



ITEM NO 2
MEETING DATE July 16, 2015
STAFF Holland
HEARING OFFICER

STAFF REPORT

PROJECT: Hill Pond Residences Project Development Plan Major Amendment, MJA #150003

APPLICANT / OWNER:

910 Hillpond Associates LLC
7302 Rozena Drive
Longmont, Colorado 80503

PROJECT DESCRIPTION:

This is a Major Amendment to the approved Hill Pond Residences Project Development Plan approved in February 2015. The amendment adds lot lines between the units so that each residence is on its own lot. The overall boundary of the project is unchanged.

The property is located at Hill Pond Road and Gilgalad, and is in the (M-M-N) Medium Density Mixed-Use Neighborhood zone district. The PDP approved in February contained 18 dwelling units consisting of 8 two-family dwellings (commonly referred to as duplexes) and 2 single-family detached dwellings, all of which were on one lot. Because the amended plans propose individual lot lines, the two-family dwellings are designated in the Land Use Code as single-family attached dwellings, in groups of two.

The project is located at 910 Hill Pond Road, north of the intersection of Hill Pond Road and Gilgalad Way, and is in the M-M-N, Medium Density Mixed-Use Neighborhood zone district. The existing single family home on the 2.18 acre site is proposed to be demolished along with the existing community pool and tennis courts. All of the proposed dwellings are two-stories and have 2-car attached garages. The dwellings are centered around an interior drive aisle containing a central gathering area.

Although the site plan layout and proximity of buildings to the perimeter boundary have not changed, the added lines require reduced building setbacks. Three Modifications of

Standard are required to Land use Code Sections 3.5.2(E)(2) and (3), and 3.8.19 which address these residential setbacks.

RECOMMENDATION:

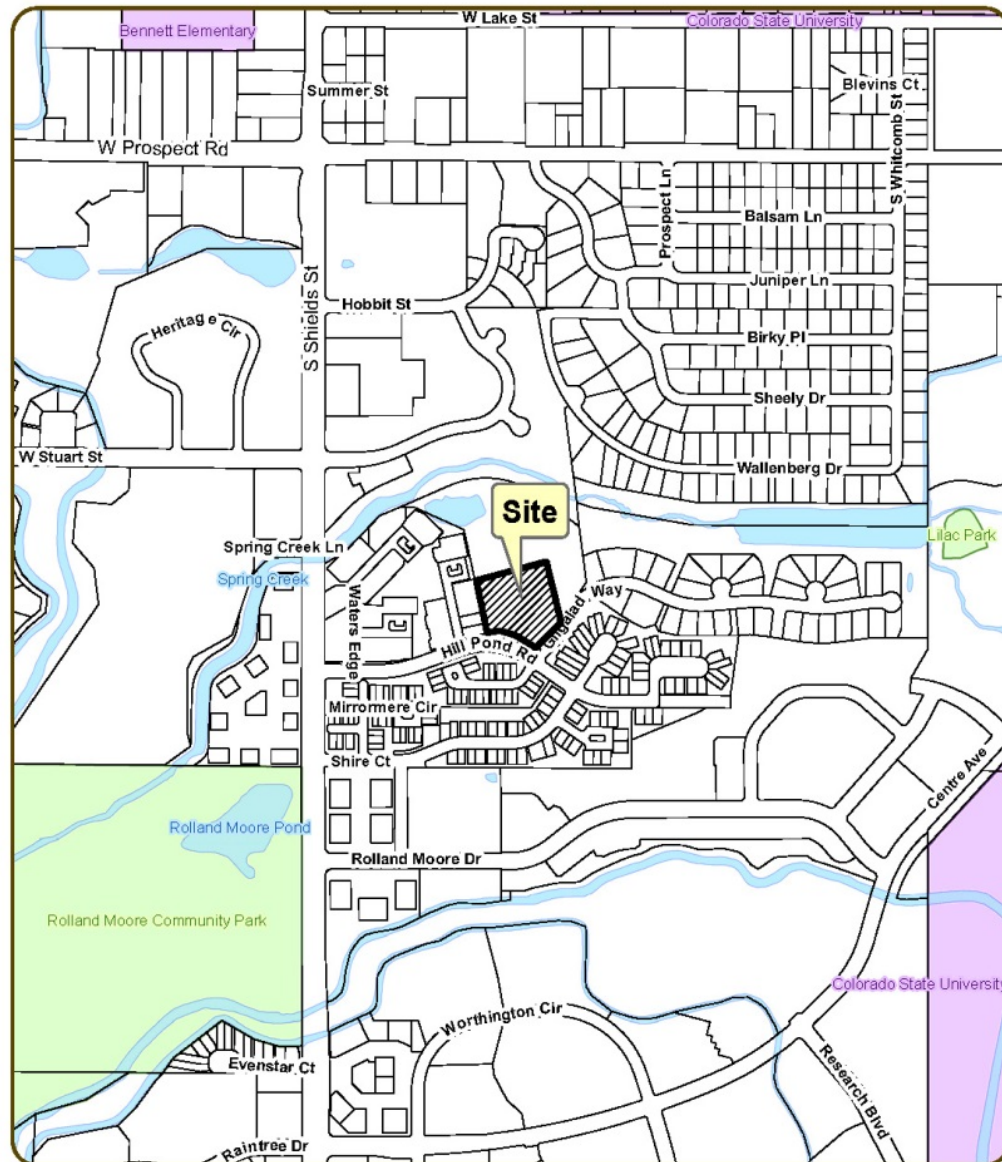
Approval of the Hill Pond Residences Major Amendment and Modifications of Standard.

EXECUTIVE SUMMARY:

The Hill Pond Residences Major Amendment (MJA) complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The MJA complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The MJA complies with relevant standards located in Division 4.6, Medium Density Mixed-Use Neighborhood (M-M-N) zone district.
- The Modifications of Standard to Section 3.5.2(E)(2), 3.5.2(E)(3) and 3.8.19 meet the applicable requirements of Section 2.8.2(H), and the granting of these Modifications would not be detrimental to the public good.
- The PDP complies with the relevant standards located in Article 3 – General Development Standards, provided that the Modifications of Standard are approved.

VICINITY MAP:



**Hill Pond Road & Gilgalad Way
Residential Development**

600 300 0 600 Feet
[Scale bar showing 600, 300, and 0 feet]

1 inch = 600 feet
[Compass rose showing North, South, East, and West]

COMMENTS:

1. Background:

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Medium Density Mixed-Use Neighborhood District (M-M-N)	One single-family residence on approximately 4 acres (1900 South Shields Street)
South	Medium Density Mixed-Use Neighborhood District (M-M-N)	Sundering Townhomes PUD – single-family attached neighborhood
East	Medium Density Mixed-Use Neighborhood District (M-M-N); Low Density Residential District (R-L)	One single-family residence on approximately 4 acres (1900 South Shields Street); Windtrail on Spring Creek PUD – single-family detached residences
West	Medium Density Mixed-Use Neighborhood District (M-M-N)	Hill Pond On Spring Creek PUD – a mix of single-family attached and detached residences

Land Use History:

- The property was annexed into the City of Fort Collins with the Spring Creek Third Annexation in 1969.
- The 2 acre site originally served as a private amenity facility – including tennis courts, pool, etc. – for the Hill Pond on Spring Creek PUD, and was originally platted in 1972 as part of the Second Replat of the Hill Pond on Spring Creek First Filing. At some point thereafter the facility was sold and is currently used as a single-family residence.
- The Hill Pond Residences Project Development Plan was approved in February 2015, which included the approval of one Modification of Standard to 3.5.2(D)(1), *Relationship of Dwellings to Streets and Parking – Orientation to a Connecting Walkway*. The Staff Report for this original approval is included with the attachments herewith.

2. Compliance with Medium Density Mixed-Use Neighborhood (M-M-N) Zone District Standards:

The project remains in compliance with all applicable M-M-N standards with the following relevant comments provided. Language in this staff report that is taken directly from the Land Use Code (LUC) is shown in *italics*, with certain relevant elements underlined for emphasis.

A. *Section 4.6(B)(2)(a) – Permitted Uses*

The proposed single-family attached and single-family detached uses are permitted in the M-M-N zone district subject to a Type One review.

B. *Section 4.6(D)(1) – Density*

The proposed density of 8.26 dwelling units per net acre is in compliance with the density range of this section, which requires that residential developments containing 20 acres or less have an overall minimum density of 7 dwelling units per acre. The minimum density for developments that are more than 20 acres is 12 dwelling units per net acre. There is no specific maximum density in the M-M-N District.

C. *Section 4.6(D)(3) – Building Height*

The project proposes a maximum building height of two stories, which is in conformance with the maximum building height of three stories in M-M-N District.

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

The project is compliance with all applicable General Development Standards with the following relevant comments provided:

A. *Section 3.2.1 Landscaping and Tree Protection*

Staff analysis:

The PDP landscape plan is unchanged from what was approved in February. The past staff report (attached) provides a detailed analysis of this code section. At the time of Final Plan approval, there will likely be one tree that is relocated from the central landscape area to accommodate snow removal and an additional electrical junction box, however the tree will be relocated to the southeast corner of the project. The location and placement of building foundation landscaping will be refined at the time of Final Plan review and shall be consistent with the

character and intent shown with the PDP landscape plan attached herewith.

E. Section 3.3.1 – Plat Standards.

The Major Amendment mainly involves the changes to the approved plat, which adds 18 individual lots accessed by a private drive. The proposed lot sizes vary, and there is no minimum lot size requirement in the M-M-N zone district. 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.

F. Section 3.5.2 Residential Building Standards

No changes are proposed to the building character approved with the PDP in February. Two additional building designs are proposed, six in total. The two additional building designs fit within the building footprints currently approved. Minor material and design changes are proposed to the entrance trellis structures. This is mainly a change in material to metal for some of the smaller components in order to meet City building code. The change was needed because the entrance trellis structures now straddle the proposed interior property lines, which triggers more stringent fire-rated material standards. A variance from City Building Services was also required entrance trellis structures and has been approved (attached).

1) Section 3.5.2(E) Residential Building Setbacks.

With the past approval, when the project was reviewed as only one lot, the project exceeded the minimum building setback standards:

With past approval, minimum setback Required from project perimeter:	Setback provided from perimeter:
Front: 15 feet (Hill Pond and Gilgalad)	Varies – 15 to 22 feet
Side: 5 feet (west)	26 feet
Side: 5 feet (west)	10 to 19 feet
Rear: 8 feet	15 feet

Due to adding the 18 individual lots, several modifications are required that reduce the standard residential building setbacks for each lot, which are discussed below. Although the setbacks are reduced within the

individual lot lines, overall the building footprints maintain the same setback distance from the outer perimeter boundaries of the project.

4. **Modification of Standard Request to Sections 3.5.2(E)(2), 3.5.2(E)(3) and 3.8.19 – Minimum Setbacks and Features Allowed Within Setbacks**

Modification Description:

This is a Modification Request to Section 3.5.2(E)(2) and (3) which address residential building setbacks. Although the site plan layout has not changed from the previous round of City review, the project is now proposing platted lots for the individual dwellings, which require reduced building setbacks. The project also proposes a modification to 3.8.19 - *Setback Regulations*, to allow certain plan elements to encroach into the setbacks.

A. The project requests reduced setbacks as follows:

<u>Setback:</u>	<u>Proposed (varies):</u>	<u>Required per 3.5.2(E):</u>
Front:	7'-0" (min)	15 feet
Rear:	4'-3" (min)	8 feet
Side:	4'-0" (min)	5 feet

(The above proposed setbacks represent the smallest setback measurements that now occur in the approved plan as a result of the proposed individual lot lines. Front, rear and side setbacks vary at different locations on the site (see Architectural Site Plan). "Zero lot lines" also occur between dwelling units in the duplex buildings.)

B. To address restrictions on features allowed within setbacks, the project proposes that the following plan elements be permitted to encroach into the setbacks:

- The trellis entrance structures between the buildings

Land Use Code Standards Proposed to be Modified:

LUC 3.5.2(E)(2) and 3.5.2(E)(3):

3.5.2(E)(2) Setback from Nonarterial Streets. The minimum setback of every residential building and of every detached accessory building that is incidental to the residential building shall be fifteen (15) feet from any public street right-of-way other than an arterial street right-of-way, except for those buildings regulated by Section 3.8.30 of this Code, which buildings must comply with the setback regulations set forth in Section 3.8.30. Setbacks from garage doors to the

nearest portion of any public sidewalk that intersects with the driveway shall be at least twenty (20) feet.

3.5.2(E)(3) Side and Rear Yard Setbacks. The minimum side yard setback for all residential buildings and for all detached accessory buildings that are incidental to the residential building shall be five (5) feet from the property line, except for alley-accessed garages, for which the minimum setback shall be eight (8) feet. If a zero-lot-line development plan is proposed, a single six-foot minimum side yard is required. Rear yard setbacks in residential areas shall be a minimum of eight (8) feet from the rear property line, except for garages and storage sheds not exceeding eight (8) feet in height, where the minimum setback shall be zero (0) feet.

LUC 3.8.19 Setback Regulations

(A) Features Allowed Within Setbacks. *The following structures and features may be located within required setbacks:*

- (1) trees, shrubbery or other features of natural growth;*
- (2) fences or walls, subject to permit approval, that do not exceed the standards established in Section 3.8.11;*
- (3) driveways and sidewalks;*
- (4) signs, if permitted by the sign regulations of this Land Use Code;*
- (5) bay windows and similar sized cantilevered floor areas, and architectural design embellishments of dwellings that do not project more than two (2) feet into the required setback, provided they do not encroach on public easements;*
- (6) eaves that do not project more than two and one-half (2½) feet into the required setback;*
- (7) open outside stairways, entrance hoods, terraces, canopies and balconies that do not project more than five (5) feet into a required front or rear setback and/or not more than two (2) feet into a required side setback, provided they do not encroach on public easements;*
- (8) chimneys, flues and residential ventilating ducts that do not project more than two (2) feet into a required setback and when placed so as not to obstruct light and ventilation, provided they do not encroach on public easements;*
- (9) utility lines, wires and associated structures, such as power poles.*
- (10) decks which are not more than thirty (30) inches above ground.*

Relevant Land Use Code Standards and Definitions:

Lot shall mean a designated parcel, tract or area of land established by plat, subdivision or otherwise permitted by law to be used, occupied or designed to be occupied by one (1) or more buildings, structures or uses, and which abuts a dedicated right-of-way, private street or private drive, any of which is at least twenty (20) feet wide at all points.

Setback shall mean the required unoccupied open space between the nearest projection of a structure and the property line of the lot on which the structure is located, except as modified by the standards of this Land Use Code. Required setbacks shall be unobstructed from the ground to the sky except as specified in Section 3.8.19.

Lot line, front shall mean the property line dividing a lot from a street. On a corner lot only one (1) street line shall be considered as a front line, and the street to which the primary entrance of the principal building faces or to which the building is addressed, shall be considered the front line.

Lot line, rear shall mean the line opposite the front lot line.

Lot line, side shall mean any lot lines other than front lot line or rear lot line.

Street shall mean a public way (whether publicly or privately owned) used or intended to be used for carrying vehicular, bicycle and pedestrian traffic and shall include the entire area within the public right-of-way and/or public access easement; provided, however, that with respect to the application of Section 3.8.7 (Signs), the term street shall only mean a dedicated public right-of-way (other than an alley) used or intended to be used for carrying motorized vehicular traffic.

Private drive shall mean a parcel of land not dedicated as a public street, over which a private easement for road purposes has been granted to the owners of property adjacent thereto, which intersects or connects with a public or private street, and where the instrument creating such easement has been recorded in the Office of the Clerk and Recorder of Larimer County. A street-like private drive is a type of private drive that may be used instead of a street under the provisions of Section 3.6.2(L)(c).

Land Use Code Modification Criteria:

“The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:

(1) 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; or

(2) 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; or

(3) 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; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).

Summary of Applicant's Justification:

The Applicant requests that the modification be approved and provides the following justification for Criteria 4:

Criteria(4): *The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

Applicant's Justification Narrative for Criteria 4:

"The building footprints, building locations, enhanced shared drive layout and all other site features remain unchanged from the previously approved Site Plan. All the setback criteria of LUC Sections 3.5.2(E)(2) and 3.5.2(E)(3) were adhered to in the previously approved Site Plan. The proposed re-plat, and subsequent new property lines defining the individual lots, reduces the building setbacks in many locations to distances that are less than those allowed in LUC Sections 3.5.2(E)(2) and 3.5.2(E)(3). These reduced distances are, in every instance, now measured from a building facade to the property line of a new, interior tract proposed in the re-plat. The distances from all structures to the original, overall property lines, and to the public non-arterial street, remain unchanged and within LUC standards.

The approved Site Plan includes trellis structures facing the enhanced shared drive which demarcate the main entries of the individual dwelling units. The addition of the new property lines leaves these free standing structures closer to the property lines than is currently allowed in LUC Sections 3.5.2(E)(2) and 3.5.2(E)(3). Again, the position of these trellis structures remains unchanged with regard to the original property lines and the adjacent public streets. LUC standards do allow for "entrance hoods and canopies" to extend into setbacks (LUC 3.8.19(A)(7)). It could be argued that the trellis structures are functionally and aesthetically very similar to these elements that are currently allowed. The trellises constitute an important feature of the approved plan and an integral part of the unique streetscape. They could not be made to comply with current setback regulations without considerable redesign of the buildings and/or site layout. If not allowed to encroach in the setbacks they would need to be eliminated, to the detriment of the approved design.

We believe that the modifications requested diverge from the standards only in a nominal and inconsequential way, given that the site layout and design features are all unchanged from a previously accepted plan. We ask that these new reduced setbacks and setback encroachments be allowed so as to preserve all the unique and favorable elements of the proposed design that have already been approved and endorsed by the PDP process."

Staff Finding

Staff finds that the request for the Modifications of Standard are justified by the applicable standards in 2.8.2(H)(4).

- A. The granting of the Modification would not be detrimental to the public good and;
- B. The project design satisfies Criteria 4 (2.8.2(H)(4): *The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

Staff finds that the modification is nominal and inconsequential when considered from the perspective of the entire development plan, because the overall character and compatibility of the project is not affected by the reduced setbacks, the character of the perimeter landscape areas are not affected by the modification, and the plan continues to advance the purposes of the Land Use Code by:

1.2.2 (J) improving the design, quality and character of new development.

1.2.2 (M) ensuring that development proposals are sensitive to the character of existing neighborhoods.

As part of the modification approval staff recommends several conditions that are outlined below to ensure that the design character shown on the plans is maintained.

6. Findings of Fact/Conclusion

In evaluating the Hill Pond Residences Project Development Plan (PDP), staff makes the following findings of fact:

- A. The MJA complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- B. The MJA complies with relevant standards located in Division 4.6, Medium Density Mixed-Use Neighborhood (M-M-N) zone district.

- C. The Modifications of Standard to Section 3.5.2(E)(2), 3.5.2(E)(3) and 3.8.19 meet the applicable requirements of Section 2.8.2(H), and the granting of these Modifications would not be detrimental to the public good, with conditions.
- D. The PDP complies with the relevant standards located in Article 3 – General Development Standards, provided that the Modifications of Standard are approved, with conditions.

RECOMMENDATION:

Approval of this Major Amendment to the Hill Pond Residences Project Development Plan and Modifications of Standard, with the following conditions:

- 1. Setbacks for each lot shall be shown on the final plans in accordance with the approved building footprints.
- 2. Final Plans shall describe all areas of the site that are to be maintained by an HOA and all areas that are the responsibility of each individual homeowner.
- 3. Final Plans shall show the placement and design of all fencing, including all fencing on all lots. In order to maintain the open character of the site design around the perimeter of the project, all fencing located on an individual lot shall step down in height to 42 inches when located beyond the rear wall plane of the dwelling or adjacent dwelling, and in side yards facing streets or drives.

ATTACHMENTS:

Amended Plans:

- 1. Applicant's Modification of Standard Request
- 2. Site Plan
- 3. Plat
- 4. Building Elevations
- 5. Utility Plans
- 6. Variance exhibit/approval

PDP plans from February 2015 PDP:

- 7. Landscape Plan
- 8. Tree Mitigation Plan
- 9. PDP Staff Report

April 22, 2015

Modification Request for Reduced Building Setbacks 910 Hill Pond Road - Project Development Plan (PDP)

Modification Description:

This is a Modification Request to *Section 3.5.2(E)(2)* and (3) which address residential building setbacks. Although the site plan layout has not changed from the previous round of City review, the project is now proposing platted lots for the individual dwellings, which require reduced building setbacks. The project also proposes a modification to *3.8.19 Setback Regulations*, to allow certain plan elements to encroach into the setbacks.

A. The project requests reduced setbacks as follows:

<u>Setback:</u>	<u>Proposed (varies):</u>	<u>Required per 3.5.2(E):</u>
Front:	7'-0" (min)	15 feet
Rear:	4'-3" (min)	8 feet
Side:	4'-0" (min)	5 feet

(The above proposed setbacks represent the smallest setback measurements that now occur in the approved plan as a result of the proposed individual lot lines. Front, rear and side setbacks vary at different locations on the site (see Architectural Site Plan). "Zero lot lines" also occur between dwelling units in the duplex buildings.)

B. To address restrictions on features allowed within setbacks, the project proposes that the following plan elements be permitted to encroach into the setbacks:

- The trellis entrance structures between the buildings

Land Use Code Standards Proposed to be Modified:

LUC 3.5.2(E)(2) and 3.5.2(E)(3):

3.5.2(E)(2) Setback from Non-arterial Streets. The minimum setback of every residential building and of every detached accessory building that is incidental to the residential building shall be fifteen (15) feet from any public street right-of-way other than an arterial street right-of-way, except for those buildings regulated by Section 3.8.30 of this Code, which buildings must comply with the setback regulations set forth in Section 3.8.30. Setbacks from garage doors to the nearest portion of any public sidewalk that intersects with the driveway shall be at least twenty (20) feet.

3.5.2(E)(3) Side and Rear Yard Setbacks. The minimum side yard setback for all residential buildings and for all detached accessory buildings that are incidental to the residential building shall be five (5) feet from the property line, except for alley-accessed garages, for which the minimum setback shall be eight (8) feet. If a zero-lot-line development plan is proposed, a single six-foot minimum side yard is required. Rear yard setbacks in residential areas shall be a minimum of eight (8) feet from the rear property line, except for garages and storage sheds not exceeding eight (8) feet in height, where the minimum setback shall be zero (0) feet.

LUC 3.8.19 Setback Regulations

(A) Features Allowed Within Setbacks. *The following structures and features may be located within required setbacks:*

- (1) trees, shrubbery or other features of natural growth;*
- (2) fences or walls, subject to permit approval, that do not exceed the standards established in Section 3.8.11;*
- (3) driveways and sidewalks;*
- (4) signs, if permitted by the sign regulations of this Land Use Code;*
- (5) bay windows and similar sized cantilevered floor areas, and architectural design embellishments of dwellings that do not project more than two (2) feet into the required setback, provided they do not encroach on public easements;*
- (6) eaves that do not project more than two and one-half (2½) feet into the required setback;*
- (7) open outside stairways, entrance hoods, terraces, canopies and balconies that do not project more than five (5) feet into a required front or rear setback and/or not more than two (2) feet into a required side setback, provided they do not encroach on public easements;*
- (8) chimneys, flues and residential ventilating ducts that do not project more than two (2) feet into a required setback and when placed so as not to obstruct light and ventilation, provided they do not encroach on public easements;*
- (9) utility lines, wires and associated structures, such as power poles.*
- (10) decks which are not more than thirty (30) inches above ground.*

Other Land Use Code Standards and Definitions:

Lot shall mean a designated parcel, tract or area of land established by plat, subdivision or otherwise permitted by law to be used, occupied or designed to be occupied by one (1) or more buildings, structures or uses, and which abuts a dedicated right-of-way, private street or private drive, any of which is at least twenty (20) feet wide at all points.

Setback shall mean the required unoccupied open space between the nearest projection of a structure and the property line of the lot on which the structure is located, except as modified by the standards of this Land Use Code. Required setbacks shall be unobstructed from the ground to the sky except as specified in Section 3.8.19.

Lot line, front shall mean the property line dividing a lot from a street. On a corner lot only one (1) street line shall be considered as a front line, and the street to which the primary entrance of the principal building faces or to which the building is addressed, shall be considered the front line.

Lot line, rear shall mean the line opposite the front lot line.

Lot line, side shall mean any lot lines other than front lot line or rear lot line.

Street shall mean a public way (whether publicly or privately owned) used or intended to be used for carrying vehicular, bicycle and pedestrian traffic and shall include the entire area within the public right-of-way and/or public access easement; provided, however, that with respect to the application of Section 3.8.7 (Signs), the term street shall only mean a dedicated public right-of-way (other than an alley) used or intended to be used for carrying motorized vehicular traffic.

Private drive shall mean a parcel of land not dedicated as a public street, over which a private easement for road purposes has been granted to the owners of property adjacent thereto, which intersects or connects with a public or private street, and where the instrument creating such easement has been recorded in the Office of the Clerk and Recorder of Larimer County. A street-like private drive is a type of private drive that may be used instead of a street under the provisions of Section 3.6.2(L)(c).

Land Use Code Modification Criteria:

“The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:

- (1) 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; or
- (2) 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; or
- (3) 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; or
- (4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).

Modification Criteria, Justification Narrative:

This request of approval for this modification complies with the standards per Review Criteria 2.8.2(H)(4) in the following ways:

Criteria(4): The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Justification Narrative:

- The building footprints, building locations, enhanced shared drive layout and all other site features remain unchanged from the previously approved Site Plan. All the setback criteria of LUC Sections 3.5.2(E)(2) and 3.5.2(E)(3) were adhered to in the previously approved Site Plan. The proposed re-plat, and subsequent new property lines defining the individual lots, reduces the building setbacks in many locations to distances that are less than those allowed in LUC Sections 3.5.2(E)(2) and 3.5.2(E)(3). These reduced distances are, in every instance, now measured from a building facade to the property line of a new, interior tract proposed in the re-plat. The distances from all structures to the original, overall property lines, and to the public non-arterial street, remain unchanged and within LUC standards.
- The approved Site Plan includes trellis structures facing the enhanced shared drive which demarcate the main entries of the individual dwelling units. The addition of the new property lines leaves these free standing structures closer to the property lines than is currently allowed in LUC Sections 3.5.2(E)(2) and 3.5.2(E)(3). Again, the position of these trellis structures remains unchanged with regard to the original property lines and the adjacent public streets. LUC standards do allow for “entrance hoods and canopies” to extend into setbacks (LUC 3.8.19(A)(7)). It could be argued that the trellis structures are functionally and aesthetically very similar to these elements that are currently allowed. The trellises constitute an important feature of the approved plan and an integral part of the unique streetscape. They could not be made to comply with current setback regulations without considerable redesign of the buildings and/or site layout. If not allowed to encroach in the setbacks they would need to be eliminated, to the detriment of the approved design.
- We believe that the modifications requested diverge from the standards only in a nominal and inconsequential way, given that the site layout and design features are all unchanged from a previously accepted plan. We ask that these new reduced setbacks and setback encroachments be allowed so as to preserve all the unique and favorable elements of the proposed design that have already been approved and endorsed by the PDP process.

A tract of land located in the Northwest Quarter of Section 23, Township 7 North, Range 69 West of the 6th P.M., Larimer County, and a replat of a portion of Tract "H", Third Replat of Hill Pond on Spring Creek, First Filing, City of Fort Collins, State of Colorado, being more particularly described as follows:

Beginning at the Southwest corner of Tract "H", Third Right of Hill Pond on Spring Creek, First Right; thence along the westerly line of said Tract "H", North 12° 20' 00" East, 243.78 feet; thence, North 75° 45' 17" East, 325.05 feet; thence, South 10° 02' 03" East, 259.67 feet, to the northerly right-of-way line of Gilegdy Way; thence along said line the following 4 courses and distances: South 34° 27' 15" East, 47.72 feet, thence along a curve concave to the northwest having a central angle of 09° 59' 56" with a radius of 156.00 feet, an arc length of 27.22 feet and a chord of which bears South 39° 27' 15" West, 27.19 feet; thence along a curve concave to the north having a central angle of 78° 19' 19" with a radius of 15 feet, an arc length of 20.50 feet and a chord of which bears South 83° 36' 36" West, 18.95 feet to the northerly right-of-way line of Hill Pond Road; thence along said line and along a curve concave to the southwest having a central angle of 31° 38' 36" with a radius of 362.08 feet, an arc length of 19.76 feet and the chord of which bears North 73° 01' 44" West, 19.74 feet to the Point of Beginning.



Property Lines, Easements and all Metes and Bounds
Information provided by:
Intermill Land Surveying, Inc. Project # P-13-746.

Parcel Number: 97232-15-028

Existing Zoning: M-M-N

Parcel Size: Gross Area = 2.178 Acres (94,912 s.f.)
(No Dedicated Easements existing within the property so
Net Area = Gross Area = 2.178 Acres)

Type A -	6	(2 Story, 3 Bed Room, 2,392 s.f.)
Type B -	10	(2 Story, 3 Bed Room, 2,095 s.f.)
Type C -	2	(2 Story, 3 Bed Room, 2,032 s.f.)
Total	18	

Maximum Building Height = 29'-0"

18 Units/2.18 Acres = 8.26 Dwelling Units per Acre

Total Floor Area = 39,366 s.f.
Site Area = 94,912 s.f.
Floor Area Ratio = 42%

Site Area = 94,912 s.f.

Building coverage = 31,300 s.f. / 94,912 s.f. = 33%

$$\text{Driveway/Parking} = 27,236 \text{ s.f.} / 94,912 \text{ s.f.} = 29\%$$

Private Patios = 3,880 s.f. / 94,921 s.f. = 4%

Open space = 32,496 s.f. / 94,912 s.f. = 34%

Each Dwelling Unit has a 2-Car Garage.
(2 spaces required for a 3 bedroom dwelling unit)

Additional Guest Spaces: 10 (Including 1 HC space)

Typical Guest Space Dimensions: 9'-0"W x 19'-0"L

HC Space Dimensions: 9'-0"W x 19'-0"L with adjacent striped area at 9'-0"W x 19'-0"L.

1 Central Fixed Rack = 4 bicycle spaces.

Gross Vehicle Use Area = 19,295 s.f.

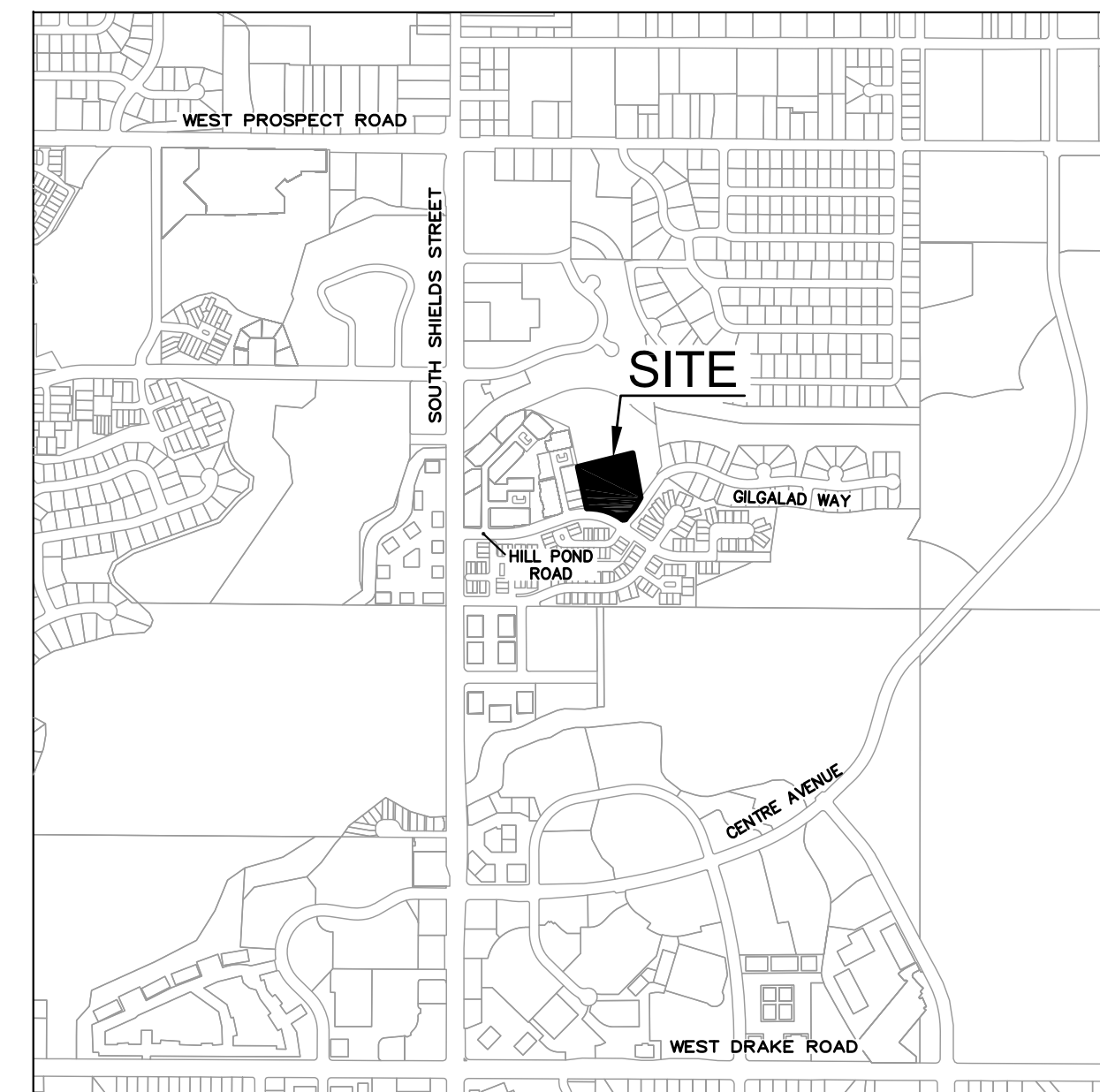
Landscaped Area = 2,731 s.f.


Landscaping Coverage = 14%

diameter
 24"(C)  : Existing Tree to Remain
 18"(D)  : Existing Tree to be Removed
 coniferous
 deciduous

(See Landscape Drawings for detailed Mitigation Plan)
aerial

	Paver #1: Vehicle use area (color #1)		Concrete #1: Entry drive, Sidewalks, Parking, Patios
	Paver #2: Pedestrian walkway (color #2)		Concrete #2: 12" wide apron around pavers



NORTH  (2) VICINITY MAP
NO SCALE

Hill Pond Residences

910 Hill Pond Road
Fort Collins, Colorado

ihd

7.8.2015

1 of 1

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, A PART OF WHICH IS A REPLAT OF A PORTION OF TRACT "H", THIRD REPLAT OF HILL POND ON SPRING CREEK, FIRST FILING, CITY OF FORT COLLINS, STATE OF COLORADO

Sheet
1
Of 2 Sheets

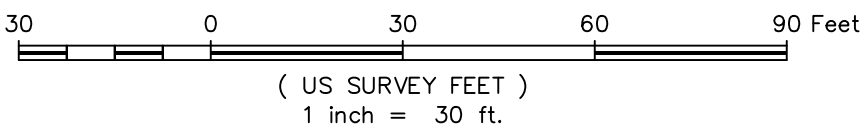
HILL POND RESIDENCES

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, A PART OF WHICH IS A REPLAT OF A PORTION OF TRACT "H", THIRD REPLAT OF HILL POND ON SPRING CREEK, FIRST FILING, CITY OF FORT COLLINS, STATE OF COLORADO



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	31°18'02"	74.00'	40.43'	N29°53'44"W	39.93'
C2	90°00'00"	20.00'	31.42'	S59°14'43"E	28.28'
C3	90°00'00"	5.00'	7.85'	S59°14'43"E	7.07'
C4	8°00'34"	371.08'	51.87'	N83°15'07"W	51.83'
C5	10°25'10"	371.08'	67.48'	N74°02'15"W	67.39'
C6	3°00'42"	371.08'	19.51'	N67°19'19"W	19.50'
C7	90°00'01"	20.00'	31.42'	N30°45'18"E	28.28'
C8	30°59'02"	50.00'	27.04'	N29°44'14"W	26.71'
C9	0°19'00"	50.00'	0.28'	S45°23'15"E	0.28'
C10	8°42'56"	156.00'	23.73'	S38°48'44"W	23.71'
C11	1°17'00"	156.00'	3.49'	S43°48'43"W	3.49'
C12	90°00'00"	20.00'	31.42'	S30°45'17"W	28.28'
C13	90°00'00"	15.00'	23.56'	N59°14'43"W	21.21'
C14	90°00'00"	15.00'	23.56'	N30°45'17"E	21.21'
C15	90°00'00"	20.00'	31.42'	S59°14'43"E	28.28'
C16	21°26'26"	371.08'	138.86'	N76°32'10"W	138.05'
C17	31°18'02"	50.00'	27.31'	N29°53'44"W	26.98'

LEGEND	
---	EASEMENT LINE
---	CENTERLINE
---	BOUNDARY LINE
---	RIGHT-OF-WAY
---	LOT LINE
D&UE	DRAINAGE & UTILITY EASEMENT
●	FOUND #4 REBAR w/1" PLASTIC CAP LS 34174
○	SET #4 REBAR w/1" PLASTIC CAP LS 37987



LAND USE TABLE							
PARCEL	AREA			PERCENT	USE	OWNED & MAINTAINED BY	
TRACT A	21,226	S.F.	0.487	AC.	22.36%	As shown	HOA *
TRACT B	13,957	S.F.	0.320	AC.	14.70%	Drainage & Utility Easement	HOA *
LOTS	59,734	S.F.	1.371	AC.	62.93%	Single-Family Residential	Property Owner /HOA*
TOTAL	94,917	S.F.	2.179	AC.	100.00%		

* ALL LANDSCAPE AREAS AND FENCING, AS SHOWN AND DESCRIBED ON THE APPROVED SITE AND LANDSCAPE PLAN THAT ACCOMPANY THIS PLAT, SHALL BE MAINTAINED BY THE HOA.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION:
23
TOWNSHIP:
7 N
RANGE:
69 W of the 6th PM

NORTHERN
ENGINEERING



DATE:
6/10/15
PROJECT:
620-004
DESIGNED BY:
L. Smith
REVIEWED BY:
C. Smith

HILL POND RESIDENCES
CITY OF FORT COLLINS
STATE OF COLORADO

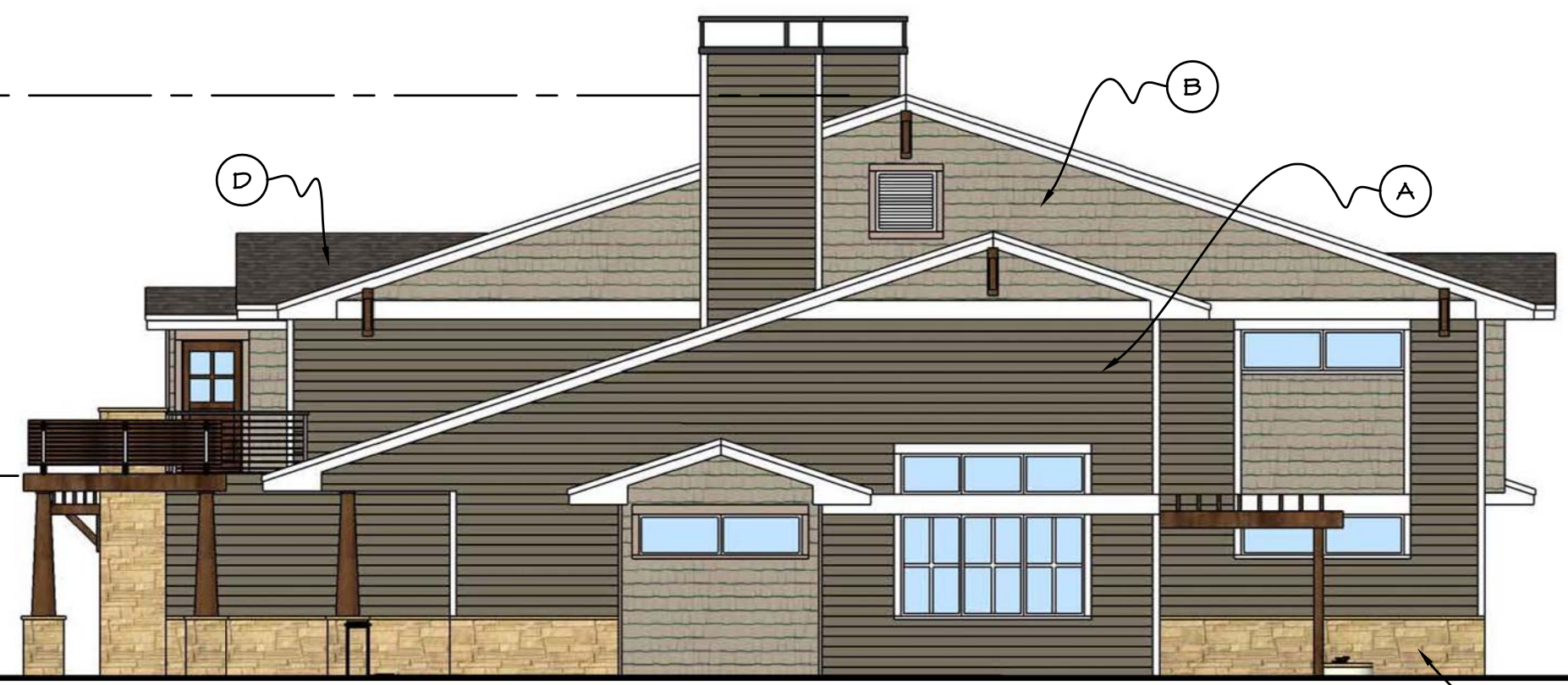
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Of 2 Sheets



1 CONCEPTUAL STREET VIEW
NO SCALE



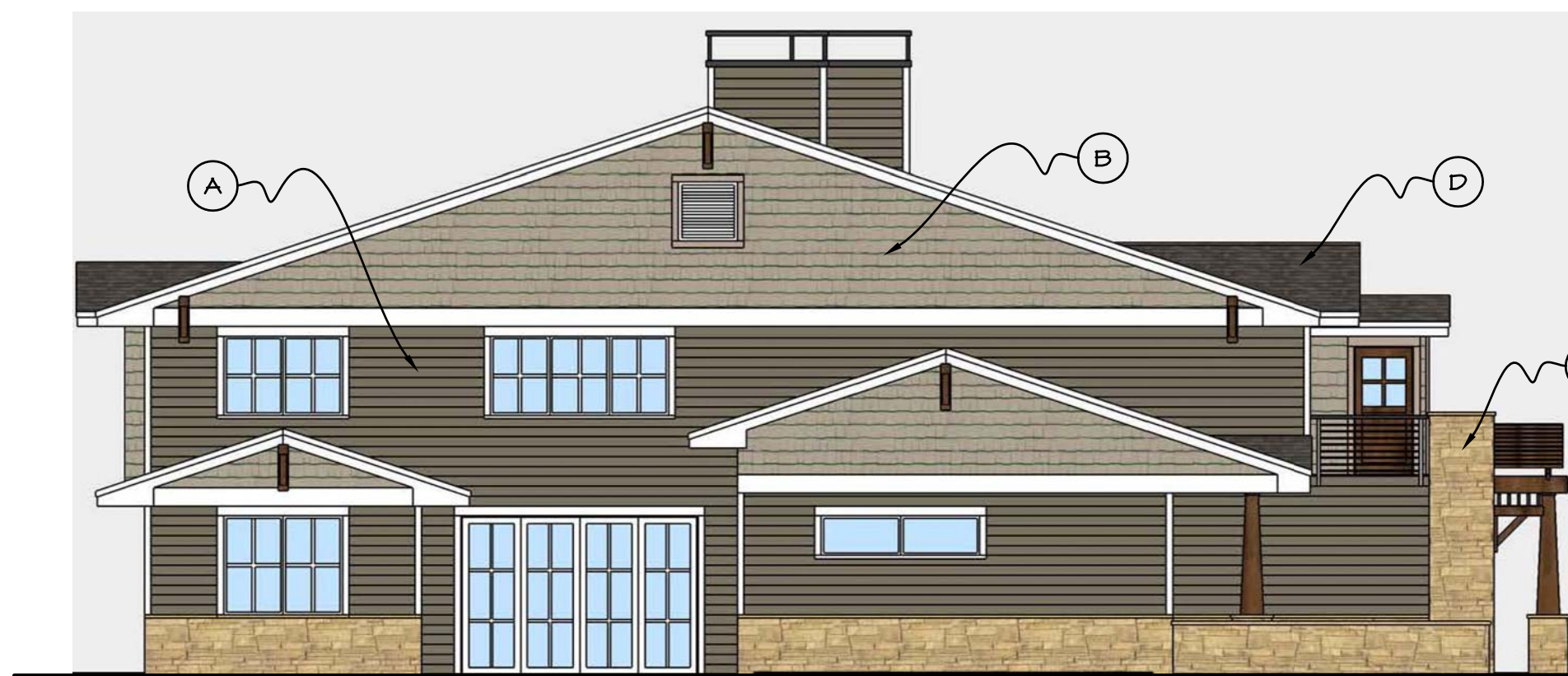
2 BUILDING TYPE 1 - Front Elevation
SCALE: 1/8" = 1'-0"
BUILDING TYPE 1: Duplex with Unit A and Unit B - for Lots 1, 2, 7-14, 17 or 18



3 BUILDING TYPE 1 - Right Side Elevation
SCALE: 1/8" = 1'-0"
BUILDING TYPE 1: Duplex with Unit A and Unit B - for Lots 1, 2, 7-14, 17 or 18



4 BUILDING TYPE 1 - Rear Elevation
SCALE: 1/8" = 1'-0"
BUILDING TYPE 1: Duplex with Unit A and Unit B - for Lots 1, 2, 7-14, 17 or 18

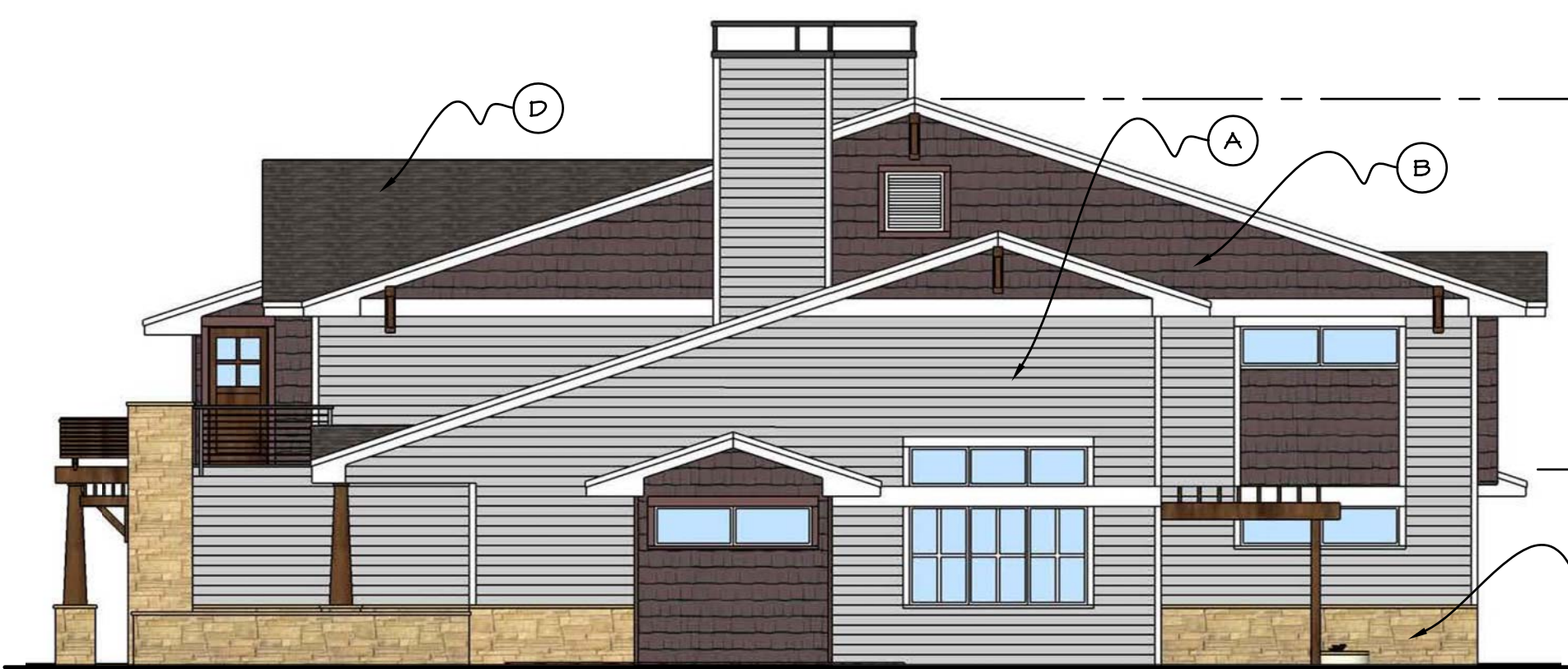


5 BUILDING TYPE 1 - Left Side Elevation
SCALE: 1/8" = 1'-0"
BUILDING TYPE 1: Duplex with Unit A and Unit B - for Lots 1, 2, 7-14, 17 or 18

MATERIALS NOTES			
(A)	Fiber Cement Board Lap Siding (Building Type 1: warm gray, medium) (Building Type 2 & 4: cool gray, light) (Building Type 3 & 5: warm gray, medium) (Building Type 6: light yellow)	(B)	Fiber Cement Board Shake Siding (Building Type 1: warm gray, light) (Building Type 2 & 4: reddish brown) (Building Type 3 & 5: warm gray, light) (Building Type 6: reddish brown)
(C)	Synthetic Stone Veneer (All Building Types: medium tan)	(D)	Asphalt Shingles (All Building Types: warm gray, dark)



6 BUILDING TYPE 2 - Front Elevation
SCALE: 1/8" = 1'-0"
BUILDING TYPE 2: Duplex with Unit A and Unit B - for Lots 1, 2, 7-14, 17 or 18



7 BUILDING TYPE 2 - Right Side Elevation
SCALE: 1/8" = 1'-0"
BUILDING TYPE 2: Duplex with Unit A and Unit B - for Lots 1, 2, 7-14, 17 or 18



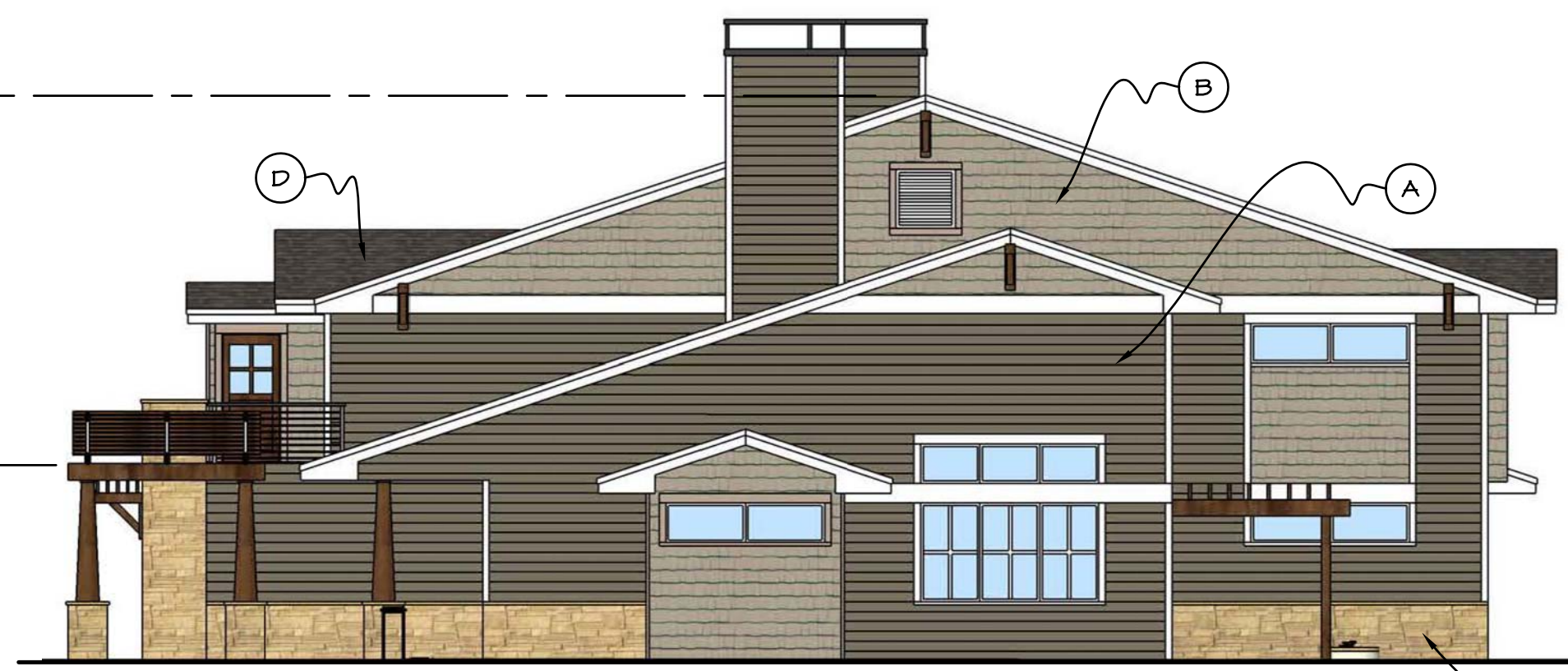
8 BUILDING TYPE 2 - Rear Elevation
SCALE: 1/8" = 1'-0"
BUILDING TYPE 2: Duplex with Unit A and Unit B - for Lots 1, 2, 7-14, 17 or 18



9 BUILDING TYPE 2 - Left Side Elevation
SCALE: 1/8" = 1'-0"
BUILDING TYPE 2: Duplex with Unit A and Unit B - for Lots 1, 2, 7-14, 17 or 18



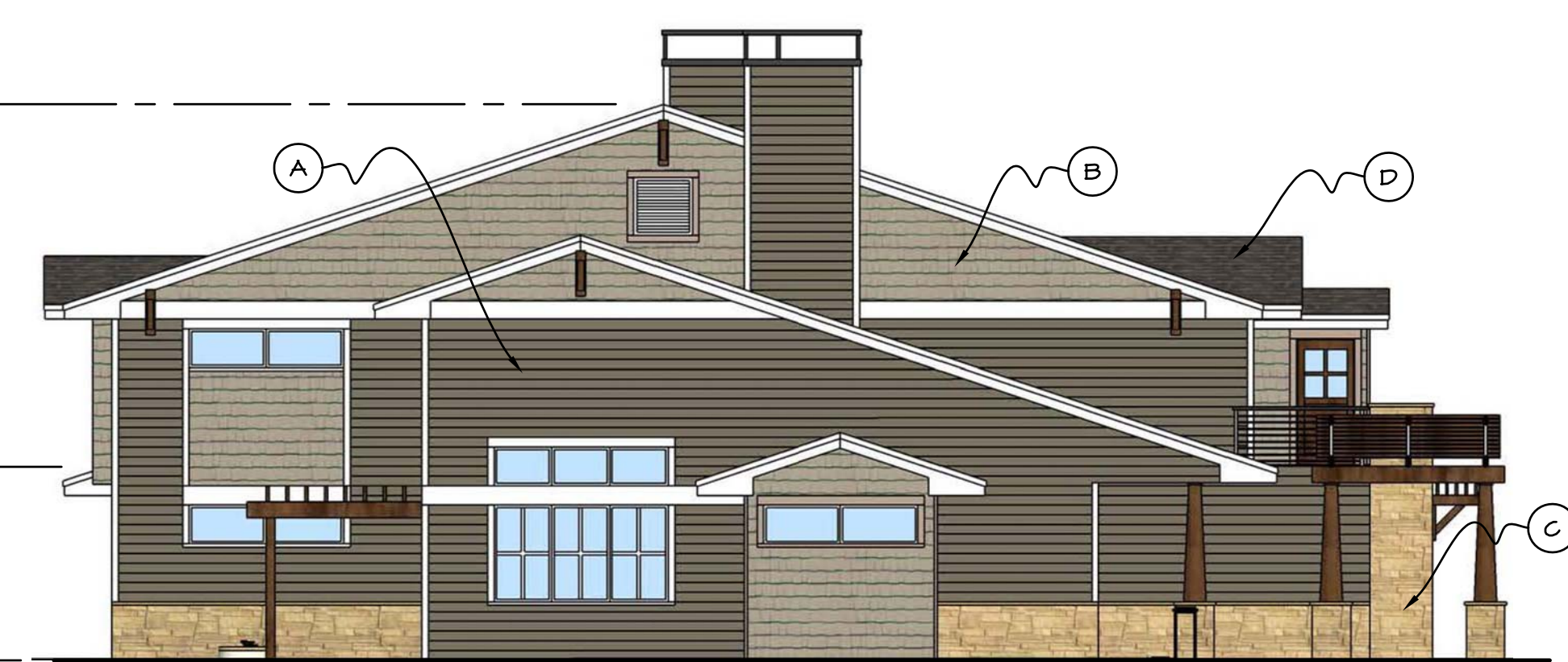
① **BUILDING TYPE 3 - Front Elevation**
 SCALE: 1/8" = 1'-0"
 BUILDING TYPE 3: Duplex with Unit B and Unit B - for Lots 5, 6, 15 or 16



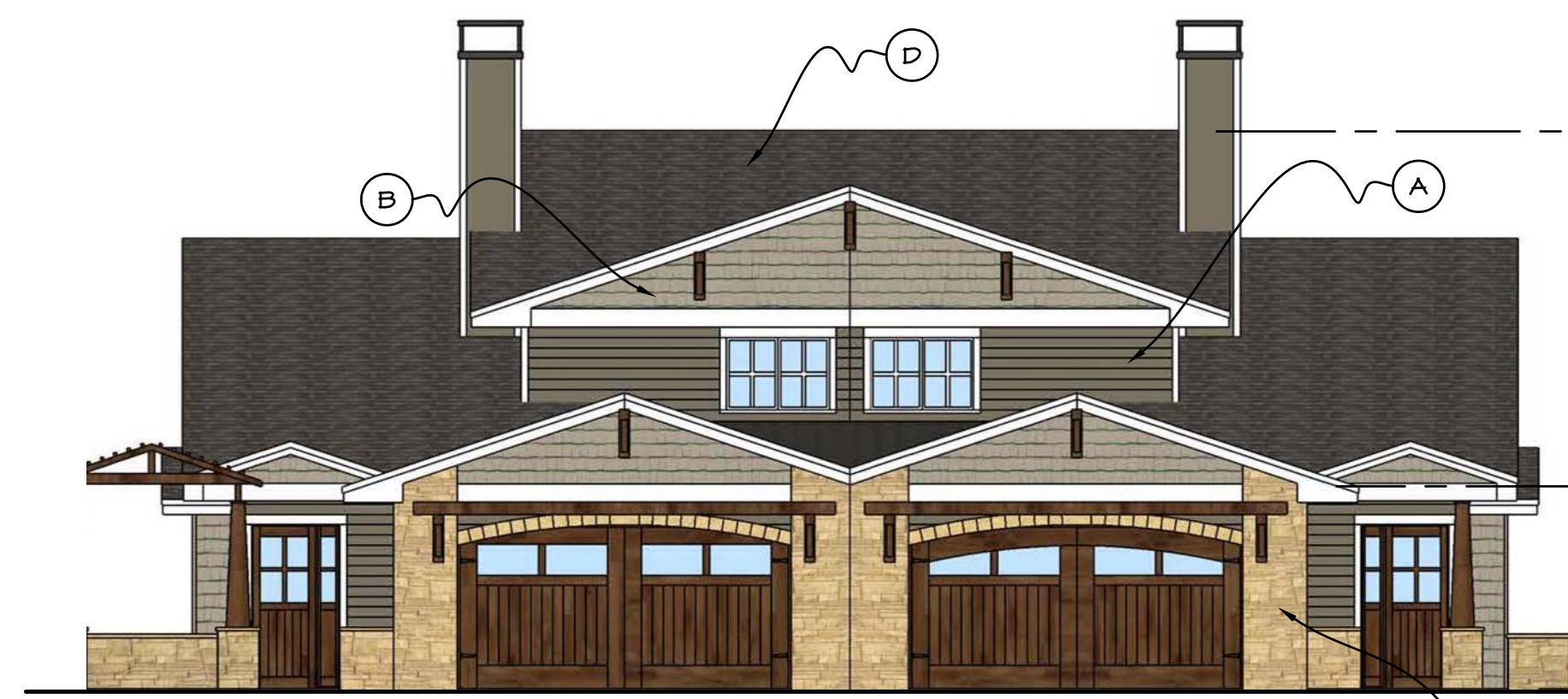
② **BUILDING TYPE 3 - Right Side Elevation**
 SCALE: 1/8" = 1'-0"
 BUILDING TYPE 3: Duplex with Unit B and Unit B - for Lots 5, 6, 15 or 16



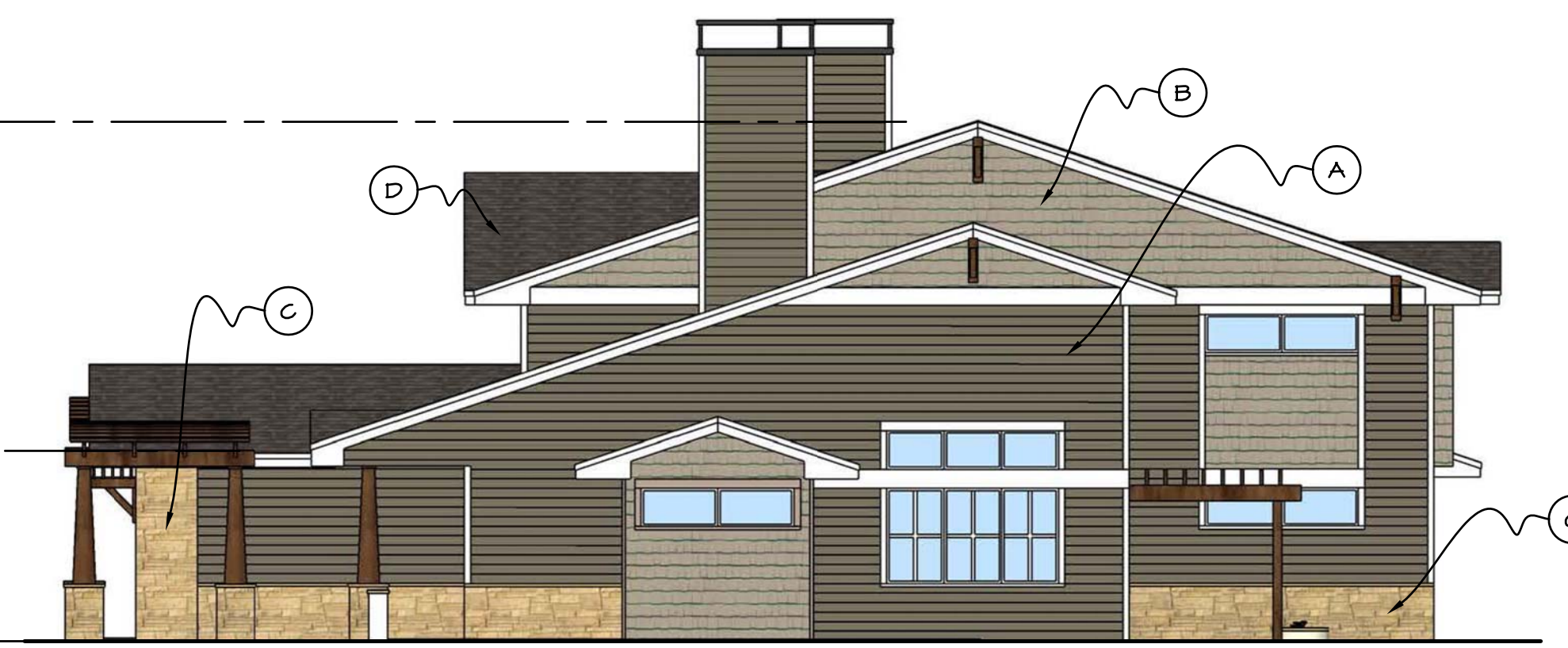
③ **BUILDING TYPE 3 - Rear Elevation**
 SCALE: 1/8" = 1'-0"
 BUILDING TYPE 3: Duplex with Unit B and Unit B - for Lots 5, 6, 15 or 16



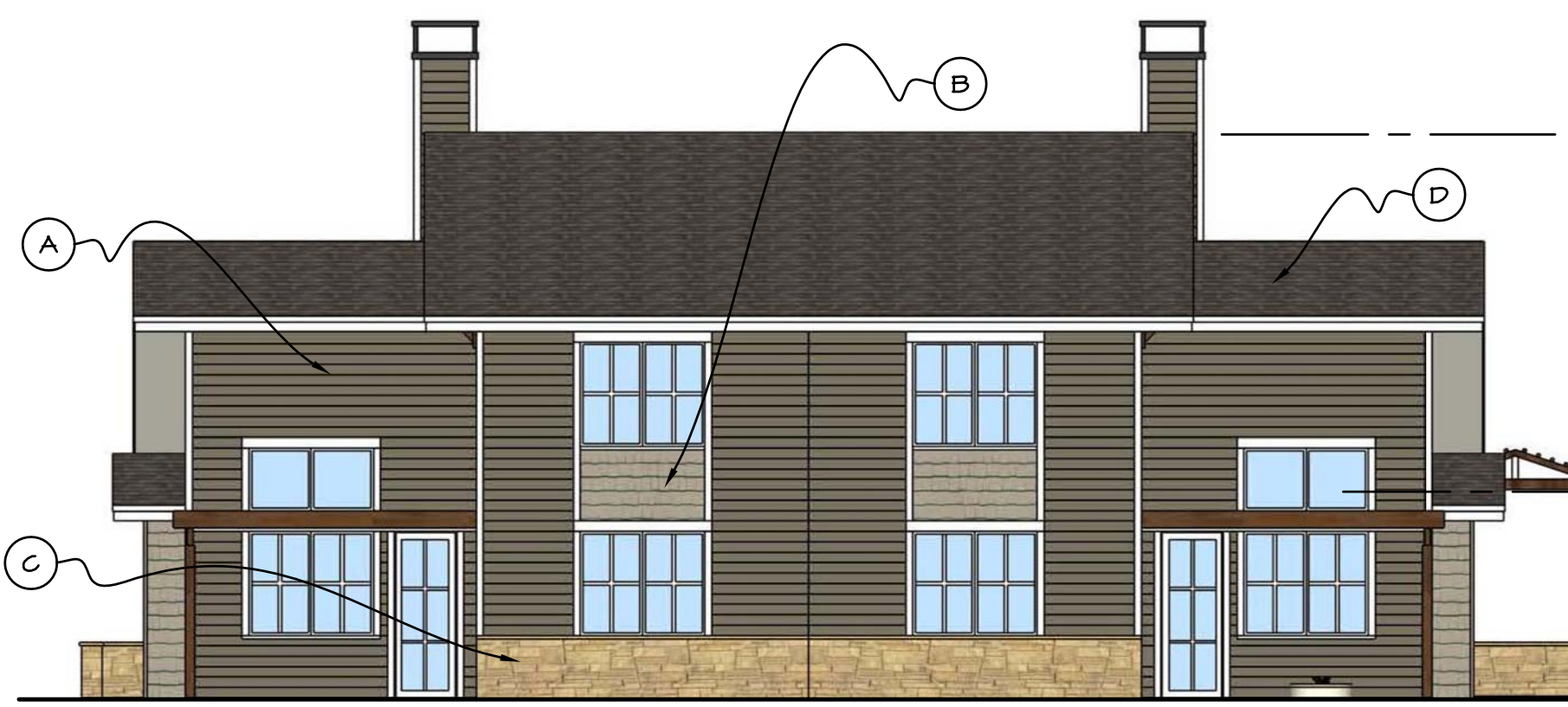
④ **BUILDING TYPE 3 - Left Side Elevation**
 SCALE: 1/8" = 1'-0"
 BUILDING TYPE 3: Duplex with Unit B and Unit B - for Lots 5, 6, 15 or 16



⑤ **BUILDING TYPE 4 - Front Elevation**
 SCALE: 1/8" = 1'-0"
 BUILDING TYPE 4: Duplex with Unit B2 and Unit B2 - for Lots 5, 6, 15 or 16



⑥ **BUILDING TYPE 4 - Right Side Elevation**
 SCALE: 1/8" = 1'-0"
 BUILDING TYPE 4: Duplex with Unit B2 and Unit B2 - for Lots 5, 6, 15 or 16

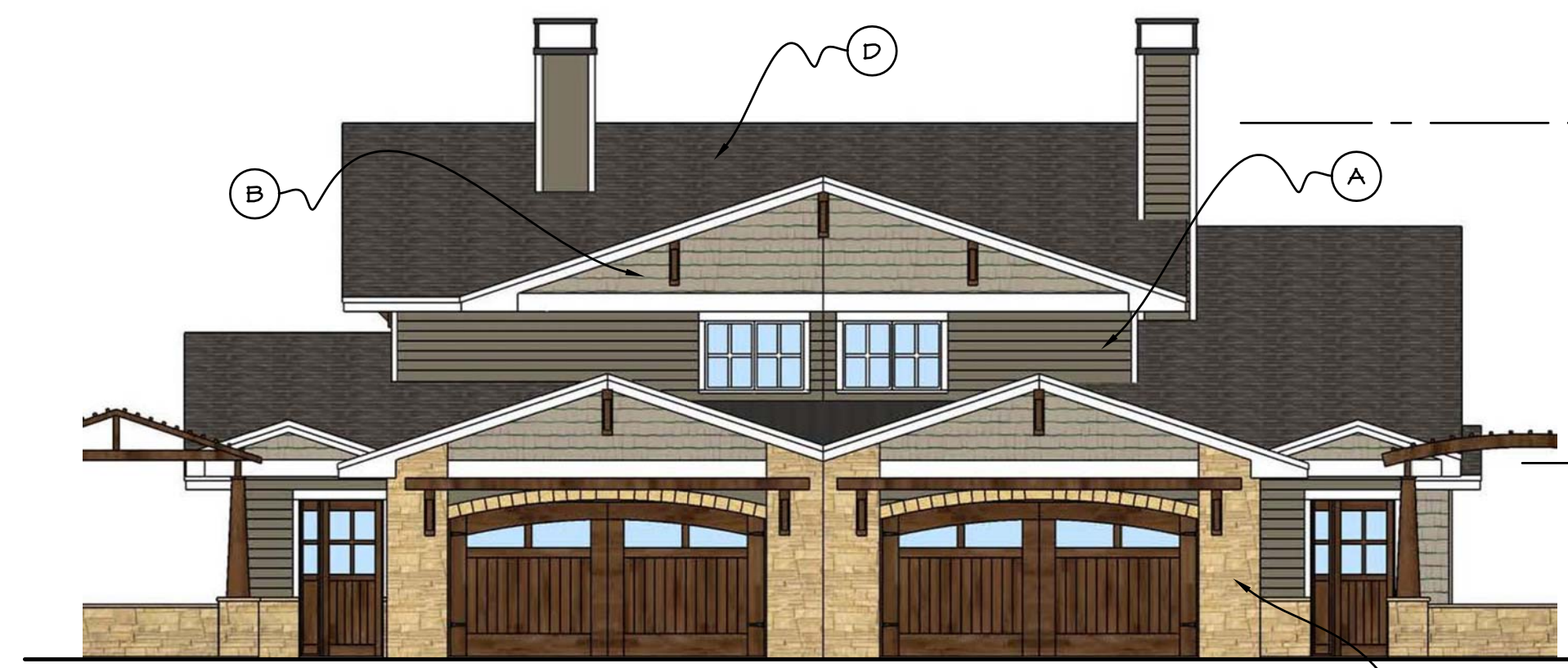


⑦ **BUILDING TYPE 4 - Rear Elevation**
 SCALE: 1/8" = 1'-0"
 BUILDING TYPE 4: Duplex with Unit B2 and Unit B2 - for Lots 5, 6, 15 or 16

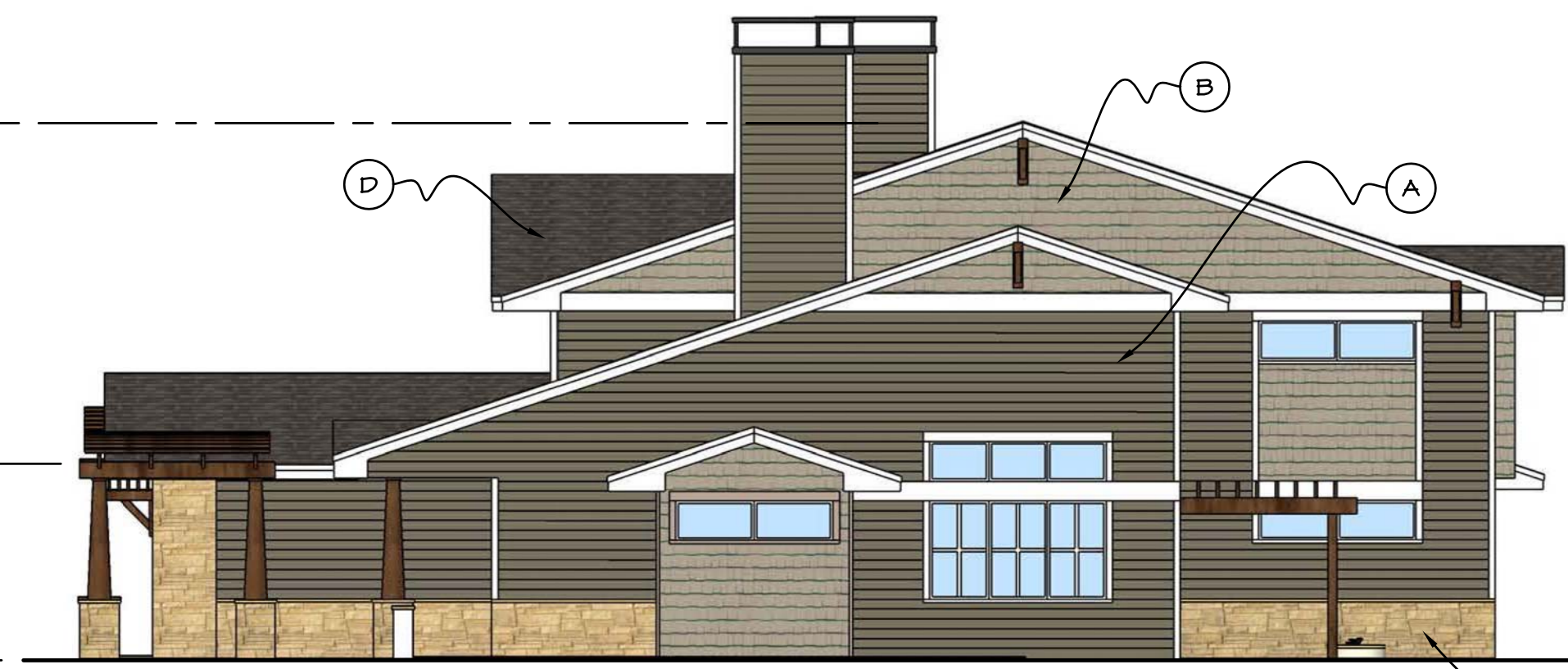


⑧ **BUILDING TYPE 4 - Left Side Elevation**
 SCALE: 1/8" = 1'-0"
 BUILDING TYPE 4: Duplex with Unit B2 and Unit B2 - for Lots 5, 6, 15 or 16

MATERIALS NOTES			
A	Fiber Cement Board Lap Siding	B	Fiber Cement Board Shake Siding
	(Building Type 1: warm gray, medium)		(Building Type 1: warm gray, light)
	(Building Type 2 & 4: cool gray, light)		(Building Type 2 & 4: reddish brown)
	(Building Type 3 & 5: warm gray, medium)		(Building Type 3 & 5: warm gray, light)
	(Building Type 6: light yellow)		(Building Type 6: reddish brown)
C	Synthetic Stone Veneer	D	Asphalt Shingles
	(All Building Types: medium tan)		(All Building Types: warm gray, dark)



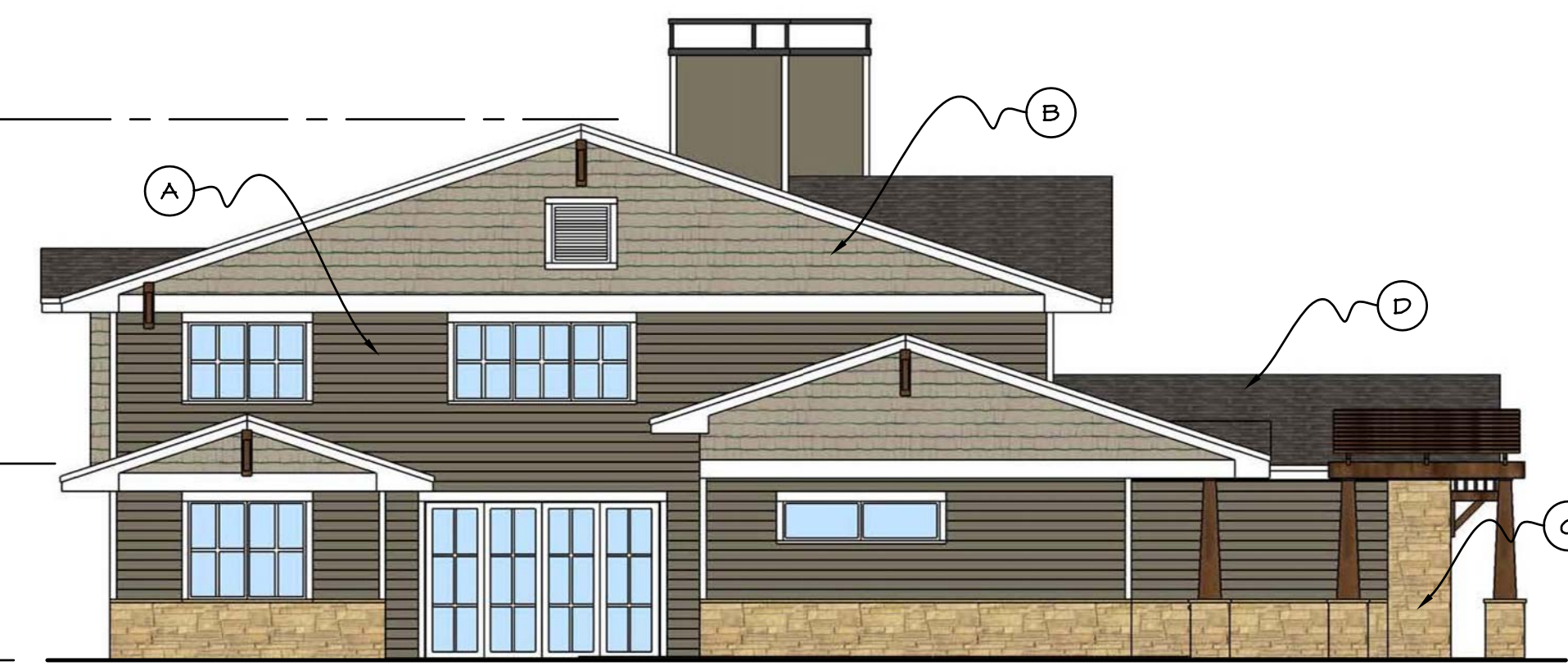
1 BUILDING TYPE 5 - Front Elevation
SCALE: 1/8" = 1'-0"
BUILDING TYPE 5: Duplex with Unit A2 and Unit B2 - for Lots 1, 2, 7-14, 17 or 18



2 BUILDING TYPE 5 - Right Side Elevation
SCALE: 1/8" = 1'-0"



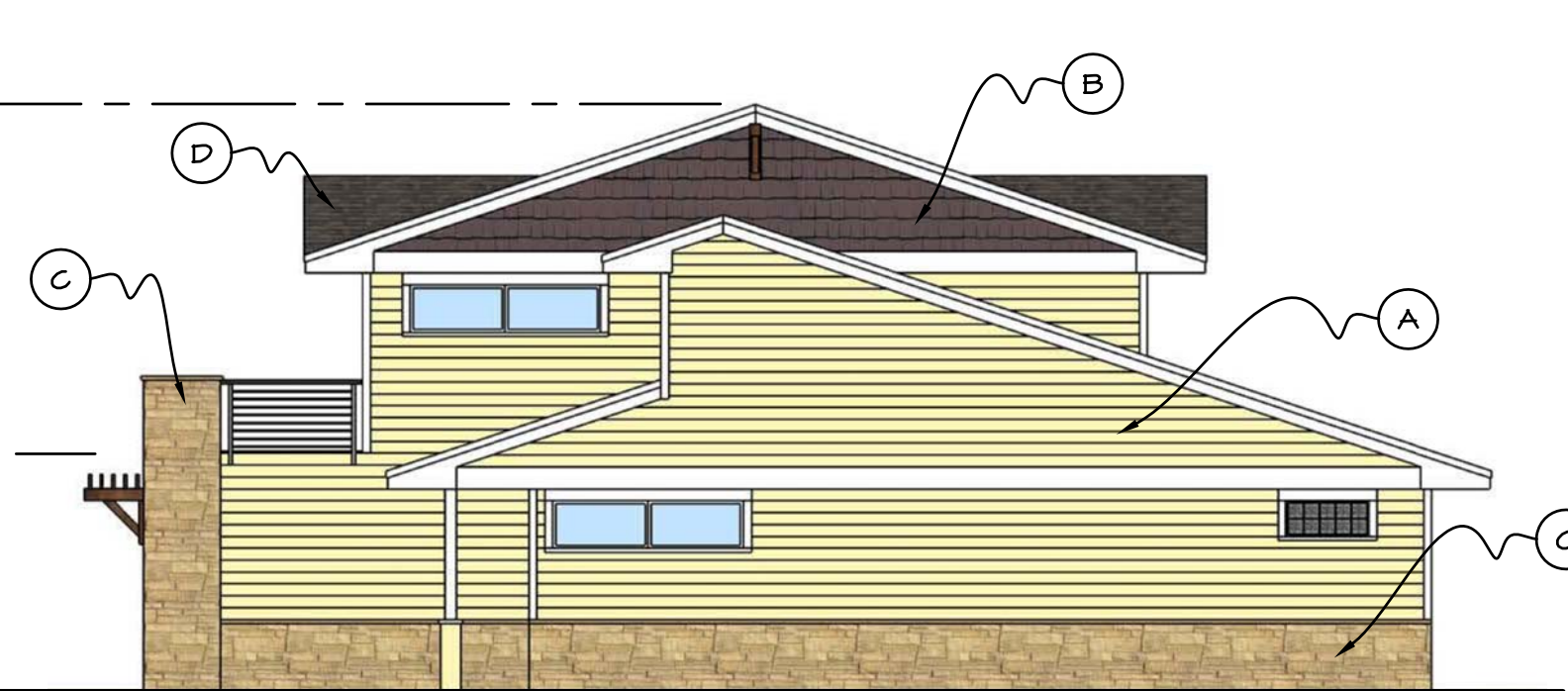
3 BUILDING TYPE 5 - Rear Elevation
SCALE: 1/8" = 1'-0"



4 BUILDING TYPE 5 - Left Side Elevation
SCALE: 1/8" = 1'-0"



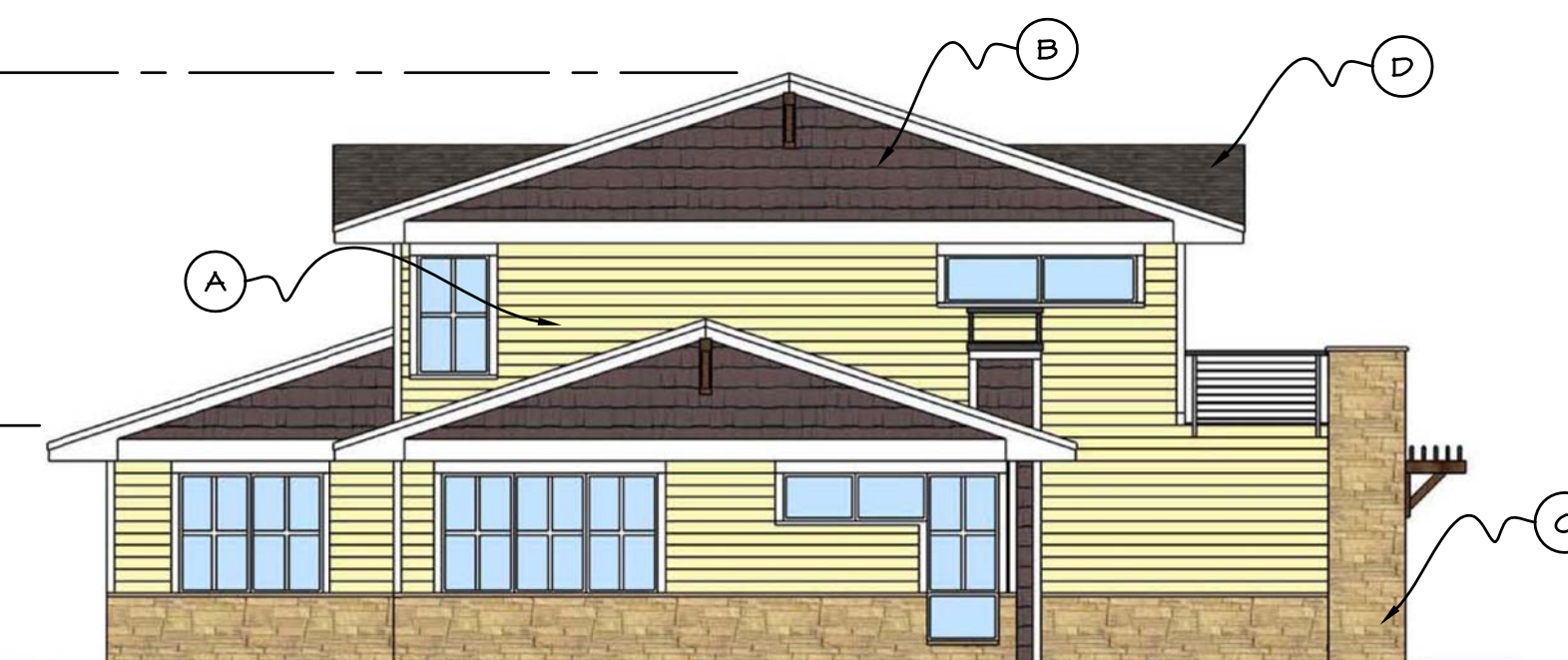
5 BUILDING TYPE 6 - Front Elevation
SCALE: 1/8" = 1'-0"
BUILDING TYPE 6: Single Unit C - for Lots 3 & 4



6 BUILDING TYPE 6 - Right Side Elevation
SCALE: 1/8" = 1'-0"
BUILDING TYPE 6: Single Unit C - for Lots 3 & 4



7 BUILDING TYPE 6 - Rear Elevation
SCALE: 1/8" = 1'-0"
BUILDING TYPE 6: Single Unit C - for Lots 3 & 4



8 BUILDING TYPE 6 - Left Side Elevation
SCALE: 1/8" = 1'-0"
BUILDING TYPE 6: Single Unit C - for Lots 3 & 4

MATERIALS NOTES	
(A) Fiber Cement Board Lap Siding (Building Type 1: warm gray, medium) (Building Type 2 & 4: cool gray, light) (Building Type 3 & 5: warm gray, medium) (Building Type 6: light yellow)	(B) Fiber Cement Board Shake Siding (Building Type 1: warm gray, light) (Building Type 2 & 4: reddish brown) (Building Type 3 & 5: warm gray, light) (Building Type 6: reddish brown)
(C) Synthetic Stone Veneer (All Building Types: medium tan)	(D) Asphalt Shingles (All Building Types: warm gray, dark)

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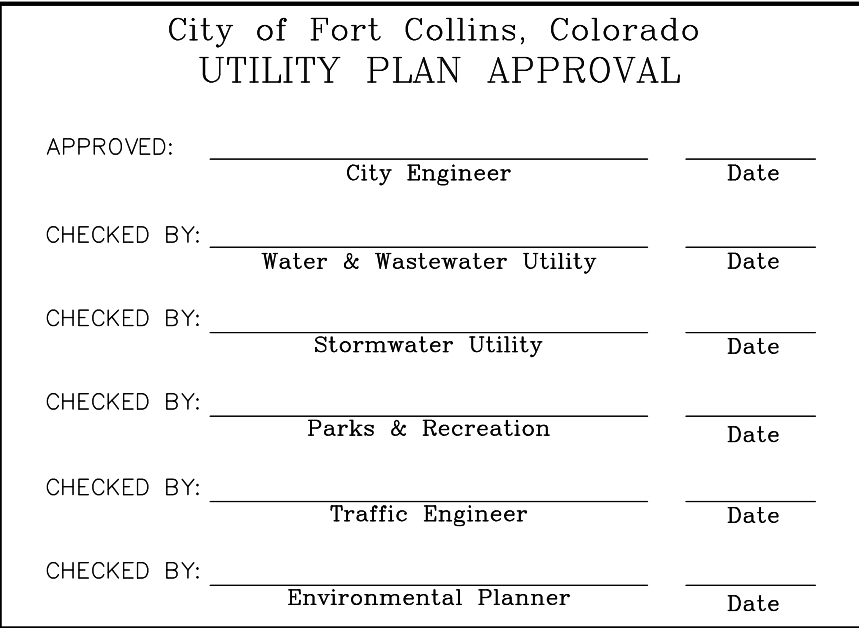
- There shall be no site construction activities on Saturdays, unless specifically approved by the City of Fort Collins Engineer, and no site construction activities on Sundays or holidays, unless there is prior written approval by City of Fort Collins Engineer.
35. The Developer is responsible for providing all labor and materials necessary for the completion of the intended improvements, shown on these drawings, or designated to be provided, installed, or constructed, unless specifically noted otherwise.
36. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the Designer for clarification, and annotate the dimension on the as-built record drawings.
37. The Developer shall have, onsite at all times, one (1) signed copy of the approved plans, one (1) copy of the appropriate standards and specifications, and a copy of any permits and extension agreements needed for the job.
38. If, during the construction process, conditions are encountered which could indicate a situation that is not identified in the plans or specifications, the Developer shall contact the Designer and the City of Fort Collins Engineer immediately.
39. The Developer shall be responsible for recording as-built information on a set of record drawings kept on the construction site, and available to the Larimer County's Inspector at all times. Upon completion of the work, the contractor(s) shall submit record drawings to the City of Fort Collins Engineer.
40. The Designer shall provide, in this location on the plan, the location and description of the nearest survey benchmarks (2) for the project as well as the basis of bearings. The information shall be as follows:
- PROJECT DATUM: NAVD 29 (OLD CITY OF FORT COLLINS DATUM)
- City of Fort Collins Benchmark 01-93
South Shields St. at the entrance to Rolland Moore Park, on the East end of a planter on top of the curb.
ELEV. = 5023.27
- City of Fort Collins Benchmark 29-92
Approximate 300 feet South of West Prospect Rd. and Shields St. on the North end of the West Bridge Parapet Wall.
ELEV. = 5022.50
- NOTE: IF NAVD 88 DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED:
NAVD88 = NAVD29 UNADJUSTED + 3.17
- Basis of Bearings
Westerly line of Tract "H", Third Replat of Hill Pond on Spring Creek, First Filing as bearing
North 12° 20' 00" West (assumed bearing).
41. All stationing is based on centerline of roadways unless otherwise noted.
42. Damaged curb, gutter and sidewalk existing prior to construction, as well as existing fences, trees, streets, sidewalks, curbs and gutters, landscaping, structures, and improvements destroyed, damaged or removed due to construction of this project, shall be replaced or restored in like kind at the Developer's expense, unless otherwise indicated on these plans, prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
43. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the City of Fort Collins Construction Inspector before any cuts are made. Patching shall be done in accordance with the City of Fort Collins Street Repair Standards. The finished patch shall blend in smoothly into the existing surface. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. The determination of need for a complete overlay shall be made by the Larimer County Engineer and/or the City of Fort Collins Inspector at the time the cuts are made.
44. Upon completion of construction, the site shall be cleaned and restored to a condition equal to, or better than, that which existed before construction, or to the grades and condition as required by these plans.
45. Standard Handicap ramps are to be constructed at all curb returns and at all "T" intersections.
46. After acceptance by the City of Fort Collins, public improvements depicted in these plans shall be guaranteed to be free from material and workmanship defects for a minimum period of two years from the date of these plans.
47. The City of Fort Collins shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private streets: N.A.
48. Approved Variances are listed as follows:
a. N/A
- CONSTRUCTION NOTES
- A. Grading and Erosion Control Notes
1. The erosion control inspector must be notified at least twenty-four (24) hours prior to any construction on this site.
2. There shall be no earth-disturbing activity outside the limits designated on the accepted plans.
3. All required perimeter silt and construction fencing shall be installed prior to any land disturbing activity (stockpiling, stripping, grading, etc.). All other required erosion control measures shall be installed at the appropriate time in the construction sequence as indicated in the approved project schedule, construction plans, and erosion control report.
4. At all times during construction, the Developer shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer shall also be responsible for installing and maintaining all erosion control facilities shown herein.
5. Pre-disturbance vegetation shall be protected and retained wherever possible. Removal or disturbance of existing vegetation shall be limited to the area(s) required for immediate construction operations, and for the shortest practical period of time.
6. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or diskling along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the City/County.
7. In order to minimize erosion potential, all temporary (structural) erosion control measures shall:
- a. Be inspected at a minimum of once every two (2) weeks and after each significant storm event and repaired or reconstructed as necessary in order to ensure the continued performance of their intended function.
- b. Remain in place until such time as all the surrounding disturbed areas are sufficiently stabilized as determined by the erosion control inspector.
- c. Be removed after the site has been sufficiently stabilized as determined by the erosion control inspector.
8. When temporary erosion control measures are removed, the Developer shall be responsible for the clean up and removal of all sediment and debris from all drainage infrastructure and other public facilities.
9. The contractor shall immediately clean up any construction materials inadvertently deposited on existing streets, sidewalks, or other public rights of way, and make sure streets and walkways are cleaned at the end of each working day.
10. All retained sediments, particularly those on paved roadway surfaces, shall be removed and disposed of in a manner and location so as not to cause their release into any waters of the United States.
11. No soil stockpile shall exceed ten (10) feet in height. All soil stockpiles shall be protected from sediment transport by surface roughening, watering, and perimeter silt fencing. Any soil stockpile remaining after thirty (30) days shall be seeded and mulched.
12. The stormwater volume capacity of detention ponds will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance over to the City/County or Homeowners Association (HOA).
13. City Ordinance and Colorado Discharge Permit System (CDPS) requirements make it unlawful to discharge or allow the discharge of any pollutant or contaminated water from construction sites. Pollutants include, but are not limited to discolored building materials, concrete truck washout, chemicals, oil and gas products, litter, and sanitary waste. The developer shall at all times take whatever measures are necessary to assure the proper containment and disposal of pollutants on the site in accordance with any and all applicable local, state, and federal regulations.
14. A designated area shall be provided on site for concrete truck chute washout. The area shall be constructed so as to contain washout material and located at least fifty (50) feet away from any waterway during construction. Upon completion of construction activities the concrete washout material will be removed and properly disposed of prior to the area being restored.
15. Conditions in the field may warrant erosion control measures in addition to what is shown on these plans. The Developer shall implement whatever measures are determined necessary, as directed by the City.
16. For additional information see separate Stormwater Management Plan / Erosion Control Report for Hill Pond Residences.

2. A paving section design, signed and stamped by a Colorado licensed Engineer, must be submitted to the City of Fort Collins Engineer for approval prior to any street construction activity, (full depth asphalt sections are not permitted at a depth greater than 8 inches of asphalt). The job mix shall be submitted for approval prior to placement of any asphalt.
3. Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut, a minimum distance of 12 inches from the existing edge, to create a clean construction joint. The Developer shall be required to remove existing pavement to a distance where a clean construction joint can be made. Wheel cuts shall not be allowed unless approved by the City of Fort Collins Engineer in Fort Collins.
4. Street subgrades shall be scarified the top 12 inches and re-compacted prior to subbase installation. No base material shall be laid until the subgrade has been inspected and approved by the City of Fort Collins Engineer.
5. Ft. Collins only. Valve boxes and manholes are to be brought up to grade at the time of pavement placement or overlay. Valve box adjusting rings are not allowed.
6. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the Inspector before any cuts are made. Cutting and patching shall be done in conformance with Chapter 25, Reconstruction and Repair. The finished patch shall blend smoothly into the existing surface. The determination of need for a complete overlay shall be made by the City of Fort Collins Engineer. All overlay work shall be coordinated with adjacent landowners such that future projects do not cut the new asphalt overlay work.
7. All traffic control devices shall be in conformance with these plans or as otherwise specified in M.U.T.C.D. (including Colorado supplement) and as per the Right-of-Way Work Permit traffic control plan.
8. The Developer is required to perform a gutter water flow test in the presence of the City of Fort Collins Inspector and prior to installation of asphalt. Gutters that hold more than 1/4 inch deep or 5 feet longitudinally, of water, shall be completely removed and reconstructed to drain properly.
9. Prior to placement of H.B.P. or concrete within the street and after moisture/density tests have been taken on the subgrade material (when a full depth section is proposed) or on the subgrade and base material (when a composite section is proposed), a mechanical "proof roll" will be required. The entire subgrade and/or base material shall be rolled with a heavily loaded vehicle having a total GVW of not less than 50,000 lbs. and a single axle weight of at least 18,000 lbs, with pneumatic tires inflated to not less than 90 p.s.i.g. "Proof roll" vehicles shall not travel at speeds greater than 3 m.p.h. Any portion of the subgrade or base material which exhibits excessive pumping or deformation, as determined by the City of Fort Collins Engineer, shall be reworked, replaced or otherwise modified to form a smooth, non-yielding surface. The City of Fort Collins Engineer shall be notified at least 24 hours prior to the "proof roll". All "proof rolls" shall be preformed in the presence of an Inspector.

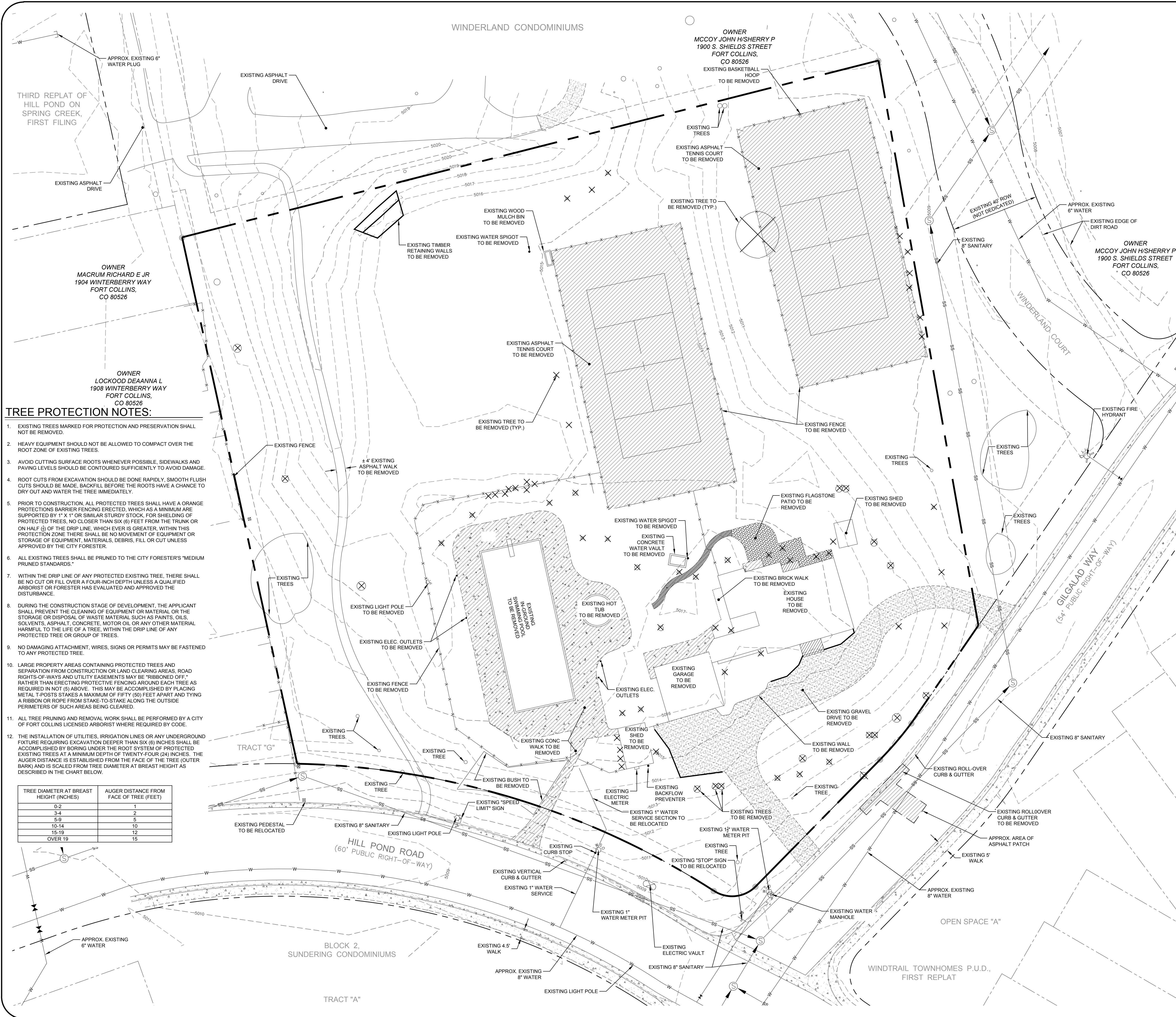
1. All signage and marking is subject to the General Notes on the cover sheet of these plans, as well as the Traffic Signing and Marking Construction Notes listed here.
2. All symbols, including arrows, ONLYS, crosswalks, stop bars, etc. shall be pre-formed thermo-plastic.
3. All signage shall be per the City of Fort Collins Standards and these plans or as otherwise specified in MUTCD.
4. All lane lines for asphalt pavement shall receive two coats of latex paint with glass beads.
5. All lane lines for concrete pavement should be epoxy paint.
6. Prior to permanent installation of traffic striping and symbols, the Developer shall place temporary tabs or tape depicting alignment and placement of the same. Their placement shall be approved by the City of Fort Collins Traffic Engineer prior to permanent installation of striping and symbols.
7. Pre-formed thermo-plastic applications shall be as specified in these Plans and/or these Standards.
8. Epoxy applications shall be applied as specified in CDOT Standard Specifications for Road and Bridge Construction.
9. All surfaces shall be thoroughly cleaned prior to installation of striping or markings.
10. All sign posts shall utilize break-away assemblies and fasteners per the Standards.
11. A field inspection of location and installation of all signs shall be performed by the City of Fort Collins Traffic Engineer. All discrepancies identified during the field inspection must be corrected before the 2-year warranty period will begin.
12. The Developer installing signs shall be responsible for locating and protecting all underground utilities.
13. Special care shall be taken in sign location to ensure an unobstructed view of each sign.
14. Signage and striping has been determined by information available at the time of review. Prior to initiation of the warranty period, the City of Fort Collins Traffic Engineer reserves the right to require additional signage and/or striping if the City of Fort Collins Traffic Engineer determines that an unforeseen condition warrants such signage according to the MUTCD or the CDOT M and S Standards. All signage and striping shall fall under the requirements of the 2-year warranty period for new construction (except fair wear on traffic markings).
15. Sleeves for sign posts shall be required for use in islands/medians. Refer to Chapter 14, Traffic Control Devices, for additional detail.

1. The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of on-site drainage facilities shall be the responsibility of the property owner(s).
2. All recommendations of the "Preliminary Drainage Report for Hill Pond Residences" dated June 10, 2015 by Northern Engineering shall be followed and implemented.
3. Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.

1. All waterline and sanitary sewer construction shall conform to the City of Fort Collins Utility standards and specifications current to date of construction.
2. The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the water utility.
3. Water mains shall be poly-wrapped D.I.P. or PVC with tracer wire.
4. HDPE pipe may be used for 1-1/2 and 2 inch water services. The pipe shall meet the standards of AWWA 901, NSF Standard 61 and ASTM. The HDPE shall be SDR 9 having a pressure rating of 200 psi. Sufferers shall be used at all fittings and connections. Tracer wire shall be installed with the HDPE service, and shall extend up the curb stop. The curb stop shall be covered with a metal box and tracer wire test lid per City Water Detail 25.



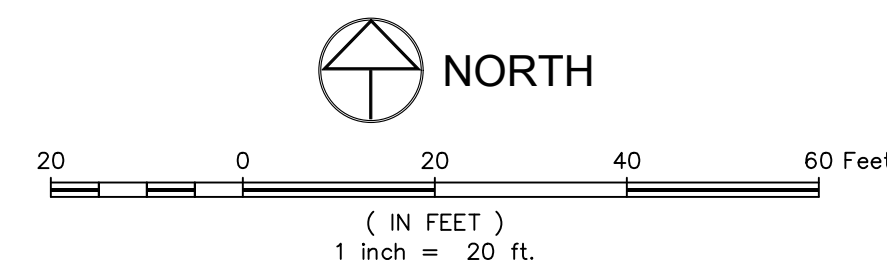
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CS2
Of 16 Sheets












TREE DIAMETER AT BREAST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
OVER 19	15



NORTH



LEGEND:

- | | |
|---------------------------------|---|
| PROPOSED VERTICAL CURB & GUTTER |  |
| PROPERTY BOUNDARY |  |
| PROPOSED LOT LINE |  |
| EXISTING RIGHT-OF-WAY |  |
| EASEMENTS |  |
| PERMEABLE PAVERS |  |
| PRIVATE CONCRETE PAVING |  |
| PUBLIC CONCRETE PAVING |  |
| ASPHALT PATCH |  |

NOTES:

1. SEE DETAIL SHEETS FOR ADDITIONAL INFORMATION REGARDING CURBS AND PAVEMENT SECTIONS.
2. PAVEMENT MARKINGS SHALL BE PER CITY STANDARDS AND PROJECT SPECIFICATION MANUAL.
3. PERMEABLE PAVEMENT AREAS SHALL HAVE EDGE RESTRAINTS ALONG ENTIRE PERIMETER IN ACCORDANCE WITH DETAILS AND MANUFACTURER RECOMMENDATIONS.
4. EXTRA CARE SHOULD BE TAKEN TO PREVENT THE STORAGE OF SOILS OR OTHER MATERIALS DIRECTLY ON THE PAVEMENT SURFACE.
5. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
6. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REQUIRED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RECONSTRUCTED TO CITY OF COTUIT COLLINS STANDARDS AT THE DEVELOPERS EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
7. ALL PUBLIC CONCRETE PAVING SHALL BE 6" THICK.


No. _____ Revisions: _____ By: _____ Date: _____

REVIEW SET

NOT FOR CONSTRUCTION

20240415

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PHONE: 970.221.4158

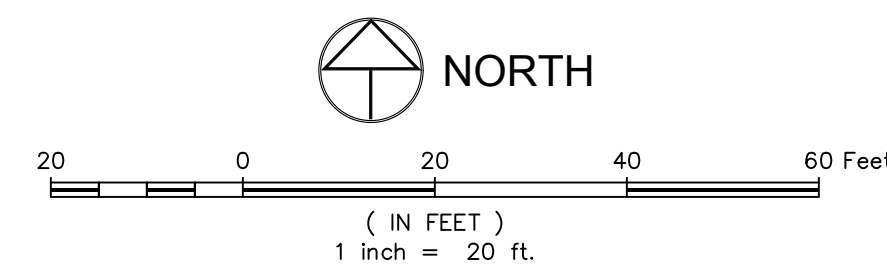
1001 North Howes Street, Suite 010

PROJECT: 320-004	DATE: June 10, 2015
DESIGNED BY: A. Reese	SCALE: 1" = 20'
DRAWN BY: D. Birch	REVIEWED BY: N. Howe

HILL POND RESIDENCES PRIVATE STRIPING & PAVING PLAN

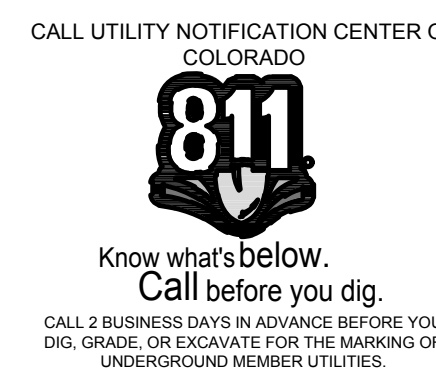
Sheet
PV1

Of 16 Sheets:



LEGEND:

NOTES:

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

No. _____ Date: _____
 Revisions: _____
REVIEW SET
NOT FOR CONSTRUCTION
 06/10/15

NE

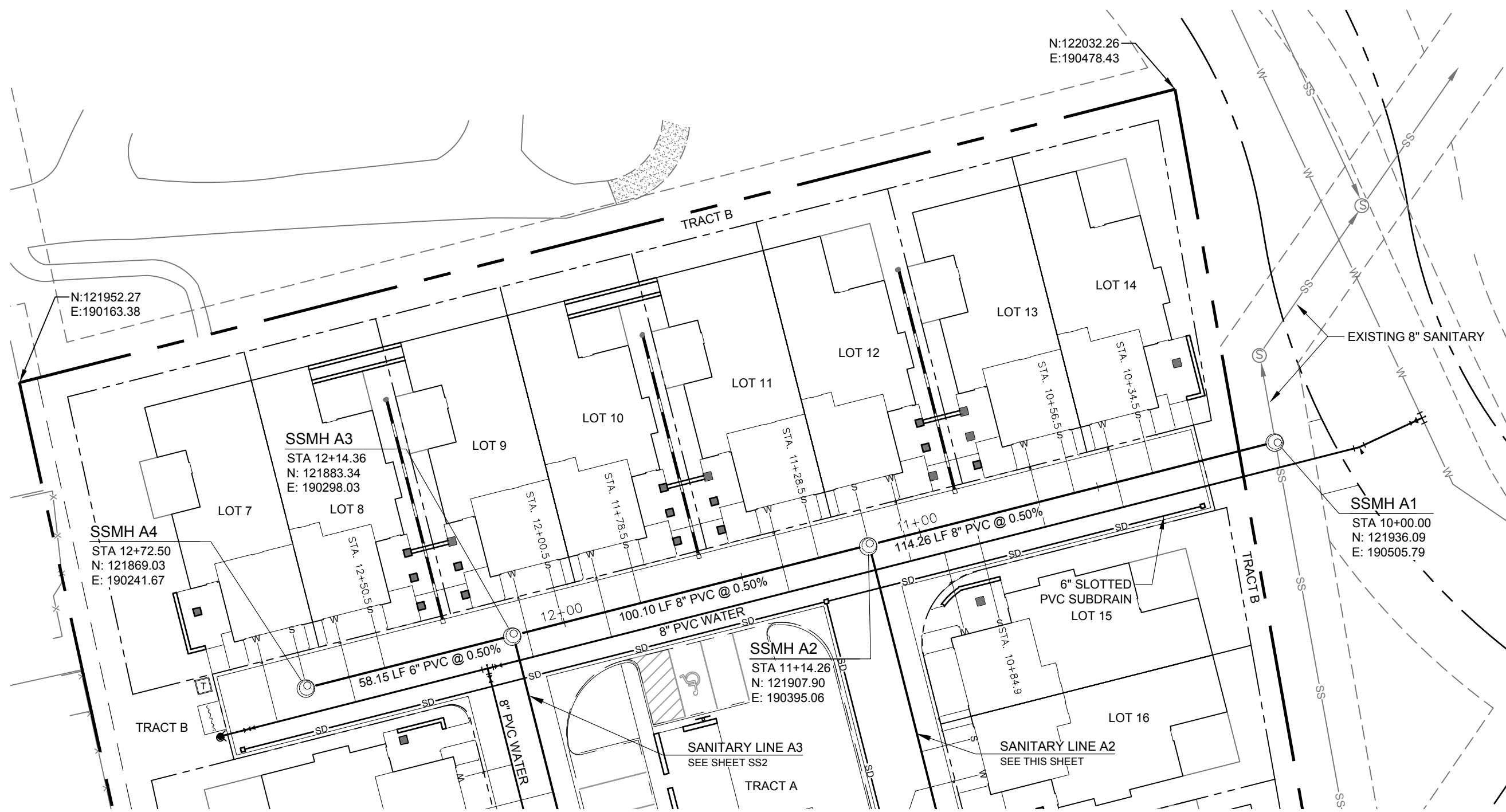
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PHONE: 370.221.4198
www.northernengineering.com

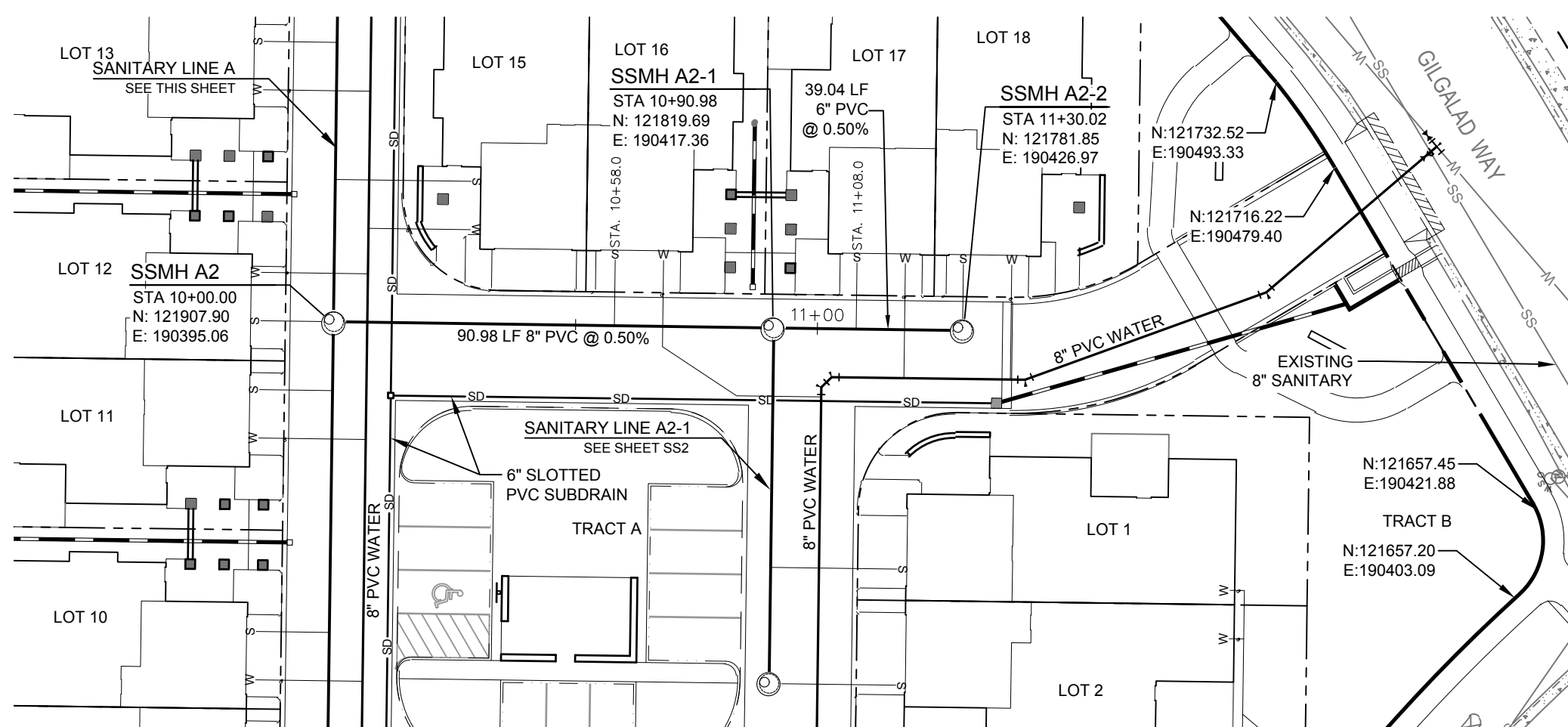
301 North House Street, Suite 010
Fort Collins, Colorado 80521

HILL POND RESIDENCES

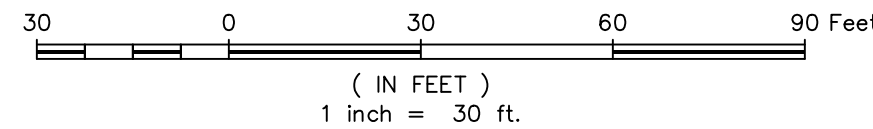
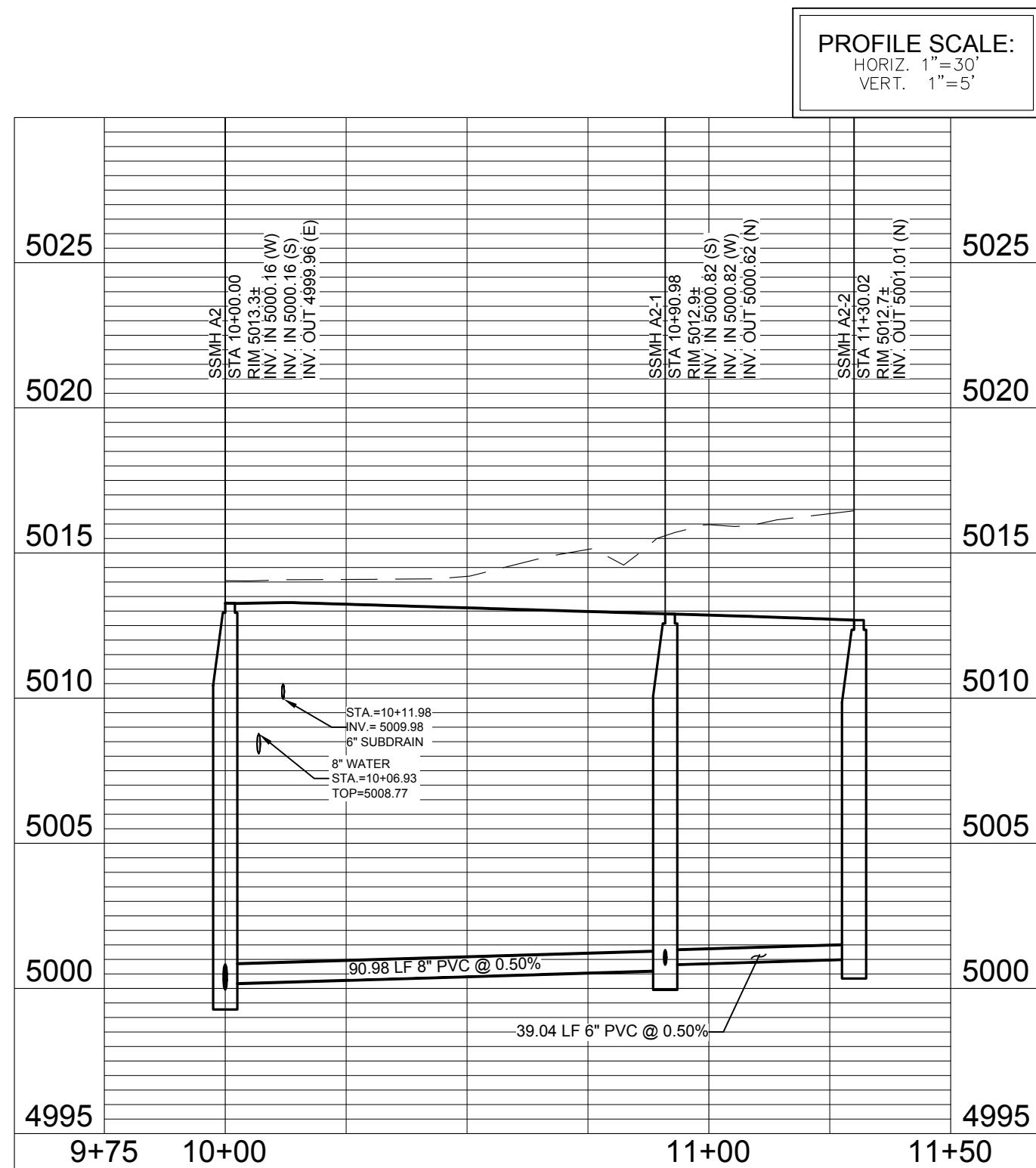
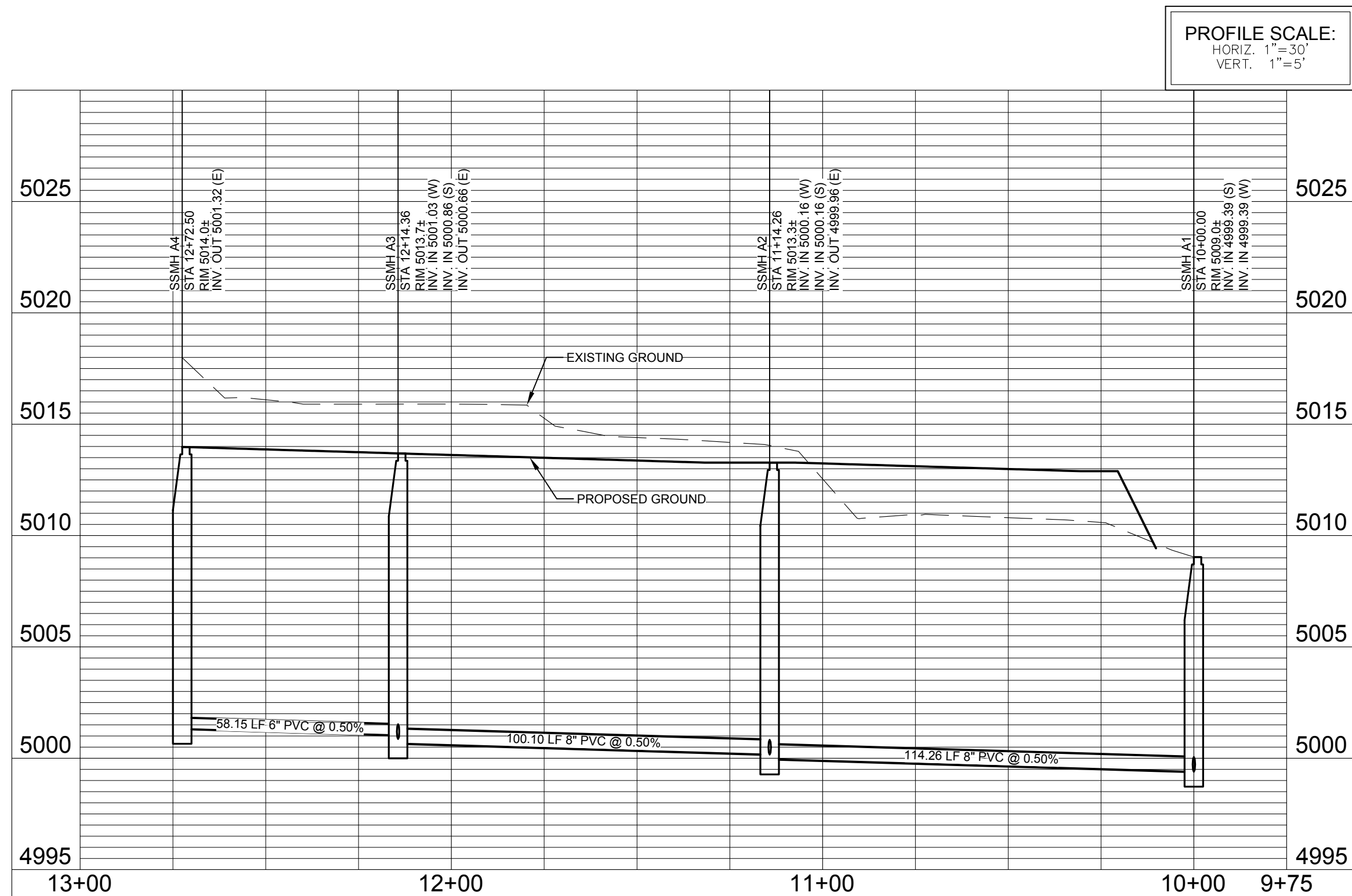
UTILITY PLAN



SANITARY SEWER LINE A



SANITARY SEWER LINE A2

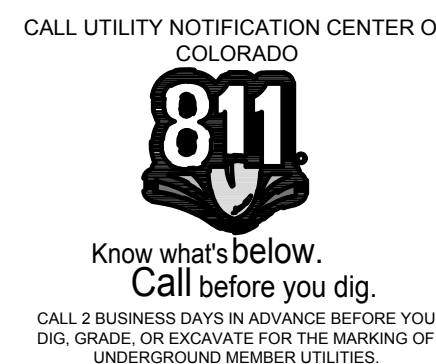


LEGEND:

EXISTING WATER MAIN	— W —
EXISTING SANITARY SEWER	— SS —
PROPOSED WATER MAIN	— (W) —
PROPOSED SANITARY SEWER	— (SS) —
PROPOSED SEWER SERVICE	— S —
PROPOSED WATER SERVICE & CURB STOP	— W —
PROPOSED FIRE HYDRANT	— FH —
EXISTING FIRE HYDRANT	— FH —
PROPOSED SUBDRAIN	— SD —
EXISTING STORM SEWER	— ST —
PROPOSED STORM SEWER	— (ST) —
PROPOSED ELECTRIC/TELEPHONE/GAS	— ETC —
EXISTING TELEPHONE	— T —
EXISTING GAS	— G —
PROPOSED CURB & GUTTER	— CG —
PROPERTY BOUNDARY	— P —
PROPOSED RIGHT OF WAY	— R —
PROPOSED LOTLINE	— L —
EASEMENT LINE	— E —
APPROXIMATE GAS METER LOCATION	— G —

NOTES:

- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
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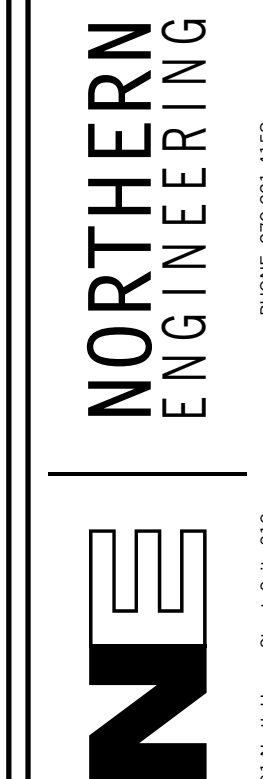
City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

HILL POND RESIDENCES
SANITARY SEWER A & A2
PLAN AND PROFILE

Sheet
SS1

Of 16 Sheets

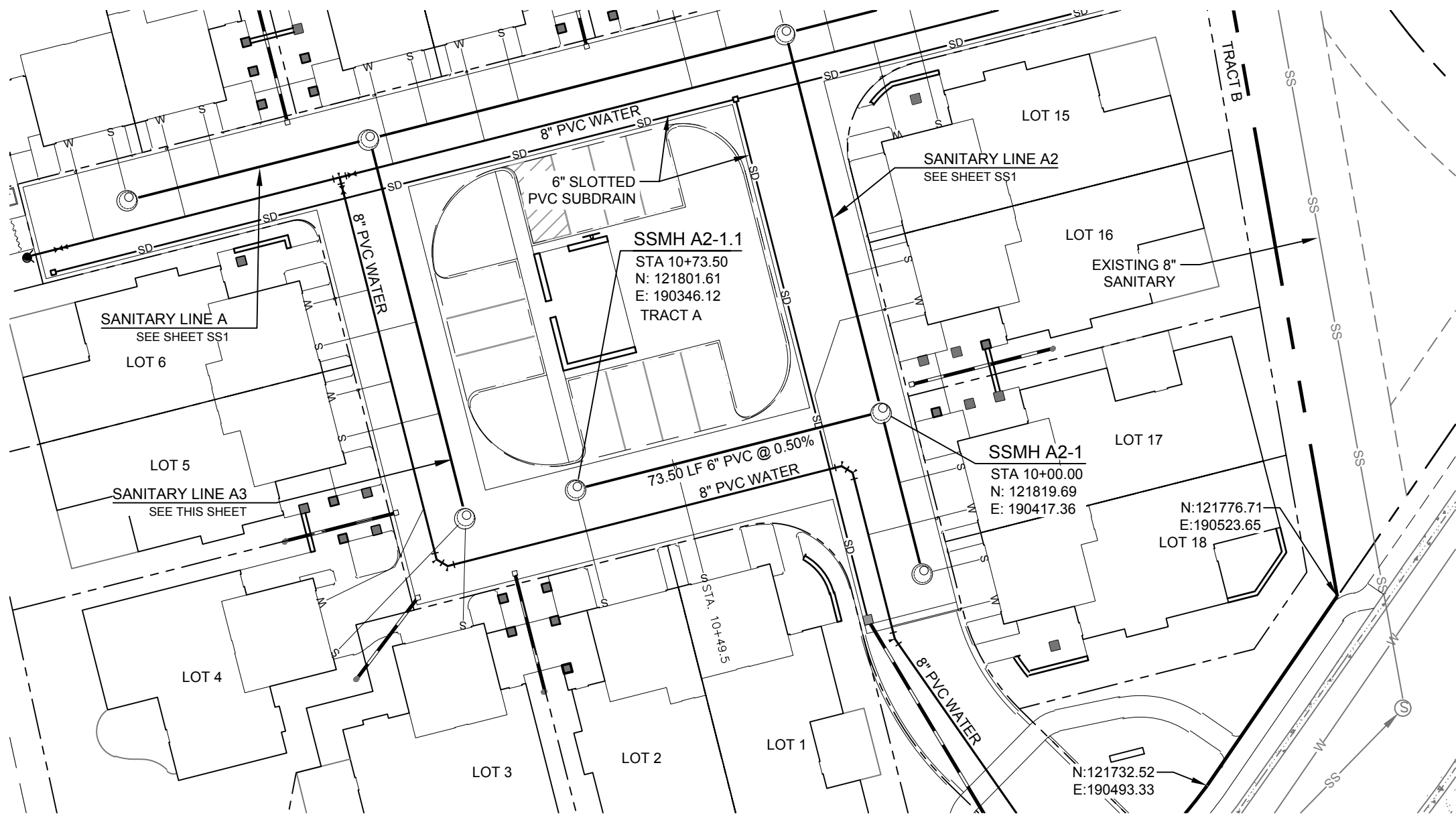


PROJECT:	620-004	DATE:	June 10, 2015
DESIGNED BY:	A. Reese	SCALE:	1"=30'
DRAWN BY:	B. Rugh	REVIEWED BY:	N. Haws

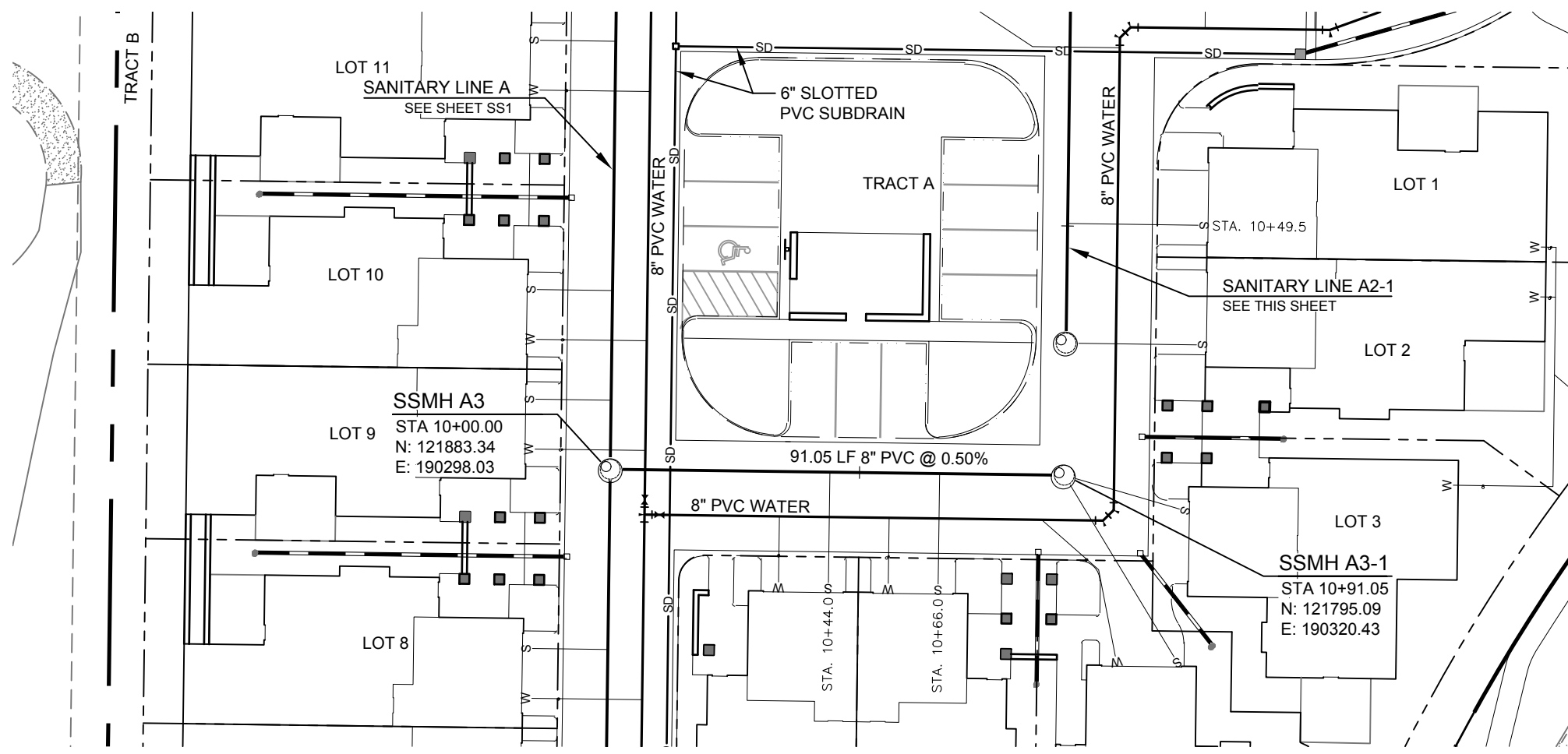
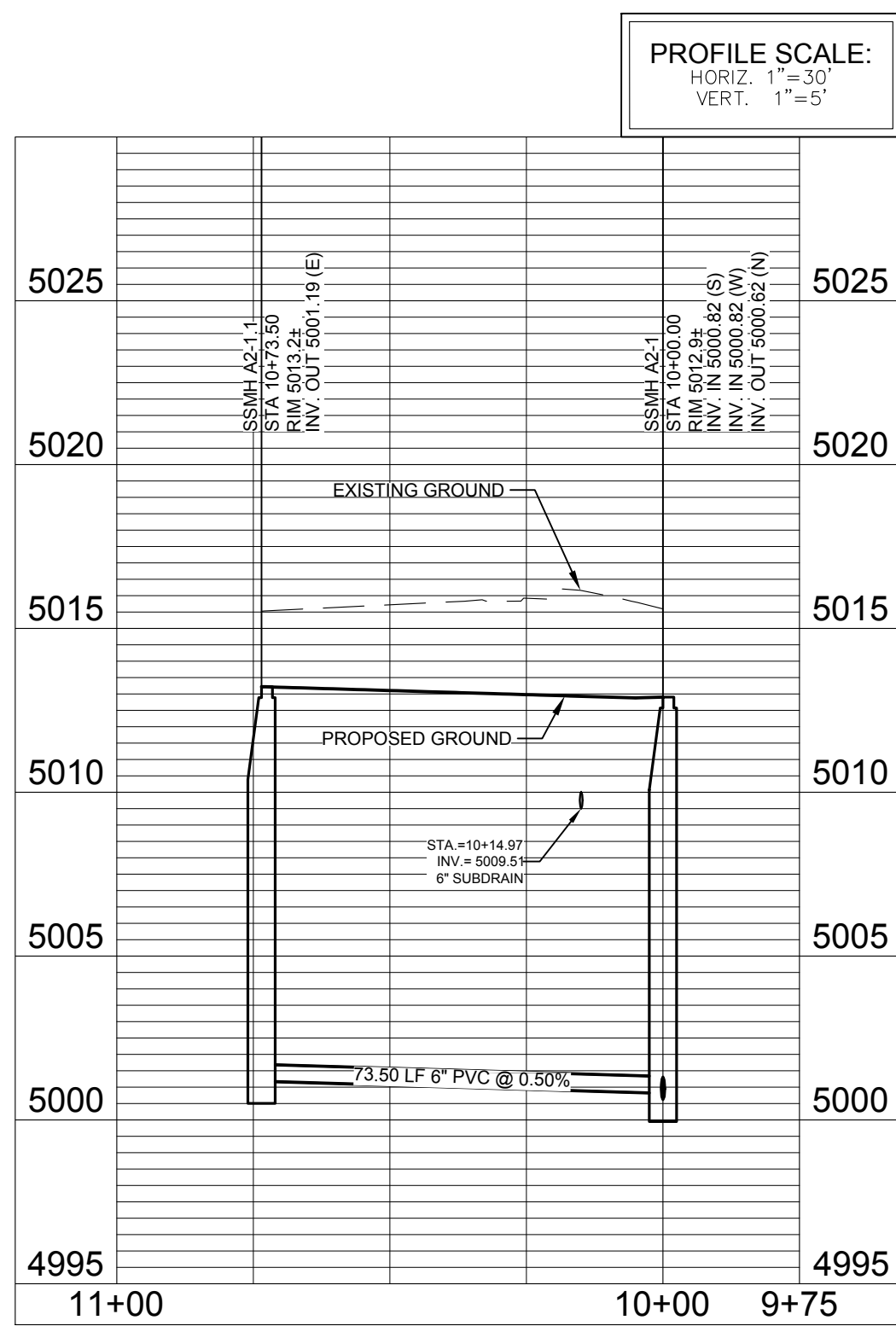
Revisions:
No. _____
Date: _____
REVIEW SET
NOT FOR CONSTRUCTION
06/10/15

These drawings are instruments of service provided by Northern Engineering Services, Inc. for any type of construction unless signed and sealed by the professional engineer in the employ of Northern Engineering Services, Inc.

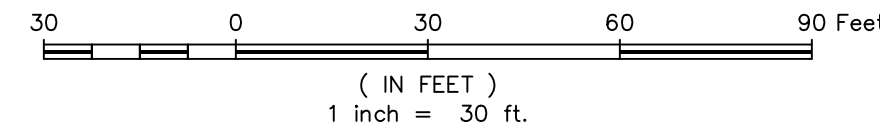
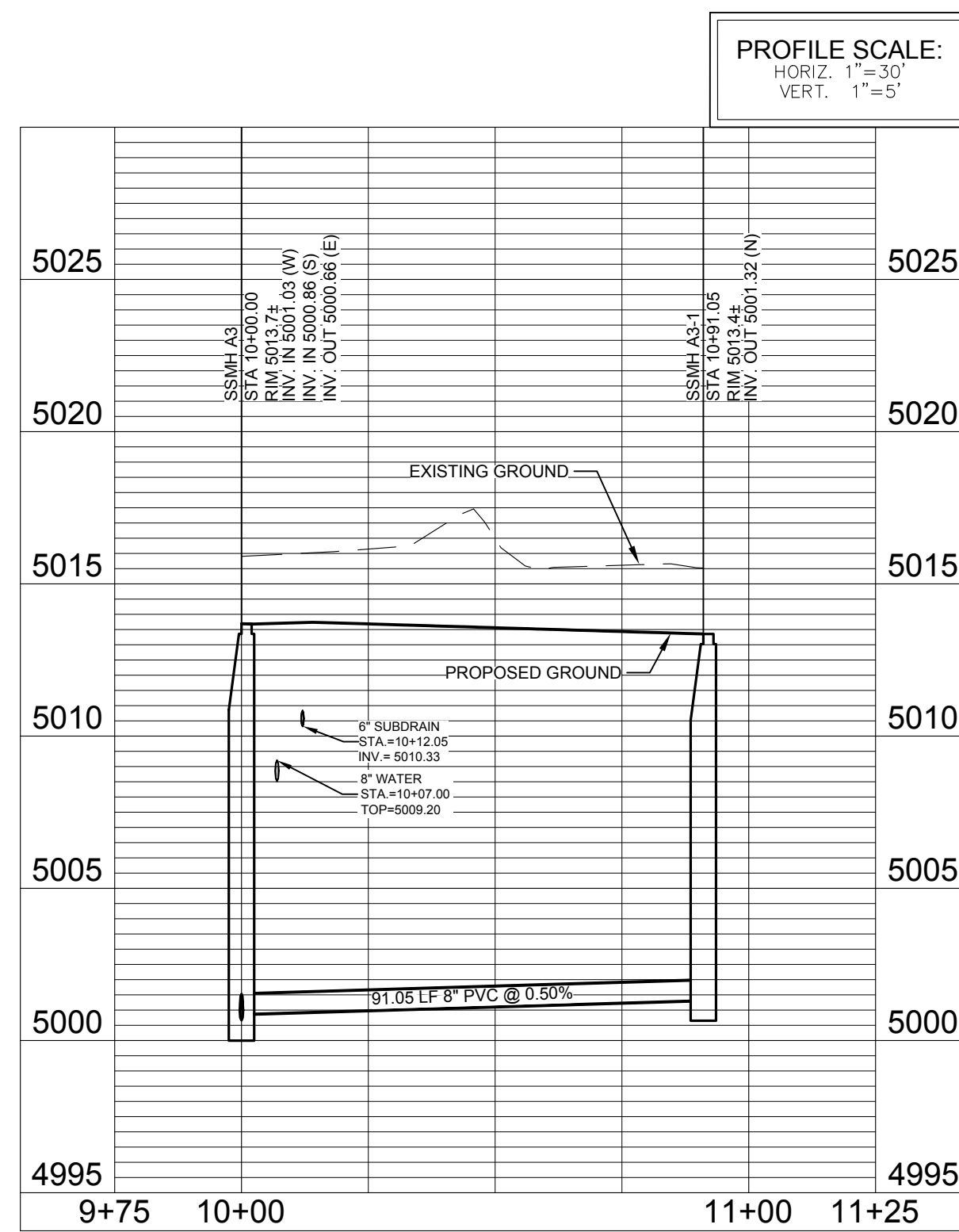
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SANITARY SEWER LINE A2-1



SANITARY SEWER LINE A3



LEGEND:

EXISTING WATER MAIN	—W—
EXISTING SANITARY SEWER	—SS—
PROPOSED WATER MAIN	—W—
PROPOSED SANITARY SEWER	—SS—
PROPOSED SEWER SERVICE	—S—
PROPOSED WATER SERVICE & CURB STOP	—W—
PROPOSED FIRE HYDRANT	—F—
EXISTING FIRE HYDRANT	—F—
PROPOSED SUBDRAIN	—SD—
EXISTING STORM SEWER	—ST—
PROPOSED STORM SEWER	—ST—
PROPOSED ELECTRIC/TELEPHONE/GAS	—E/T/G—
EXISTING TELEPHONE	—T—
EXISTING GAS	—G—
PROPOSED CURB & GUTTER	—C/G—
PROPERTY BOUNDARY	—P.B.—
PROPOSED RIGHT OF WAY	—R.O.W.—
PROPOSED LOTLINE	—L.O.T.—
EASEMENT LINE	—E.A.S.—
APPROXIMATE GAS METER LOCATION	—G.M.—

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CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

HILL POND RESIDENCES SANITARY SEWER A2-1 & A3 PLAN AND PROFILE

Sheet
SS2

Of 16 Sheets

Revisions:
No. _____
Date: _____
REVIEW SET
NOT FOR CONSTRUCTION
06/10/15

**NORTHERN
ENGINEERING**

NE

301 North Inves Street, Suite 010
Fort Collins, Colorado 80521
PHONE: 970.221.4198
www.northernengineering.com

PROJECT:	DATE:	SCALE:	REVIEWED BY:
620-004	June 10, 2015	1"=30'	N. Haws
DESIGNED BY:	DRAWN BY:		
A. Reese	B. Rugh		



These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless signed and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

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ENGINEERING**

PHONE: 970.221.4158
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NE

301 North Howes Street, Suite 010
Fort Collins, Colorado 80521

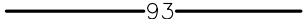





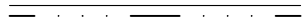
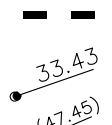


PROJECT: 620-004	DATE: June 10, 2015
DESIGNED BY: A. Reese	SCALE: 1"=20'
DRAWN BY: B. Ruch	REVIEWED BY: N. Hows

HILL POND RESIDENCES

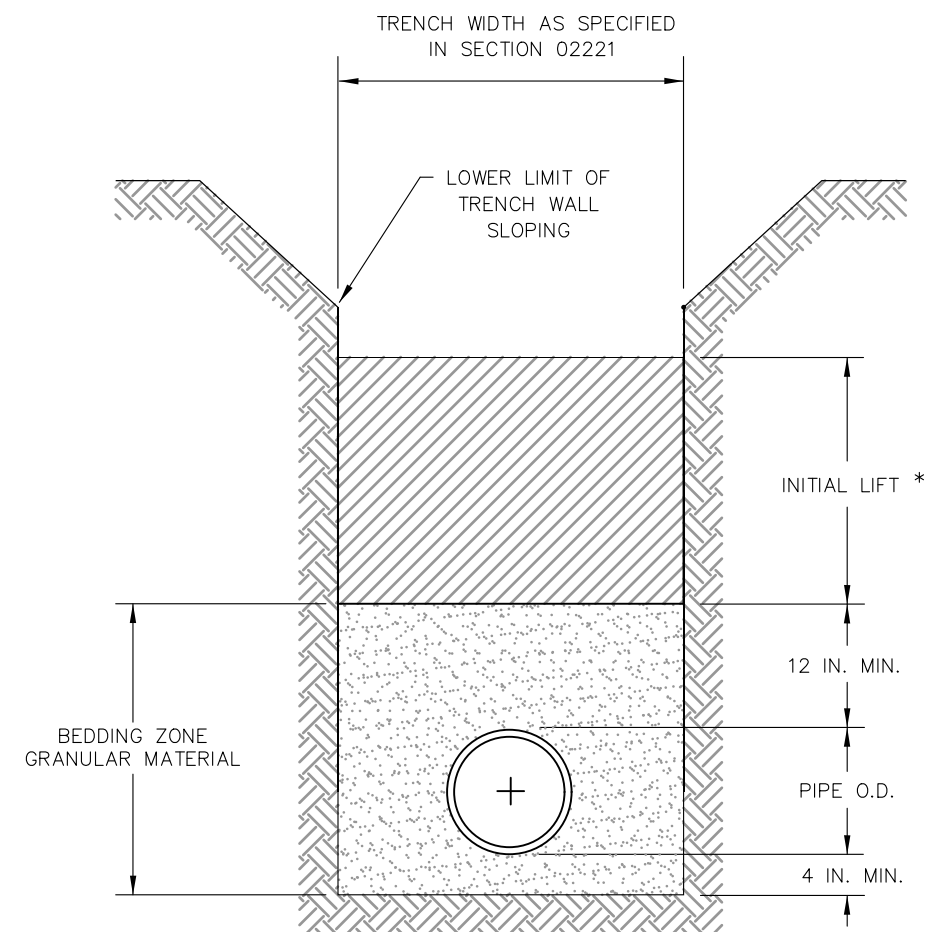
GRADING PLAN

Sheet
G1
Of 16 Sheets

LEGEND:

PROPOSED CONTOUR	
EXISTING CONTOUR	
PROPOSED UNDERDRAIN	
PROPOSED SWALE	
PROPOSED PVC STORM	
PROPOSED OUTFALL VERTICAL CURB AND GUTTER	
PROPERTY BOUNDARY	
PROPOSED SPOT ELEVATION	
EXISTING SPOT ELEVATION	
PROPOSED SLOPES	
ELECTRIC TRANSFORMER	

CALL UTILITY NOTIFICATION CENTER OF



* INITIAL LIFT SHALL NOT EXCEED 2 FEET IN DEPTH.

NOTE:

GRANULAR BEDDING MATERIAL SHALL BE A MINIMUM OF 4 INCHES BELOW BOTTOM OF PIPE AND A MINIMUM OF 12 INCHES ABOVE TOP OF PIPE.



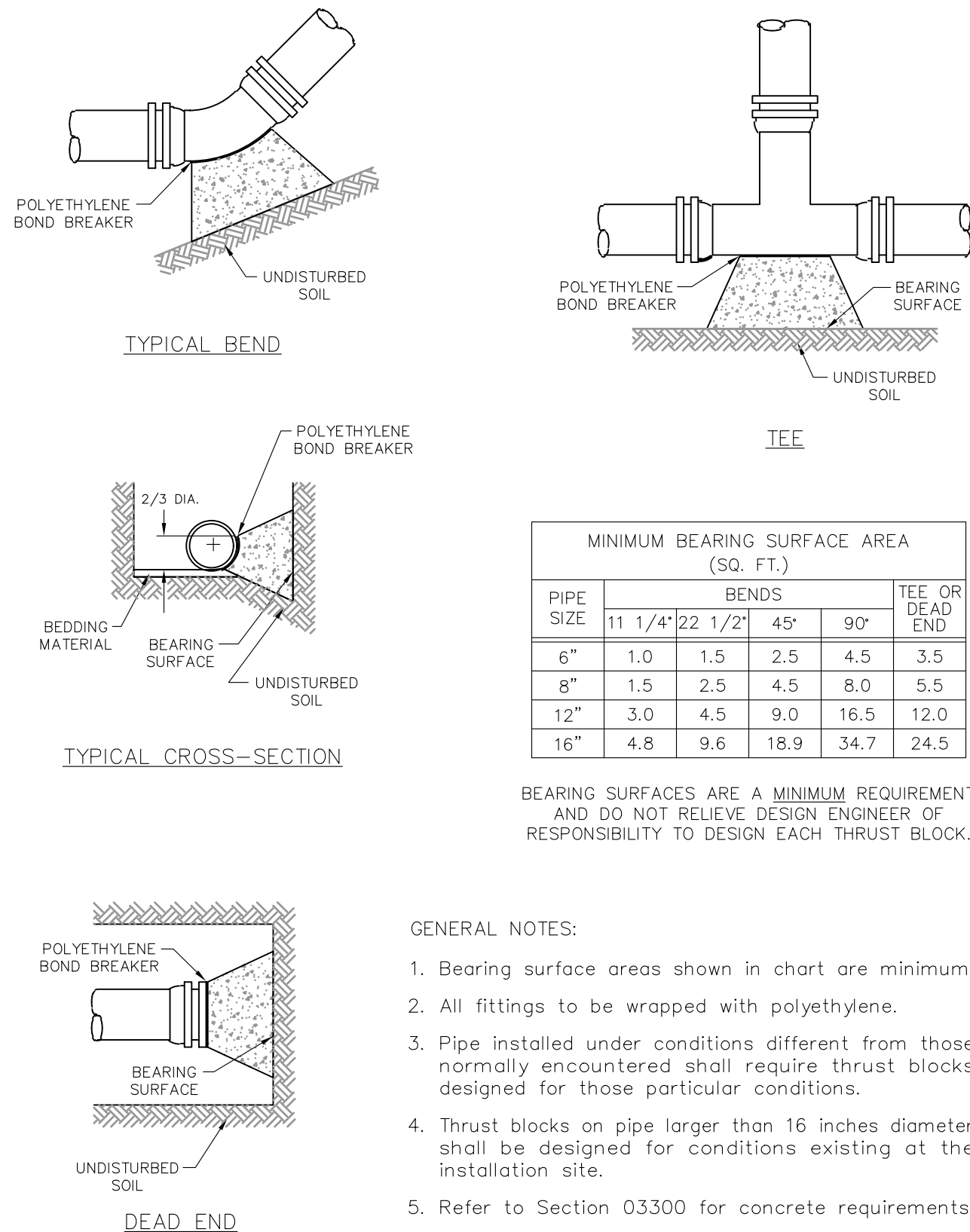
CITY OF FORT COLLINS
UTILITIES - WATER
FIELD OPERATIONS
P.O. BOX 580
FORT COLLINS, CO. 80550
(970) 221-6700

TITLE OF DRAWING
WATER MAIN BEDDING
REQUIREMENTS (DIP & PVC)

REVISED DATE:
4/8/11
DETAIL
1

100 WATER MAIN BEDDING REQUIREMENTS

NOT TO SCALE



GENERAL NOTES:

- Bearing surface areas shown in chart are minimum.
- All fittings to be wrapped with polyethylene.
- Pipe installed under conditions different from those normally encountered shall require thrust blocks designed for those particular conditions.
- Thrust blocks on pipe larger than 16 inches diameter shall be designed for conditions existing at the installation site.
- Refer to Section 03300 for concrete requirements.



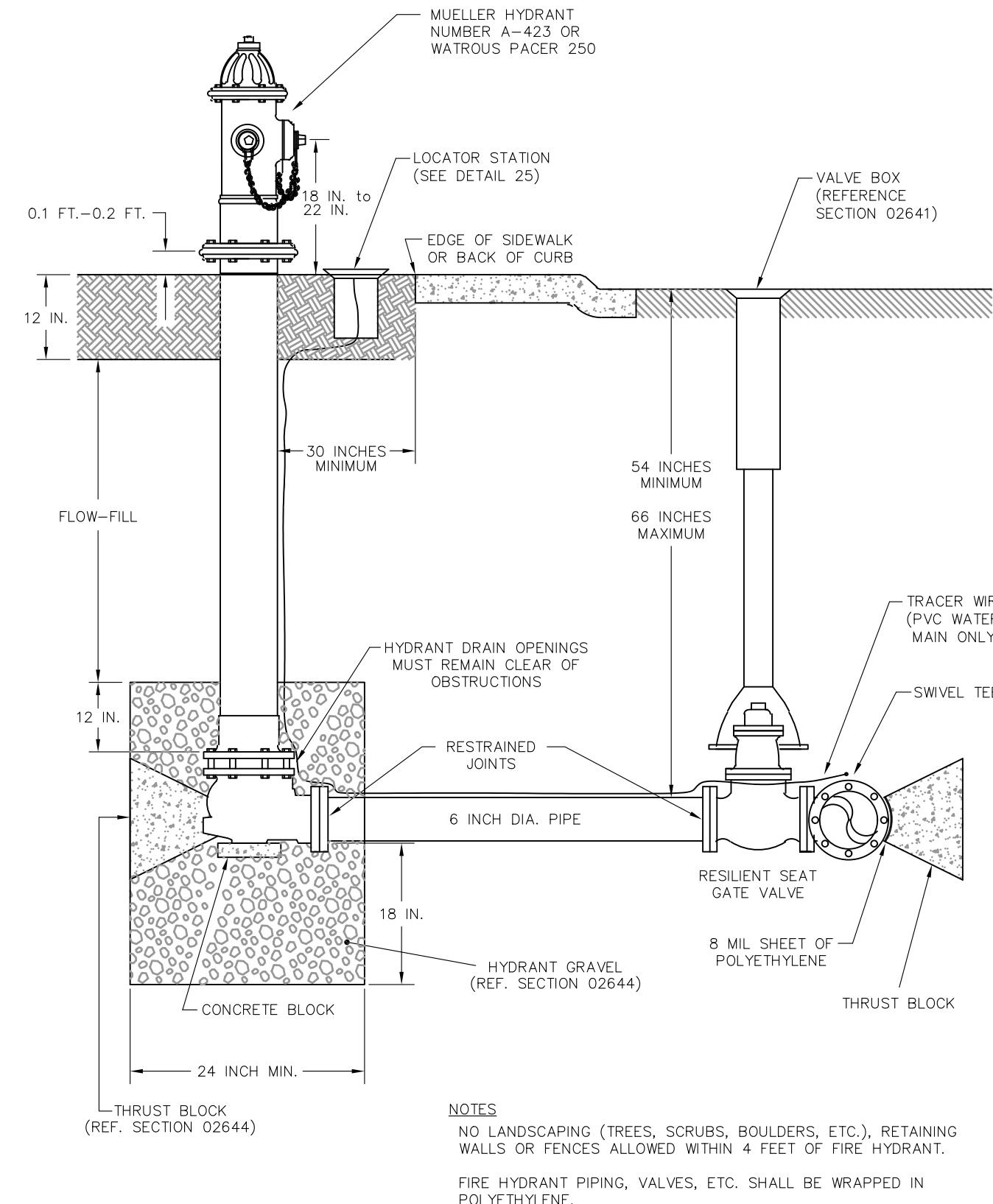
CITY OF FORT COLLINS
UTILITIES - WATER
FIELD OPERATIONS
P.O. BOX 580
FORT COLLINS, CO. 80550
(970) 221-6700

TITLE OF DRAWING
STANDARD CONCRETE
THRUST BLOCKS

REVISED DATE:
4/8/11
DETAIL
2

101 STANDARD THRUST BLOCK

NOT TO SCALE



NOTES
NO LANDSCAPING (TREES, SCRUBS, BOULDERS, ETC.), RETAINING WALLS OR FENCES ALLOWED WITHIN 4 FEET OF FIRE HYDRANT.
FIRE HYDRANT PIPING, VALVES, ETC. SHALL BE WRAPPED IN POLYETHYLENE.



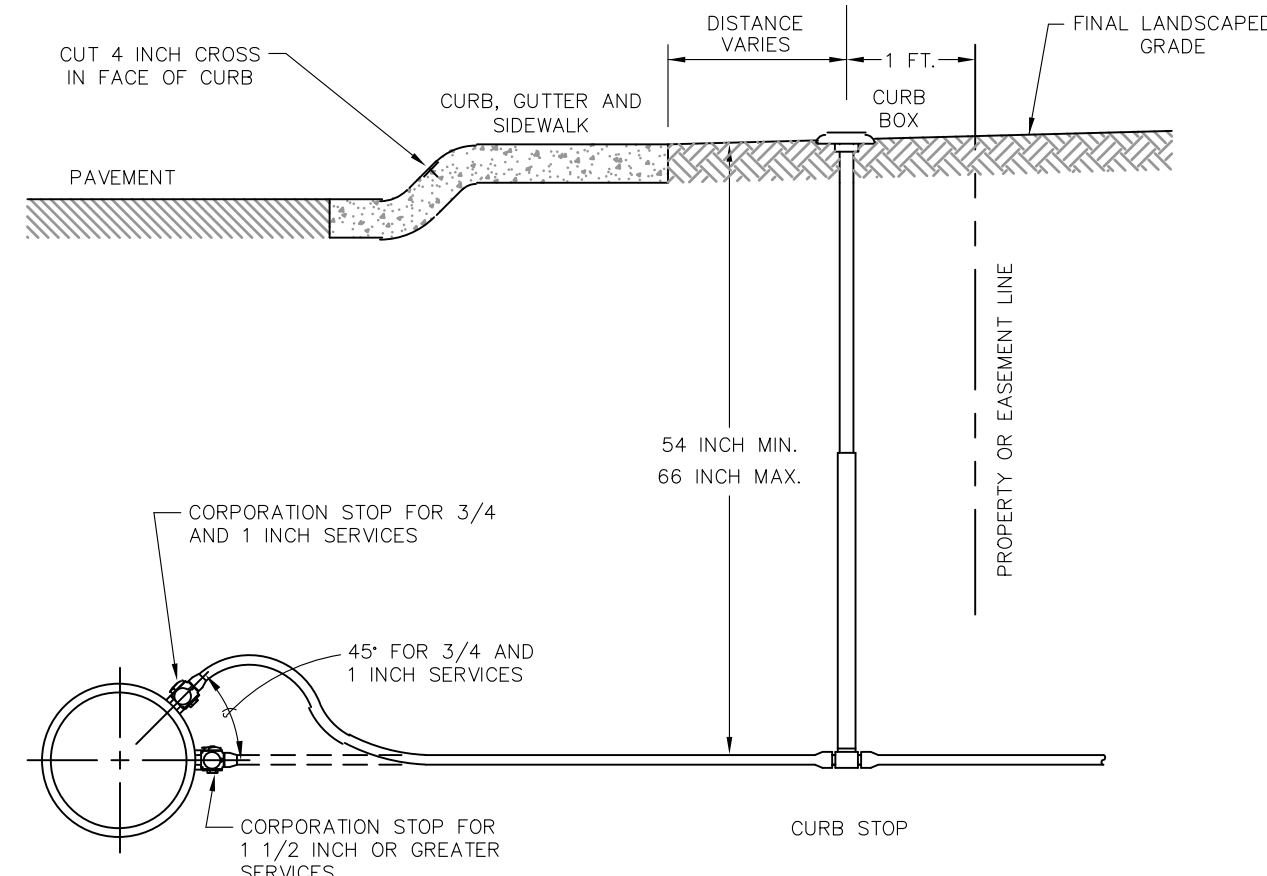
CITY OF FORT COLLINS
UTILITIES - WATER
FIELD OPERATIONS
P.O. BOX 580
FORT COLLINS, CO. 80550
(970) 221-6700

TITLE OF DRAWING
FIRE HYDRANT INSTALLATION

REVISED DATE:
4/8/11
DETAIL
3

102 FIRE HYDRANT INSTALLATION

NOT TO SCALE



WATER MAIN

GENERAL NOTES

- Use direct tap (as shown) for 3/4 inch and 1 inch services unless water main is PVC, in which case, use a tapping saddle.
- Install 1 1/2 inch and 2 inch services with tapped tee and corporation stop at time of construction or use a tapping saddle.
- Locate curb box and meter pit according to the approved utility drawings.
- The City is responsible for maintaining the water main, corporation stop, and service piping up to and including the curb stop. The owner is responsible for service from the curb stop, including the outlet coupling to the building.
- No couplings allowed between curb stop and meter setting.
- Use type K copper for the service from the corporation stop to a minimum of 5 feet past the meter pit.
- No landscaping (shrubs, boulders, etc.), retaining walls or fences allowed within 4 feet of the curb stop and meter pit, and no trees within 10 feet of curb and meter pit.
- All residential water service shall be installed in the center of the lot unless otherwise approved by the Utility.
- All water and sanitary sewer service shall have a minimum horizontal separation of ten feet.



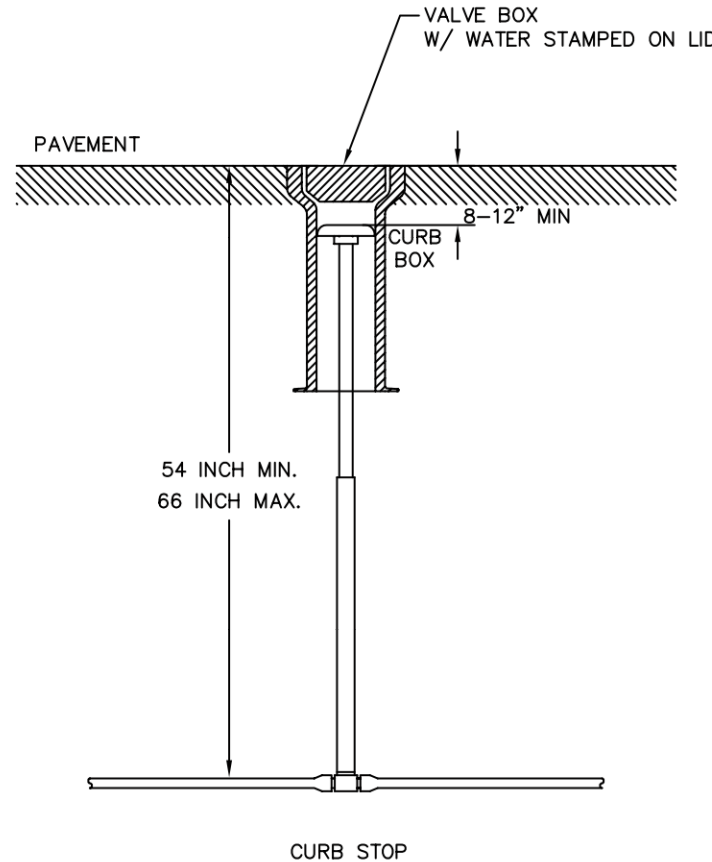
CITY OF FORT COLLINS
UTILITIES - WATER
FIELD OPERATIONS
P.O. BOX 580
FORT COLLINS, CO. 80550
(970) 221-6700

TITLE OF DRAWING
TYPICAL WATER SERVICE

REVISED DATE:
4/12/11
DETAIL
11

103 TYPICAL WATER SERVICE

NOT TO SCALE



GENERAL NOTES

- Locate curb box and water meter according to the approved utility drawings.
- Compact trench as required by Development Construction Standard to support valve box.



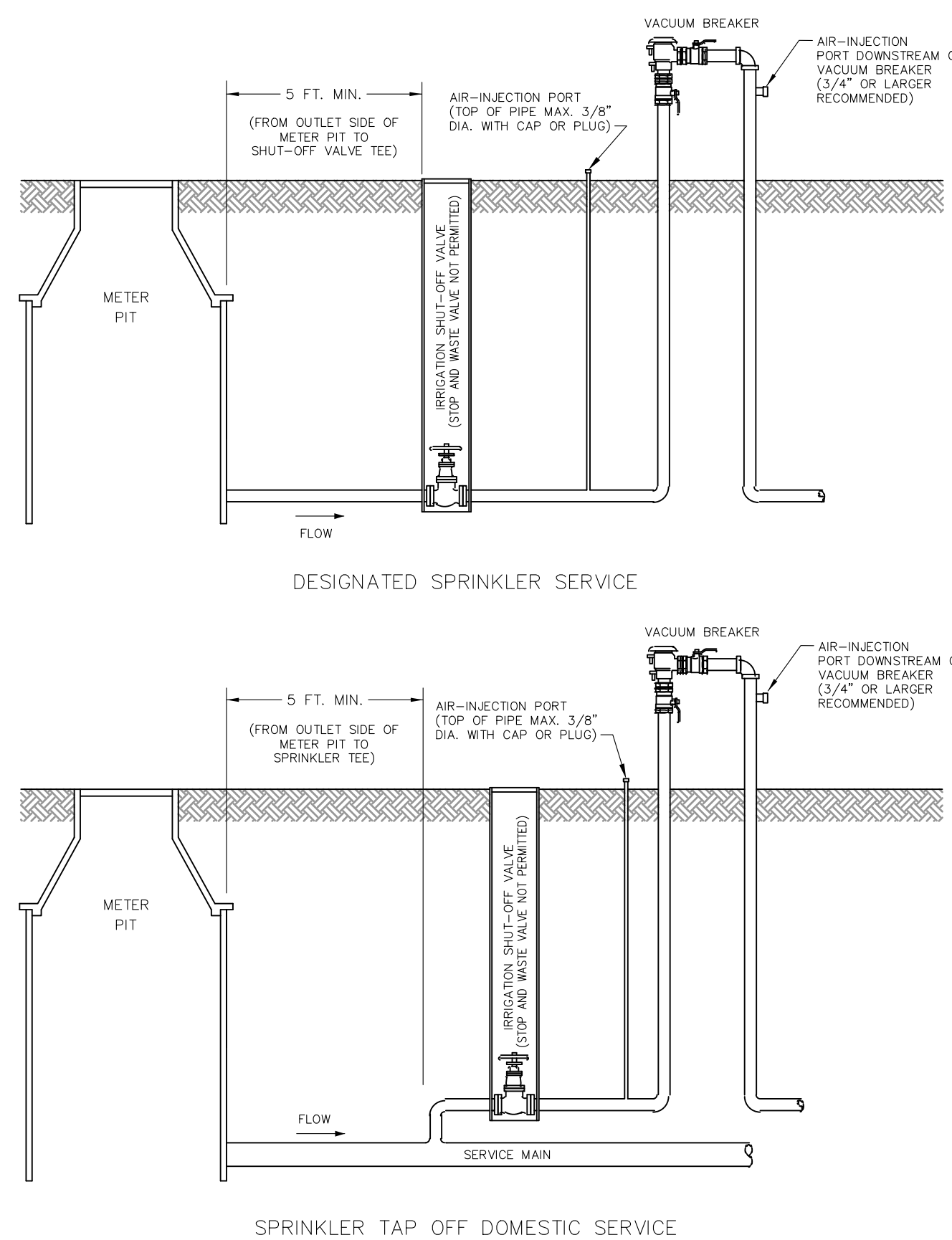
CITY OF FORT COLLINS
UTILITIES - WATER
FIELD OPERATIONS
P.O. BOX 580
FORT COLLINS, CO. 80550
(970) 221-6700

TITLE OF DRAWING
TRAFFIC-RATED
CURB STOP INSTALLATION

REVISED DATE:
7/17/2014
DETAIL
11A

104 TRAFFIC-RATED CURB STOP INSTALLATION

NOT TO SCALE



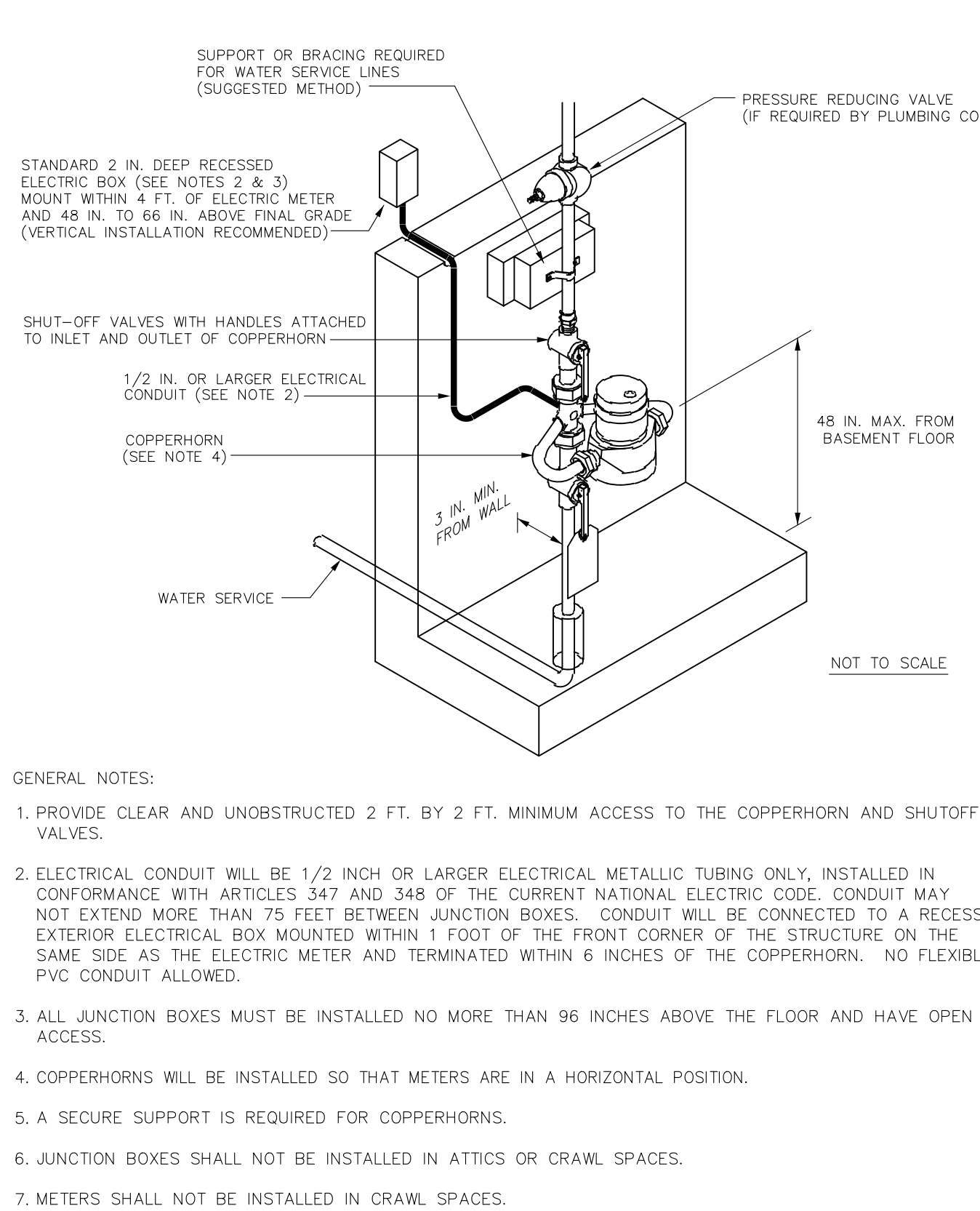
CITY OF FORT COLLINS
UTILITIES - WATER
FIELD OPERATIONS
P.O. BOX 580
FORT COLLINS, CO. 80550
(970) 221-6700

TITLE OF DRAWING
SPRINKLER SYSTEM DETAIL

REVISED DATE:
4/11/11
DETAIL
13

105 SPRINKLER SYSTEM DETAIL

NOT TO SCALE



GENERAL NOTES:

- PROVIDE CLEAR AND UNOBSTRUCTED 2 FT. BY 2 FT. MINIMUM ACCESS TO THE COPPERHORN AND SHUTOFF VALVES.
- ELECTRICAL CONDUIT WILL BE 1/2 INCH OR LARGER ELECTRICAL METALLIC TUBING ONLY, INSTALLED IN CONFORMANCE WITH ARTICLES 347 AND 348 OF THE CURRENT NATIONAL ELECTRIC CODE. CONDUIT MAY NOT EXTEND MORE THAN 75 FEET BETWEEN JUNCTION BOXES. CONDUIT WILL BE CONNECTED TO A RECESSED EXTERIOR ELECTRICAL BOX MOUNTED WITHIN 1 FOOT OF THE FRONT CORNER OF THE STRUCTURE ON THE SAME SIDE AS THE ELECTRIC METER AND TERMINATED WITHIN 6 INCHES OF THE COPPERHORN. NO FLEXIBLE PVC CONDUIT ALLOWED.
- ALL JUNCTION BOXES MUST BE INSTALLED NO MORE THAN 96 INCHES ABOVE THE FLOOR AND HAVE OPEN ACCESS.
- COPPERHORNS WILL BE INSTALLED SO THAT METERS ARE IN A HORIZONTAL POSITION.
- A SECURE SUPPORT IS REQUIRED FOR COPPERHORNS.
- JUNCTION BOXES SHALL NOT BE INSTALLED IN ATTICS OR CRAWL SPACES.
- METERS SHALL NOT BE INSTALLED IN CRAWL SPACES.



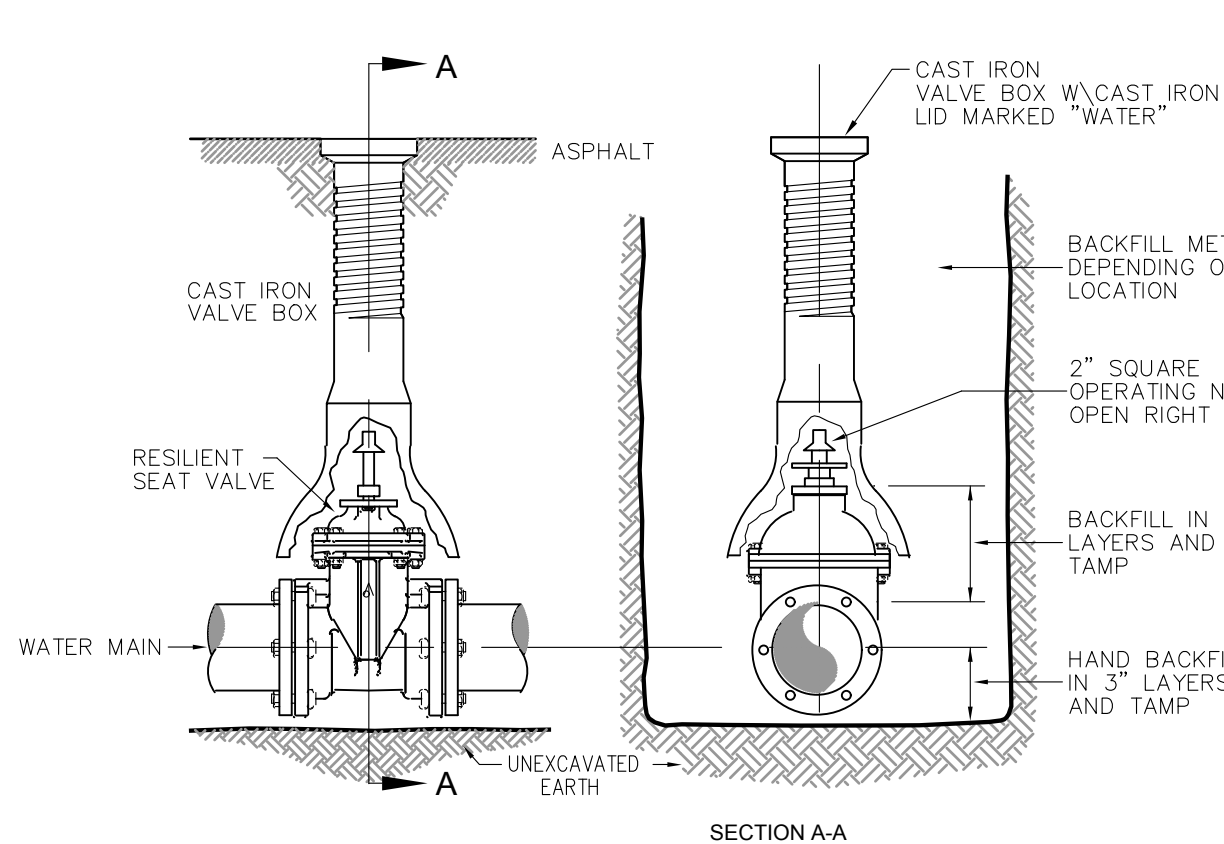
CITY OF FORT COLLINS
UTILITIES - WATER
FIELD OPERATIONS
P.O. BOX 580
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(970) 221-6700

TITLE OF DRAWING
STANDARD INTERIOR SETTING FOR
3/4 IN. AND 1 IN. WATER METERS

REVISED DATE:
4/11/11
DETAIL
14

106 STANDARD INTERIOR WATER METER

NOT TO SCALE



ALL VALVES TO BE RESILIENT SEAT, EPOXY COATED INSIDE AND OUT PER CITY OF FORT COLLINS AND AWWA SPECS.

ALL VALVE BOXES TO BE OF CAST IRON CONSTRUCTION, TWO PIECE THREADED ADJUSTABLE DESIGN PER CITY OF FORT COLLINS SPECS.

ALL VALVES TO BE 8 MIL POLY WRAPPED, T-BOLTS, NUTS AND RODS TO BE TAR COATED BEFORE WRAPPED.

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ Date _____
City Engineer
CHECKED BY: _____ Date _____
Water & Wastewater Utility
CHECKED BY: _____ Date _____
Stormwater Utility
CHECKED BY: _____ Date _____
Parks & Recreation
CHECKED BY: _____ Date _____
Traffic Engineer
CHECKED BY: _____ Date _____
Environmental Planner

HILL POND RESIDENCES

DATE: June 10, 2015
PROJECT: 620-004
DESIGNED BY: A. Reese
SCALE: N/A
REVIEWED BY: N. Hows
DRAWN BY: B. Ruch

UTILITY DETAILS

Sheet
D1

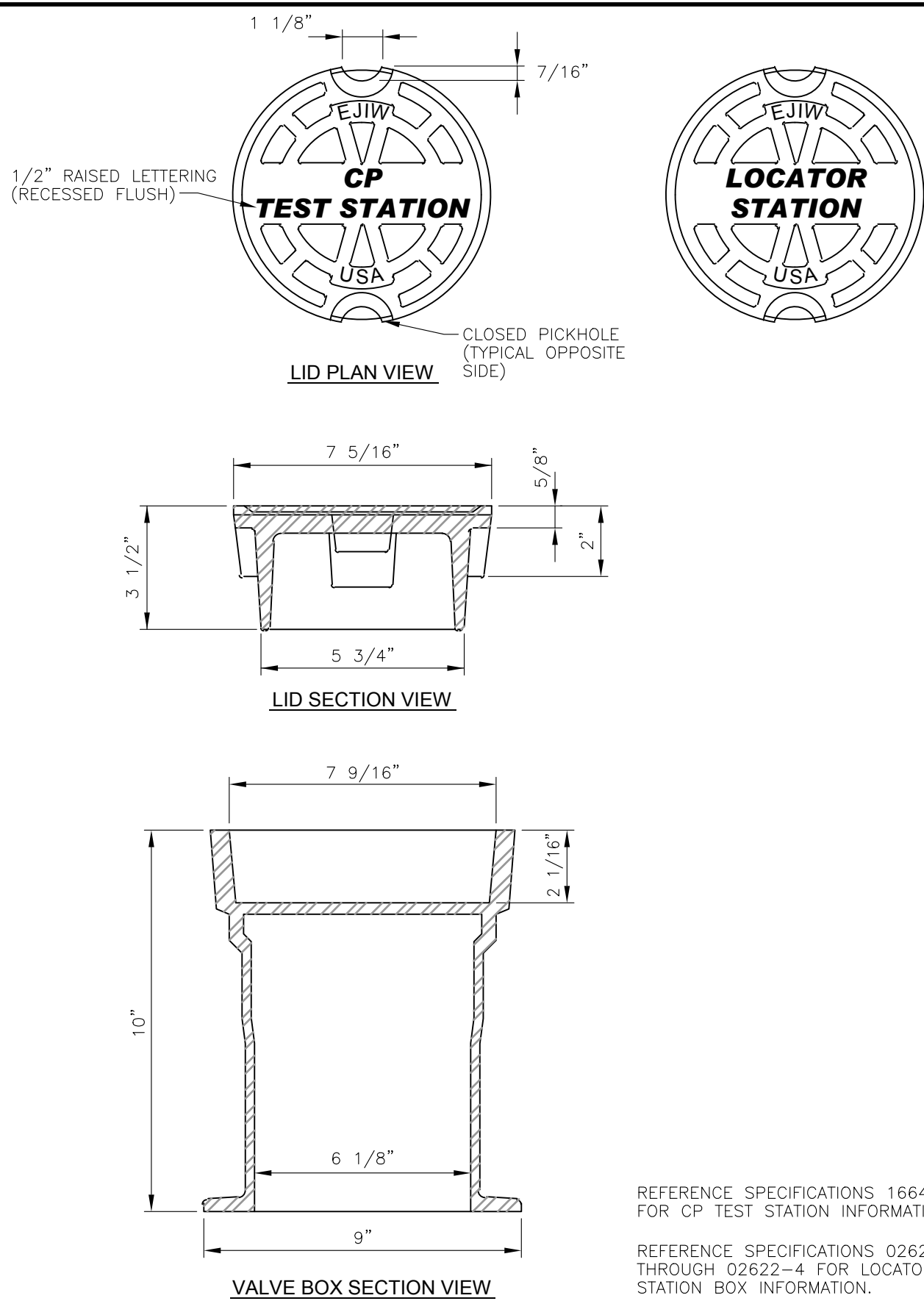
Of 16 Sheets

Revisions:
No. _____
Date: _____
REVIEW SET
NOT FOR CONSTRUCTION
06/10/15

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PHONE: 970.221.4198
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Fort Collins, Colorado 80521



City of Fort Collins
CITY OF FORT COLLINS
UTILITIES - WATER
FIELD OPERATIONS
P.O. BOX 580
FORT COLLINS, CO. 80550
(970) 221-6700

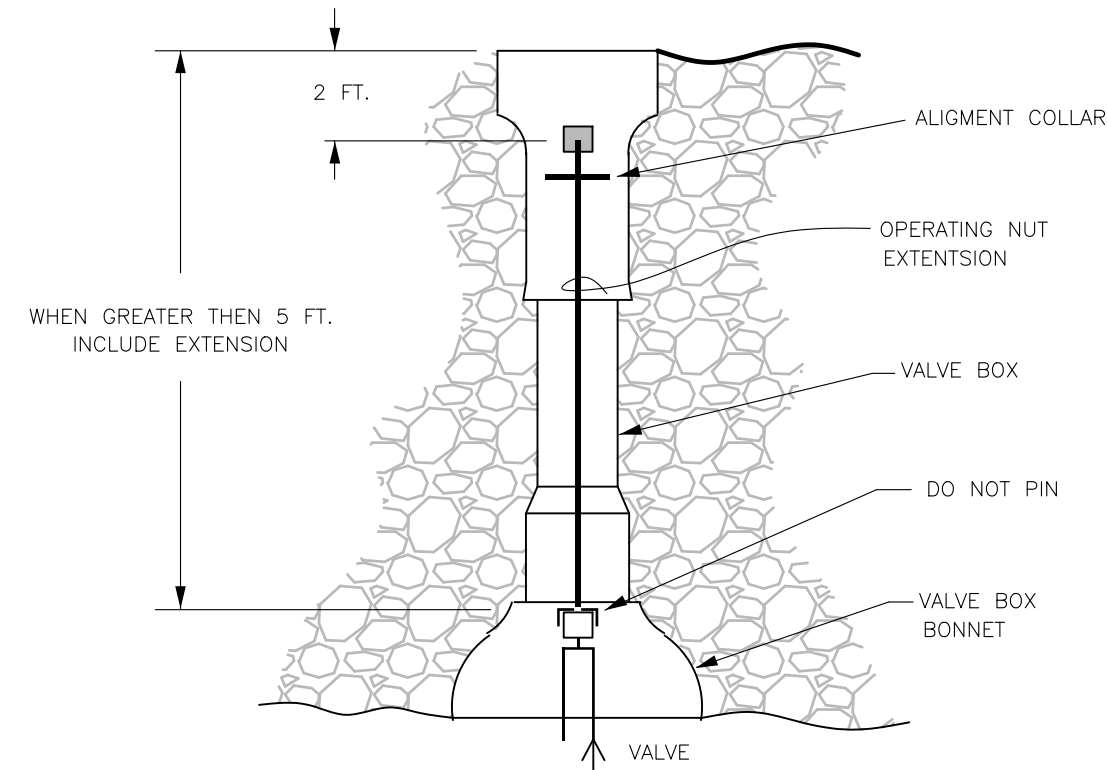
TITLE OF DRAWING
CP TEST AND LOCATOR STATION BOX

REVISED DATE:
4/11/11
DETAIL
25

200
D2

CP TEST AND LOCATOR STATION BOX

NOT TO SCALE



VALVE EXTENSION DETAIL FOR VALVES
GREATER THAN 5 FT. DEEP

- NOTES:
1. ANY VALVE THAT HAS OPERATING NUT OVER 5 FT. DEEP WILL HAVE AN EXTENSION TO BRING OPERATING NUT TO WITHIN 2 FT. OF SURFACE.
 2. ONLY ONE EXTENSION WILL BE ALLOWED.
 3. DO NOT PIN EXTENSION TO VALVE OPERATING NUT.

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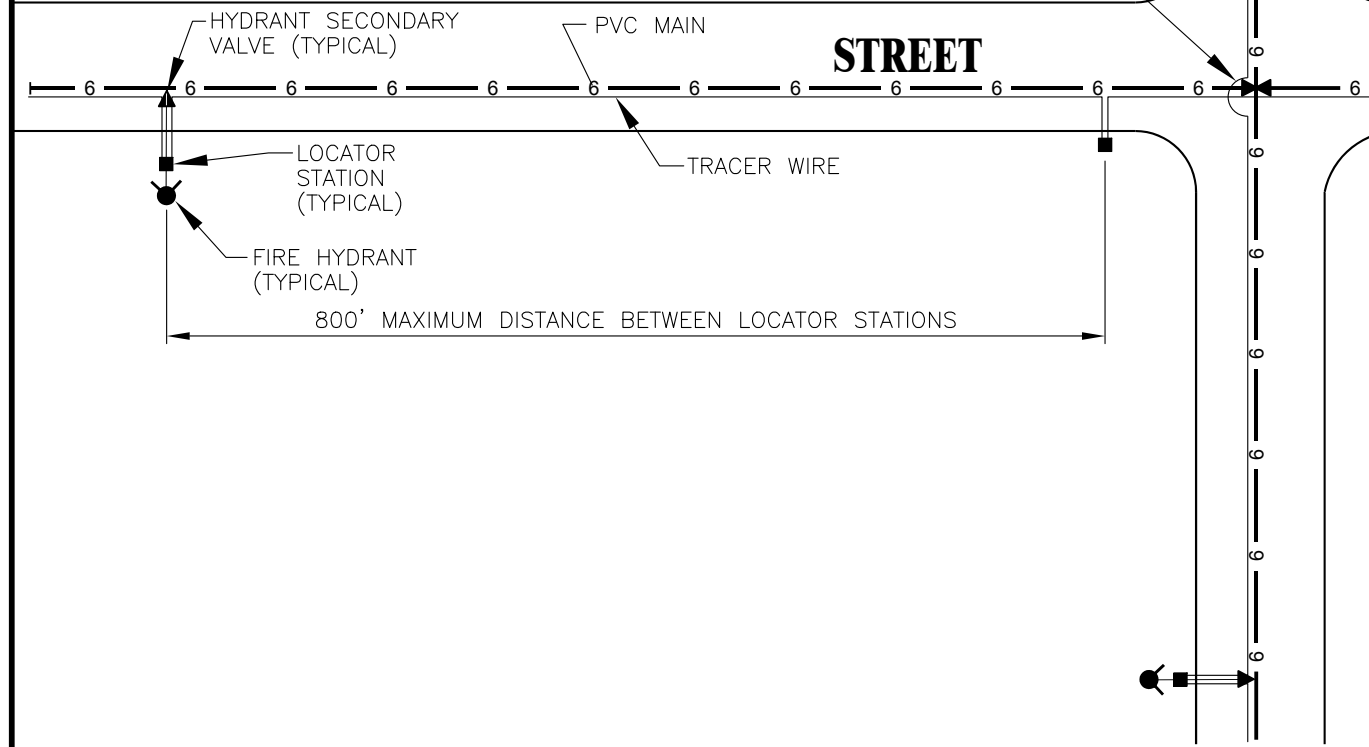
TITLE OF DRAWING
VALVE EXTENSION DETAILS

REVISED DATE:
4/11/11
DETAIL
29

201
D2

VALVE EXTENSION

NOT TO SCALE



- NOTES:
1. TRACER WIRE TO BE PLACED ALONG TOP CENTERLINE OF MAIN AND SECURED AS NECESSARY TO PREVENT MOVEMENT OF WIRE.
 2. TRACER WIRE SHALL BE SINGLE CONDUCTOR #12 STRANDED COPPER WITH TYPE THHN OR THHN INSULATION DESIGNATED FOR DIRECT BURY. TRACER WIRE SHALL BE CONTINUOUS (WITHOUT SPLICES) WHENEVER POSSIBLE. WHEN SPLICES ARE REQUIRED, ALL SPLICES OF TRACER WIRE SHALL BE MADE USING BRASS SPLIT-BOLT CONNECTORS AND ROYSTON "MINI SPLICE-RIGHT" SPLICE KITS.
 3. FOR LOCATOR STATION DETAILS SEE DETAIL 25
 4. TRACER WIRES FOR PERPENDICULAR MAINS AT STREET INTERSECTIONS ARE NOT TO BE SPLICED TOGETHER.

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CITY OF FORT COLLINS
UTILITIES - WATER
FIELD OPERATIONS
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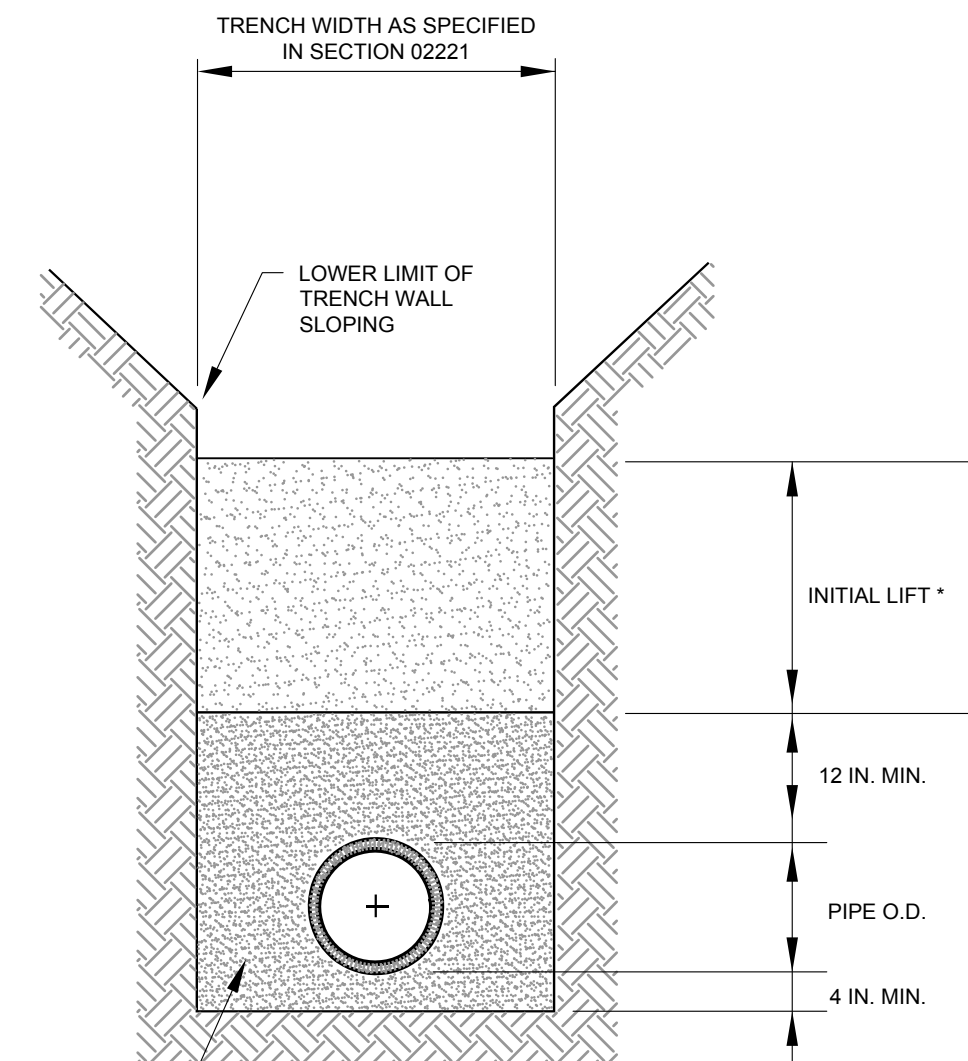
TITLE OF DRAWING
PVC WATER MAIN
TRACER WIRE DETAIL

REVISED DATE:
4/11/11
DETAIL
30

202
D2

PVC WATER MAIN TRACER WIRE

NOT TO SCALE



* COMPACTED GRANULAR MATERIAL
CONFORMING TO CDDH #67

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CITY OF FORT COLLINS
UTILITIES - WATER
FIELD OPERATIONS
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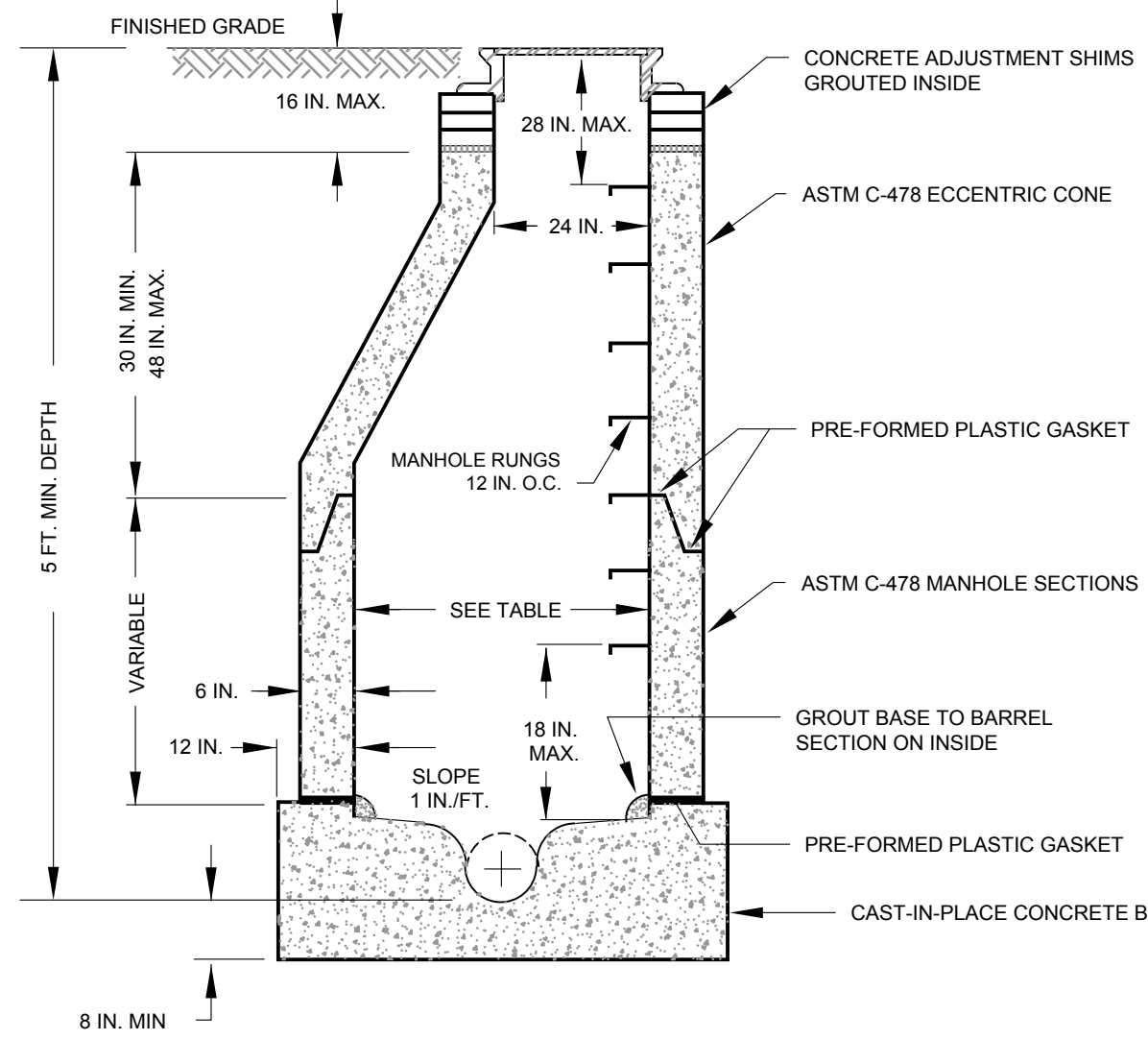
TITLE OF DRAWING
SEWER CONSTRUCTION
DETAILS

REVISED DATE:
4/11/11
DETAIL
WW-1

203
D2

BEDDING REQUIREMENTS

NOT TO SCALE



PIPE SIZE	MIN. MANHOLE DIAMETER
15 IN. OR LESS	48 IN.
18 IN. TO 30 IN.	60 IN.
OVER 30 INCHES	72 IN.

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CITY OF FORT COLLINS
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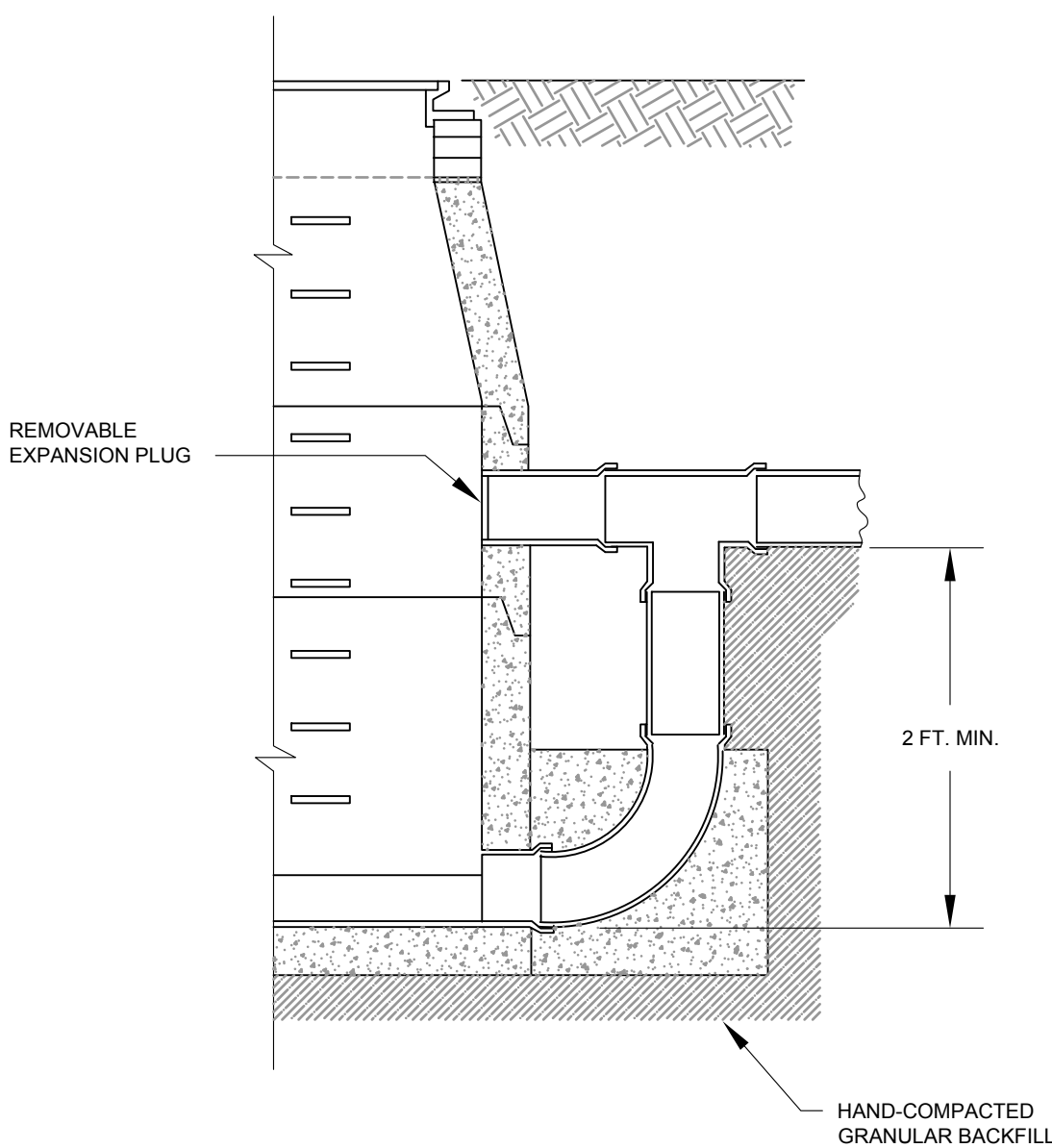
TITLE OF DRAWING
STANDARD MANHOLE

REVISED DATE:
4/11/11
DETAIL
WW-3

204
D2

STANDARD MANHOLE

NOT TO SCALE



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CITY OF FORT COLLINS
UTILITIES - WATER
FIELD OPERATIONS
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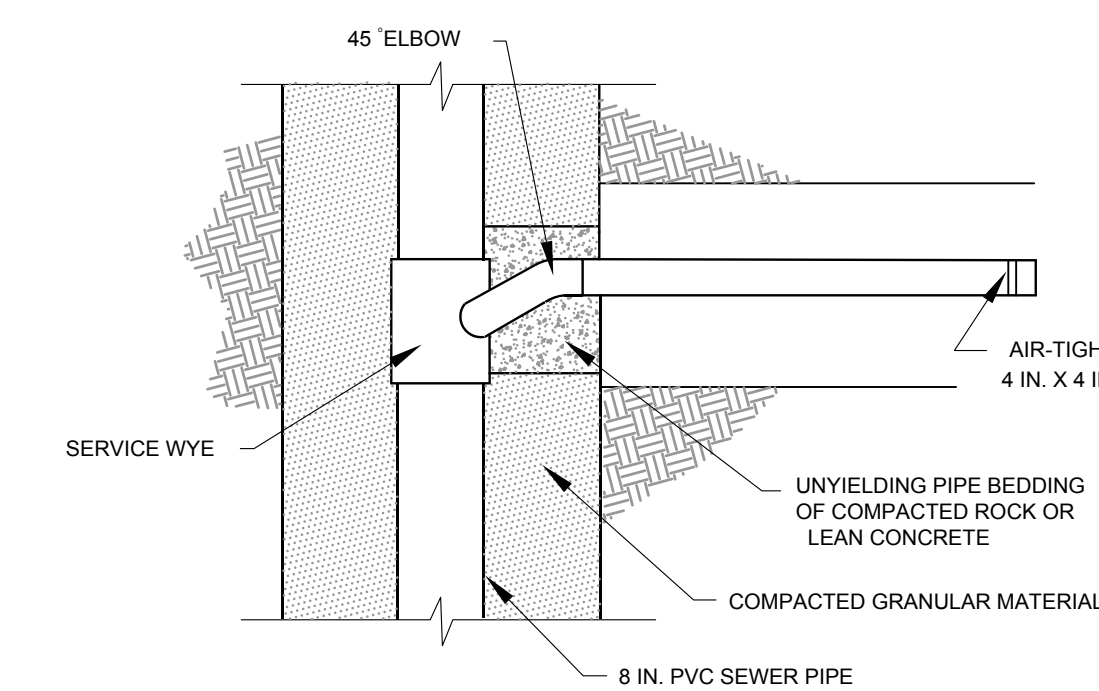
TITLE OF DRAWING
DROP MANHOLE

REVISED DATE:
4/11/11
DETAIL
WW-4

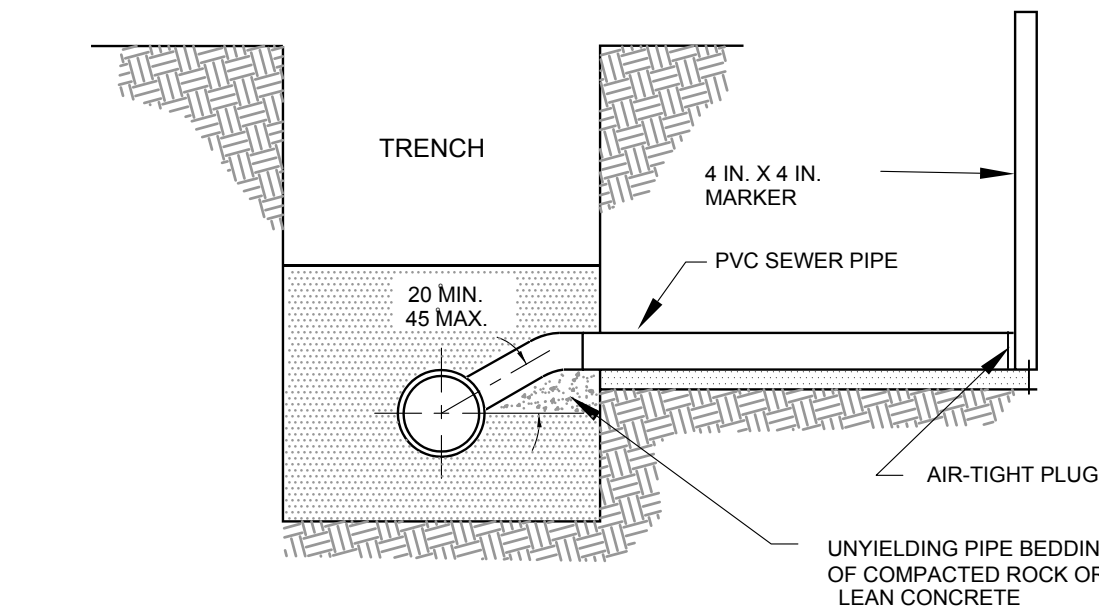
205
D2

DROP MANHOLE

NOT TO SCALE



PLAN VIEW



CROSS VIEW

City of Fort Collins
CITY OF FORT COLLINS
UTILITIES - WATER
FIELD OPERATIONS
P.O. BOX 580
FORT COLLINS, CO. 80550
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TITLE OF DRAWING
SERVICE WYE DETAIL

REVISED DATE:
4/11/11
DETAIL
WW-9

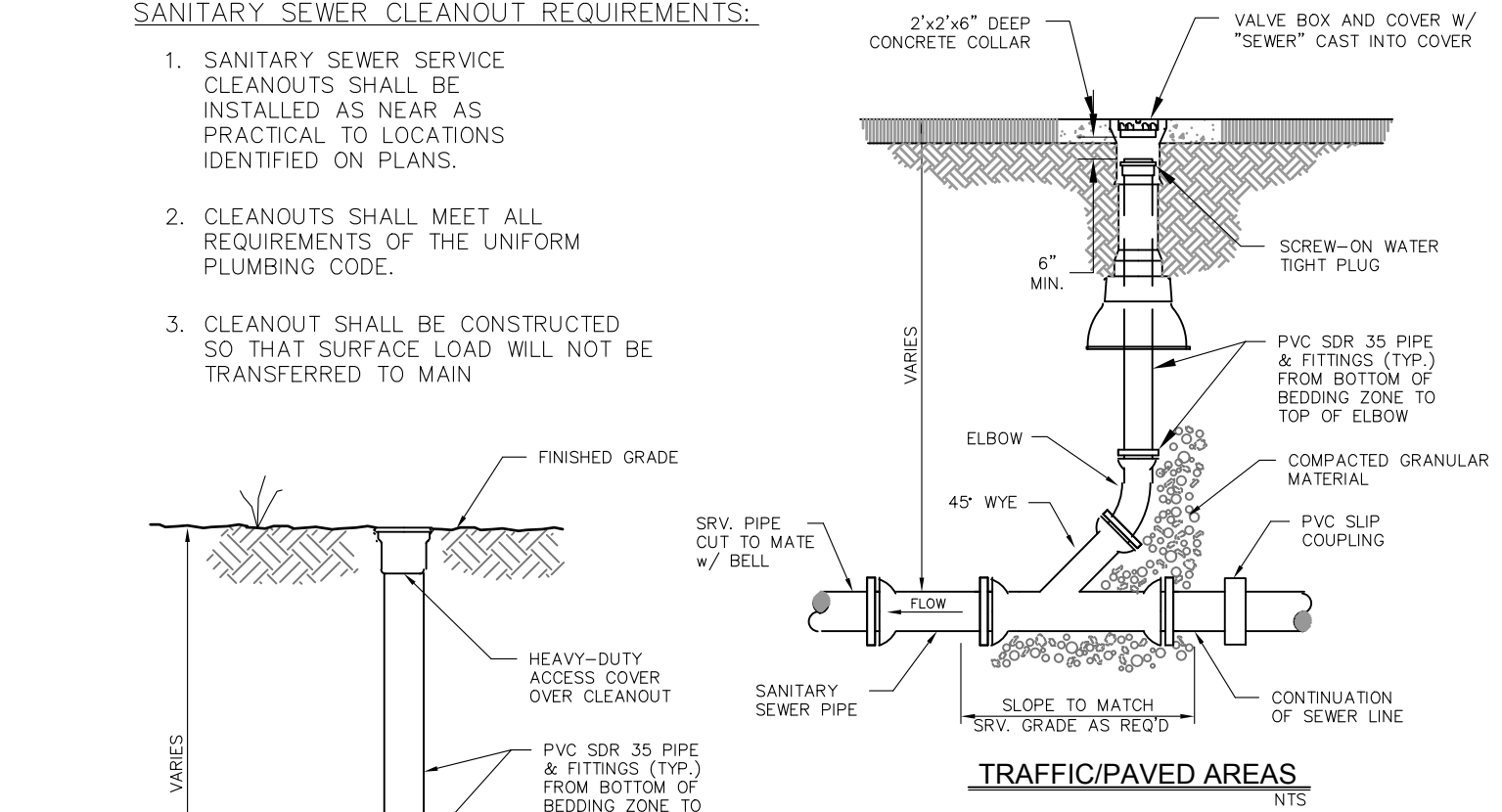
206
D2

SERVICE WYE

NOT TO SCALE

SANITARY SEWER CLEANOUT REQUIREMENTS:

1. SANITARY SEWER SERVICE CLEANOUTS SHALL BE INSTALLED AS NEAR AS PRACTICAL TO LOCATIONS IDENTIFIED ON PLANS.
2. CLEANOUTS SHALL MEET ALL REQUIREMENTS OF THE UNIFORM PLUMBING CODE.
3. CLEANOUT SHALL BE CONSTRUCTED SO THAT SURFACE LOAD WILL NOT BE TRANSFERRED TO MAIN



LANDSCAPED AREAS
NTS

TYPICAL CLEANOUT DETAIL

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UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date

HILL POND RESIDENCES

UTILITY DETAILS

DATE: June 10, 2015
PROJECT: 620-004
DESIGNED BY: A. Reese
DRAWN BY: B. Ruch
SCALE: N/A
REVIEWED BY: N. Hows

Revisions:
No. 1
Date: 06/10/15
REVIEW SET
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Sheet
D2

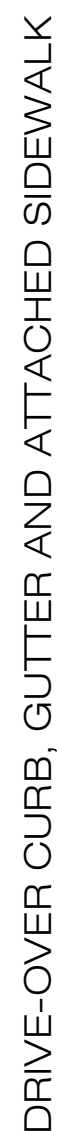
Of 16 Sheets



LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING 701
		DATE: 03/01/02	



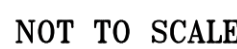
NOT TO SCALE



LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING 702
		DATE: 03/01/02	

301
D3

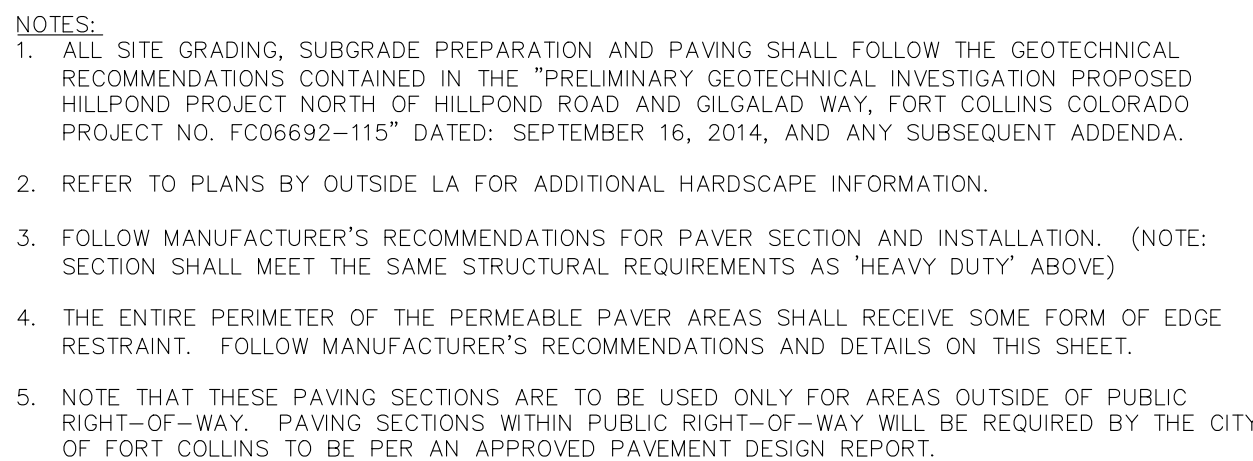
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LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING 706.1
		DATE: 02/17/15	

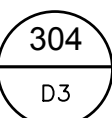
302
D3

NOT TO SCALE

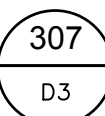


303
D3

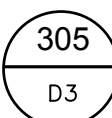
NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



308
D3

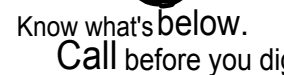
NOT TO SCALE



NOT TO SCALE

City of Fort Collins, Colorado UTILITY PLAN APPROVAL		
APPROVED:	_____	_____
	City Engineer	Date
CHECKED BY:	_____	_____
	Water & Wastewater Utility	Date
CHECKED BY:	_____	_____
	Stormwater Utility	Date
CHECKED BY:	_____	_____
	Parks & Recreation	Date
CHECKED BY:	_____	_____
	Traffic Engineer	Date
CHECKED BY:	_____	_____
	Environmental Planner	Date

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PHONE: 970.221.4158
www.northernengineering.com

601 North Howes Street, Suite 010
Fort Collins, Colorado 80521

PROJECT: 220-004	DATE: June 10, 2015
DESIGNED BY: A. Reese	SCALE: N/A
DRAWN BY: B. Ruch	REVIEWED BY: N. Haws

HILL POND RESIDENCES

SITE DETAILS

Sheet
D3

Of 16 Sheets

DRAWING FILENAME: D:\projects\20-004\Drawings\20-004_DETAILS.dwg LAYOUT NAME: D3 DATE: Jun 10, 2015 - 12:54pm CAD OPERATOR: bbn



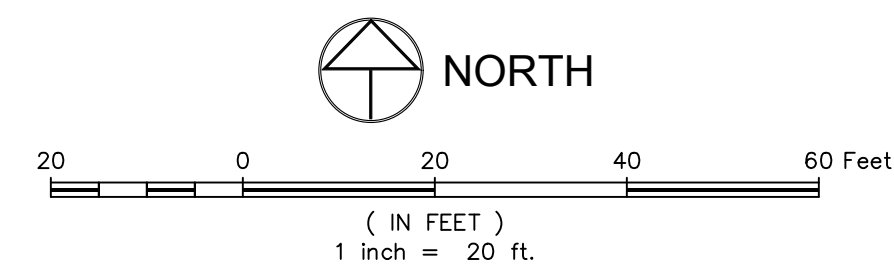
502 D5 DIMENSIONS FOR SLOTTED PVC PIPE NOT TO SCALE



Sheet D5	Of 16 Sheets
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HILL POND RESIDENCES

DRAINAGE DETAILS



LEGEND:

- PROPOSED STORM SEWER
- PROPOSED SUBDRAIN
- PROPOSED INLET
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- DESIGN POINT
- FLOW ARROW
- DRAINAGE BASIN LABEL
- DRAINAGE BASIN BOUNDARY
- PROPOSED SWALE SECTION
- PROPOSED PERMEABLE PAVERS
-

NOTES:

1. REFER TO THE "PRELIMINARY DRAINAGE REPORT FOR HILL POND RESIDENCES DATED JUNE 10, 2015 BY NORTHERN ENGINEERING, DATED JUNE 10, 2015 FOR ADDITIONAL INFORMATION.

BENCHMARK

PROJECT DATUM: NGVD 29 UNADJUSTED (OLD CITY OF FORT COLLINS DATUM)

BENCHMARK #1:
City of Fort Collins Benchmark 01-93
Elevation = 5023.27

BENCHMARK #2:
City of Fort Collins Benchmark 29-92
Elevation = 5022.50

NOTE: IF NAVD 88 DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED:
 $NAVD88 = NGVD29 \text{ UNADJUSTED} + 3.17'$

FOR DRAINAGE REVIEW ONLY
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UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	_____	_____
	City Engineer	Date
CHECKED BY:	_____	_____
	Water & Wastewater Utility	Date
CHECKED BY:	_____	_____
	Stormwater Utility	Date
CHECKED BY:	_____	_____
	Parks & Recreation	Date
CHECKED BY:	_____	_____
	Traffic Engineer	Date
CHECKED BY:	_____	_____
	Environmental Planner	Date

HILL POND RESIDENCES

DRAINAGE EXHIBIT

Sheet
DR1

Of 16 Sheets

No. _____ Date: _____
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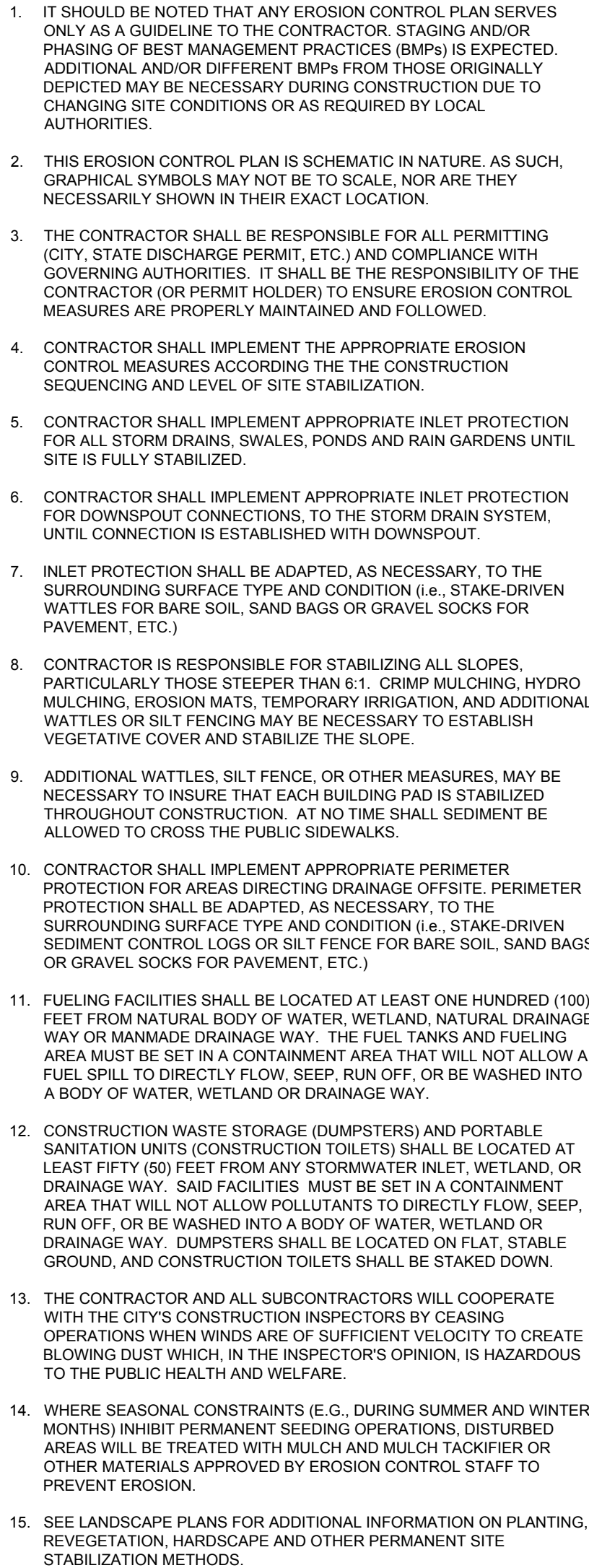
NE

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301 North Hayes Street, Suite 010
Fort Collins, Colorado 80521

PROJECT: 620-004	DATE: June 10, 2015
DESIGNED BY: A. Reese	SCALE: 1"=20'
DRAWN BY: B. Ruch	REVIEWED BY: N. Hows



GENERAL NOTES:

1. CONTRACTOR SHALL IMMEDIATELY STABILIZE ALL DISTURBED SLOPES BY CRIMP MULCHING OR SIMILAR METHODS (AS APPLICABLE).
2. TOTAL DISTURBED AREA = 2.18 ACRES
3. SWMP ADMINISTRATOR:
Contact _____
Company _____
Address _____
Phone _____
4. CONTRACTOR TO PROVIDE VEHICLE TRACKING CONTROL FOR CONCRETE WASHOUT AREA IF ACCESS IS OFF PAVEMENT.
5. SEE "GRADING & EROSION CONTROL NOTES" ON SHEET C52 OF THE UTILITY PLAN SET FOR HILL POND RESIDENCES PREPARED BY NORTHERN ENGINEERING DATED JULY 10, 2015 FOR ADDITIONAL INFORMATION.
6. REFER TO THE "STORM WATER MANAGEMENT PLAN & EROSION CONTROL REPORT FOR HILL POND RESIDENCES" BY NORTHERN ENGINEERING, DATED JULY 10, 2015 FOR ADDITIONAL INFORMATION.

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	Date
CHECKED BY:	Parks & Recreation	Date
CHECKED BY:	Traffic Engineer	Date
CHECKED BY:	Environmental Planner	Date



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HILL POND RESIDENCES

Sheet
EC2
Of 16 Sheets

DRAWING FILENAME: D:\projects\20-004\Day\Day\20-004_EIRC06.dwg LAYOUT NAME: EC2 DATE: Jun 10, 2015 - 12:54pm CAD OPERATOR: ben
LIST OF XREFS: NES-xboard[20-004-XESTX] 20-004-XGRND[20-004-XSITE] 20-004-XUTIL 20-004-XTOPO

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June 1, 2015

Variance Request for Site Structures Crossing Property Lines 910 Hill Pond Road - Project Development Plan (PDP)

Variance Description:

The Hill Pond Properties project, previously approved through the PDP process, has been resubmitted for approval of a major amendment. The major amendment consists of a re-plat for additional property lines within the original lot to allow for individual lots for 18 dwelling units.

The need for the re-plat is driven strictly by financing and marketing concerns and not by any desire to change the approved design. Indeed, the site design has very intentionally been left unchanged, as it has been accepted and approved by the design team, the owner and the PDP process.

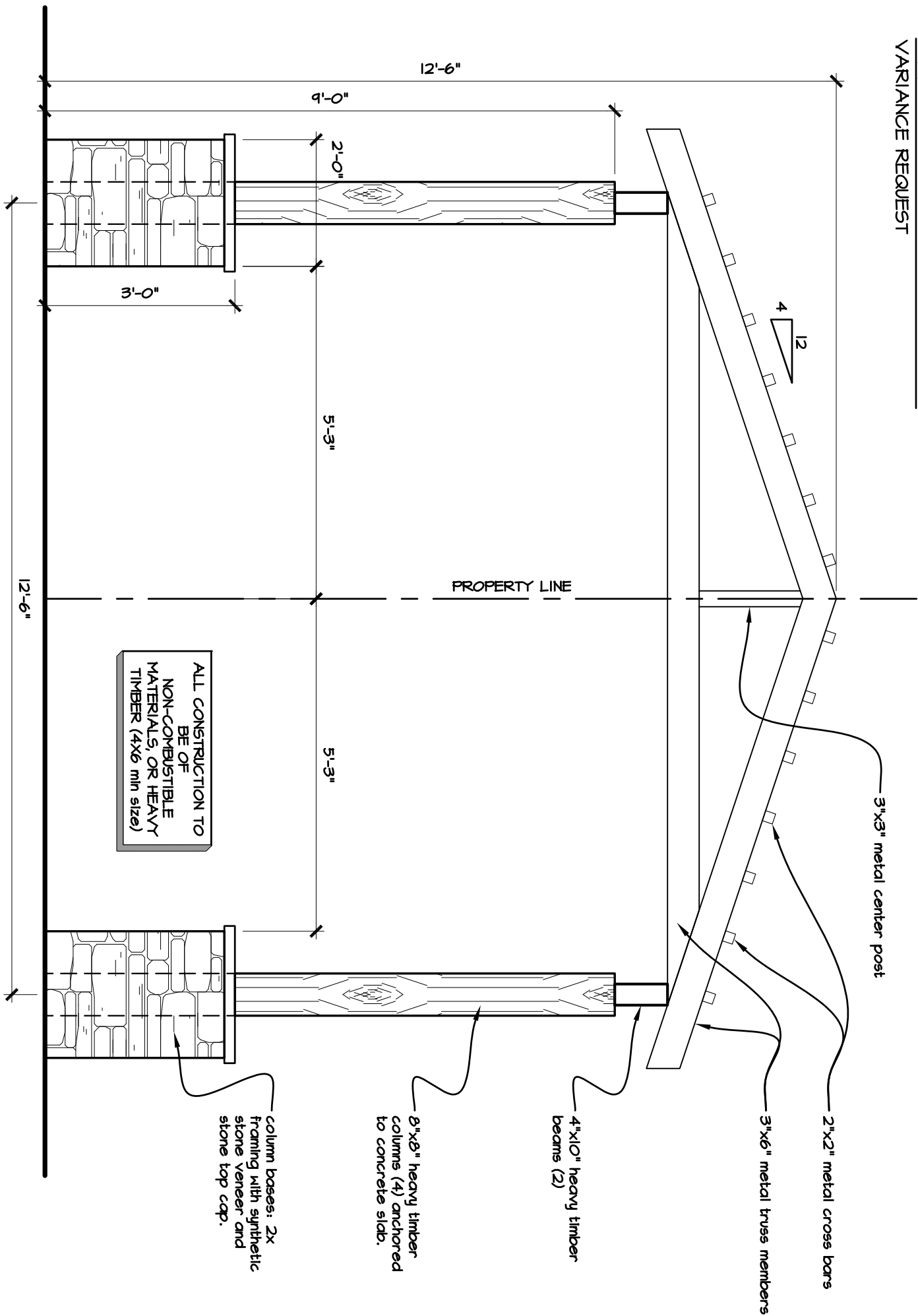
However, the current site plan and the new property lines of the proposed re-plat come into conflict with regards to the Entry Trellis features which are shared by 2 dwelling units. These free standing structures will span the new property lines and thereby will be in violation of the International Residential Code (Table R302.1).

We ask that a variance be granted for these structures so as to preserve the approved site design with all its aesthetic amenities. The construction of the Entry Trellises will be of non-combustible materials (heavy timber and metal - see attached detail drawing) which should mitigate the life safety concerns for which the IRC regulations were created.

These Entry Trellises, along with landscaping and other site features, will be maintained by the Home Owners Association. Their construction will be prescribed by the future Permit documents, which will include the attached detail drawings that specify non-combustible materials, and will not be dictated in any way by the wishes of home owners. The HOA will oversee these features in perpetuity and insure that their non-combustible nature is not compromised. They will never be subject to changes or modifications at the whim of individual residents.

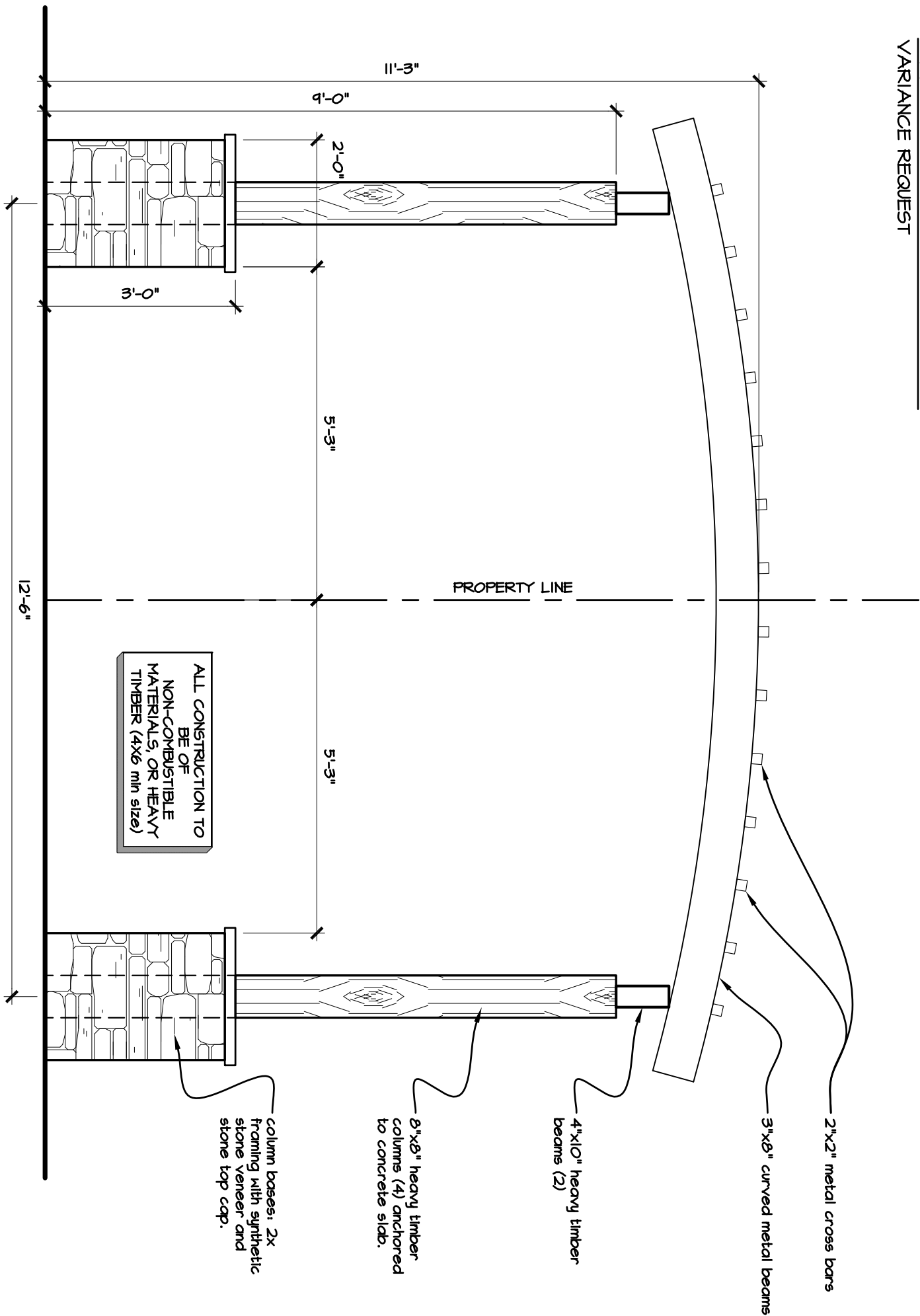
Jonathan Day ARCHITECT
John Dengler & Associates
5336 Highcastle Court
Fort Collins, CO 80525
970.223.1512

HILL POND PROPERTIES PDP
VARIANCE REQUEST



1 ENTRY TRELLIS "A" DETAIL
1/2" = 1'-0"

HILL POND PROPERTIES PDP
VARIANCE REQUEST



2

ENTRY TRELLIS "B" DETAIL

1/2" = 1'-0"

From: [Russell Hovland](#)
To: ["Jonathan Day"](#); [Jason Holland](#)
Cc: [Charles Bailey](#); [John Dengler](#); ["Nick Haws"](#); [Andy Reese](#)
Subject: RE: Hill Pond Major Amendment - Variance Request for Entry Trellises
Date: Tuesday, June 02, 2015 3:08:11 PM

This is approved.

Russ Hovland
Plans Examiner
City of Fort Collins
970-416-2341
rhovland@fcgov.com

From: Jonathan Day [<mailto:Jonathan@johndengler.com>]
Sent: Monday, June 01, 2015 9:57 AM
To: Russell Hovland; Jason Holland
Cc: Charles Bailey; John Dengler; 'Nick Haws'; Andy Reese
Subject: RE: Hill Pond Major Amendment - Variance Request for Entry Trellises

Russ,

Here is the document again with additional description of the future care and maintenance of the trellises. Let me know if looks good. Thank you.

Jonathan Day ARCHITECT
John Dengler & Associates
5336 Highcastle Court
Fort Collins, CO 80525
970.223.1512

From: Russell Hovland [<mailto:RHovland@fcgov.com>]
Sent: Thursday, May 28, 2015 8:13 AM
To: Jason Holland
Cc: Jonathan Day; Charles Bailey; John Dengler; 'Nick Haws'; Andy Reese
Subject: RE: Hill Pond Major Amendment - Variance Request for Entry Trellises

Jonathan, I need more language in this document that tells me the HOA will control and maintain the Trellis so this is problems with who owns/maintains what in the future. Also the structure needs to stay heavy timber/non-combustible and not be modified from that.

Russ Hovland
Plans Examiner
City of Fort Collins
970-416-2341
rhovland@fcgov.com

From: Jason Holland
Sent: Wednesday, May 27, 2015 4:47 PM
To: Russell Hovland

Cc: 'Jonathan Day'; Charles Bailey; John Dengler; 'Nick Haws'; Andy Reese
Subject: FW: Hill Pond Major Amendment - Variance Request for Entry Trellises

Hi Russ, here is the variance request for your review.

Thanks,
Jason

From: Jonathan Day [<mailto:Jonathan@johndengler.com>]
Sent: Wednesday, May 27, 2015 3:34 PM
To: Jason Holland
Cc: Charles Bailey; John Dengler; 'Nick Haws'; Andy Reese
Subject: Hill Pond Major Amendment - Variance Request for Entry Trellises

Jason,

Attached is the Variance Request for the entry trellises spanning the new property lines. The document contains a description of the elements in conflict and a detail of the trellis with non-combustible materials. Let me know if you think it needs anything more. If you are satisfied with it I would ask that please you forward it to those departments that need to see it. Thank you.

Jonathan Day ARCHITECT
John Dengler & Associates
5336 Highcastle Court
Fort Collins, CO 80525
970.223.1512

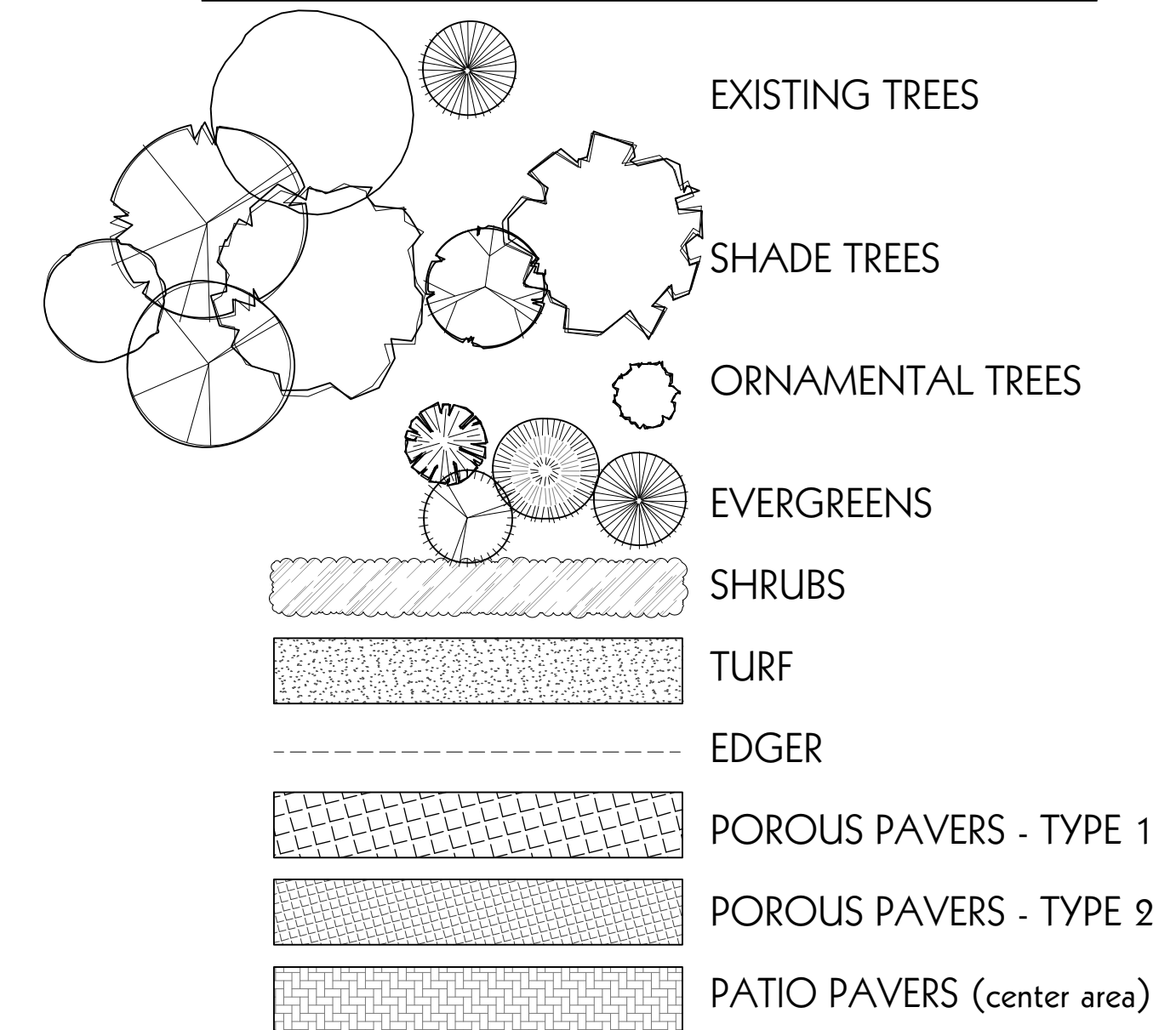
A FREE PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY STREET TREES ARE PLANTED IN PARKWAYS BETWEEN THE SIDEWALK AND CURB. STREET TREE LOCATIONS AND NUMBERS MAY CHANGE TO MEET ACTUAL UTILITY/TREE SEPARATION STANDARDS. LANDSCAPE CONTRACTOR MUST OBTAIN APPROVAL OF STREET TREE LOCATIONS AFTER UTILITY LOCATES. STREET TREES MUST BE INSPECTED AN APPROVED BEFORE PLANTING AND ISSUANCE OF THE PERMIT. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CODE OF THE CITY OF FORT COLLINS.



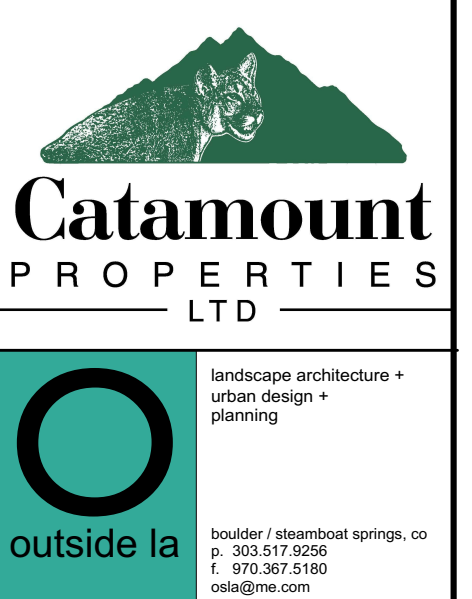
STREET TREE NOTES:

1. STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
 2. 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 RIGHT-OF-WAY. THIS INCLUDES THE 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.
 3. CONTRACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE 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.
 4. THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, OF AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO MAINTENANCE ACCEPTANCE.
- STREET TREE LOCATIONS AND NUMBERS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION OCCURS TO MEET SEPARATION STANDARDS.

LEGEND



HILL POND PLANT LIST 02/13/15							
KEY	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	%	RMKS.	MITIGATION
SHADE TREES							
BO	Bur Oak	<i>Quercus macrocarpa</i>	6	3" cal.	9.0%	B & B	upized for mitigation
BTM	Big Tooth Maple	<i>Acer grandidentatum</i>	3	3" cal.	4.5%	B & B	upized for mitigation
CPO	Chinkapin Oak	<i>Quercus muhlenbergii</i>	4	3" cal.	6.0%	B & B	upized for mitigation
CSO	Crimson Spire Oak	<i>Quercus Crimson Spire</i>	7	3" cal.	11.5%	B & B	upized for mitigation
GL	Glenleven Linden	<i>Tilia x flavescens 'Glenleven'</i>	8	3" cal.	11.9%	B & B	upized for mitigation
GMSM	Green Mountain Sugar Maple	<i>Acer saccharum 'Green Mountain'</i>	3	3" cal.	4.5%	B & B	upized for mitigation
HB	Northern Hackberry	<i>Celtis occidentalis</i>	4	3" cal.	6.0%	B & B	upized for mitigation
KCT	Kentucky Coffeetree	<i>Gymnocladus dioica</i>	3	3" cal.	4.5%	B & B	upized for mitigation
SHL	Shademaster Honeylocust	<i>Gleditsia triacanthos inermis 'Shademaster'</i>	2	3" cal.	3.0%	B & B	upized for mitigation
WC	Western Catalpa	<i>Catalpa speciosa</i>	5	3" cal.	7.5%	B & B	upized for mitigation
			45				45 TREES TOTAL
ORNAMENTAL TREES							
TC	Thunderchild Crabapple	<i>Malus 'Thunderchild'</i>	5	2.5" cal.	7.5%	B & B	upized for mitigation
			5				2.5 TREES TOTAL
EVERGREEN TREES							
AP	Austrian Pine	<i>Pinus nigra</i>	7	8' ht.	10.4%	B & B	upized for mitigation
CBS	'Hoopai Blue Spruce	<i>Picea pungens 'Hoopai'</i>	4	8' ht.	6.0%	B & B	upized for mitigation
PP	Pinyon Pine	<i>Pinus edulis</i>	2	8' ht.	3.0%	B & B	upized for mitigation
SWWP	Southwestern White Pine	<i>Pinus strobus</i>	4	8' ht.	6.0%	B & B	upized for mitigation
			17				17.0 TOTAL
			67		87.6%		64.5 TREES TOTAL
DECIDUOUS SHRUBS							
BPL	'Miss Canada Lilac	<i>Syringa x prestoniae 'Miss Canada'</i>		5 gallon		6' o.c.	
GDP	Gold Drop Potentilla	<i>Potentilla fruticosa 'Gold Drop'</i>		5 gallon		3' o.c.	
IBR	Iceberg Rose	<i>Rosa x 'Iceberg' Floribunda Rose</i>		5 gallon		3' o.c.	
MBCB	'Magic Berry Coralberry	<i>Symphoricarpos x doorenbosii 'Magic Berry'</i>		5 gallon		2.5' o.c.	
MCB	Marleen Coralberry	<i>Symphoricarpos x doorenbosii</i>		5 gallon		2.5' o.c.	
MKL	'Miss Kim Lilac	<i>Syringa patula 'Miss Kim'</i>		5 gallon		4' o.c.	
NWR	Nearly Wild Rose (Floribunda)	<i>Rosa x 'Nearly Wild'</i>		5 gallon		3' o.c.	
OGH	Oregon Grape Holly	<i>Mahonia aquifolium</i>		5 gallon		7' o.c.	
PBBB	Petite Plum Dwarf Butterfly Bush	<i>Buddleja davidii nanhoensis 'Monum'</i>		5 gallon		5' o.c.	
PL	Royal Lilac	<i>Syringa x josifaea Royal</i>		5 gallon		6' o.c.	
RWOR	Rainbow Knock Out Rose	<i>Rosa x 'Radicol'</i>		5 gallon		3' o.c.	
SC	Spreading Cotoneaster	<i>Cotoneaster divaricata</i>		5 gallon		5' o.c.	
WL	'Mount Baker Canadian Lilac	<i>Syringa x hyacinthiflora 'Mount Baker'</i>		5 gallon		6' o.c.	
YSR	'Harrison's Yellow' Shrub Rose	<i>Rosa x harrisonii</i>		5 gallon		4' o.c.	
			TOTAL	0			
EVERGREEN SHRUBS							
BSJ	'Blue Star Juniper	<i>Juniperus squamata 'Blue Star'</i>		5 gallon		3' o.c.	
			TOTAL	0			
			TOTAL SHRUBS:	0			
ORNAMENTAL GRASSES							
DFG	Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'Hameli'</i>		5 gallon		18" o.c.	
VMG	Variagated Maiden Grass	<i>Miscanthus sinensis 'Variegatus'</i>		5 gallon		24" o.c.	
			TOTAL SHRUBS:	0			
PERENNIALS, GROUNDCOVERS & VINES							
DL	'Stella De Oro Dwarf Daylily	<i>Hemerocallis 'Stella de Oro'</i>		5 gallon		12" o.c.	
HL	'Hidcote Lavender	<i>Lavandula angustifolia 'Hidcote'</i>		5 gallon		15" o.c.	
ML	English Lavender	<i>Lavandula angustifolia 'Munstead'</i>		5 gallon		15" o.c.	
SW	Sweet Woodruff	<i>Galium odoratum (Asperula odorata)</i>		5 gallon		12" o.c.	
			TOTAL PERENNIALS:	0			
NOTE: EXACT SPECIES OF SHRUBS AND PERENNIALS TO BE SELECTED FROM THE FORT COLLINS RECOMMENDED PLANT LIST AT TIME OF FINAL							
NATIVE SEED MIX:							
30%	Western Wheatgrass						
25%	Sheep Fescue						
20%	Perennial Rye						
15%	Chevings Fescue						
10%	Kentucky Bluegrass						
SEED MIX TO BE DRILLED AT RATE OF 16-2							



HILL POND RESIDENCES
910 Hill Pond Road
Fort Collins, Colorado

NOTICE DUTY OF COOPERATION

Release of these plans contemplates further cooperation among the owner, his contractor, and the landscape architect. Design and construction are interrelated. Although the landscape architect and their consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of the plans is the responsibility of the architect immediately to the architect. Failure to notify the landscape architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the landscape architect shall relieve the landscape architect from responsibility for all consequences. Changes made from the plans without the consent of the landscape architect are unauthorized and shall relieve the landscape architect of responsibility for all consequences arising out of such changes.

Issue Date:
09/17/14 dwn by: osla
rev'd by: osla

Revisions

	per staff comments	01/20/2015
	per staff comments	02/13/2015
	FINAL SUBMITTAL	06/04/2015

Sheet No.

LANDSCAPE
PLAN

L1.0

1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
2. TREES SHALL NOT BE PLANTED CLOSER THAN 4' TO ANY GAS LINE, CLOSER THAN 6' TO ANY WATER OR SEWER SERVICE LINE, AND NO CLOSER THAN 10' TO ANY WATER OR SEWER MAIN. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. A HORIZONTAL DISTANCE OF 40' BETWEEN STREET TREES AND STREET LIGHTS AND 15' BETWEEN ORNAMENTAL TREES AND STREET LIGHTS SHALL BE MAINTAINED. SHRUBS ARE NOT TO BE PLANTED WITH 4' OF ANY WATER OR SEWER MAINS. PLANT MATERIALS SHALL BE ADJUSTED IN THE FIELD TO MAINTAIN THE ABOVE CLEARANCES.
3. A PERMIT MUST BE OBTAINED FROM CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED ON THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND THE 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.
4. TREE REMOVAL TO BE OUTSIDE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR CONDUCT A SURVEY OF TREES ENSURING NO ACTIVE NESTS IN THE AREA.
5. LANDSCAPE SHALL BE INSTALLED OR SECURED WITH A LETTER OF CREDIT, ESCROW, OR A PERFORMANCE BOND FOR 125% OF THE VALUE OF THE LANDSCAPING AND INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL TREES SHOULD TO HAVE BEEN INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTINGS IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
7. LANDSCAPING WITH PUBLIC ROW AND COMMON OPEN SPACE AREAS SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE OWNER.
8. 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 NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
9. ALL LANDSCAPE AREA WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. AN IRRIGATION PLAN, REVIEWED AND APPROVED BY THE WATER UTILITIES, WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. ALL TURF AREA TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, ARE TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
11. ALL SHRUB BEDS TO BE MULCHED WITH A 3" LAYER OF SPECIFIED MULCH OR COBBLE OVER WEEK BARRIER.
12. EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/8" X 4" STEEL SET LEVEL WITH TOP OF SOD.
13. IRRIGATED TURF TO BE SODDED WITH REVELLE BLUEGRASS.
14. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.
15. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN 8" BY TILL AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST 6" BY TRILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST 3 CUBIC YARDS OF SOIL AMENDMENT PER 1,000 SF OF LANDSCAPE AREA. TO PROTECT EXISTING TREES FROM ROOT DAMAGE, SO NOT CULTIVATE MORE THAN 2" DEEP WITH DROP ZONE OF EXISTING TREES.
16. STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED AND MAINTAINED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES.
17. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORIST WHERE REQUIRED BY CODE.

3. EXISTING TREES MARKED FOR PROTECTION AND PRESERVATION SHALL NOT BE REMOVED.
2. HEAVY EQUIPMENT SHOULD NOT BE ALLOWED TO COMPACT OVER THE ROOT ZONE OF EXISTING TREES.
3. AVOID CUTTING SURFACE ROOTS WHENEVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID DAMAGE.
4. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT AND WATER THE TREE IMMEDIATELY.
5. PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERECTED, WHICH AS A MINIMUM ARE SUPPORTED BY 1" X 1" OR SIMILAR STURDY STOCK, FOR SHIELDING OF PROTECTED TREES, NO CLOSER THAN 6' FROM THE TRUNK OR 1/2 OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THIS PROTECTION ZONE, THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, FILL OR CUT UNLESS APPROVED BY THE CITY FORESTER.
6. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A 4" DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
7. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE, WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
8. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
9. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD ROW AND UTILITY EASEMENTS MAY BE RIBBON OFF, RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN NOTE (5) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POSTS STAKES A MAXIMUM OF 50' APART AND TYING A RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERMITTER OF SUCH AREAS BEING CLEARCD.

TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.

Diagram illustrating the installation of sod with the following components and notes:

- TURF GRASS**: The sod being installed.
- MULCH**: Applied over the sod.
- FINISHED GRADE**: The level to which the sod and mulch are to be brought.
- 1/8" X 4" RYERSON STEEL EDGING WITH ROLLED TOP**: The edging material used to secure the sod.
- COLOR: BLACK**: The color of the steel edging.
- 15" STEEL STAKES SPACED AT 30" O.C.**: Stakes used to secure the edging.

NOTES:

1. FINISHED GRADE FOR SOD AND MULCH TO BE AT GRADE WITH TOP OF EDGING AND EDGING SHOULD NOT BE VISIBLE.
2. TAMP MULCH AT EDGING SO THAT IT DOES NOT SPILL INTO TURF.

SCALE: NTS

SCALE: NTS

SCALE: NTS

SCALE: NTS

SCALE: NTS

SCALE: NTS

SCALE: 1" = 10'-0"

A wooden pergola with a swing seat and a table with chairs, surrounded by autumn foliage.



ITEM NO 3
MEETING DATE February 23, 2015
STAFF Holland
HEARING OFFICER

STAFF REPORT

PROJECT: Hill Pond Residences Project Development Plan, PDP #140015

APPLICANT: Catamount Properties
Charles Bailey
7302 Rozena Drive
Longmont, Colorado 80503

OWNER: Robert and Karen Yovanoff
910 Hill Pond Road
Fort Collins, CO 80526

PROJECT DESCRIPTION:

This is a proposed residential development containing 18 dwelling units consisting of 8 single-family attached dwellings (commonly referred to as duplexes) and 2 single-family detached dwellings. The project is located at 910 Hill Pond Road, north of the intersection of Hill Pond Road and Gilgalad Way, and is in the M-M-N, Medium Density Mixed-Use Neighborhood zone district. The existing single family home on the 2.18 acre site is proposed to be demolished along with the existing community pool and tennis courts. All of the proposed dwellings are two-stories and have 2-car attached garages. The dwellings are centered around an interior drive isle containing a central gathering area.

One Modification of Standard is proposed to Land use Code Section 3.5.2(D)(1), *Relationship of Dwellings to Streets and Parking*, requesting to eliminate the connecting sidewalk requirement and provide an alternative pedestrian and bicycle connection network with an "enhanced shared drive".

The proposed single-family and single-family attached uses are permitted in the M-M-N zone district, subject to a Type One administrative review.

RECOMMENDATION:

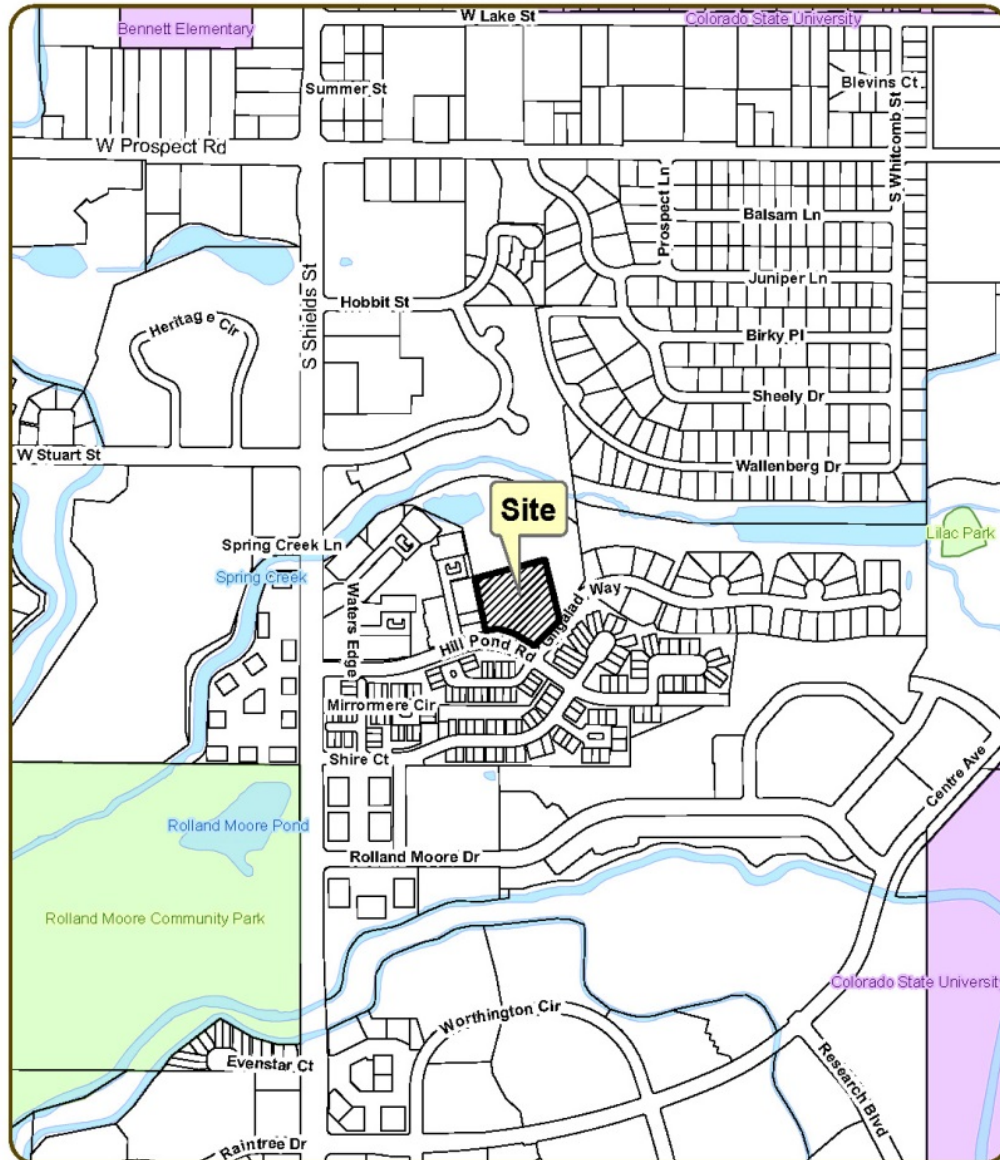
Approval of the Hill Pond Residences Project Development Plan and Modification of Standard to 3.5.2(D)(1), *Relationship of Dwellings to Streets and Parking – Orientation to a Connecting Walkway*.

EXECUTIVE SUMMARY:

The Hill Pond Residences Project Development Plan (PDP) complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The PDP complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The PDP complies with relevant standards located in Division 4.6, Medium Density Mixed-Use Neighborhood (M-M-N) zone district.
- The Modification of Standard to Section 3.5.2(D)(1) meets the applicable requirements of Section 2.8.2(H), and the granting of this Modification would not be detrimental to the public good.
- The PDP complies with the relevant standards located in Article 3 – General Development Standards, provided that the Modification of Standard is approved.

VICINITY MAP:



**Hill Pond Road & Gilgalad Way
Residential Development**

600 300 0 600 Feet
[Scale bar showing 600, 300, and 0 feet]

1 inch = 600 feet



COMMENTS:

1. Background:

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Medium Density Mixed-Use Neighborhood District (M-M-N)	One single-family residence on approximately 4 acres (1900 South Shields Street)
South	Medium Density Mixed-Use Neighborhood District (M-M-N)	Sundering Townhomes PUD – single-family attached neighborhood
East	Medium Density Mixed-Use Neighborhood District (M-M-N); Low Density Residential District (R-L)	One single-family residence on approximately 4 acres (1900 South Shields Street); Windtrail on Spring Creek PUD – single-family detached residences
West	Medium Density Mixed-Use Neighborhood District (M-M-N)	Hill Pond On Spring Creek PUD – a mix of single-family attached and detached residences

Land Use History:

- The property was annexed into the City of Fort Collins with the Spring Creek Third Annexation in 1969.
- The 2 acre site originally served as a private amenity facility – including tennis courts, pool, etc. – for the Hill Pond on Spring Creek PUD, and was originally platted in 1972 as part of the Second Replat of the Hill Pond on Spring Creek First Filing. At some point thereafter the facility was sold and is currently used as a single-family residence.

2. Compliance with Medium Density Mixed-Use Neighborhood (M-M-N) Zone District Standards:

The project is in compliance with all applicable M-M-N standards with the following relevant comments provided. Language in this staff report that is taken

directly from the Land Use Code (LUC) is shown in *italics*, with certain relevant elements underlined for emphasis.

A. *Section 4.6(B)(2)(a) - Permitted Uses*

The proposed single-family attached and single-family detached uses are permitted in the M-M-N zone district subject to a Type One review.

B. *Section 4.6(D)(1) – Density*

The proposed density is of 8.26 dwelling units per net acre is in compliance with the density range of this section, which requires that residential developments containing 20 acres or less have an overall minimum density of 7 dwelling units per acre. The minimum density for developments that are more than 20 acres is 12 dwelling units per net acre. There is no specific maximum density in the M-M-N District.

C. *Section 4.6(D)(3) – Building Height*

The project proposes a maximum building height of two stories, which is in conformance with the maximum building height of three stories in M-M-N District.

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

The project is compliance with all applicable General Development Standards with the following relevant comments provided:

A. *Section 3.2.1 Landscaping and Tree Protection*

- 1) *Section 3.2.1(D)(1)(c) Full tree stocking.* Canopy shade trees, evergreen trees and ornamental trees are provided around the perimeter of the proposed buildings in accordance with the minimum standards.
- 2) *Section 3.2.1(D)(2) Street trees.* Canopy shade trees are provided at approximately 40-foot intervals along the project's Hill Pond Road and Gilgalad Way frontages, accordance with the standards of this section. In order to provide a more natural character, trees are planted in informal groupings along these street frontages, which is permitted provided that the minimum overall spacing requirement is met.
- 3) *Section 3.2.1(D)(3) Minimum Species Diversity.* The PDP provides not more than 15% of any one tree species in compliance with this standard.

- 4) *3.2.1(E)(1) Buffering Between Incompatible Uses and Activities: In situations where the Director 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.

Staff analysis:

Generally, staff finds that the landscape plan provides sufficient plant material to satisfy this standard. Additionally, the overall proposed layout of buildings – providing a backyard-to-backyard transition around the perimeter of the proposal, as well as a 26-foot buffer to the west – contributes to a compatible transition from the building perimeter to the adjacent existing uses surrounding the project.

Also contributing to this this transition (particularly to the west) is a perimeter shrub bed along the buildings' perimeter that softens and partially screens the proposed dwelling units' perimeter patios. The adjacent existing homes to the west also have some perimeter wood privacy fencing enclosing portions of the adjacent rear yards.

In order to screen headlights and soften noise from the drive aisle terminating between units 12 and 13, three evergreen trees and a perimeter shrub bed are provided west of the drive aisle.

Lastly, in the southeast corner of the site, southeast of dwelling unit 1 (units are labeled on the site plan for reference), an additional shade tree would be beneficial. Staff is recommending that a Bur Oak proposed in the center of the site be moved to this location, and this will also provide for additional access in the center of the site for snow stockpiling in the lawn area.

This standard is mainly intended to address adequately mitigating conflicts where 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*. Typically, staff does not consider that this standard reasonably applies to transitions where single-family homes (in this case located to the west) are adjacent to proposed single-family and two-family homes.

However, staff finds this particular buffering standard is applicable given the context – although the proposed uses and building designs are not dissimilar to the existing residential uses to the west, these existing buildings were constructed on the property line and are 1.5 to 2.5 feet lower than the patios of the proposed dwellings to the east. Because of this condition, the proposed PDP provides a buffer yard that is 26 feet in depth in conjunction with ten trees (3 of which are existing) within the buffer yard, as well as perimeter shrubs along the proposed building foundations.

B. *Section 3.2.1(E)(5)(d) Parking Lot Interior Landscaping – Walkways and Driveways.*

This section requires that all interior walkways and driveways have one canopy shade tree per 40 linear feet of driveway/walkway frontage. The project proposes a private drive system which combines the connecting sidewalk and private drives into a “shared street”. Along this shared street system, canopy shade trees are provided along the interior drive frontages in excess of the minimum 40-foot spacing requirement.

This provision of new canopy shade trees within the interior driveway/walkway system is an important component of staff’s recommendation of the PDP’s proposed shared street design, because the alternative proposed design does not preclude the development from providing an adequate *urban tree canopy*. Additionally, the provision of canopy shade trees along the “fronts” of the dwellings contributes to the purpose of the City landscape standards and building standards by:

(3.2.1 Landscaping - purpose and general standard):

- a) supporting functional purposes such as spatial definition, enhancement of outdoor spaces, visual screening, creation of privacy;
- b) enhancing the appearance of the development and neighborhood;
- c) ensuring significant canopy shading to reduce glare and heat build-up;
- d) contributing to the visual quality and continuity within the development;
- e) providing screening and mitigation of potential conflicts between activity areas and site elements and;
- f) enhancing the pedestrian environment and scale;

(3.5.2 Residential Building Standards – purpose and general standard):

- g) promoting variety, pedestrian interest and pedestrian-oriented streets in residential developments and;
- h) placing a high priority on building entryways and their relationship to the street.

C. 3.2.1(F) *Tree Protection and Replacement.*

This standard requires that the project preserve and protect existing significant trees within the Limits of Development to the extent reasonably feasible, and that these trees may help satisfy the landscaping requirements of the development. Streets, buildings and lot layouts shall be designed to minimize the disturbance to significant existing trees. All required landscape plans shall accurately identify the locations, species, size and condition of all significant trees, each labeled showing the applicant's intent to either remove, transplant or protect.

The tree protection standards state that: *Where it is not feasible to protect and retain significant existing tree(s) or to transplant them to another on-site location, the applicant shall replace such tree(s) according to the following schedule and requirements. Replacement trees shall be used to satisfy the tree planting standards of this Section. Replacement trees shall be planted either on the development site or in the closest available and suitable planting site. The City Forester shall determine the most suitable planting location if planting is required off-site.*

A significant tree is defined in Article 5 as any tree that has a DBH (diameter at breast height) of six inches or more.

Any affected tree that is removed shall be replaced with not less than one (1) or more than six (6) replacement trees sufficient to mitigate the loss of value

of the removed significant tree. The rated value of the trees is determined by the City Forester in conjunction with the Applicant's certified arborist.

The mitigation value of each existing tree is determined by a number of factors, including, but not limited to: shade, canopy, aesthetic, environmental and ecological value of the tree to be removed and by using the species and location criteria in the most recent published appraisal guide by the Council of Tree and Landscape Appraisers.

Replacement trees shall meet the following minimum size requirements:

- (a) Canopy Shade Trees: 3.0" caliper balled and burlap or equivalent.
- (b) Ornamental Trees: 2.5" caliper balled and burlap or equivalent.
- (c) Evergreen Trees: 8' height balled and burlap or equivalent.

Additionally, the tree protection standards of this section provide exemptions from the replacement requirements for trees that meet one or more of the following criteria:

- (a) dead, dying or naturally fallen trees, or trees found to be a threat to public health, safety or welfare;
- (b) trees that are determined by the City to substantially obstruct clear visibility at driveways and intersections;
- (c) Siberian elm less than eleven (11) inches DBH and Russian olive less than eight (8) inches DBH;
- (d) Russian Olive and Siberian Elm of wild or volunteer origin, such as those that have sprouted from seed along fence lines, near structures or in other unsuitable locations;
- (e) Russian Olive and Siberian Elm determined by the City Forester to be in poor condition.

In order to address the tree mitigation requirements outlined above, the PDP has submitted a tree mitigation plan. The plan describes the species, condition, and size of the existing trees and assigns a mitigation value (0 through 6) for the existing trees.

A total of 72 significant existing trees are located within the project's limits of development. Of this total, 9 are proposed to remain, with the remaining 63 trees proposed to be removed and mitigated. Through the process of several

on-site evaluations involving both the City Forester and the Applicant's qualified arborist, the health of the existing trees was evaluated and a mitigation value was assigned to each tree by the City Forester, as required by the LUC standard.

Through this evaluation process, it was observed that many of the perimeter trees along Hill Pond Road and Gilgalad Way are in poor health. These perimeter trees are located in places on the proposed site plan where they could be retained, however these trees (mainly cottonwoods) are in poor or potentially hazardous condition and are proposed to be removed.

The majority of the trees that are in an acceptable condition to be retained are in locations that are interior to the site, where there is a reasonable expectation that buildings and circulation patterns would occur that would conflict with the existing tree locations. Additionally, these existing trees have a caliper size (trunk diameter) that is too large to have a reasonable expectation for successful on-site transplanting. Lastly, seven of the trees that are proposed to be retained in their current locations are along the western portion of the project – this is a location that helps with the project's transition and buffering from existing homes to the west. This transition is aided by the project's increased western building setback – the minimum side setback at this location is 5 feet, and the project proposes a 26 foot setback.

The project satisfies the mitigation requirements by providing at least new 67 upsized mitigation trees which satisfies the identified overall mitigation value of 64.5 as assessed on the Tree Mitigation Plan.

Based on the existing tree evaluation process and aspects of the site plan configuration outlined above, staff's opinion is that the project satisfies the tree protection and replacement standards of this section by *preserving and protecting existing significant trees within the Limits of Development to the extent reasonably feasible*, and by providing an adequate number of new upsized mitigation trees in locations and with species selections that are suitable to provide a long-term contribution to the City *urban tree canopy*.

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

Should it be determined that additional landscaping is warranted to satisfy the criteria above, this LUC section provides the decision maker some flexibility in the arrangement of landscaping on the site. This provision can also be applied at the Final Plan phase if the situation is warranted as the plans (including utility plans) are finalized.

E. Section 3.2.2 – Access, Circulation and Parking

Minimum off-street parking quantities required for the project are based on the number of bedrooms for each two-family dwelling, and in this case all of the dwellings are 3 bedroom units, which require two off-street parking spaces per dwelling. The project proposes two-car garages for each dwelling which provide parking in conformance with this standard. Two single-family detached dwellings are also proposed and the required parking is also met for these units with an attached two-car garage for each unit.

Ten additional guest parking spaces are provided in the center of the site. Parking stall and drive aisle dimensions are provided in accordance with the standards of this section, as well as parking lot islands and landscaping in accordance with the minimum standards of this section.

Other relevant standards in Section 3.2.2 are discussed in conjunction with the Modification request later in this staff report.

F. Section 3.3.1 – Plat Standards.

The lot's orientation provides direct access to a public street. The layout of roads, driveways, utilities, drainage facilities, and other services are designed in accordance 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.

G. Section 3.4.1 Natural Habitats and Features.

Staff finds that the findings of the project's Ecological Characterization Study are acceptable, which conclude that, due to past development of the site, no significant ecological resources will be adversely impacted by the development proposal. The study outlines that the primary concern on-site is the timing of the construction and removal of trees to avoid disturbing nesting birds, and this requirement is noted on the site plan.

H. Section 3.5.1(A)(B)(C) Building and Project Compatibility

This standard requires that new projects be compatible with the established architectural character and context of the surrounding area.

The project provides four distinct housing designs that are appropriate to the context in terms of size, bulk, massing, scale, detail and articulation in the following ways:

- The primary elements of the proposed architecture – including the overall outline of the buildings, the use of roof gables, second-story porches, and second-story floor space that is integrated into the overall roof line – are designed with a moderate size, bulk, and massing that provides an appropriate transition and compatible fit with existing homes in the vicinity.
- An appropriate number of secondary elements, including building projections and recesses that are appropriately scaled, provide visual interest and articulated massing on all sides of the homes.
- A significant amount of architectural detailing provided, particularly along the “shared street”, including the use of two distinctly different enhanced garage door designs, entrance “shade arbor” structures between the buildings, projecting trellis elements above the garage doors, outdoor living spaces above the garages, large articulated windows and masonry.
- The use of materials and patterns is balanced, with colors and textures helping to emphasize and articulate overall building forms.

I. *Section 3.5.1(D) Building and Project Compatibility – Privacy Considerations.*

This section requires that elements of the development plan be arranged to maximize the opportunity for privacy by the residents of the project and minimize infringement on the privacy of adjoining land uses. Staff finds that the project adequately addresses this standard by providing a 26-foot buffer yard to the west where the project abuts existing residences, and by providing landscape elements within the buffer space including deciduous shade trees, evergreen trees and perimeter foundation shrubs.

J. *Section 3.5.2(H) Land Use Transition.*

This section requires that, when land uses with significantly different visual character are proposed abutting each other and where gradual transitions are not possible or not in the best interest of the community, the development plan shall, to the maximum extent feasible, achieve compatibility through the provision of buffer yards and passive open space in order to enhance the separation between uses.

Generally staff's analysis based on previous applications of this standard is that the visual character of the adjacent land uses is not significantly different. However, the project does provide a 26-foot buffer yard to the west in conformance with this standard. This is mainly to compensate for the existing condition in which the existing homes to the west were built partially abutting property line.

K. *Section 3.5.2 Residential Building Standards*

- 1) *Section 3.5.2(B) Residential Building Standards – General Standard.* Staff finds that the proposed building designs meet the standards of this section by providing significantly enhanced architectural articulation and variation, with distinctive building entrances that are oriented towards the enhanced private drive in accordance with the general standard.
- 2) *Section 3.5.2(C) Housing Model Variety and Variation Among Repeated Buildings.* This standard requires that any development containing fewer than one hundred (100) single-family or two-family dwelling units shall have at least three (3) different types of housing models. Each housing model shall have at least three (3) characteristics which clearly and obviously distinguish it from the other housing models, which characteristics may include, without limitation, differences in floor plans,

exterior materials, roof lines, garage placement, placement of the footprint on the lot and/or building face.

Staff finds that the four housing models provided (three two-family models and one single-family model), provide distinctive architectural features that are noticeably different in accordance with this standard.

3) *Section 3.5.2(D)(1) Relationship of Dwellings to Streets and Parking – Orientation to a Connecting Walkway.*

The applicant requests a modification to this standard which is discussed later in this staff report.

4) *Section 3.5.2(E) Residential Building Setbacks.* The project is in conformance and exceeds the minimum building setback standards:

Minimum setback required:	Setback Provided:
Front: 15 feet (Hill Pond and Gilgalad)	Varies – 15 to 22 feet
Side: 5 feet (west)	26 feet
Side: 5 feet (west)	10 to 19 feet
Rear: 8 feet	15 feet

4. **Modification of Standard Request to Section 3.5.2(D)(1) – Relationship of Dwellings to Streets and Parking**

Modification Description:

This is a Modification Request to Section 3.5.2(D)(1), which addresses orientation to a connecting walkway.

The Applicant requests that an *enhanced shared drive* be used to satisfy the connecting walkway and major walkway spine requirement in LUC 3.5.2(D), so that the project dwelling's primary entrances connect to the public street using an *enhanced shared drive* in which vehicle, pedestrian and bicycle routes are shared within the enhanced drive areas of the proposed plan.

Land Use Code Standard Proposed to be Modified (areas underlined for emphasis):

LUC 3.5.2(D)(1):

(D) Relationship of Dwellings to Streets and Parking.

(1) Orientation to a Connecting Walkway. Every front facade with a primary entrance to a dwelling unit shall face the adjacent street to the extent reasonably feasible. Every front facade with a primary entrance to a dwelling unit shall face a connecting walkway with no primary entrance more than two hundred (200) feet from a street sidewalk. The following exceptions to this standard are permitted:

(a) Up to two (2) single-family detached dwellings on an individual lot that has frontage on either a public or private street.

(b) A primary entrance may be up to three hundred fifty (350) feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine.

(c) If a multi-family building has more than one (1) front facade, and if one (1) of the front facades faces and opens directly onto a street sidewalk, the primary entrances located on the other front facade(s) need not face a street sidewalk or connecting walkway.

Other Relevant Standards:

Any modification to the connecting walkway standard must demonstrate compliance with 3.2.2(A),(B),(C)(1)(a) and 3.2.2(D)(1), which state:

3.2.2 Access, Circulation and Parking (areas underlined for emphasis)

(A) Purpose. This Section is intended to ensure that the parking and circulation aspects of all developments are 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. Sidewalk or bikeway extensions off-site may be required based on needs created by the proposed development. This Section sets forth parking requirements in terms of numbers and dimensions of parking stalls, landscaping and shared parking. It also addresses the placement of drive-in facilities and loading zones.

(B) General Standard. The parking and circulation system within each development shall accommodate the movement of vehicles, bicycles, pedestrians and transit, throughout the proposed development and to and from surrounding areas, safely and conveniently, and shall contribute to the attractiveness of the development. The on-site pedestrian system must provide adequate directness, continuity, street crossings, visible interest and security as defined by the standards in this Section. The on-site bicycle system must connect to the city's on-street bikeway network. Connections to the off-road trail system shall be made, to the extent reasonably feasible.

(C) Development Standards. All developments shall meet the following standards:

(1) Safety Considerations. To the maximum extent feasible, pedestrians shall be separated from vehicles and bicycles.

(a) Where complete separation of pedestrians and vehicles and bicycles is not possible, potential hazards shall be minimized by the use of techniques such as special paving, raised surfaces, pavement marking, signs or striping, bollards, median refuge areas, traffic calming features, landscaping, lighting or other means to clearly delineate pedestrian areas, for both day and night use.

(D) Access and Parking Lot Requirements. All vehicular use areas in any proposed development shall be designed to be safe, efficient, convenient and attractive, considering use by all modes of transportation that will use the system, (including, without limitation, cars, trucks, buses, bicycles and emergency vehicles).

(1) Pedestrian/Vehicle Separation. To the maximum extent feasible, pedestrians and vehicles shall be separated through provision of a sidewalk or walkway. Where complete separation of pedestrian and vehicles is not feasible, potential hazards shall be minimized by using landscaping, bollards, special paving, lighting and other means to clearly delineate pedestrian areas.

Relevant LUC Definitions:

A connecting walkway and *major walkway spine* are defined in Article 5 of the LUC as:

Connecting walkway shall mean (1) any street sidewalk, or (2) any walkway that directly connects a main entrance of a building to the street sidewalk without requiring pedestrians to walk across parking lots or driveways, around buildings or around parking lot outlines which are not aligned to a logical route.

Major walkway spine shall mean a tree-lined connecting walkway that is at least five (5) feet wide, with landscaping along both sides, located in an outdoor space that is at least thirty-five (35) feet in its smallest dimension, with all parts of such outdoor space directly visible from a public street.

Maximum extent feasible is defined in Article 5 of the LUC as:

Maximum extent feasible shall mean that no feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential

harm or adverse impacts have been undertaken. (code already includes underline emphasis)

Land Use Code Modification Criteria:

"The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:

(1) 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; or

(2) 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; or

(3) 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; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).

Summary of Applicant's Justification:

The Applicant requests that the modification be approved and provides the following justification for Criteria 1 and Criteria 4:

Criteria (1): *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.*

Applicant's Justification Narrative for Criteria 1:

- The *enhanced shared drive* proposed in the design, while appearing non-compliant, can be shown to satisfy the intent of the “connecting walkway” required by the LUC Standard.
- The *enhanced shared drive* provides circulation for auto, bicycle and pedestrian traffic without many of the standard means of separation between the modes. However, there are many features at play in the proposed design to ensure the safety of all users:
 - Speed bump and “slow” signage (see attached photos) at the entrance to the development send a visual and physical message to drivers that they are entering a pedestrian zone and must be cautious.
 - Color differentiation of pavement to delineate auto/bicycle lane from pedestrian walkway. Similarly, changes in paving imply an edge between common drive/walkway and dwelling entries, garage entries and parking.
 - The drive layout consists of short straight-a-ways ending in T intersections. As a result cars could reasonably be expected to remain at lower speeds, not having the distance required to easily, or inadvertently, attain higher speeds.
 - The small scale of the interior plaza and driveway constrains traffic sufficiently to raise awareness and reduce speed, but still provides adequate visibility to reasonably avoid surprises
 - Though the *enhanced shared drive* is “street-like”, it is a private drive and thereby only serves a limited number of users (18 dwelling units). Conflicts associated with increasing traffic will be practically nonexistent for the life of the project regardless of how the surrounding neighborhood evolves.
 - The landscaping in the planting beds at the dwelling facades fulfills a traffic calming function as well as provides a 7 foot deep buffer between private garages/entrances and public circulation.
- These elements of the proposed design, when combined, provide strong cues for car operators to recognize the shared nature of the space, to appreciate the potential for conflict afforded by irresponsible driving, and to adjust to appropriate speeds and behavior.
- These, and many similar, features have been successfully utilized in urban areas to safely accommodate multi-modal transportation as well as other

social activities (most notably, perhaps, in examples of the Dutch woonerf). See attached photos.

- By providing detached walks at the project entry and a distinct, color differentiated, walking zone in the multimodal area, the *enhanced shared drive*, we believe, provides pedestrian users with a safe, direct path to the public street sidewalk equally well or better than a traditional connecting walkway as described in the LUC Standard

Criteria(4): *The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

Applicant's Justification Narrative for Criteria 4:

- The interior, private *shared enhanced drive* is designed to comfortably, and safely accommodate auto traffic within the same area as pedestrian circulation. A separated car alley around the perimeter of the lot, behind the dwelling units, is a common feature in similar developments. However, this "back" alley would typically not be adorned with traffic calming devices, would consist of longer straight-a-ways encouraging higher speeds, but would still realistically be used by bikes and pedestrians and would in many ways pose a greater risk to these users than a shared, interior drive with the above mentioned safety features.
- The predominant orientation of the surrounding dwellings is with garages to the front and back yards facing each other. By eliminating the outside perimeter car alley we present the landscaped rear facades of our dwelling units to the back yards of the neighboring homes (1.2.2(M) ensuring that development proposals are sensitive to the character of existing neighborhoods).
- The garage doors share the front façade of the dwelling units with the main entry but because they are given different design treatments they serve to help differentiate, rather than homogenize, the facades. The variations in plane, material and massing of the facades combined with other design features serves to promote the spirit of other relevant portions of the LUC:
 - 1.2.2(J) improving the design, quality and character of new development.
 - 3.5.3(E)(2)(3) *Facades*. Facades that face streets or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, treillage with vines, along no less than fifty (50) percent of the façade.

- 3.5.3(E)(2)(4) *Entrances*. Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.
- We believe that the central plaza arrangement enhances the design in several other significant ways. Each unit faces a landscaped, common, open space as opposed to the rear of another unit, which in turn enhances social engagement and a sense of community. Practically, this arrangement allows for greater density of dwelling units while minimizing and consolidating driveway surfaces. 1.2.2(J) improving the design, quality and character of new development. Orienting the dwelling units toward the adjacent streets would negate many of the positive qualities of the proposed design. See the attached architectural renderings of the proposed development.
- While some features mark a departure from more standard layouts, we believe that the overall design of the proposed development does not diverge from the underlying intent of the LUC except in nominal and inconsequential ways, and is not detrimental to the public good in any way.

Staff Finding

Staff finds that the request for a Modification of Standard to Section 3.5.2(E)(2) is justified by the applicable standards in 2.8.2(H) (1) and (4).

- A. The granting of the Modification would not be detrimental to the public good and;
- B. The project design satisfies Criteria 1 (2.8.2(H)(1): *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.*

Staff finds that the overall pattern of drive aisles servicing 18 dwelling units within the development is reasonably small in scale, with the circulation pattern providing four “T” intersections within the development and two dead-end drive aisles that significantly contribute to the safety of the “shared drive” configuration, and in combination with the other elements provided – including a distinct paving pattern that defines the pedestrian edge, a detached transitional sidewalk near the project entrance, speed bumps and caution signage – the plan provides an alternative design to a *connecting walkway* in a manner that is equal to a development plan that complies with the standard.

Additionally, the proposed design does not deviate from the intent of the *residential building standards* that encourage, and in most cases require, that

the visual impacts of garage doors are mitigated if located at the front of the house along with a front door. The intent of this standard is described in the *purpose and general standard* of Section 3.5.2 Residential Building Standards that states (underlined for emphasis):

(A) Purpose. The standards of this Section are intended to promote variety, visual interest and pedestrian-oriented streets in residential development.

(B) General Standard. Development projects containing residential buildings shall place a high priority on building entryways and their relationship to the street. Pedestrian usability shall be prioritized over vehicular usability. Buildings shall include human-scaled elements, architectural articulation, and in projects containing more than one (1) building, design variation.

Typically when a standard *connecting walkway* is provided, this ensures that the garage door faces are either located behind building entrances with covered porches that project out in front of the garages, or the garages are located in alleys so that the front of the buildings are not dominated by garage doors, but rather the front porch becomes the dominant front-facing element.

The typical way that the *purpose and general standard* is achieved is outlined in Section 3.5.2(F) Garage Doors:

(F) Garage Doors. To prevent residential streetscapes from being dominated by protruding garage doors, and to allow the active, visually interesting features of the house to dominate the streetscape, the following standards shall apply:

(1) Street-facing garage doors must be recessed behind either the front facade of the ground floor living area portion of the dwelling or a covered porch (measuring at least six [6] feet by eight [8] feet) by at least four (4) feet. Any street-facing garage doors complying with this standard shall not protrude forward from the front facade of the living area portion of the dwelling by more than eight (8) feet.

(2) Garage doors may be located on another side of the dwelling ("side- or rear-loaded") provided that the side of the garage facing the front street has windows or other architectural details that mimic the features of the living portion of the dwelling.

(3) Garage doors shall not comprise more than fifty (50) percent of the ground floor street-facing linear building frontage. Alleys and corner lots are exempt from this standard.

(4) Attached and multi-family dwellings which also face a second street or a major walkway spine shall be exempt from subsections (1) through (3) above. The façade oriented to the second street or walkway spine shall include windows, doorways and a structured transition from public to private areas using built elements such as porch features, pediments, arbors, low walls, fences, trellis work and/or similar elements integrated with plantings.

(5) Alternative garage door treatments shall be accepted by the Director if:

(a) the configuration of the lot or other existing physical condition of the lot makes the application of these standards impractical; and

(b) the proposed design substantially meets the intent of this Code to line streets with active living spaces, create pedestrian-oriented streetscapes and provide variety and visual interest in the exterior design of residential buildings.

Typically, if a development orients its building towards a *street sidewalk or connecting walkway* (as defined by the code), as is typically required by the code – then the potential negative impacts of garage doors are mitigated, because the garage doors would be recessed or located behind the dwellings in an alley. Therefore, while the garage door standards don't directly apply (because the buildings do not face a street sidewalk), any alternative design that eliminates the *connecting walkway* needs to demonstrate that it significantly, and overwhelmingly, complies with the *purpose and general standard of the residential building standards, as well as the intent of the garage door standards* as described and emphasized above.

The alternative garage door standards outlined above also provide direction on how this alternative design may be achieved without a *connecting walkway*. In summary, eliminating the connecting walkway must not only provide a safe, attractive alternative walkway design – which it does by providing the “enhanced shared drive” components outline above – it must also mitigate the garage doors and provide appropriate entrance features.

Staff finds that the Modification request's overall “shared street” design provides an appropriate alternative design that continues to promote the general purpose of the standard by meeting the *purpose and general standard of Section 3.5.2 Residential Building Standards* and intent of the *garage door standards* by providing:

- Enhanced garage doors with two distinctly different garage door designs;
- A variety of entrance “shade arbor” structures that project out in front of the garage doors to provide a varied edge;

- Projecting trellis elements above the garage doors;
- Outdoor living spaces above the garages;
- Canopy shade trees that project out in front of the garage doors.

Staff finds that all of these “streetscape” elements work in tandem with the “shared street” design to meet the intent of the standards by:

- *lining streets with active living spaces, creating pedestrian-oriented streetscapes, providing variety and visual interest in the exterior design of residential buildings;*
- *promoting variety, visual interest and pedestrian-oriented streets in residential development;*
- *placing a high priority on building entryways and their relationship to the street;*
- *including human-scaled elements, architectural articulation, and building design variation.*

- C. The project design satisfies Criteria 4 (2.8.2(H)(4): *The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

Staff finds that the modification is nominal and inconsequential when considered from the perspective of the entire development plan because the circulation pattern, paving and traffic control enhancements provided contribute to a safe condition and provide residents and visitors notice of the “shared drive” condition – while enabling the development area to be compressed towards the interior of the property, so that additional buffer space is available to the west – and the plan continues to advance the purposes of the Land Use Code as contained in Section 1.2.2 including:

1.2.2 (J) improving the design, quality and character of new development.

1.2.2 (M) ensuring that development proposals are sensitive to the character of existing neighborhoods.

5. Neighborhood Meeting

Two neighborhood meetings were held for the proposed project, on April 28, 2014 and November 17, 2014. Detailed meeting minutes and letters from the neighbors are

attached with this staff report. A summary of the neighbor's concerns and the applicant's responses is included below:

1st Neighborhood meeting (perimeter alleyway design with garages facing outward):

- 1) Privacy – concerns that the decks in the rear yards of adjacent homes to the west will be visible from the proposed development.
 - The applicant may elect to comment further on this at the hearing. The building/patios were set back further from the west property line to provide more space for blocking site-lines and transitional landscaping.
- 2) Preference for a layout plan with a backyard-to-backyard relationship.
 - The applicant changed the site plan layout to eliminate the perimeter alley and provide a backyard-to-backyard relationship.
- 3) Concern with the safety of the detention pond located along Gilgalad, children playing in the detention area.
 - The detention pond has been eliminated.
- 4) Concerns that the new entrance location from Gilgalad will affect safety for the school bus stop.
 - This concern may warrant further discussion and clarification at the hearing. City Traffic Operations staff may also be available to provide comments at the hearing if needed.
- 5) Concerns that the project's stormwater drains to the storm drain in Hill Pond Road and then drains through the Windtrail development; and that the Applicant should have to ask the Windtrail HOA if a project can drain through the Windtrail HOA property.
 - The applicant may elect to comment further on this at the hearing. City Stormwater staff may also be available to provide comments at the hearing if needed.

2nd Neighborhood meeting (current site plan layout):

- 1) Concerns that residents will park along the main drive aisles along the interior portions of the property.
 - No parking / fire lane signage will be required by Poudre Fire Authority along appropriate portions of the interior drive aisles to address this concern.
- 2) Concerns that the drainage outflow onto the street should not be allowed and that the drainage should tie directly into Spring Creek.

- The applicant may elect to comment further on this at the hearing. City Stormwater staff may also be available to provide comments at the hearing if needed.
- 3) Concerns that residents or guests will park too close to the Hill Pond / Gilgalad intersection.
 - The applicant may elect to comment further on this at the hearing. City Traffic Operations staff may also be available to provide additional comments at the hearing if needed.
- 4) An existing tree along west side of property has dead branches – concerns that the branches will fall on the neighbor's house to the west.
 - This tree was re-evaluated by staff and the applicant's arborist and is now proposed to be removed.
- 5) Not enough guest parking is provided.
 - The applicant may elect to comment further on this at the hearing. Staff did comment on this subject at the 2nd neighborhood meeting explaining that on-street parking is permitted along the Hill Pond and Gilgalad street frontages.
- 6) Locations for on-site snow stockpiling should be considered.
 - One adjustment to the plans that staff can address should the project proceed to the final plan stage is moving one of the proposed bur oaks from the east side of the central lawn area to the southeast portion of the site. This will accommodate better access to the central lawn area for snow stockpiling.

6. Findings of Fact/Conclusion

In evaluating the Hill Pond Residences Project Development Plan (PDP), staff makes the following findings of fact:

- A. The PDP complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- B. The PDP complies with relevant standards located in Division 4.6, Medium Density Mixed-Use Neighborhood (M-M-N) zone district.

- C. The PDP complies with the relevant standards located in Article 3 – General Development Standards, provided that the Modification of Standard is approved.
- D. The Modification of Standard to Section 3.5.2(D)(1) meets the applicable requirements of Section 2.8.2(H), and the granting of this Modification would not be detrimental to the public good.

The Modification satisfies Criteria 1 (2.8.2(H)(1): *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.*

Staff finds that the overall pattern of drive aisles servicing 18 dwelling units within the development is small in scale, with the circulation pattern providing four “T” intersections within the development and two dead-end drive aisles that significantly contribute to the safety of the “shared drive” configuration, and in combination with the other elements provided – including a distinct paving pattern that defines the pedestrian edge, a detached transitional sidewalk near the project entrance, speed bumps and caution signage – the plan provides an alternative design to a *connecting walkway* in a manner that is equal to a development plan that complies with the standard.

Staff finds that the Modification Request’s “enhanced private drive” design provides an appropriate alternative design that continues to promote the general purpose of the standard by meeting the *purpose and general standard of Section 3.5.2 Residential Building Standards* and intent of the *garage door standards* by providing:

- Enhanced garage doors with two distinctly different garage door designs;
- A variety of entrance “shade arbor” structures that project out in front of the garage doors to provide a varied edge;
- Projecting trellis elements above the garage doors;
- Outdoor living spaces above the garages;
- Canopy shade trees that project out in front of the garage doors.

Staff finds that all of these “streetscape” elements work in tandem with the “shared street” design to meet the intent of the standards by:

- *lining streets with active living spaces, creating pedestrian-oriented streetscapes, providing variety and visual interest in the exterior design of residential buildings;*

- *promoting variety, visual interest and pedestrian-oriented streets in residential development;*
- *placing a high priority on building entryways and their relationship to the street;*
- *including human-scaled elements, architectural articulation, and building design variation.*

The Modification satisfies Criteria 4 (2.8.2(H)(4): *The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

Staff finds that the modification is nominal and inconsequential when considered from the perspective of the entire development plan because the circulation pattern, paving and traffic control enhancements provided contribute to a safe condition and provide residents and visitors visual notice of the “shared drive” condition – while enabling the development area to be compressed towards the interior of the property, so that additional buffer space is available to the west – and the plan continues to advance the purposes of the Land Use Code as contained in Section 1.2.2 including:

1.2.2 (J) improving the design, quality and character of new development.

1.2.2 (M) ensuring that development proposals are sensitive to the character of existing neighborhoods.

RECOMMENDATION:

Approval of the Hill Pond Residences Project Development Plan and Modification of Standard

ATTACHMENTS:

1. Applicant's Modification of Standard Request
2. Site Plan
3. Landscape Plan
4. Tree Mitigation Plan
5. Building Elevations
6. Setback Exhibit
7. Plat
8. Utility Plans
9. Drainage Report

- 10. Letters from Neighbors
- 11. Meeting Minutes from 1st Neighborhood Meeting
- 12. Meeting Minutes from 2nd Neighborhood Meeting
- 13. Ecological Characterization Study