

2620 W Elizabeth St. Re-zone Neighborhood Meeting Summary

Overview

Applicant Presentation

First application submitted was back in November for a single family residential development that did not meet the requirements of the Land Use Code. Because of this, a modification request was needed and the project was reevaluated to consider another development scenario.

- The first of two proposals has 11 single-family units with garages orientated towards the street. The proposal includes a trail connection and possible community gardens. The proposal would require several modifications of the Land Use Code to develop as shown on the site plan. In both development scenarios the site would take access from Pear Street.
- The second proposal is a request to rezone the site from Residential Low Density (RL) to Low Density Mixed-Use Neighborhood (LMN) zone district. The proposal shows 19 multi-family units on the site plan and would be the maximum allowable by the LMN district.

The developer states that he typically mid to high end homes that range between \$400,000 –\$ 500,000. The intent of the neighborhood meeting is to gauge feedback of the different proposals.

Question and Answer

Q. – Question

AP – Answer from the Applicant

AC – Answer from the City

C – Comment

Q. Have you built any other projects in Fort Collins?

AP. No, I have built a majority of my homes in Estes Park.

Q. Could you talk about parking and how many spaces there will be?

AP. The parking will meet the requirements of the City of Fort Collins Land Use Code.

AC. For lots with less than 40 feet of frontage, they will be required to provide two off-street parking spaces. For lots with 40 feet or more of frontage, they will be required to provide one off-street parking space.

Q. I have concerns about the parking on the site. Would you consider less expensive housing?

AP. No, the single family homes would range between \$400K and \$500K.

C. I have concerns of how much the houses costs and how it would attract a student population.

Q. I am leaning towards the single-family home. Being close to the foothills and the integrity of the neighborhood is important to me. It would be preferable to keep large lot single family housing and would be better for the neighborhood.

Q. What kind of setback would be required on the rear property line?

AC. Approximately 15-25 ft. depending on the single family or multi-family development proposal, the development would meet the setback requirements as outlined by the code. **Clarification after the meeting: the minimum rear yard setback in the Low Density Residential (RL) zone district is 15 feet.**

Q. Has the survey of the land changed which side of the property line falls in comparison of the fence?

AP. No, the survey has not changed the property line.

C. I would not like the 3-story townhome looking into my backyard.

Q. Why couldn't the first project meet the requirements of the land use code?

AC. The first proposal required modifications to the minimum lot size, minimum lot width, and lot depth along an arterial street. The minimum lot size and lot width standards in particular are defining characteristics of the zone district. Due to this, staff advised the applicant that the City could not support a plan with those modifications without community support. That is why they are bringing forward the re-zoning proposal. The issue with the re-zone is that staff will not support a re-zone without community support either. That is why this neighborhood meeting is important. Staff and the applicant are looking for direction on which direction to proceed given that a developer wants to build homes at this site.

C. I'm all for the single family home idea.

C. I'm concerned about traffic and think that this project will add significant traffic to our quiet street.

C. There needs to be awareness that this development could bring 200 trips a day to the street.

Q. Will there be an HOA?

AP. Yes either concept will have an HOA.

Q. How will the site drain?

AP. It generally runs from the NW to SE. The study shows that we need to detain and release it into the Elizabeth Street drainage system.

AC. The development will be required to provide ample drainage for the site. And would require approval by the ditch company.

Q. What is the access to Elizabeth show on the site plan?

AP. That is emergency access and would be restricted to emergency vehicles only.

C. This 2.3 Acres lot is my wildlife corridor.

Q. What are the constraints of the property?

Q. What about detaining water?

Q. What about all the traffic that the development will generate?

C. I live on Pear St., which is now a dead end street and my concern is that a lot of traffic will come down the street and affect my kids playing in the yard. I support the single-family project of the two but I will fight either project to help protect the safety of my family.

C. Most people would prefer access off of Elizabeth.

AC. The issue with taking access off Elizabeth is that this would not meet the minimum intersection spacing requirements. Based on the Larimer County Urban Area Street Standards, the minimum intersection spacing along a two-lane arterial is 460 feet. This project would not meet that requirement so the applicant would have to seek a variance. The existing PUD for the site also indicates access for this site will be taken from Pear St. Having the street go through to Elizabeth is a possibility but having Elizabeth be the only point of access for the site is extremely unlikely.

Q. Is the PUD available online?

AC. Yes.

Q. Is there a possibility that you would go back to the single-family home model? I would prefer the single-family home model. I believe the rezoning would change the character of the neighborhood.

Q. What other modifications do you require?

AC. The applicant would currently need modifications to the minimum lot size, minimum lot width, and minimum lot depth along an arterial street.

Q. Has any consideration been made to meet the requirements?

AP. Yes, but we do need to have a certain number of lots to make the project profitable.

C. I love the idea of the lot size in scenario one (single-family homes).

C. The concern I have is that if we re-zone that we would be locked in with the zoning even if the developer changed their mind and didn't develop the site.

C. The city doesn't generally support rezoning of property on a small scale for this reason amongst others. This could be construed as spot zoning, which means zoning one piece of land for one end user. This is illegal. That is why staff would need community support to proceed with a potential re-zone.

Q. Could we have caveats to the development to ensure the compatibility with the neighborhood?

AC. Yes, it's called a conditional rezoning we can note on an approved site plan to exclude certain types of uses.

C. I prefer the single family homes. But I would prefer it to follow all of the rules.

Q. What is the height limitation?

AC. Single-family is 2-stories and LMN is 3-stories.

Q. How long would this process take?

AC. 6-9 months for approval and less than a year for building the actual structures.

Q. Who would manage the multi-family project?

AP. An HOA.

Q. What are the requirements if the Cottonwood trees are removed?

AC. The City requires developments to retain existing trees to the extent reasonable feasible. If the developer decides to remove trees, they will have to provide mitigation trees to replace the ecological value lost. The City's Forestry department would inventory all trees and assign a mitigation value to each tree proposed to be cut down and then require mitigation trees based on this assessment.

C. I do not support the LMN rezoning.

Q. Will the detention pond be maintained by the City and does it link into other detention areas?

AC. I am not sure about that will have to get back to you. **Clarification after the meeting: the property owner will be responsible for maintenance. Typically, the City does not take ownership of detention ponds on private property. At this point, the pond is not proposed to link to other detention areas.**

Q. I represent a ditch company and am wondering at what point we learn more about the details of the plans for the ditch?

AC. Please get in touch with me and I will be happy to discuss details on the ditch. This development can't impede the users of the ditch.

Q. Is there some point where the City of Fort Collins going to stop taking away open space?

Q. I would like to see a solution to traffic to avoid headlights shining in my window.

Q. How are you going to mitigate the water on the site?

Q. How would bikes access Elizabeth?

AP. The site will provide pedestrian and bike access where the emergency access point is shown on the east side of the property.

Q. Showing sidewalk adjacent to the road would there be anything done to help mitigate snow plows throwing snow on the sidewalks?

AC. The City requires a tree lawn between the sidewalk and the street. Part of the reason is that plows will push the snow in the tree lawn as opposed to the sidewalk.

Q Is there a time limit to when they can submit?

AC. For the rezoning 10 days after this meeting, single-family no requirement.

C. I vote for the single-family homes.

Q. I commend the thought of keeping the original house.

C. My main concern is the traffic and it seems absurd to channel all the traffic onto Pear. Noise will be an issue.

C. There is a speed problem on our street; often people go 10-17 MPH over the speed limit.