and plant locations may be made during construction. Overall quantity and quality to be consistent with approved plans.
9. Landscaping Indicated in common open space tracts and adjacent arterial and collector rights-of-way are to be provided with this development and maintained by a Homeowners Association. Landscaping on individual lots as indicated by the Ridgewood Hills Protective Covenants is to be provided and maintained by the individual home owners.
10. Irrigation sleeves to be provided across streets as needed; if required, and encasement permits will be obtained.
11. The irrigation system should be adjusted to a low water requirement, based on the needs of selected plant material.
12. A minimum 4' horizontal clearance must be provided between large trees and Public Service Company gas lines. Final landscape plans are to be provided for PSCo review prior to installation of landscaping in common areas.
13. A minimum 10' horizontal clearance must be provided between large trees and the Water and Sewer lines.

PLANT LIST

CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
Deciduous Shade Trees				
CO	Celtis occidentalis	Hackberry	2" cal	10
CS	Catalpa speciosa	Western Catalpa	2" cal	6
FA	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	2" cal	5
FP	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	2" cal	41
FS	Fraxinus pennsylvanica 'Summit'	Summit Ash	2" cal	2
GD	Gymnocladus dioica	Kentucky Coffeetree	2" cal	4
PS	Populus algeriensis	Plains Cottonwood	2" cal	3
QB	Quercus bicolor	Swamp White oak	2" cal	6
QM	Quercus macrocarpa	Burr Oak	2" cal	19
SA	Salix alba vitellina	Russian Golden Willow	2" cal	2
TA	Tilia americana	Redmond Linden	2" cal	7
TC	Tilia cordata 'Greenspire'	Greenspire Linden	2" cal	10
Ornamental Trees				
CA	Crataegus ambigua	Russian Hawthorne	1.5" cal	6
CC	Crataegus crus-galli inermis	Thornless Cockspur Hawthorne	1.5" cal	8
CP	Crataegus phaenopyrum	Washington Hawthorne	1.5" cal	2
MD	Malus 'Dogtoe'	Dogto Crabapple	1.5" cal	2
MR	Malus 'Radiant'	Radiant Crabapple	1.5" cal	3
PAM	Prunus americana	American Plum	15 gal.	8
PP	Prunus pumila	Mayday Tree	5 gal.	5
PV	Prunus virginiana 'Shubert'	Canada Red Chokeberry	1.5" cal	11
SJ	Sophora japonica	Japanese Tree Lilac	15 gal.	4
QG	Quercus gambellii	Gambel Qu-	5 gal.	10
Conifer Trees				
PF	Pinus flexilis	Limber Pine	6-8' HT.	10
PN	Pinus nigra	Austrian Pine	15'	15
PPG	Picea pungens glauca	Colorado Blue Spruce	6-8' HT.	16
JM	Juniperus monosperma	One Seed Juniper	6-8' HT.	6

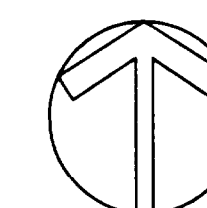
Gross Mixes
Turf Grass Seed or sod tall fescue with a mix of the following:
Rhubarb, Jr. Monardella, Crew cut or equal
Native Mix of the following:
Blus Grama 55%, Western Wheatgrass 10%, Buffalo grass 20%
Shubs 15% (Fringed Sedge, Rabbitbrush, Three-leaf Sumac)
Native Shrubs
Mix: Sagebrush, Mtn. Mahogany, Rabbitbrush, Mtn. Ninebark,
Golden Bitterbrush, Smooth Sumac, Three-leaf Sumac,
Antelope Current, Wax Current, Yucca

LEGEND

-  DECIDUOUS SHADE TREE
 ORNAMENTAL TREE
 CONIFEROUS TREE

Cityscape
urban design, inc.
3555 stanford road, suite 105
fort collins, colorado 80525
(303)228-4074

Ridgewood Hills
FIRST FILING P.U.D.
FINAL LANDSCAPE PLAN



A horizontal number line with tick marks at 0, 100, and 200. The region between 0 and 100 is shaded with a light gray background.

DATE OF PREPARATION: 10-10-94
REVISIONS:

DATE	DESCRIPTION	BY
11/23/94	STAFF COMMENTS	TCH

SHEET NO. 3 OF 6



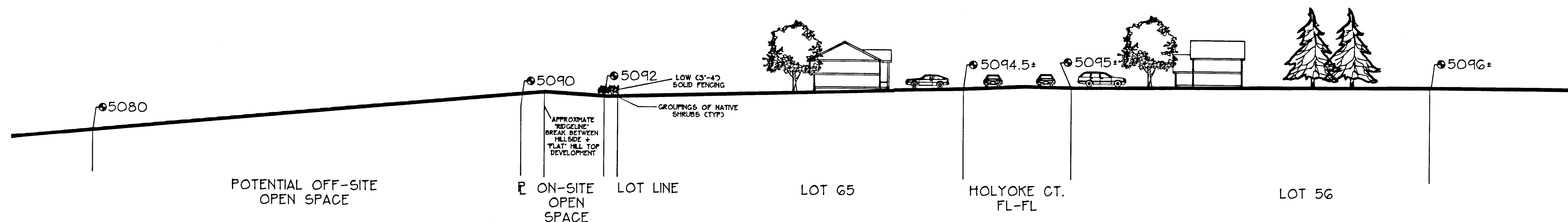
Cityscape
urban design, inc.
3555 stanford road, suite 105
fort collins, colorado 80525
(303) 226-4074

**DETAIL MULTI-FAMILY
LANDSCAPE PLAN**

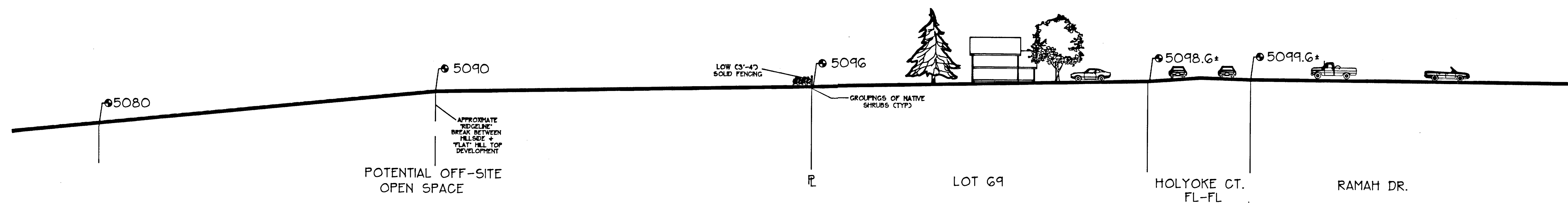
A horizontal number line is shown with tick marks at 0 and 30. The region between 0 and 30 is shaded with a light gray background.

SHEET NO. 4 OF 6

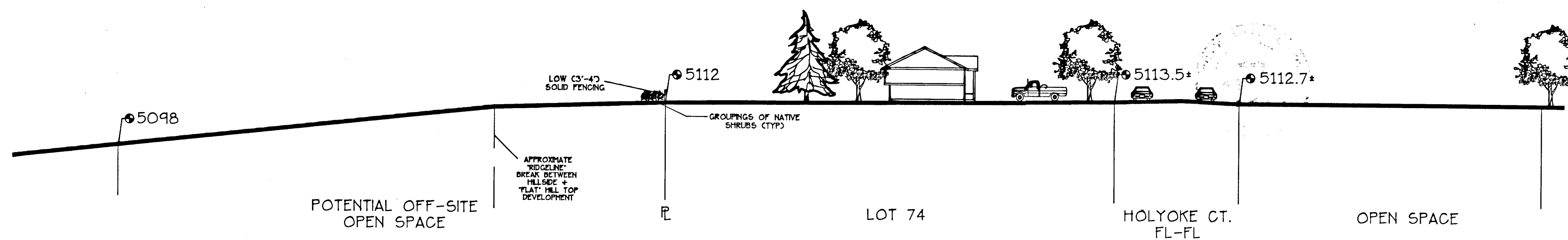
(A)



(B)



(C)



Cityscape
urban design, inc.
3555 stanford road, suite 105
fort collins, colorado 80525
(970)228-4074

Ridgewood Hills

FIRST FILING P.U.D.

CROSS SECTIONS

ACAD. FILE: 4530S2
PROJECT NO. 4530
SCALE: 1"=20'

DATE OF PREPARATION: 09-12-94

REVISIONS:

DATE	DESCRIPTION	BY
11/23/94	STAFF COMMENTS	JCH

SHEET NO. **6** OF **6**

