

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

FINDINGS AND DECISION

HEARING DATE: September 28, 2016

PROJECT NAME: Elevations Credit Union (2025 S. College Avenue)

CASE NUMBER: PDP #160021

APPLICANT: Cara Scohy
CS Design, Inc.
2519 S. Shields St. #129
Fort Collins, CO 80526

OWNER: Elevations Credit Union
c/o Mike Tressler
2300 55th Street
Boulder, CO 80301

HEARING OFFICER: Marcus A. McAskin

PROJECT DESCRIPTION: This is a request for consideration of a Project Development Plan (PDP) for Elevations Credit Union, with the project located at 2025 S. College Avenue (the “Subject Property”). The Subject Property consists of 0.72 acres located at the northwest corner of south College Avenue and Arthur Drive, and is currently legally described as Lots 8 and 12, Spring Court Subdivision. The Application proposes to replat the Subject Property as Lot 1, Elevations Credit Union Plat.

The project proposes a one-story, 5,000 square foot financial services building with two drive-through teller lanes and 25 parking spaces. The project includes a plaza with rain gardens, planters and benches along the South College Avenue frontage. The construction will include the demolition of an existing retaining wall that travels along the north property line diagonally to the west side of the lot. A new retaining wall, with an approximate height of between six inches (6”) and nine feet (9’), is proposed along 97 feet of the north property line and along 117 feet of the west property line. Pursuant to the chart set forth in Section 4.21(B)(2) of the Land Use Code, the proposed *financial services* use is permitted in the General Commercial (C-G) zone district subject to an Administrative (Type 1) Review.

BACKGROUND: The Subject Property was annexed into the City of Fort Collins in 1957 with the South College Avenue Consolidated Annexation. The Subject Property has been a gas station and convenience store for many years. The proposed project will demolish the gas station and

convenience store. The Subject Property is located in the General Commercial (C-G) zone district and is also within the Transit-Oriented Development (TOD) Overlay Zone.

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	General Commercial (C-G)	Commercial: pet service and auto service
South	General Commercial (C-G)	Commercial: bike shop and mattress store
East	General Commercial (C-G)	Commercial strip mall
West	General Commercial (C-G)	Residential duplexes

SUMMARY OF DECISION: Approved, with conditions.

ZONE DISTRICT: General Commercial District (C-G) and TOD Overlay Zone.

HEARING: The Hearing Officer opened the hearing on Wednesday, September 28, 2016, in Conference Rooms A-D, 281 North College Avenue, Fort Collins, Colorado, at approximately 5:30 PM. No members of the public were present at the hearing.

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

1. Elevations Credit Union Site Plan consisting of four (4) sheets.
2. Planning Department Staff Report prepared for Elevations Credit Union PDP (PDP #160021). A copy of the Staff Report is attached to this decision as **ATTACHMENT A** and is incorporated herein by reference.
3. Statement of Planning Objectives provided by CS Design, Inc. (1 page).
4. Preliminary Plat (Elevations Credit Union) consisting of two (2) sheets.
5. Landscape Plan including Tree Mitigation Protection Plan consisting of three (3) sheets.
6. Architectural Elevations and Rendered Perspectives consisting of four (4) sheets.
7. Preliminary Utility Plans, consisting of the following nine (9) sheets: Cover Sheet, General Construction Notes, Existing Conditions & Demolition Plans, Utility Plan, Grading Plan, Drainage Plan, Existing Drainage Plan, Erosion Control Plan and Erosion Control Detail.
8. Site Photometric Plan consisting of one (1) sheet.
9. Ecological Characterization Study (ECS) Memo dated February, 2016 and prepared by Blue Mountain Environmental Consultants consisting of twenty (20) pages.

10. PowerPoint presentation of Applicant submitted to the Hearing Officer at the September 28th hearing.
11. PowerPoint presentation of City Staff submitted to the Hearing Officer at the September 28th hearing.
12. Catalog regarding Nichiha fiber cement architectural wall panels.
13. Affidavit of Publication dated September 19, 2016, evidencing proof of publication of Notice of Hearing in the Fort Collins Coloradan on September 19, 2016.
14. Notice of Public Hearing dated September 14, 2016.
15. 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.

TESTIMONY: The following persons testified at the hearing:

From the City: Seth Lorson, City Planner

From the Applicant: Cara Scohy
 CS Design, Inc.
 2519 S. Shields St. #129
 Fort Collins, CO 80526

Seth Clark
 Neenan Archistruction
 3325 S. Timberline Road, Suite 100
 Fort Collins, CO 80525

From the Owner: Mike Tressler
 Elevations Credit Union
 2300 55th Street
 Boulder, CO 80301

From the Public: None.

The public comment portion of the hearing was closed at 5:51 p.m. and the hearing was completed at approximately 6:00 p.m.

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 Land Use Code;
 - B. the Application complies with the applicable General Development Standards contained in Article 3 of the Land Use Code, including the TOD Overlay Zone Development Standards set forth in Division 3.10 of the Land Use Code; and
 - C. the Application complies with the applicable standards set forth in the General Commercial District (C-G), set forth in Article 4, Division 4.21 of the Land Use Code.
3. The Application's satisfaction of the applicable Article 2, 3 and 4 requirements of the Land Use Code 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 enters the following ruling:

- A. The Elevations Credit Union Project Development Plan (PDP #160021) is approved for the Subject Property as submitted, subject to the conditions set forth below.
- B. The Applicant shall submit a final plan for the Subject Property within three (3) years of the date of this decision. If Applicant fails to submit a final plan to the City within said three (3) year period, this PDP approval shall automatically lapse and become null and void in accordance with Section 2.2.11(C) of the Code.
- C. In accordance with Section 2.2.11(C) of the Code, the Elevations Credit Union PDP shall not be considered a site specific development plan and no vested rights shall attach to the PDP.

DATED this 30th day of September, 2016.



Marcus A. McAskin
Hearing Officer

ATTACHMENT A

Staff Report
Elevations Credit Union Project Development Plan
(PDP# 160021)



ITEM NO _____ 1 _____
MEETING DATE _____ 9-28-16 _____
STAFF _____ Lorson _____

ADMINISTRATIVE PUBLIC HEARING

STAFF REPORT

PROJECT: Elevations Credit Union Project Development Plan, PDP #160021

APPLICANT: Cara Scohy, CS Design, Inc.
2519 S. Shields St. #129
Fort Collins, CO 80526

OWNER: Elevations Credit Union
C/O Mike Tressler
2300 55th Street
Boulder, CO 80301

PROJECT DESCRIPTION:

This is a request for consideration of a Project Development Plan (P.D.P.) for Elevations Credit Union. The project is located on a 0.72 acre lot at the northwest corner of south College Avenue and Arthur Drive.

The project proposes a one-story, 5,000 square foot financial services building with two drive-through teller lanes and 25 parking spaces. The project includes a plaza with rain gardens, planters and benches along the College Avenue frontage. The construction will include the demolition of an existing retaining wall that travels along the north property line diagonally to the west side of the lot. A new retaining wall, with an approximate height of between 9 feet and 0.5 feet, is proposed along 97 feet of the north property line and along 117 feet of the west property line. See attached Utility Plans for more details. The proposed *financial services* use is permitted in the General Commercial (CG) zone district by review and approval from a hearing officer at a Type 1 public hearing.

RECOMMENDATION: Approval of Elevations Credit Union Project Development Plan, PDP #160021

EXECUTIVE SUMMARY:

The approval of Elevations Credit Union Project Development Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The P.D.P. complies with process located 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, with conditions.
- The P.D.P. complies with relevant standards located in Division 4.21, General Commercial District (C-G) of Article 4 – Districts.

COMMENTS:

1. Background:

The subject property was annexed into the City of Fort Collins in 1957 with the South College Avenue Consolidated Annexation. The existing development has been a gas station and convenience store for many years. The proposed project will demolish the gas station and convenience store.

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	General Commercial (GC)	Commercial: pet service and auto service
South	General Commercial (GC)	Commercial: bike shop and mattress store
East	General Commercial (GC)	Commercial strip mall
West	General Commercial (GC)	Residential duplexes

2. Compliance with Article 4 of the Land Use Code – General Commercial (C-G):

The project complies with all applicable Article 4 standards as follows:

A. Section 4.21(B) – Permitted Uses

The proposed land use, *Offices and Financial Services*, are permitted subject to Administrative Review (Type 1).

B. Section 4.21(D) – Land Use Standards

1) Section 4.21(D) The maximum building height shall be four stories.

- The proposed building is one story in height (20 feet maximum).

C. Section 4.21(E) – Development Standards

1) Section 4.21(E)(2) *Pedestrian-oriented outdoor spaces shall be placed next to activity areas that generate the users (such as street corners, shops, stores, offices, day care and dwellings).*

- The proposed site plan includes a plaza/courtyard along the College Avenue frontage. It includes planters, benches and seat walls.

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 relevant comments provided:

A. Division 3.2 – Site Planning and Design Standards

1) 3.2.1 Landscaping and Tree Protection:

- A detailed tree mitigation plan is provided with this P.D.P. in coordination and with the approval of the City Forester.

2) 3.2.2 Access, Circulation and Parking:

- The project is providing a 10 foot-wide detached sidewalk along College Avenue, consistent with the Midtown in Motion Plan, and maintaining the existing four foot-wide attached sidewalk along Arthur Drive and Spring Court.
- Access is taken off of College Avenue via a right-in-only drive, and a full-movement access onto Arthur Drive.
- Required minimum parking for financial services is 2 spaces per 1,000 square feet for a total minimum requirement of 10 parking spaces. The proposal is providing 25 parking spaces.

3) 3.2.4 Site Lighting:

- A photometric plan was submitted for the project. As proposed, the project complies with the standards for light levels and directional down-lit fixtures.

B. Division 3.4 – Environmental, Natural Area, Recreational and Cultural Resource Protection Standards

1) 3.4.1 Natural Habitats and Features:

- The project provided an Ecological Characterization Study (ECS) memo which reveals that the Sherwood lateral (irrigation ditch across Arthur Drive) is of low ecological value thus a buffer will not be applied. The project proposes to use native plants as recommended in the ECS memo.

C. Division 3.5 – Building Standards

- Per section 3.5.3(C) *Relationship of Buildings to Streets, Walkways and Parking*, the building is oriented toward the southeast corner (College Avenue and Arthur Drive) of the lot. The plan provides pedestrian access from the street sidewalks and parking spaces to primary and secondary entrances. The building is setback 23 feet 5 inches from the property line on College Avenue to comply with the build-to line of 10 – 25 feet. It is setback 10 feet from the Arthur Drive property line to comply with the build-to line of 0 – 15 feet.
- The proposed building provides a custom site-specific design. There is a great deal of variation in massing with strongly modulated masses varying in height and wall length.
- Section 3.2.3(D)(1) requires horizontal masses not to exceed a height:width ratio of 1:3 without “substantial variation”. Each mass provides material changes, windows, plane changes, and projections within the noted span of height:width ratio.
- Section 3.2.3(E)(2) requires that no wall facing a street or connecting walkway have a blank or uninterrupted length exceeding 30 feet. Each wall of each side is highly articulated and provides architectural features such as eaves, windows, plane changes, material changes, and doors in a far less distance than every 30 feet. See attached building elevations.

D. Division 3.10 – Transit-Oriented Development (TOD) Overlay Zone

- The site planning in the TOD Overlay requires street-fronted primary buildings, gathering spaces, and outdoor spaces. The proposed building is fronted on the corner of Arthur Drive and College Avenue and provides an outdoor gathering space along the College Avenue side.
- The character and image in the TOD Overlay requires similar articulation as noted above (Sec. 3.2.3) but also requires specific roofline treatment and high quality materials that add to pedestrian interest. The proposed building has a three-dimensional cornice treatment and the predominant material is a 5/8 inch fiber cement product (see material sample.) The base will be constructed with sand blasted concrete.

5. Findings of Fact/Conclusion

In evaluating the request for the Elevations Credit Union Project Development Plan, PDP #160021, Staff makes the following findings of fact:

- A. The P.D.P. complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- B. The P.D.P. complies with relevant standards located in Article 3 – General Development Standards.
- C. The P.D.P. complies with relevant standards located in Division 4.21, General Commercial (C-G) of Article 4 – Districts.

RECOMMENDATION:

Staff recommends approval of the Elevations Credit Union Project Development Plan, PDP #160021

ATTACHMENTS:

1. Statement of Planning Objectives
2. Site Plan

3. Landscape Plans
4. Building Elevations and Perspective Renderings
5. Utility Plans
6. Photometric Plan
7. Ecological Characterization Study (ECS) Memo