

PROJECT NAME

CHERRY STREET COTTAGES – PDP160041

STAFF

Jason Holland, City Planner

PROJECT INFORMATION

PROJECT DESCRIPTION: This is a Project Development Plan for a proposed residential subdivision at the northeast corner of Cherry Street and Lyons Street. A total of six lots are proposed, with single-family detached dwellings located on each lot. Each lot is 4,879 square feet in size. The front of the residences face Cherry Street. A rear alley is proposed to the north, behind the residences to access detached garages for each residence. Three additional dwellings are located above the garages. A total of 9 dwellings are proposed. The site is approximately one acre in size, or 44,579 square feet.

The project is zoned Low Density Mixed Use Neighborhood (L-M-N). Single-family detached dwellings are a permitted use in the L-M-N zone district subject to a Type 1 administrative review and approval.

APPLICANT: Paul C Sorensen
SORENSEN ENGINEERING & CONSTRUCTION
1901 BEAR CT
Fort Collins, CO 80525

OWNER: EVAN GILMARTIN
2519 S SHIELDS ST
FORT COLLINS, CO 80526

RECOMMENDATION: Approval

EXECUTIVE SUMMARY

The approval of the Cherry Street Cottages PDP complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The PDP complies with the applicable review procedures of Division 2.2.
- The PDP complies with all applicable Low Density Mixed-Use Neighborhood (L-M-N) standards of Division 4.5.

- The PDP complies with all applicable General Development Standards located in Article 3 of the Land Use Code.

COMMENTS:

1. Background:

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Low Density Mixed-Use Neighborhood (L-M-N)	Residential
South	N/A	Putnam Elementary School
East	Neighborhood Conservation Low Density (N-C-L)	Residential
West	Low Density Residential (R-L)	Residential

Land Use History:

- In 1965, the property was originally annexed into the City of Fort Collins as part of the Pierce Annexation.
- The property is currently undeveloped.

2. Compliance with Applicable L-M-N Standards:

The project complies with all applicable L-M-N standards with the following comments provided:

A. Section 4.5(B)(2)(a)(1) – Permitted Uses

Single-family detached dwellings are a permitted use in the L-M-N District subject to a Type 1 administrative review.

B. Section 4.5(D)(1) – Density

This standard typically requires that residential density on projects that are part of Project Development Plans containing less than 20 acres have a density not less than 3.00 dwelling units per net acre and not greater than 9.00 dwelling units per gross acre.

For this project, both the gross and net acreage are the same. Per LUC 3.8.18(B) which outlines areas to be deducted from the gross acreage to achieve a net acreage, there are no

applicable deductions. The site is 44,579 square feet, or 1.02 acres. A total of 9 dwellings are proposed. The resulting density is 8.8 units per acre, in compliance with the standard.

C. Section 4.5(D)(2) – Mix of Housing

This standard is not applicable due to the overall project size of one acre.

The standard requires a minimum of four housing types on any overall project containing 30 acres or more, and a mix of three housing types on any overall project containing 20 acres or more.

D. Section 4.5(D)(6) – Small Neighborhood Park.

This standard is not applicable due to the overall project size of one acre.

This standard requires that development projects of ten acres or more provide a small neighborhood park that is at least one acre in size, or be located near an existing park that meets the criteria described in this section.

(E) Section 4.5(E) – Development Standards.

(1) Streets and Blocks.

(a) Street System Block Size. The local street system provided by the development shall provide an interconnected network of streets in a manner that results in blocks of developed land bounded by connecting streets no greater than twelve (12) acres in size.

(b) Mid-Block Pedestrian Connections. If any block face is over seven hundred (700) feet long, then walkways connecting to other streets shall be provided at approximately mid-block or at intervals of at least every six hundred fifty (650) feet, whichever is less.

As a small infill project, the property is bound by public streets along the southern and western boundary of the project, and no additional streets or connecting walkways are required to meet the criteria described in this standard.

(3) Maximum Residential Building Height. The maximum height of one-, two- and three-family dwellings shall be two and one-half (2.5) stories.

The project lists the maximum building height as 25 feet with the project's site plan land use table. Staff recommends that this be clarified by the Applicant at the hearing and listed in stories on the plans.

3. Compliance with Article 3 of the Land Use Code – General Development Standards

The project complies with all applicable General Development Standards with the following comments provided:

A. Section – 3.2.1 Landscaping and Tree Protection

- 1) *Section 3.2.1(D)(2) Street trees.* Street trees are provided at approximately 40-foot intervals along the project's Cherry and Lyons Street frontage, in accordance with the standards of this section.
- 2) *Section 3.2.1(D)(3) Minimum Species Diversity.* The project provides not more than 15% of any one tree species in compliance with this standard.
- 3) *Section 3.2.1(E)(1) Buffering Between Incompatible Uses and Activities.*

This section states: *In situations where the decision maker determines that the arrangement of uses or design of buildings does not adequately mitigate conflicts reasonably anticipated to exist between dissimilar uses, site elements or building designs, one (1) or more of the following landscape buffering techniques shall be used to mitigate the conflicts.*

(a) Separation and screening with plant material: planting dense stands of evergreen trees, canopy shade trees, ornamental trees or shrubs;

(b) Integration with plantings: incorporating trees, vines, planters or other plantings into the architectural theme of buildings and their outdoor spaces to subdue differences in architecture and bulk and avoid harsh edges;

(c) Establishing privacy: establishing vertical landscape elements to screen views into or between windows and defined outdoor spaces where privacy is important, such as where larger buildings are proposed next to side or rear yards of smaller buildings;

(d) Visual integration of fences or walls: providing plant material in conjunction with a screen panel, arbor, garden wall, privacy fence or security fence to avoid the visual effect created by unattractive screening or security fences;

(e) Landform shaping: utilizing berming or other grade changes to alter views, subdue sound, change the sense of proximity and channel pedestrian movement.

Section 3.2.1(H) Placement and Interrelationship of Required Landscape Plan Elements.

This section states: *In approving the required landscape plan, the decision maker shall have the authority to determine the optimum placement and interrelationship of required landscape plan elements such as trees, vegetation, turf, irrigation, screening, buffering and fencing, based on the following criteria:*

- (1) protecting existing trees, natural areas and features;*
- (2) enhancing visual continuity within and between neighborhoods;*
- (3) providing tree canopy cover;*
- (4) creating visual interest year round;*

- (5) *complementing the architecture of a development;*
- (6) *providing screening of areas of low visual interest or visually intrusive site elements;*
- (7) *establishing an urban context within mixed-use developments;*
- (8) *providing privacy to residents and users;*
- (9) *conserving water;*
- (10) *avoiding reliance on excessive maintenance;*
- (11) *promoting compatibility and buffering between and among dissimilar land uses;*
- (12) *establishing spatial definition.*

Staff analysis:

To address the two sections described above, the applicant proposes 18 Taylor Juniper evergreen trees along the northern boundary of the project, which are intended to soften views into the project from the neighboring property and provide screening of the proposed vehicular drive aisle that provides access to the north-facing garages. Additionally, a detention pond is provided to the east with plantings provided within the pond that help provide visual buffering and transition space. Should additional mitigation measures be deemed necessary in order to provide additional screening, these code sections could be referenced to apply additional measures such as solid fencing and/or additional landscape screening.

B. Section 3.2.2 – Access, Circulation and Parking

In conformance with the *Purpose, General Standard, and Development Standards* described in this section, the parking and circulation system provided with the project is well designed with regard to safety, efficiency and convenience for vehicles, bicycles, pedestrians and transit, both within the development and to and from surrounding areas.

LUC 3.2.2(K)(1)(c) Parking Requirements:

Single-Family Detached: For each single-family dwelling there shall be one (1) parking space on lots with greater than forty (40) feet of street frontage or two (2) parking spaces on lots with forty (40) feet or less of street frontage.

Minimum off-street parking quantities required for the project are satisfied through two garage spaces provided on each lot. Each lot is 50 feet wide, and is required to provide one off-street parking space, plus one additional space for the three lots that have an additional dwelling above the detached garage.

C. Section 3.3.1 – Plat Standards

All lots have direct access to a public street. The layout of roads, driveways, utilities, drainage facilities, and other services are designed in a way that enhances an interconnected system within and between adjacent developments. The plat demonstrates proper dedication of public rights-of-way, drainage easements and utility easements that are needed to serve the area being developed.

D. Section 3.5.2(E) Residential Building Setbacks, Lot Width and Size

All proposed lots comply with the lot size, width and setback standards of this section, which require a minimum lot width of 40 feet for single-family detached dwellings. The proposed project provides the following setbacks in conformance with the standards:

15-foot Front Yard
5-foot Interior Side Yard
15-foot Corner Side
8-foot Rear Yard

4. Neighborhood Meeting

A City neighborhood meeting was not required for proposal and the Applicant elected to submit the project for staff review without holding a neighborhood meeting.

5. Findings of Fact/Conclusion

In evaluating the Cherry Street Cottages PDP, staff makes the following finding of fact:

- A. The PDP complies with the applicable review procedures of Division 2.2.
- B. The PDP complies with all applicable Low Density Mixed-Use Neighborhood (L-M-N) standards of Division 4.2.
- C. The PDP complies with all applicable General Development Standards located in Article 3.

RECOMMENDATION:

Staff recommends approval of the approval the Cherry Street Cottages Project Development Plan, PDP#160041 based on the Findings of Fact on page 6 of this staff report.

ATTACHMENTS

- 1. Vicinity Map (PDF)
- 2. Site and Landscape Plan (PDF)
- 3. Plat (PDF)
- 4. Utility Plans (PDF)
- 5. Drainage Report (PDF)