



ITEM NO MOD 130003
MEETING DATE January 30, 2014
STAFF Holland
HEARING OFFICER _____

STAFF REPORT

PROJECT: Manhattan Townhomes, Modification of Standard, MOD #130003

APPLICANT: Cathy Mathis
TB Group
444 Mountain Ave.
Berthoud, CO 80513

OWNER: ELKCO Properties, Inc.
1873 S. Bellaire Street #1105
Denver, CO 80222

PROJECT DESCRIPTION:

This is a request for a Modification of Standard to Section 4.5(D)(1)(b) of the Land Use Code related to density. The Modification of Standard is requesting approval to allow a total of 39 dwelling units on the site resulting in a density of 17.6 dwelling units per gross acre. If this Modification of Standard is approved, the Applicant intends to file a project Development Plan (P.D.P.) incorporating the Modification. The P.D.P. would require a separate Type 1 review and public hearing.

Due to the fact that a previously approved Manhattan Townhome P.D.P. and the Major Amendment to the approved P.D.P. has expired, this modification request is now required so that a future P.D.P. can be considered for approval. Should the modification be approved, a P.D.P. application must be filed within one year following the determination of the decision maker.

The project site is zoned L-M-N, Low Density Mixed-Use Neighborhood and is located on 2.21 gross acres at 3836 Manhattan Avenue.

RECOMMENDATION:

Approval of Manhattan Townhomes Modification of Standard

EXECUTIVE SUMMARY:

The approval of the Manhattan Townhomes Modification of Standard complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The Modification of Standard complies with the process located in Division 2.8.2 – *Modification Review Procedures*.
- The Modification of Standard to Section 4.5(D)(1)(b) *Land Use Standards – Density* meets the applicable requirements of Section 2.8.2(H), and the granting of these Modifications would not be detrimental to the public good.

COMMENTS:

1. Background:

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	General Commercial (C-G)	Enclose Mine-Storage, Movie Theater
South	Low Density Mixed-Use Neighborhood (L-M-N)	Single-family detached residential
East	Low Density Mixed-Use Neighborhood (L-M-N)	City-owned regional stormwater detention facility
West	Low Density Residential (R-L)	Single-family detached residential

The Manhattan Townhomes project was originally approved in 2005, with a Major Amendment recorded in January 2006. Because all public infrastructure was not completed within the timeframe required by the L.U.C., the originally approved plans are expired and no longer represent a development approval.

The expired major amendment plans provided 41 dwelling units on 10.42 gross acres. The 10.42 acres included two tracts. The first tract included 2.21 acres and accommodated the entire site plan layout for the 41 units. The second tract included 8.21 acres to accommodate a regional stormwater detention pond. At the time of original approval, the major amendment plans did not exceed the maximum density

requirement of 9 units per acre in the L-M-N zone because the gross acreage used to calculate the density included the 8.21 acre tract.

Per LUC 3.8.18, the calculation of the gross residential density shall include the gross acreage of all the land within the boundaries of the development except:

Any interest in land which has been deeded or dedicated to any governmental agency for public use prior to the date of approval of the development plan; provided, however, that this exception shall not apply to any such acquisition of an interest in land solely for open space, parkland or stormwater purposes.

Therefore, due to the exception above for stormwater purposes, the 8.21 acre tract is included in calculating the original approved density for the expired major amendment plan. The density of the expired major amendment plan is 3.93 units/gross acre, based on 41 units within the two combined tracts totaling 10.42 acres. This density is below the maximum permitted 9 units per acre in the L-M-N zone.

Because the 8.21 acre tract was sold and the major amendment development plans have expired, the 8.21 acre tract cannot technically be included as a part of a new development plan submittal. The new development plan will have a gross acreage based on Tract 1 only, which is 2.21 acres. This results in an overall density of 17.6 units per acre based on 39 units being provided, which exceeds the maximum 9 units per acre designated in the L-M-N zone per Section 4.5(D)(1)(b).

2. The standard at issue:

Section 4.5(D)(1)(b) L-M-N District Land Use Standards – Density states the following:

“The maximum density of any development plan taken as a whole shall be nine (9) dwelling units per gross acre of residential land, except that affordable housing projects (whether approved pursuant to overall development plans or project development plans) containing ten (10) acres or less may attain a maximum density, taken as a whole, of twelve (12) dwellings units per gross acre of residential land.”

3. Description of the Modification:

The applicant has submitted a request for approval of a Modification of Standard to Section 4.5(D)(1)(b) *Land Use Standards – Density* requesting that the Manhattan Townhomes project be allowed to have an overall density of 17.6 dwelling units per acre to accommodate a total of 39 dwellings.

4. 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).”

5. Applicant's Justification:

The applicant has provided a modification request with the following justification:

A. *"We feel that 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 per (2.8.2(H)(1) for the following reasons:*

1. *The proposed alternative plan provides off-street parking is excess of what is required by Code. 2-bedroom units (1.75 spaces per unit) x 39 total units require a minimum of 68 spaces. The proposed plan contains 72 off-street parking spaces. 40 parking spaces are located within the buildings and in freestanding garages. The 32 surface spaces are located behind the buildings. This helps alleviate neighborhood concerns regarding cars parking on the existing adjacent streets.*

2. *The proposed site layout is designed to be sensitive to the neighborhood. This is accomplished by placing the buildings to the outer/street edge, the parking lot internal to the site and providing ample landscaping and open space. Additionally, the project provides outdoor gathering spaces for the residents. 30% of site is landscaped. There is an 8.21-acre regional detention pond that will never be developed thus forcing the concentration of development on a smaller parcel of remaining land.*

3. *The primary purpose of lower densities is to assure that multi-family residential buildings located in the L-M-N zoning district are both aesthetic and compatible with other less dense development in the area, particularly single-family. The architecture of the proposed townhomes provides an attractive streetscape for the project as well as unique and different front elevations for each different townhouse. This provides diversity, uniqueness and aesthetics for the individual residents as well as the entire building. This gives the residents a sense of place and a sense of home, which virtually never occurs in a multi-story multi-unit condominium or apartment building.*

4. *The architecture, as mentioned above, is based on a townhome/brownstone style with elements such as individual covered front entrances, and a combination of two and three story elements. The use of exterior materials is also in keeping with this style with the use of different siding types at various heights. High quality exterior materials were chosen such as synthetic stone and brick veneer, cement fiber*

horizontal lap siding as well as cement board shingles, for their low long term maintenance, visual appeal and ability to reduce the overall scale of the building. All units of each building have a balcony and a one-car garage. The exterior perimeter and roof line of the buildings are well articulated with numerous projections and steps down in scale at the ends of the building.

5. The project complies with the purpose and intent of the L-M-N zoning district as it is an infill project that provides multi-family dwellings on a property that is surrounded by developed properties containing commercial and residential uses. There is single family residential to the west, single and multi-family to the south, commercial to the north and east. The property is within easy walking distance to a neighborhood park, school, entertainment and commercial uses in the adjacent Mid-Town area. There will be a major trail connection from the neighborhood to the Mason Street Trail and MAX bus system.

6. We feel that the proposed alternative plan ensures sensitivity to the surrounding neighborhood by building an attractive, desirable product in an infill site with a product that the market desires and that the community can be proud of. The construction of the proposed plan will greatly improve a vacant parcel with partially-constructed infrastructure, concrete and brown grass. Although not strictly a criteria for justification, the construction of the project would be a benefit to the neighborhood."

B. "We feel that the plan as submitted will not diverge from the standards of the Land Use Code that is authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan per (2.8.2(H)(4). and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2 for the following reasons:

1. The change in gross acreage from 10.42 acres to 2.21 acres does not result in a change to the development pattern or overall site layout, therefore the resulting gross density is inconsequential.

2. Given the overall context of the surrounding neighborhoods, the proposed density of 17.6 dwelling units per acre is not excessive. Since L-M-N provides transition between R-L and G-C, we feel that the proposed density is appropriate.

3. The proposed alternative plan contains 5, 6, & 8-plex buildings, while the L-M-N district allows up to a 12-plex building. This was intentional by the design team to create a design that is sensitive to the

surrounding single family neighborhoods by constructing smaller 5, 6 & 8-plex buildings rather than larger 12-plexes. We feel that the impact to the neighborhood is lessened.”

6. Staff Finding for the Modification:

Staff finds that the request for the Modification of Standard to 4.5(D)(1)(b) *Land Use Standards – Density* is justified by the applicable standards in 2.8.2(H). The granting of the Modifications would not be detrimental to the public good and:

The request satisfies Criteria (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.

The change in gross project acreage from 10.42 acres to 2.21 acres and resulting increase in density is inconsequential, because the increase does not result in a change in the overall site plan layout and represents a logical development pattern that is consistent with the development pattern originally approved for the site.

The project will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2 by fostering a more rational pattern of relationship among residential, business and industrial uses for the mutual benefit of all, encouraging the development of vacant properties within established areas and encouraging a wide variety of housing opportunities at various densities that are well-served by public transportation for people of all ages and abilities.

7. Neighborhood Meeting

A City neighborhood meeting was not required for the modification request and a meeting was not held.

8. Findings of Fact/Conclusion

In evaluating this request, Staff makes the following findings of fact:

- The Modification of Standard complies with the process located in Division 2.8.2 – *Modification Review Procedures*.
- Staff finds that the request for the Modification of Standard to Section 4.5(D)(1)(b) *Land Use Standards – Density* is justified by the applicable

standards in 2.8.2(H). The granting of the modification would not be detrimental to the public good and:

The request satisfies Criteria (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.

The change in gross project acreage from 10.42 acres to 2.21 acres and resulting increase in density is inconsequential, because the increase does not result in a change in the overall site plan layout and represents a logical development pattern that is consistent with the development pattern originally approved for the site.

The project will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2 by fostering a more rational pattern of relationship among residential, business and industrial uses for the mutual benefit of all, encouraging the development of vacant properties within established areas and encouraging a wide variety of housing opportunities at various densities that are well-served by public transportation for people of all ages and abilities.

- If the Request for Modification is granted per Section 2.8.1, the Modification is valid for only one year by which time a P.D.P. incorporating the Modification must be filed.

RECOMMENDATION:

Staff recommends approval of the Request for Modification to Section 4.5(D)(1)(b) *Land Use Standards – Density* to allow an overall density of 17.6 dwelling units per acre to accommodate a total of 39 dwellings.

ATTACHMENTS:

1. Applicant's Modification Request
2. Prior Approved Major Amendment Plans
3. Applicant's Proposed Site Plan Exhibit
4. Proposed Building Elevations Exhibit

January 23, 2014

Administrative Hearing Officer
c/o City of Fort Collins
Current Planning Department
281 North College Ave.
Fort Collins, CO 80524

Re: Manhattan Townhomes

Please accept this request for a Modification of Standards to **Section 4.5(D)(1)(b)** of the Land Use Code.

Background

The Manhattan Project Development Plan was originally approved on January 13, 2005. The request at the time was for 30 new dwelling units located within townhomes and an existing 8-plex building. The PDP was located on two tracts of land totaling 10.42 gross acres. Subsequently, a Major Amendment was approved on October 13, 2005 so the developer could add 3 handicapped accessible dwelling units, changing the total number of units to 41. The Major Amendment was approved with a gross residential density of 3.93 dwelling units per acre. (41 units divided by 10.42 acres). One of the unique situations with the originally approved project was an agreement the City had with the developer to take 80% of the project's land area to be used for a regional stormwater detention pond. Tract 2 (8.21 acres) is now owned by the City and the detention pond is in place. Additionally, the Manhattan Townhomes approved plan has expired. Therefore, with a resubmittal of the plan for reapproval, the project's gross acreage cannot include the 8.21 acre detention area because it is no longer under ownership as part of the project. This causes the overall density to be based on Tract 1 only, which is 2.21 acres, and this decrease in gross acres from 10.42 acres to 2.21 acres causes the density to be more than 9 dwelling units per acre, which is the maximum density allowed in the L-M-N zone district.

A new developer is interested in the project and would like to move forward with the design as approved. No significant site plan changes, building footprint changes or building height changes are being proposed. However, the number of units decreases to 39. Since the PDP and Major Amendment have both expired, this letter serves as a Modification Request to allow the project to have a density based on 39 units on Tract 1 (2.21 gross acres), which equates to 17.6 d.u./acre.

This modification requested is in accordance with the review procedures set forth in Section 2.8.2(H) of the Land Use Code as follows:

Modification

Code Language: Section 4.5(D)(1)(b) L-M-N District Land Use Standards related to Density states the following:

“(b) The maximum density of any development plan taken as a whole shall be nine (9) dwelling units per gross acre of residential land, except that affordable housing projects (whether approved pursuant to overall development plans or project development plans) containing ten (10) acres or less may attain a maximum density, taken as a whole, of twelve (12) dwellings units per gross acre of residential land.”

Requested Modification: We request that the Manhattan Townhomes project be allowed to have an overall density of 17.6 dwelling units per acre to accommodate a total of 39 dwellings.

Justification

We feel that 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 per (2.8.2(H)(1) for the following reasons:

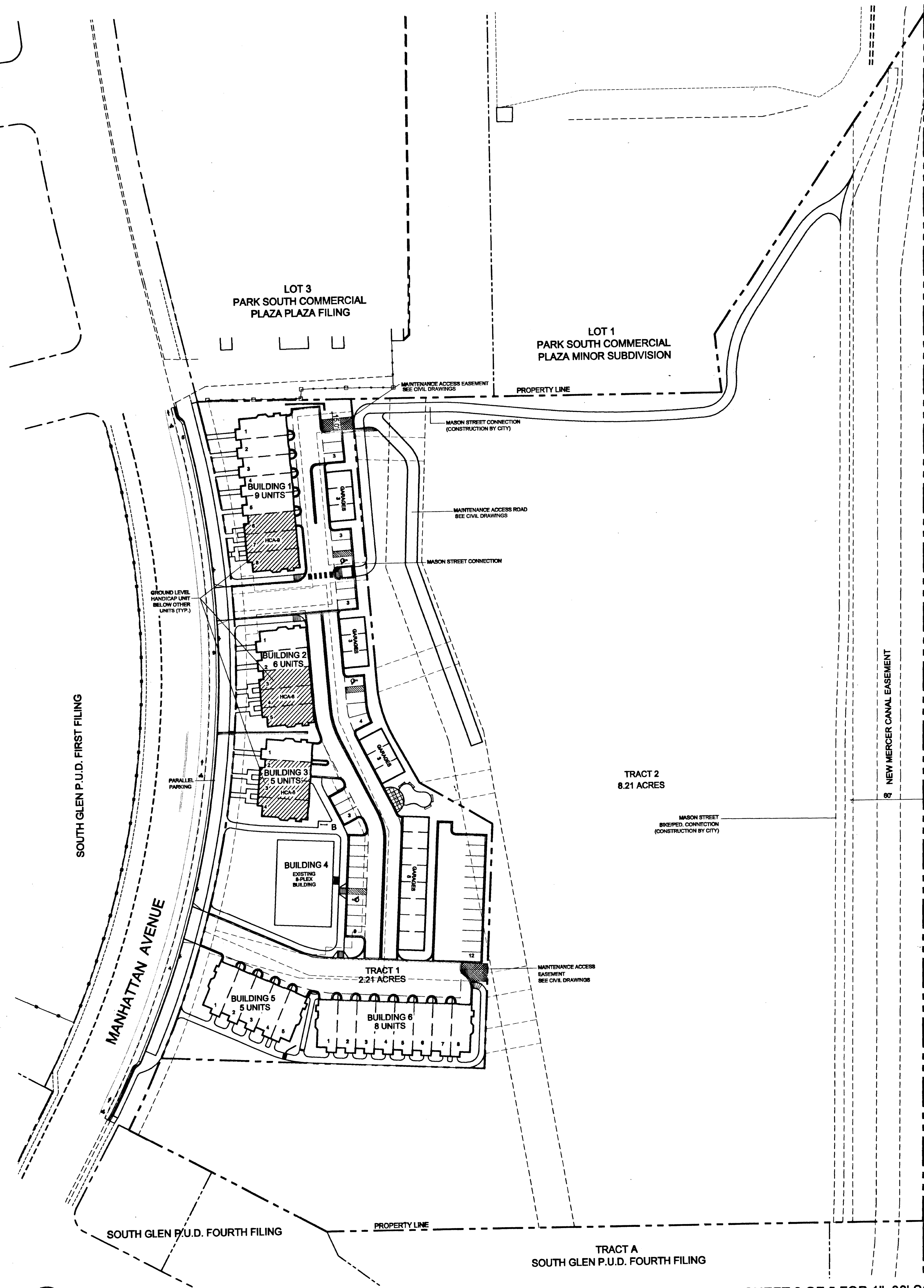
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2. The proposed site layout is designed to be sensitive to the neighborhood. This is accomplished by placing the buildings to the outer/street edge, the parking lot internal to the site and providing ample landscaping and open space. Additionally, the project provides outdoor gathering spaces for the residents. 30% of site is landscaped. There is an 8.21-acre regional detention pond that will never be developed thus forcing the concentration of development on a smaller parcel of remaining land.
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4. The architecture, as mentioned above, is based on a townhome/brownstone style with elements such as individual covered front entrances, and a combination of two and three story elements. The use of exterior materials is also in keeping with this style with the use of different siding types at various heights. High quality exterior materials were chosen such as synthetic stone and brick veneer, cement fiber horizontal lap siding as well as cement board shingles, for their low long term maintenance, visual appeal and ability to reduce the overall scale of the building. All units of each building have a balcony and a

one-car garage. The exterior perimeter and roof line of the buildings are well articulated with numerous projections and steps down in scale at the ends of the building.

5. The project complies with the purpose and intent of the L-M-N zoning district as it is an infill project that provides multi-family dwellings on a property that is surrounded by developed properties containing commercial and residential uses. There is single family residential to the west, single and multi-family to the south, commercial to the north and east. The property is within easy walking distance to a neighborhood park, school, entertainment and commercial uses in the adjacent Mid-Town area. There will be a major trail connection from the neighborhood to the Mason Street Trail and MAX bus system.
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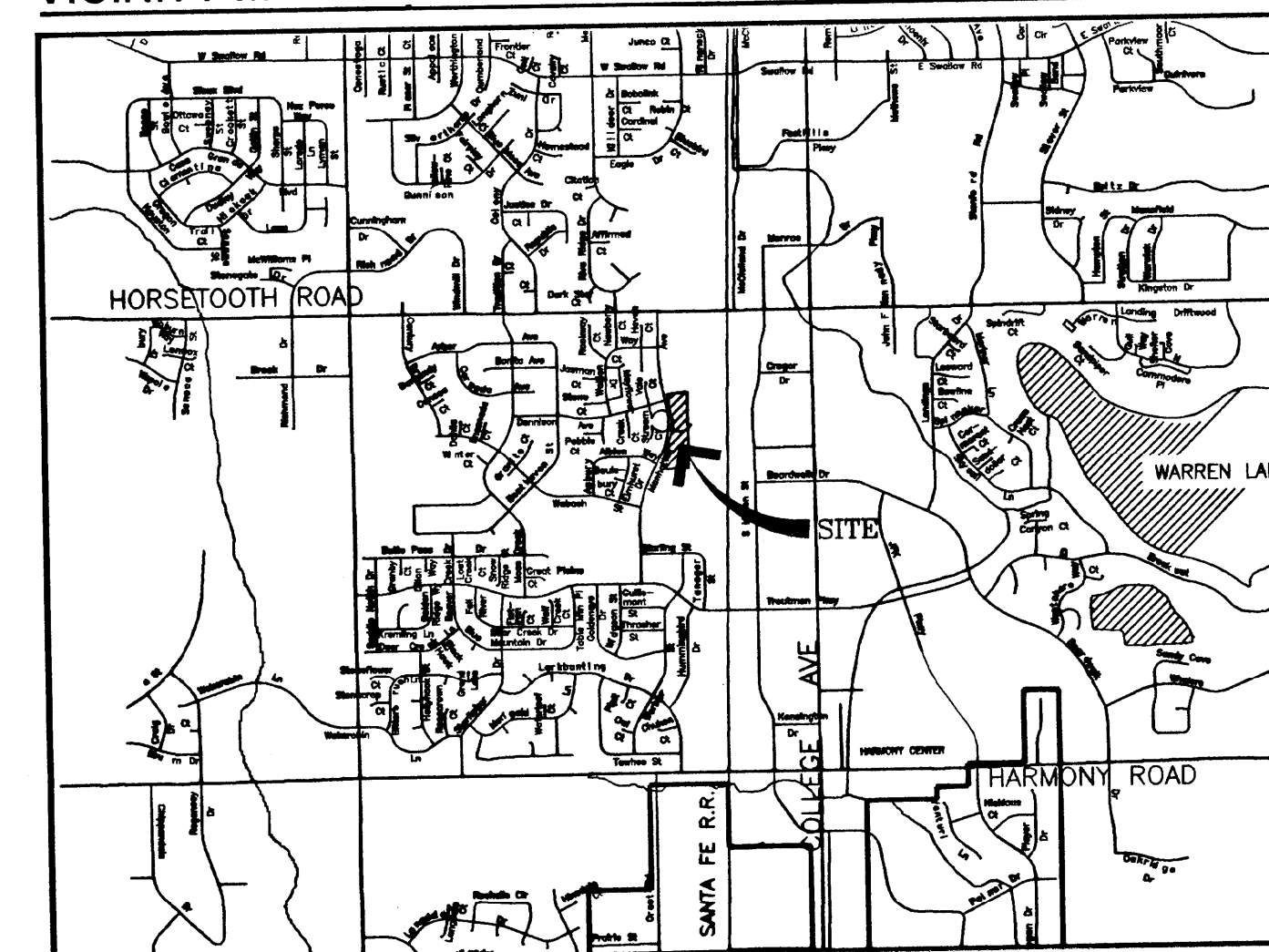
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3. The proposed alternative plan contains 5, 6, & 8-plex buildings, while the L-M-N district allows up to a 12-plex building. This was intentional by the design team to create a design that is sensitive to the surrounding single family neighborhoods by constructing smaller 5, 6 & 8-plex buildings rather than larger 12-plexes. We feel that the impact to the neighborhood is lessened.



SEE SHEET 2 OF 5 FOR 1"=30' SCALE PLAN

VICINITY MAP



GENERAL NOTES

- ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ALL BUILDINGS WILL BE LOCATED WITHIN 150' OF AN ACCESS ROADWAY IN WHICH EMERGENCY FIRE EQUIPMENT CAN BE MANEUVERED OR THE BUILDINGS WILL BE PROVIDED WITH AN APPROVED FIRE EXTINGUISHING SYSTEM.
- REFER TO UTILITIES PLAN FOR LOCATION OF UTILITIES AND DRAINAGE.
- SIDEWALKS AND RAMPS WILL CONFORM TO CITY STANDARDS.
- PROPOSED EXTERIOR LIGHTING WILL BE POLE-MOUNTED LUMINARIES AT DRIVES AND PARKING AREAS. BOTH POLE AND BUILDING-MOUNTED FIXTURES WILL FEATURE DOWN-DIRECTIONAL AND SHARP CUTOFF LUMINARIES.
- ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT IS TO BE FULLY SCREENED FROM PUBLIC VIEW WITH ROOFTOP PARAPET WALLS AND LANDSCAPING.
- ALL SIGNAGE TO COMPLY WITH LOCAL SIGN CODE.
- TRASH RECEPTACLES WILL BE LOCATED WITHIN EACH UNIT.
- BIKE RACK WILL BE PERMANENTLY ANCHORED TO CONCRETE.
- ALL HANDICAP PARKING SPACES, AND RAMPS ARE TO BE VERIFIED WITH CIVIL ENGINEER FOR GRADING, DRAINAGE, AND ACCESSIBLE ROUTE CONSIDERATIONS. HANDICAP PARKING SPACES SHOULD SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES SHOULD SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:48 CROSS SLOPE.

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING OWNERS OF THE FOLLOWING DESCRIBED LAND:

A TRACT OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARK SOUTH 2ND FILING P.U.D., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 10.421 ACRES, MORE OR LESS.

THE UNDERSIGNED HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAN TO BE KNOWN AS MANHATTAN TOWNHOMES BEING A REPLAT OF PARK SOUTH SECOND FILING, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAN.

LAND USE STATISTICS

DESCRIPTION	GROSS AREA SQ. FT.	GROSS AREA ACRES*	% OF TOTAL	NET AREA SQ. FT.**	NET AREA ACRES**	% OF TOTAL
TRACT 1						
BUILDING COVERAGE	29,679 SQ. FT.	0.682 ACRES	5%	29,707 SQ. FT.	0.682 ACRES	5%
PARKING & DRIVES	51,492 SQ. FT.	1.181 ACRES	11%	37,113 SQ. FT.	0.852 ACRES	8%
LANDSCAPE	38,934 SQ. FT.	0.893 ACRES	8%	29,317 SQ. FT.	0.674 ACRES	7%
TRACT 2						
OPEN SPACE / LANDSCAPE	357,758 SQ. FT.	8.213 ACRES	75%	357,758 SQ. FT.	8.213 ACRES	79%
TOTAL SITE AREA	477,863 SQ. FT.	10.97 ACRES	100%	453,895 SQ. FT.	10.42 ACRES	100%

* GROSS AREAS MEASURED TO THE CENTRELINE OF MANHATTAN AVENUE
** NET AREAS EXCLUDE THE PUBLIC RIGHT-OF-WAY OF MANHATTAN AVENUE

STREET RIGHT-OF-WAY: 23,958 SQ. FT.

BUILDING INFORMATION:

TOTAL STANDARD TOWNHOMES	30
TOTAL HANDICAP ACCESSIBLE TOWNHOMES	3
EXISTING 6-PLEX	8
TOTAL DWELLING UNITS	41

PARKING:	34
STANDARD SPACES	34
HANDICAP SPACES	3
FREESTANDING GARAGE SPACES	17
ATTACHED GARAGE SPACES	24
TOTAL PARKING SPACES	78

RESIDENTIAL DENSITY CALCULATIONS:

REFERENCE CITY CODE SECTION 4.4 D (1) (a).

GROSS 3.48 DU/AC

NET 3.85 DU/AC

TOTAL PARKING SPACES REQUIRED: 41 DU x 1.75 = 72

TOTAL OFF-STREET PARKING SPACES

MANHATTAN AVENUE 18

BIKE PARKING:

5 BIKE SPACES PROVIDED (ADDITIONAL BIKE PARKING PROVIDED INSIDE THE UNITS)

TOTAL BEDROOMS PER UNIT	2
MAXIMUM BUILDING HEIGHT	36'
EXISTING ZONING	LMN

PLANNING

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

ON THIS 20th DAY OF January, 2006.

Jonathan J. Houty
Director of Planning

OWNER'S CERTIFICATION

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

Owner(s): *Jonathan J. Houty* Date: *10/31/05*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 31st DAY OF October, A.D. 20 05 BY *Jonathan J. Houty, President Lagunitas Manhattan, Inc.*

AS *Jonathan J. Houty*

MY COMMISSION EXPIRES: *09-19-2007*

WITNESSES MY HAND AND OFFICIAL SEAL

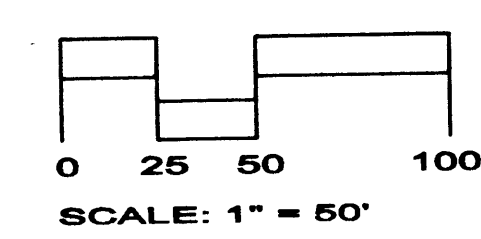
Jonathan J. Houty

3944 JFK Parkway Suite 12E Fort Collins, CO 80525

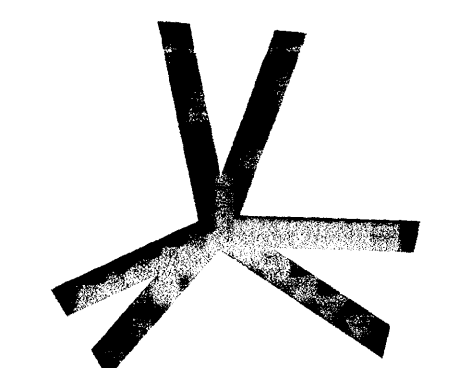
LEGEND

	HANDICAP ACCESSIBLE UNIT
	HANDICAP PARKING STALL
	BIKE PARKING
	PAINTED CROSSWALK

MAJOR AMENDMENT



This is a Land Use Planning Document, not a Construction Document. Refer to Civil Engineering Plans.



VFRipley
ASSOCIATES, INC.
Landscape Architecture Urban Design Planning
401 West Mountain Avenue
Suite 201
Fort Collins, CO 80521
(970) 224-5828
(970) 224-1662 (fax)

LAGUNITAS
MANHATTAN, INC.

3944 JFK Parkway, Suite 12E
Fort Collins, CO 80525
(970) 226-5000
Fax (970) 226-5125

OWNER & APPLICANT

Lagunitas Manhattan, Inc.
3944 JFK Parkway, Suite 12E
Fort Collins, CO 80525
(970) 226-5000
(970) 226-5125 fax

City of Fort Collins
Utilities Department
PO Box 580
Fort Collins, CO 80522
(970) 221-6700

ARCHITECT

Silbert Architects
56 Antler Drive
Boulder, CO 80302
(303) 440-5574
(303) 440-5534 fax

ENGINEER

North Star Design
700 Automation Drive
Unit 1
Windsor, CO 80550
(970) 686-6939
(970) 686-1188 fax

SURVEYOR

R.J.L. Surveys
113 Cameron Drive
Ste. B
Fort Collins, CO 80525
(970) 226-3007

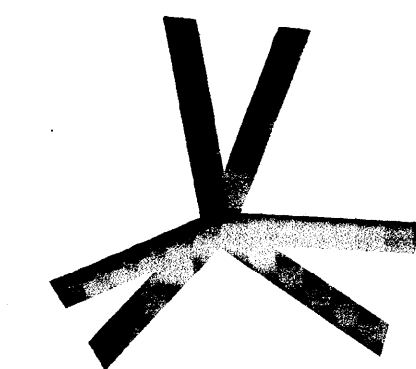
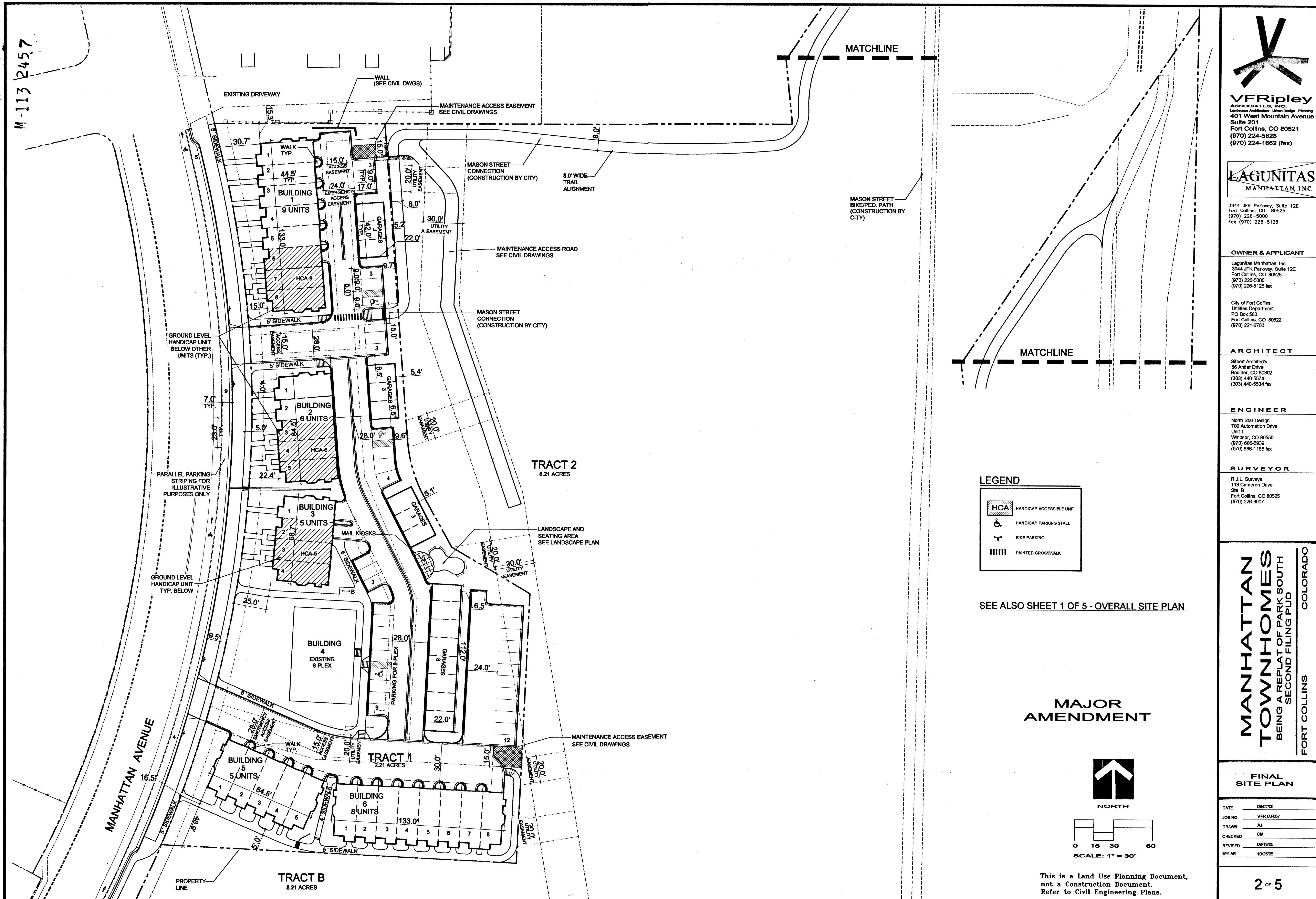
MANHATTAN TOWNHOMES
BEING A REPLAT OF PARK SOUTH SECOND FILING PUD
FORT COLLINS COLORADO

FINAL OVERALL SITE PLAN

DATE: 08/02/05
JOB NO.: VFR 03-057
DRAWN: AJ
CHECKED: CM
REVISED: 08/13/05
MYLAR: 10/25/05

M-113 2452

M-113 2457



VFRipley
ASSOCIATES, INC.
Landscape Architecture Urban Design Planning
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**MANHATTAN
TOWNHOMES**
BEING A REPLAT OF PARK SOUTH
SECOND FILING PUD
FORT COLLINS
COLORADO

**FINAL
SITE PLAN**

DATE	08/02/05
JOB NO.	VFR 03-057
DRAWN	AJ
CHECKED	CM
REVISED	08/13/05
MYLAR	10/25/05

M-113 2457

PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QTY	
DECIDUOUS TREES						DECIDUOUS SHRUBS					
FAA	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	3" cal	B+B	1	AA	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	5 gal.	5' o.c.	3
FPM	Fraxinus pennsylvanica 'Marshall'	Marshall's Ash	2" cal	B+B	7	AME	Aronia melanocarpa elata	Black Chokeberry	5 gal.	4' o.c.	21
FPM	Fraxinus pennsylvanica 'Marshall'	Marshall's Ash	3" cal	B+B	2	BDN	Buddleia davidii nanhoensis	Butterfly Bush	5 gal.	5' o.c.	30
GTS	Gleditsia tricanthos in. 'Skyline'	Skyline Honeylocust	3" cal	B+B	4	CA	Cotoneaster acutifolius	Peking Cotoneaster	5 gal.	5' o.c.	15
PA	Populus angustifolia	Narrowleaf Cottonwood	2" cal	B+B	6	CAA	Cornus alba 'Argenteomarginata'	Variegated Dogwood	5 gal.	6' o.c.	12
QM	Quercus macrocarpa	Bur Oak	2" cal	B+B	7	CSI	Cornus sericea 'saxat'	Island Dogwood	5 gal.	6' o.c.	17
TOTAL 7 TREES AT 3" CALIPER FOR MITIGATION REQUIREMENTS.						PFA	Potentilla fruticosa 'Abbotswood'	Abbotswood Cinquefoil	5 gal.	3' o.c.	36
TOTAL 7 MITIGATION TREES AT 3" CALIPER						RBS	Ribes alpinum	Alpine Currant	5 gal.	4' o.c.	18
						RdH	Rosa x 'Hope For Humanity'	Hope For Humanity Rose	5 gal.	4' o.c.	6
						RNW	Rosa x 'Nearly Wild'	Nearly Wild Rose	5 gal.	4' o.c.	25
						SJN	Spirea japonica 'Neon Flash'	Neon Flash Spirea	5 gal.	3' o.c.	24
						VTC	Viburnum trilobum Compactum	Compact Cranberry Viburnum	5 gal.	5' o.c.	13
ORNAMENTAL TREES						PERENNIALS, GROUNDCOVERS AND GRASSES					
CCI	Crataegus crus-galli Inermis	Thornless Cockspur Hawthorn	1.5" cal	B+B	2	CxK	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Spirea	5 gal.	3' o.c.	106
MD	Malus 'David'	David Crabapple	1.5" cal	B+B	5	CDK	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Spirea	5 gal.	3' o.c.	36
MIS	Malus 'Indian Summer'	Indian Summer Crabapple	1.5" cal	B+B	10	CP	Ceratophyllum plumabignoides	Plumbago	1 gal.	3' o.c.	20
PCA	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	1.5" cal	B+B	1	DN	Delosperma nubigenum	Hardy Yellow Iceplant	5 gal.	18" o.c.	16
EVERGREEN TREES						EFE	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	5 gal.	3' o.c.	58
PN	Pinus nigra	Austrian Pine	6" ht.	B+B	4	GO	Gallium oleratum	Sweet Woodruff	1 gal.	24" o.c.	36
PPG	Picea pungens glauca	Colorado Blue Spruce	6" ht.	B+B	8	HS	Helictotrichon sempervirens	Blue Oat Grass	1 gal.	24" o.c.	37
RECOMMENDED EVERGREEN SHRUBS						MS	Miscanthus sinensis	Maiden Grass	5 gal.	5' o.c.	37
JHBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal.	6' o.c.	46	PV	Panicum virgatum	Switch Grass	2 gal.	4' o.c.	6
JHH	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal.	5' o.c.	29	RAC	Rudbeckia fulgida 'Autumn Colors'	Black-eyed Susan 'Autumn Colors'	1 gal.	18" o.c.	86
JHW	Juniperus horizontalis 'Wilton'	Wilton Carpet Juniper	5 gal.	6' o.c.	7	RFG	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	1 gal.	18" o.c.	22
JSA	Juniperus sabina 'Arcadia'	Arcadia Juniper	5 gal.	5' o.c.	13	BULBS Bulbs - Tulips - Color: Red					
JSB	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal.	6' o.c.	9						
JSBR	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 gal.	6' o.c.	57						

PLANT NOTES

- 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.
- Trees shall not be planted closer than 4 feet to any gas or electric line and no closer than 10 feet to any water or sewer line. Shrubs shall not be planted closer than four feet to any water or sewer line. Tree plantings shall be coordinated with Public Service Company. Locations of all utilities shall be verified in the field prior to planting. A horizontal distance of 40' between street trees and street lights shall be maintained.
- A tree permit must be obtained from the City Forester before trees or shrubs as noted on this plan are planted, pruned or removed in the public right-of-way. This includes all areas between the sidewalk and curb and street medians. This permit shall approve the location and species to be planted. Failure to obtain this permit may result in replacing or relocating trees and a hold on certificate of occupancy.
- The developer shall contact the City Forester to inspect all street tree planting at completion. All trees need to have been installed as shown on the landscape plan. Approval of street tree planting shall result before final approval. Failure to obtain approval by the City Forester for street tree planting shall result in a hold on certificate of occupancy.
- Landscaping shall be installed or secured with a letter of credit, escrow, or performance bond for 125% of the value of the landscaping and installation prior to the issuance of a Certificate of Occupancy.
- Landscaping within public right-of-ways and common open space areas shall be installed by the developer and maintained by a Home Owner's Association.
- 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.
- All landscape areas within the site shall be irrigated with an automatic underground irrigation system. An irrigation plan will be required prior to issuance of a building permit.
- All turf areas to be irrigated with an automatic pop-up irrigation 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.
- All shrub beds to be mulched with mixed gravel, over weedbarrier or woodbark mulch.
- Edging between grass and shrub beds shall be 1/8" x 4" steel set level with top of sod.
- Irrigated turf to be sodded or seeded with Kentucky Blue Grass sod or seed.
- Topsoil. To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring revegetation and landscaping.
- Soil Amendments. Prior to installation of plant materials, areas that have been compacted or disturbed by construction activity shall be thoroughly loosened. Organic amendments such as compost, peat, or aged manure shall be thoroughly incorporated at a rate of at least three (3) cubic yards of amendment per 1,000 square feet of landscape area.
- The areas within the sight distance easements are restricted to the following:
 - Fences shall not be allowed.
 - Berms, hedges and shrubs shall not exceed 32" in height.
 - Tree planting shall be restricted to deciduous trees only. The lowest branch of any tree shall be no less than 42" from grade.

TREE PROTECTION NOTES

- Existing trees marked for protection and preservation shall not be removed.
- Heavy equipment should not be allowed to compact over the soil over the root zone of existing trees.
- Avoid cutting surface roots whenever possible. Sidewalks and paving levels should be contoured sufficiently to avoid damage.
- 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.
- 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 six (6) feet from the trunk or one half (1/2) of the drip line, whichever ever 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.
- All existing trees shall be pruned to the city forester's "Medium Prune Standards."
- Within the drip line of any protected existing tree, there shall be no cut or fill over a four-inch depth unless a qualified arborist or forester has evaluated and approved the disturbance.
- 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.
- No damaging attachment, wires, signs or permits may be fastened to any protected tree.
- Large property areas containing protected trees and separated from construction or land clearing areas, road rights-of-way and utility easements may be "ribboned off," rather than erecting protective fencing around each tree as required in note (5) above. This may be accomplished by placing metal T-post stakes a maximum of fifty feet apart and tying a ribbon or rope from stake-to-stake along the outside perimeters of such areas being cleared.

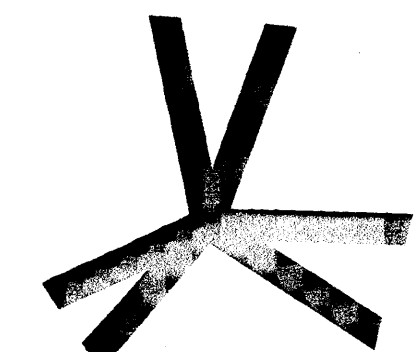
EXISTING TREE SCHEDULE

TREE #	APPROX. DIAMETER	REMOVED
1	DECIDUOUS 10"	REMOVED
2	DECIDUOUS 8"	REMOVED
3	EVERGREEN 22"	REMOVED
4	EVERGREEN 22"	REMOVED
5	DECIDUOUS 10"	REMOVED
6	DECIDUOUS 18"	REMOVED
7	DECIDUOUS 18"	REMOVED

Tree numbers 1, 2 and 6 to be removed and mitigated with 3 - 3" caliper trees. See Plant List.
Tree numbers 4 and 5 to be removed and mitigated with 4 - 3" caliper trees. See Plant List.

WATER USAGE TABLE

Landscape categories include the following:	
High water turf areas	14,985 SF
Moderate water shrub bed areas	14,362 SF
Total:	29,347 SF



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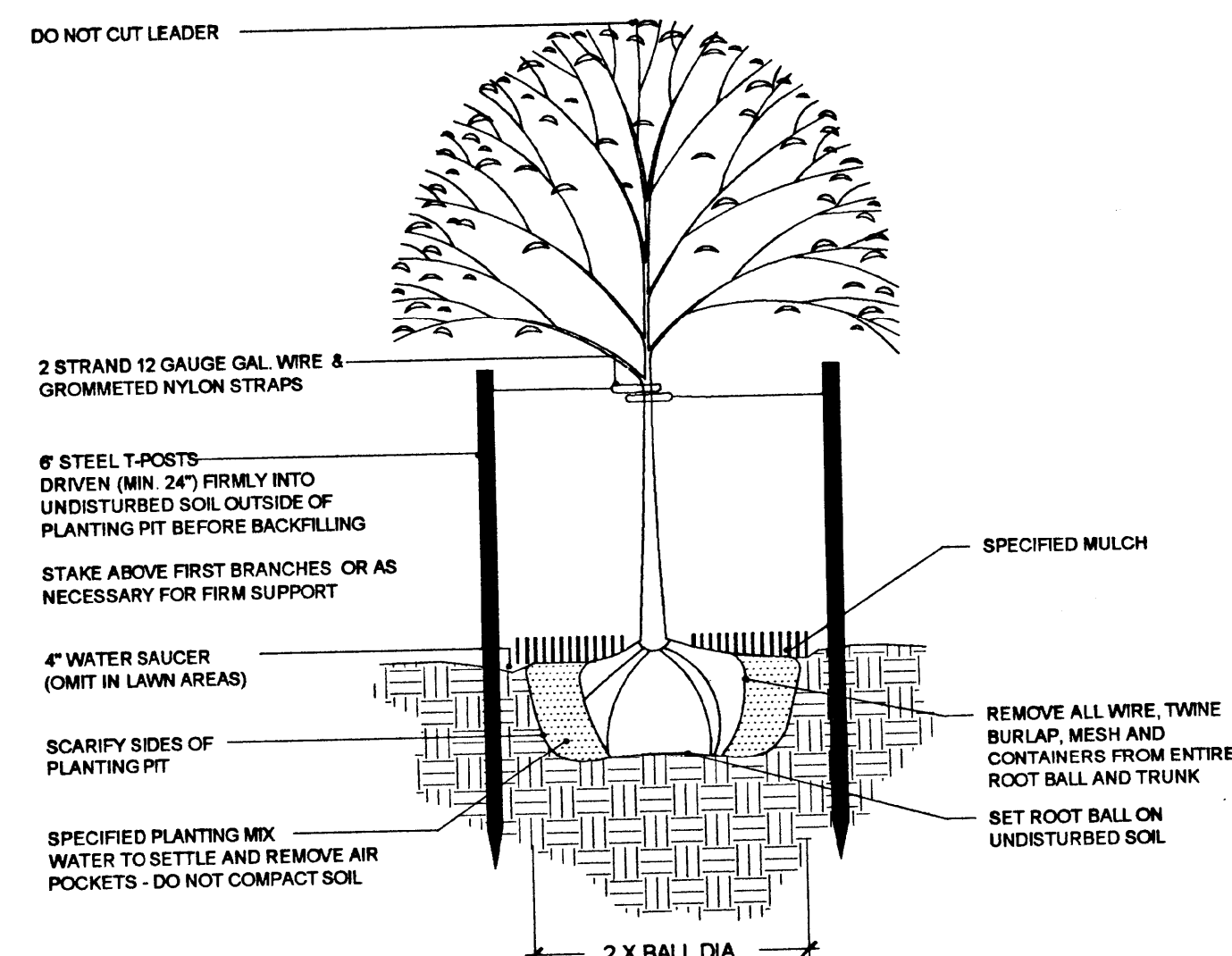
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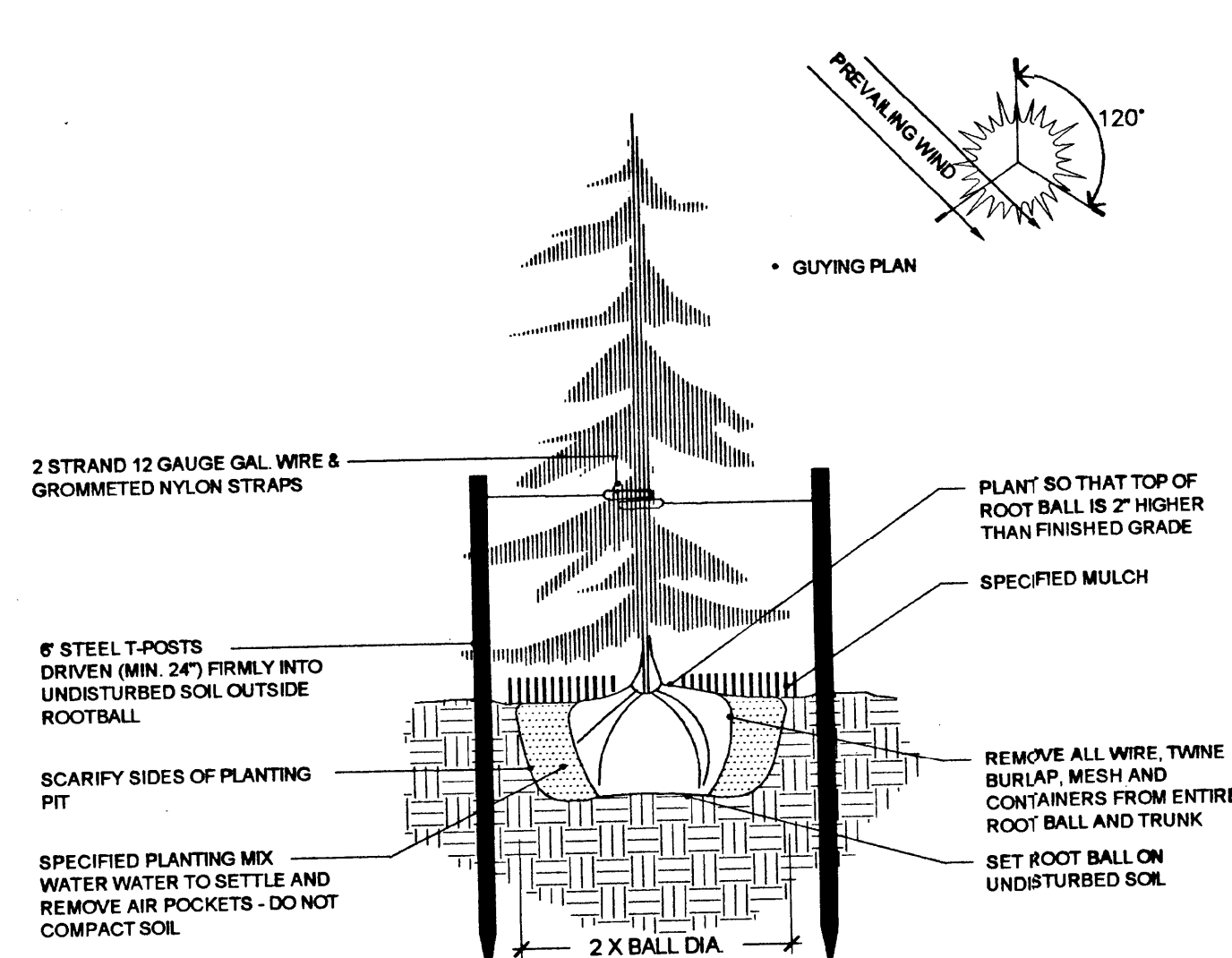
MANHATTAN
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FINAL LANDSCAPE PLAN

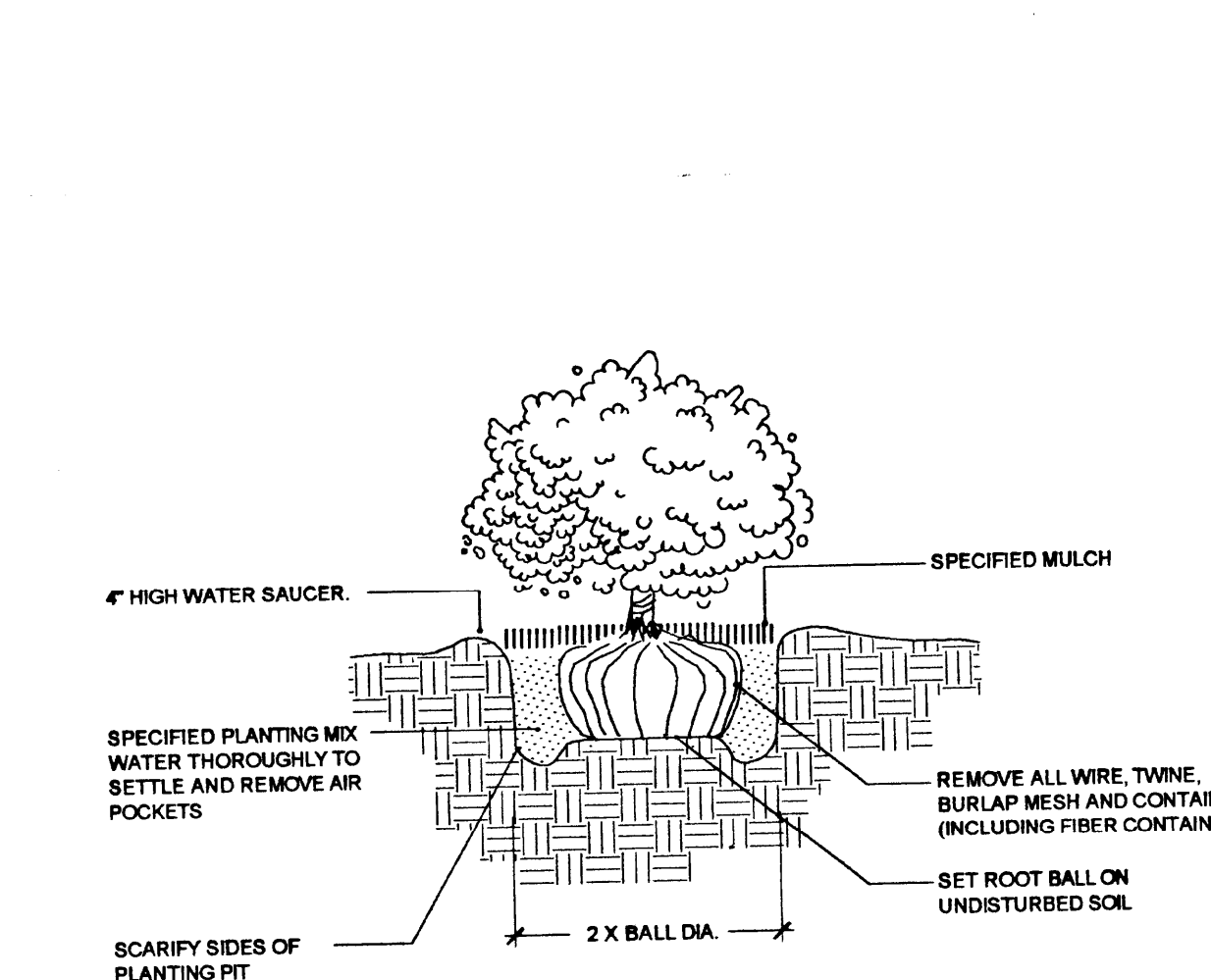
DATE 09/02/05
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A TREE PLANTING
NOT TO SCALE

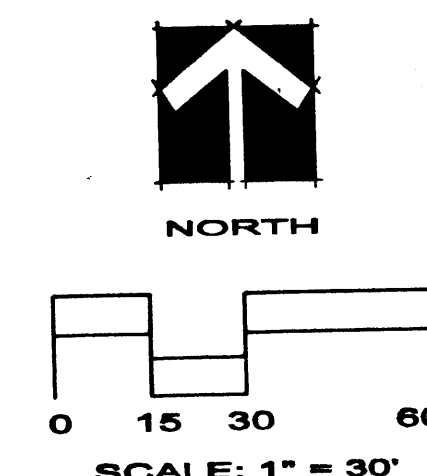


B CONIFER TREE PLANTING
NOT TO SCALE

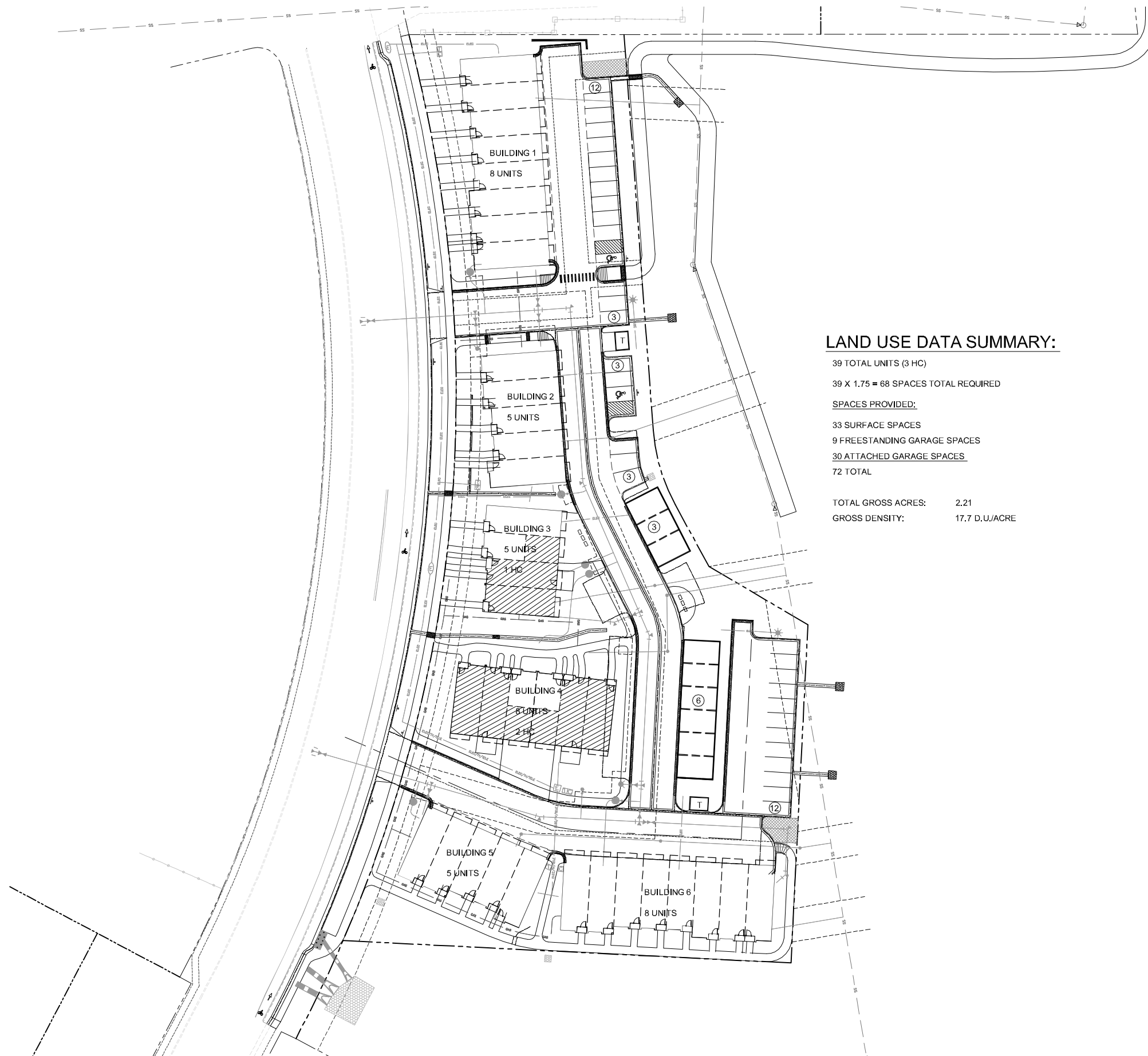


C SHRUB PLANTING
NOT TO SCALE

MAJOR AMENDMENT



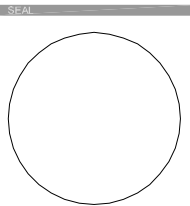
This is a Land Use Planning Document,
not a Construction Document.
Refer to Civil Engineering Plans.



LAND USE DATA SUMMARY:

39 TOTAL UNITS (3 HC)
39 X 1.75 = 68 SPACES TOTAL REQUIRED
SPACES PROVIDED:
33 SURFACE SPACES
9 FREESTANDING GARAGE SPACES
30 ATTACHED GARAGE SPACES
72 TOTAL

TOTAL GROSS ACRES: 2.21
GROSS DENSITY: 17.7 D.U./ACRE



PROJECT TITLE
MANHATTAN
TOWNHOMES

Fort Collins, Colorado
PREPARED FOR:

REVISIONS	DATE

DATE
January 23, 2014

SHEET TITLE
Site Plan

SHEET IDENTIFICATION
Sheet Number: 1
of: 1

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