

**CITY OF FORT COLLINS  
TYPE 1 ADMINISTRATIVE HEARING**

**FINDINGS AND DECISION**

HEARING DATE: January 7, 2016

PROJECT NAME: CSU Health and Medical Center Plat

CASE NUMBER: FDP# 150039

APPLICANT: Eric Nakos, P.E.  
JVA, Inc.  
25 Old Town Square, Suite 200  
Fort Collins, CO 80524

OWNERS: CSU Board of Governors  
01 Administration Building  
Fort Collins, CO 80523

HEARING OFFICER: Marcus A. McAskin

**PROJECT DESCRIPTION:** This is a combined PDP/FP for the CSU Health and Medical Center subdivision plat for certain property located at the northwest corner of West Prospect Road and South College Avenue.

The proposed plat (CSU Health and Medical Center Subdivision) replats twelve parcels of land described with particularity on Sheet 1 of the plat and containing a total of 224,833 square feet (or 5.161 acres, more or less) (the "Subject Property") into two lots (Lot 1 consisting of 4.637 acres and Lot 2 consisting of 0.273 acres). The balance of the subject property consists of existing alley right-of-way (ROW) and other ROW dedicated to the City of Fort Collins.

The site plan and landscape plans associated with the Subject Property were previously approved through the Site Plan Advisory Review (SPAR) process by the Planning and Zoning Board on October 8, 2015.

The site and landscape plans approved by the Planning and Zoning Board through the SPAR process describe an overall project that includes a 113,000 square foot, four-story building within a developable area of approximately 4.9 acres. The property proposed to be platted is located in the Community Commercial (C-C) zone district.

The surrounding zoning and land uses are set forth on page two below:

Direction	Zone District	Existing Land Uses
North	Community Commercial (C-C)	Proposed CSU Parking Garage
South	General Commercial (C-G)	Commercial / Retail
East	Community Commercial (C-C)	Commercial / Retail
West	Community Commercial (C-C)	Commercial / Retail; CSU Campus

SUMMARY OF DECISION:           Approved.

ZONE DISTRICT:                   (C-C) Community Commercial District

HEARING: The Hearing Officer opened the hearing at approximately 5:30 p.m. on Thursday, January 7, 2016, in Conference Rooms A - D, 281 North College Avenue, Fort Collins, Colorado following the conclusion of the hearing on the Caring Smiles Dental Clinic (FDP # 150010).

EVIDENCE: Prior to or at the hearing, the Hearing Officer accepted the following documents as part of the record of this proceeding: (1) Planning Department Staff Report for the CSU Health and Medical Center Subdivision (FDP #150039), including vicinity map; (2) proposed CSU Health and Medical Center Subdivision plat (2 Sheets); (3) GF Wiards Addition Plat; (4) Flinn’s PUD Plat; (5) Sorenson’s PUD Plat; (6) SPAR submittal narrative; (7) SPAR submittal plans; (8) SPAR submittal Staff Report; (9) Utility Plans for CSU Health and Medical Center (consisting of 34 Sheets); (10) Agenda Item Summary (Ordinance No. 156, 2015); (11) Executed Copy of Ordinance No. 156, 2015 Conditionally Vacating Certain Rights-of-Way; (12) Affidavit of Publication of the Fort Collins Coloradoan dated December 29, 2015 evidencing publication of the Notice of Hearing on December 29, 2015; and (13) Notice of Public Hearing dated December 23, 2015.

In addition, the City’s Comprehensive Plan, Code, and the formally promulgated polices of the City are all considered part of the record considered by the Hearing Officer.

A copy of the Planning Department Staff Report prepared for the Project is attached to this decision as **ATTACHMENT A** and is incorporated herein by reference.

TESTIMONY: The following persons testified at the hearing:

From the City:                   Jason Holland, PLA, City Planner, and Sheri Langenberger, City Development Review Manager

From the Applicant/Owners: Fred Haberecht, LEED AP, ASLA, and Erik Nakos, P.E., JVA, Inc.

From the Public:               Kevin Harper, 1535 Remington Street, Fort Collins, CO 80524

The following individuals were signed in but did not provide any testimony or public comment:

Laura Bently (CSU)  
Milt Brown (CSU)

#### FINDINGS

1. Evidence presented to the Hearing Officer established the fact that notice of the public hearing was properly posted, mailed and published.
2. Based on testimony provided at the public hearing and a review of the materials in the record of this case, the Hearing Officer concludes as follows:
  - a. the Application complies with the applicable procedural and administrative requirements of Article 2 of the Code;
  - b. the Application complies with the applicable General Development Standards contained in Article 3 of the Code; and
  - c. the Application complies with the applicable C-C District standards contained in Article 4 of the Code.
3. The Application's satisfaction of the Article 2, 3 and 4 Code requirements is sufficiently detailed in the Staff Report, a copy of which is attached as ATTACHMENT A and is incorporated herein by reference.

#### DECISION

Based on the findings set forth above, the Hearing Officer hereby approves the application for the CSU Health and Medical Center Plat (FDP #150039) in the form submitted.

DATED this 11<sup>th</sup> day of January, 2016.



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Marcus A. McAskin  
Hearing Officer

**ATTACHMENT A**

Staff Report  
CSU Health and Medical Center Plat (Combined PDP/FP)  
#FDP150039



ITEM NO 2

MEETING DATE January 7, 2016

STAFF Holland

HEARING OFFICER

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## STAFF REPORT

**PROJECT:** CSU Health and Medical Center Plat, #FDP150039

**APPLICANT:** Erik Nakos, P.E.  
JVA, Incorporated  
25 Old Town Square, Suite 200  
Fort Collins, CO 80524

**OWNER:** Board of Governors of the Colorado State University System  
01 Administration Building  
Fort Collins, CO 80523

### PROJECT DESCRIPTION:

This is a combined PDP/FDP for the final plat review for the land associated with the CSU Health and Medical Center, located at the northwest corner of Prospect and College. The Medical Center site and landscape plans were previously approved as a Site Plan Advisory Review (SPAR) by the Planning and Zoning Board on October 8, 2015. This review is for the plat and utility plan only. The amended plat is subject to review and approval by a hearing officer. Final utility plans are provided for reference and are approved by utility and engineering staff prior to issue of any necessary permits.

The Site Plan Advisory Review for Colorado State University which was reviewed by P&Z approved the plans for the new medical center campus. The project includes a 113,000 square foot, four-story building within an approximately 4.9 acre site. Existing dwellings and structures on the site are proposed to be removed. Approximately 106 surface parking spaces provided, with additional parking spaces provided in a proposed parking garage to the north of Lake Street. The site is located in the Community Commercial (CC) zone district. The approved SPAR plans are attached with this staff report.

### RECOMMENDATION:

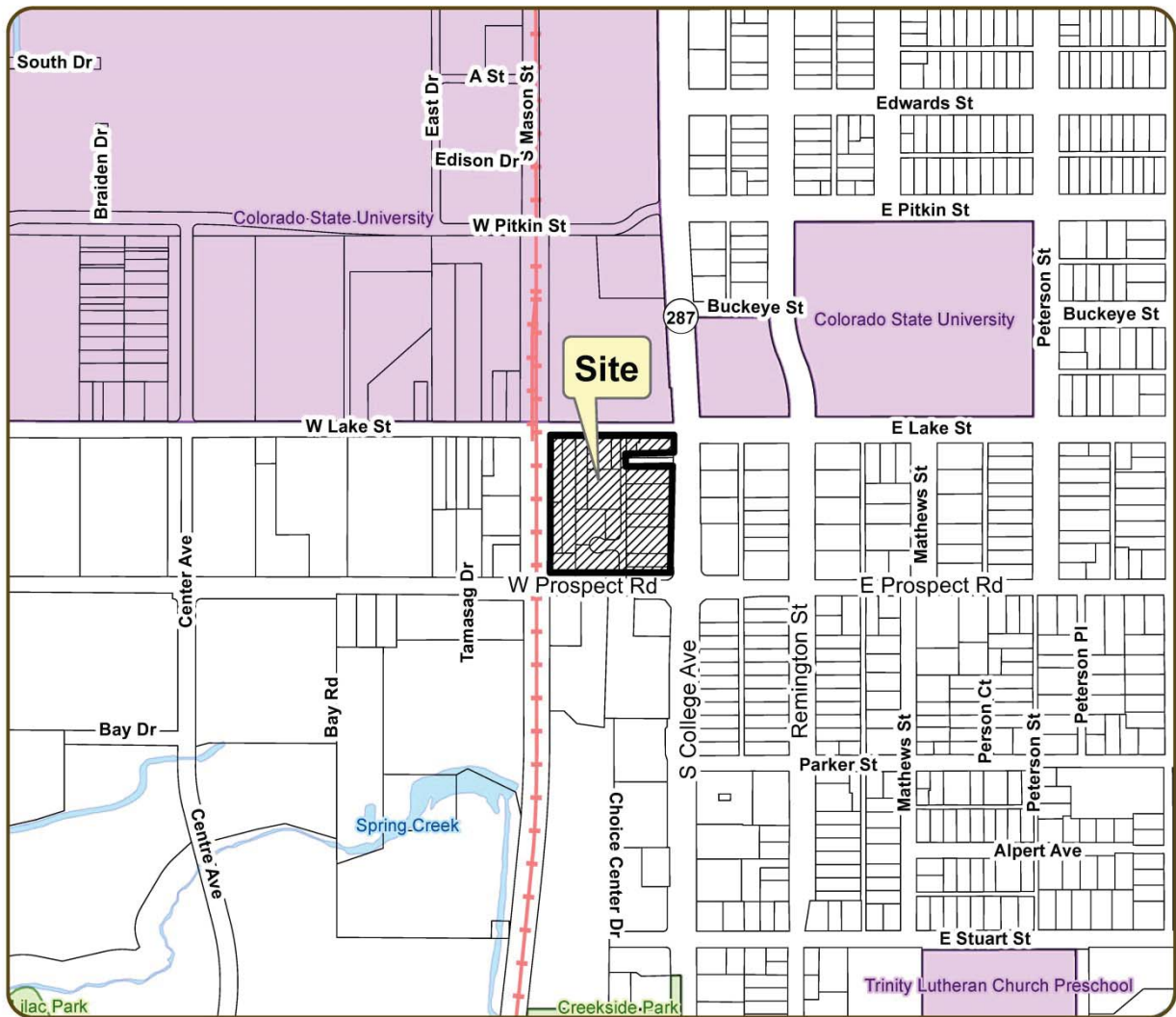
Approval of the CSU Health and Medical Center Plat, #FDP150039

### EXECUTIVE SUMMARY:

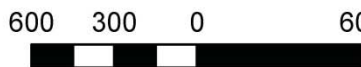
CSU Health and Medical Center Plat complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The project complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The project complies with the relevant standards located in Article 3 – General Development Standards.

**VICINITY MAP:**



**CSU Health and Medical Center Plat  
Location Map**



1 inch = 600 feet



**COMMENTS:**

**1. Background:**

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Community Commercial (C-C)	Proposed CSU Parking Garage
South	General Commercial (C-G)	Commercial / Retail
East	Community Commercial (C-C)	Commercial / Retail
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- In 1925, the property was annexed into the city as part of the GF Wiards Annexation, and includes a number of parcels that contain existing residential structures, some of which have been repurposed for commercial businesses and university related facilities over the years.
- The 1925 annexation also included a boundary map noted as the “GF Wiard’s Addition”.
- In 1953, portions of the property were re-platted with the Flinn’s Resubdivision.
- In 1979, portions of the property were re-platted with the Sorenson’s PUD.
- The above plats and maps are attached with this staff report.

**2. Compliance with Community Commercial (C-C) zone district Standards:**

Compliance with Community Commercial standards were addressed with the SPAR process. A copy of the SPAR staff report is attached for reference. In terms of the *Location* criteria of the SPAR review, the proposed site meets this requirement with a proposed use that is consistent with the City’s land use designation. The site is within the Community Commercial District, and *Clinics* are listed as a permitted principal Type 1 use in this district (in this case subject to SPAR).

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

*E. Section 3.3.1 – Plat Standards.* The proposed plat meets all applicable *General Requirements* and provides all necessary *Reservations* and *Dedications*.

- In compliance with LUC 3.3.1(B)(1): The proposed lot pattern provides a site area and configuration that meets all applicable zoning requirements of the city.

- In compliance with LUC 3.3.1(B)(2): The general layout of lots, roads, driveways, utilities, drainage facilities and other services within the proposed development are designed in a way that accommodates and contributes to an interconnected street system within and between neighborhoods, preserves natural areas and features, and otherwise accomplishes the purposes and intent of this Land Use Code. The proposed plat is configured to achieve the intent of the SPAR site plan, the design of which is consistent with the applicable development standards set forth in Articles 3 and 4 of this Land Use Code.
- In compliance with LUC 3.3.1(C)(1): The layout of roads, driveways, utilities, drainage facilities, and other services remain in compliance with the City's engineering standards. The plat demonstrates proper dedication of public rights-of-way, drainage easements and utility easements that are needed to serve the area being developed.

## **6. Findings of Fact/Conclusion**

In evaluating the CSU Health and Medical Center Plat, #FDP150039, staff makes the following findings of fact:

- A. The project complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- B. The project complies with the relevant standards located in Article 3 – General Development Standards.

## **RECOMMENDATION:**

Approval of the CSU Health and Medical Center Plat, #FDP150039, based on the findings of fact on page 4 of the staff report.

## **ATTACHMENTS:**

1. CSU Medical/Health Center Plat, Page 1
2. CSU Medical/Health Center Plat, Page 2
3. GF Wiards Addition Plan
4. Flinn's PUD Plat
5. Sorenson's PUD Plat
6. Background -- Medical Center SPAR Submittal Narrative
7. Background -- Approved SPAR Submittal CSU Medical Center Plans
8. Background -- Staff report from the SPAR review
9. Utility Plans