



4101 S. Taft Hill Rd Mixed-Use/Annexation Neighborhood Meeting Summary (3/28/2018)

Overview

Neighborhood Meeting Date: March 22, 2018

Applicants:

Dana Lockwood, Lockwood Architects
Courtney Lockwood, Lockwood Architects
Dan Aweida, Owner/Developer

City Staff in Attendance:

Pete Wray, Senior City Planner
Sylvia Tatman-Burrus, Development Review Liaison
Anna Simpkins, Planning Technician
Martina Wilkinson, Assistant City Traffic Engineer
Tim Tuttle, Civil Engineer II

Proposed Project

- The purpose of the neighborhood meeting is to share the developer's proposal, and for staff to document comments received from attendees to be shared with Decision maker as part of record.
- A formal Project Development Plan (PDP) application has not been submitted so this is early in the development review process.
- This property is currently located outside of City limits and this first step involves annexation and zoning.
- City Council acts as the decision-maker for the annexation, plan amendment, and zoning.
- This is a Type II Review, based on mixed-use dwelling and non-residential space in building. If approved, and Planning and Zoning Board would act as the decision-maker for the proposed development.
- Neighbors will be notified in advance of the hearing held by the Planning and Zoning Board, and posted notice for a City Council Hearing.
- Along with annexation the applicant is also sharing conceptual project development information ahead of a formal application. The proposed building is a 2-story, mixed-use dwelling with 4 units and 1000 square feet of office space.
- 14 parking spaces are proposed at the interior of the site.
- A right-in, right-out access drive is proposed on CR38E and a right-in only on S. Taft Hill Rd.
- A Structure Plan Amendment is proposed to zone the parcel Low-Density Mixed-Use (LMN) instead of Urban Estate (UE).
- The applicant is Lockwood Architects, architect and landscape architect for the project.
- The proposed non-residential space in building intended for professional office.

- In the LMN zoning, the list of permitted uses for non-residential is limited if outside of a neighborhood center. The Code requires a separation distance of ¾ mile between neighborhood centers that include a retail store or convenience store with fuel sales uses. Since the JJ's center is near this property, a neighborhood center is not proposed for this location.
- Landscaping will be all 'xeriscaping' with no sod on site.
- Proposal required right-of-way dedication to improve traffic function and safety at intersection.
- The mixed-use building includes 4 proposed dwelling units: 2 two-bedroom and 2-three bedroom (10 total bedrooms).

Questions/Comments and Answers

Traffic/Roads

- **Will there be road improvements at the S Taft Hill Rd and County Road 38E intersection?**

The architect explained there will be a right-in, right-out driveway on the north side of the property along CR 38E and there will be a right-in only turn on the east side of the property along S Taft Hill Rd. They are required to dedicate approximately 12 feet of right-of way to the City for additional intersection improvements based on the roadway classification.

Traffic Engineer Martina Wilkinson explained that the City is also in early conversations with Larimer County about improvements along S Taft Hill Rd between CR 38E and Horsetooth Rd. Traffic Engineering has also identified unusual traffic patterns at this intersection due to commuter traffic and vehicle traveling to and from Horsetooth Reservoir. Unique signal timing has been implements to try and address some of these irregularities.

- **How much traffic comes through this intersection daily?**

Traffic Engineer Martina Wilkinson explained that there are about 22,000 trips on S Taft Hill Rd north of Harmony Rd daily. This volume is where they begin discussions about widening. The proposal would not be responsible for all intersection improvements but would contribute.

- **How much additional traffic will this project generate?**

The applicant explained that they are not required to do a traffic study due to the small scale of the project.

Traffic Engineer Martina Wilkinson explained that when they evaluate a 4-unit building they expect 3-4 trips per hour at peak traffic times, approximately 1 car every 15 minutes. The City cannot legally require one project to fix all deficiencies, but rather mitigate for their impact. This project could potentially contribute a right turn lane and frontage (curb and gutter) improvements along this lot.

- **What can be done at the intersection to improve mobility and the turning radius for large vehicles and vehicles with trailers?**

Traffic Engineer Martina Wilkinson explained that they are aware with turning radius issues at this corner and if this proposal necessitated adding a right turn lane from CR38 E onto S Taft Hill Rd then they would also be able to relocate signal poles which is one of the current constraints.

Annexation

- **Is the property moved to City utilities when it is annexed?**

City Planner Pete Wray explained that electric service will switch from the current provider to Fort Collins Light and Power. A property can keep an existing septic system if it is adequate; future sanitation service provided by the City. Water services provided by the Fort Collins-Loveland Water District.

- **The County said they would never let this property go commercial, is the City trying to annex this parcel to make it commercial?**

City Planner Pete Wray explained that the annexation is spurred by the proposed development. The City and County have an agreement that if a development is proposed on a property that is contiguous with City limits and within the set Growth Management Area (GMA) then it will be annexed prior to development, as is the case with this parcel.

The existing County zoning for this property is R1 Residential. The County zoning across W CR 38 E at the JJ's Center is commercial. The City is not proposing to change zoning to Commercial for this location. The City Structure Plan has this quadrant of the intersection indicated as Urban Estate (UE) Land Use designation. As part of this annexation a plan amendment is proposed to change the land use from UE to Low Density Mixed-Use Neighborhood (LMN). This change is consistent with the LMN zoning to the east across S. Taft Hill Road, and to the north across W CR 38 E for future designation. Staff supports this change in part because building a single-family house in the UE zoning for this corner is challenging after street infrastructure improvements are implemented, further reducing the lot size.

During the City Plan update process currently underway, if other property owners also desire a plan amendment to LMN, staff may consider a larger Structure Plan map change. However, to clarify that potential option is not part of this application for annexation. City Council would have to approve any Structure Plan amendments and annexation. The structure plan is available online: <https://www.fcgov.com/planning/pdf/structure-plan.pdf>

- **If the lot is annexed, are other property owners forced into the City?**

City Planner Pete Wray explained that properties come into City limits by one of two ways; voluntary annexation with development or involuntary annexation as a result of an enclave. This property is eligible for voluntary annexation because it meets the annexation criteria for being adjacent to existing City Limits and within the Growth Management Area (GMA). Enclaves are created when a parcel or parcels within the County are surrounded by City limits. If an enclave is established, City Council can consider forced annexation after a three-year period. Annexing this property into the City would not force others to do so now.

- **Do our taxes change if this property is annexed?**

City Planner Pete Wray explained that taxes for the property that is annexed would be based on the latest County Assessor's information.

- **If an adjacent 2-acre lot annexed and they wanted LMN zoning, they could build 18 units [9 per acre]?**

City Planner Pete Wray explained that City Council would have to support the annexation and support any proposed change to the City Structure Plan. If this was supported, then yes, the maximum density in the LMN zone is 9 dwelling units per acre. But like this property, other design factors may reduce density such as street access, setbacks, parking and drainage requirements. Any future annexations and development proposals are not part of this proposal.

The City is currently updating our comprehensive plan, *City Plan*, which will be looking at some of these areas where amendments to the structure plan may make sense. Residents and neighbors are encouraged to get involved in the *City Plan* process to have concerns heard with stakeholder groups and public events over the next 18 months. Please see the *City Plan* website for additional information on ways to get involved: <https://ourcity.fcgov.com/cityplan>

Miscellaneous

- **Why do you [the applicant] not think this property is suitable for a single-family house?**

The applicant explained that this was his opinion, and although there was a single-family house on the lot for 100+ years, the area has changed and developed to the point where there is enough traffic that this site is not appealing for a single-family home. The UE zoning requires a minimum half acre lots, with the existing lot size of .44 acres. Additional Right of Way, setbacks and site drainage may further reduce lot size.

- **What is our role in the rest of this process? Can we vote on proposed zoning? Where do our comments go?**

City Planner Pete Wray explained that all comments from the meeting would be put in the official record and provided to the decision maker. Any other communication received (email, phone, etc.) will also be entered into the record. All hearings with these decision-makers are also public and citizens can attend and make additional comments. Neighbors will be provided mailed notice prior to the Planning and Zoning Board hearing. City Council Hearings include posted notice.

Development Review Liaison Sylvia Tatman-Burrus encouraged those at the meeting to contact her as well and to share hearing notices with neighbors who may be interested but outside of the notification area.

City Planner Pete Wray explained that, although not a Land Use Code requirement, this proposal could have another neighborhood meeting if the design changes significantly and it would benefit neighbors and the applicant see and receive additional feedback prior to moving to a decision-maker.

- **What is the timeline for this project?**

City Planner Pete Wray explained that this project will go to a preliminary City Council hearing in April at which time they will determine a schedule as part of an initiating resolution. The Planning and Zoning Board Hearing is tentatively scheduled for May, to forward a recommendation to City Council on the annexation, plan amendment and zoning. The first reading is anticipated at a June City Council meeting and the second reading is expected in July. A hearing with the Planning and Zoning Board for a Project Development Plan item can occur after Council approves an annexation petition (July).

Other citizen Comments:

- One neighbor verbally opposing any changes to multi-family zoning. Keep it residential as-is.
- One neighbor stated interest in future LMN zoning for their property.