



Hansen Farm – Project Development Plan 2nd Neighborhood Meeting Notes (12/13/2017)

Overview

City Staff:

Pete Wray, Project Planner
Sylvia Tatman-Burruss, Development Review Liaison
Nicole Hahn, Engineering
Marc Virata, Engineering
Suzanne Bassinger, Park Planning
Stephanie Blochowiak, Environmental Planning
Anna Simpkins, Planning Technician

Applicant:

Jeff Mark, Landhuis Company
Kristin Turner, TB Group

Neighborhood Meeting Date: December 13, 2017

Proposed Project

- The purpose of the second neighborhood meeting was to share the latest plan by the developer and how it has addressed some of the concerns voiced at the first neighborhood meeting in June 2017. The June 2017 meeting was required for the both the Overall Development Plan (ODP) and subsequent Project Development Plan (PDP). The ODP was reviewed and approved by the Planning and Zoning Board in October 2017. The ODP looks at land uses and how pieces will be arranged on the site, but does *not* give the property owner any vested right to build.
- The developer has submitted PDP plans for the Low-Density Mixed-Use (LMN) zoned portion of the property. [The future medium-density mixed-use (MMN) and neighborhood commercial (NC) zones are NOT addressed in this application; there will be future neighborhood meetings when projects are submitted for those uses].
- The proposal only includes the LMN portion of the overall site with a combination of 179 single-family detached dwellings and attached (townhouses).
- The maximum allowable building height in the LMN zone district is 2 and one-half stories.
- The minimum density allowed in the LMN zone district per the Land Use Code is 4 dwelling units per net acre; the maximum is 9 dwelling units per gross acre. The proposed project is roughly 4.2 dwelling units per acre (staff calculation, internal roadways are excluded).
- The single-family use in the LMN zone district is subject to a Type 1 hearing. A type one hearing only has one decision maker (a land use attorney from outside of Fort Collins), but the hearing is still public and the decision maker will consider all comments provided up to an at the hearing.

Anyone who received notice for the public meeting and or provided their address on the sign in sheet will receive notice of the future hearing date.

Applicant Presentation

- The project has completed the conceptual review stage and a PDP application has been submitted to the Town. The applicant has received round #1 comments from Staff and are currently working on preparing the second submittal.
- The current PDP is proposing single family attached and detached houses.
- Primary access off Timberline Drive.

Questions/Comments and Answers

Development Review Process:

- **Where did all the feedback go that was provided at the June neighborhood meeting?**

Pete Wray explained that the June neighborhood meeting was part of the Overall Development Plan (ODP) and future application for a Project Development Plan. The Planning and Zoning Board reviewed and approved the ODP in October 2017. All comments received up to the hearing and testimony during the June 2017 meeting were included in the Planning and Zoning Board record for review by the board members. It is important to note that not all comments received pertained to the ODP, so although they were included, some were out of the purview for the board to review at that time. The packet of information provided to the Planning and Zoning Board containing information about the Hansen Farm ODP is public record and can be viewed on the City website here:

<http://citydocs.fcgov.com/?cmd=convert&vid=46&dt=AGENDA&docid=3041467&board=PLANNING+AND+ZONING+BOARD&docdate=OCT-19-2017>

If you need additional assistance locating documents related to the Planning and Zoning Board review of and decision for the ODP, please contact Development Review Liaison, Sylvia Tatman-Burruss at (970) 224-6076 or statman-burruss@fcgov.com

- **Why couldn't the Planning and Zoning Board consider our comments at the October Hearing?**

The Planning and Zoning Board could not consider any comments related to a future project development plan that had not yet been submitted. The applicant has since submitted a formal project development plan, but the use dictates that a single hearing officer will be the final decision maker at a Type 1 hearing instead of being reviewed by the Planning and Zoning Board. A Type 1 hearing functions the same as a Type 2 (Planning and Zoning Board Hearing), except that there is only the single decision maker and they have 10 days to render their decision. A Type 1 hearing is still open to the public with opportunities to make additional comments. Everyone notified about the public meetings and/or who signed in at a public meeting will be notified when a hearing is scheduled and of the final decision. If you have neighbors who are not on the list but who would like to be, they can contact Project Planner, Pete Wray, and ask to be added to the mailing list pwray@fcgov.com.

- **Is the ODP an approval of the project or an approval to proceed?**

The ODP is a big-picture view of the general land use, natural features, street connections and existing site conditions. The Planning and Zoning Board approved the ODP. The developer has since submitted a project development plan *only* considering the single family residential uses. The approved ODP does not give the developer vested rights to start building any of the single family residential pieces. The ODP provides general parameters for project phasing for multiple applications that will follow. The project development plan currently under review will have to be approved by a hearing officer before developer can proceed with any single-family development.

- **Where does the hearing officer come from for a Type 1 hearing?**

The City works with a couple of Land Use Attorneys who are based outside of Fort Collins to maintain neutrality. They render the final decision.

- **What happens if the hearing officer approves the proposed project and neighbors are still against it?**

The hearing officer can approve a proposed project, deny a proposed project, or approve with conditions. Just like the Planning and Zoning Board, the hearing officer will consider all testimony provided through neighborhood meetings, emails, phone calls, etc. and comments provided at the hearing. The hearing officer has 10 days to render a decision, and neighbors will be notified. The decision can be appealed and appeals are heard by City Council.

- **Why is this project not being heard by the Planning and Zoning Board?**

Per the Land Use Code, the proposed use dictates the review process. In this case, the proposed single family residential uses fall under permitted uses subject to administrative (Type 1) review.

- **Does staff provide a recommendation for a Type 1 hearing?**

Yes, staff will provide a written recommendation. The hearing officer will review the recommendation prior to the hearing.

- **When can we address concerns about the multi-family and commercial?**

Multi-family residential (MMN zoning) tracts and the Neighborhood Commercial (NC) tract will come in as separate Project Development Plans. If the use and/or density dictates that the Planning and Zoning Board will review the projects, then the developer will be required to hold additional neighborhood meetings. No plans have been submitted for the MMN and NC portions of the parcel. The project under review *only* applies to the single family residential.

Proposed single-family buildings/lots:

- **What kind of fencing is proposed on the north lots for the rear yards?**

The applicant explained that the current vision is for a 6-foot privacy fence, but he is open to the idea of using a split rail fence if that is a more cohesive design with the surrounding neighborhoods.

- **How many stories are the townhouses? What is the square footage?**

The applicant explained that the townhouses are all two stories with a crawl space and one or two car garages. The Land Use Code has height requirements and three stories is not permitted. The townhouses range between approximately 1,800 and 3,000 square feet.

- **What is your anticipated price range for the townhouses?**

The applicant estimates the final selling price for the townhouses after the cost of the lot and development fees will be in the \$300,000 range. The single family detached houses will have separate covenants from the townhouses and will be in the \$400-\$500,000 range (generally 1,800-3,000 square feet).

- **Will there be enough parking for the townhouses that only have a one car garage?**

The applicant explained that there will be on street parking on both sides of the street throughout the development, as well as a 20-foot driveway for off street-parking. The entire neighborhood will park itself.

- **What is the expected buildout for the single family with this proposal and future multi-family and commercial?**

The applicant ventured that the 179 single family lots under review will be completed and sold in about 18 months. The multifamily and commercial areas are more difficult to predict since they have no tenant or buyer, and no plans have been submitted to the City, but likely between 2 and 5 years.

- **Will the neighborhood have an HOA?**

The applicant explained the project will have an HOA and there will be separate covenants for the townhouses and single-family detached houses.

- **Which builders will be constructing the townhouses and single family detached houses?**

The applicant explained that they have no contracts on lots today and are not looking to sell lots until they have completed wet utilities.

Traffic:

- **Can you confirm there are no roads connecting the Hansen Property to Willow Springs on the north?**

The applicant confirmed that no road connections have ever been planned, connecting the two developments. There are also no pedestrian/bike connections planned from the proposed trail over the ditch to Willow Springs.

- **How will Timberline accommodate an additional 179 units and more traffic?**

Engineer Nicole Hahn explained that widening this section of Timberline is a capital project with funding available in 2020, although engineering is working to advance funds and get the Timberline widening design started ahead of 2020. The traffic study that was prepared for the ODP includes all phases of development, not just the 179 single family units that are proposed in the PDP. The full traffic study for all phases of development is available on the City website here:

- **Will there be a roundabout a Zephyr?”**

Engineer Nicole Hahn explained that a roundabout had been considered at one point west of Timberline on Zephyr, this came out of the project during the early rounds of review and is no longer in the plan. The intersection of Timberline/Zephyr will be signalized. Engineering Staff is working with the applicant team and Traffic Operations to determine timing of the signalization.

- **Will they delay building the houses until Timberline is widened?**

Engineer Nicole Hahn explained that in the City of Fort Collins, one way roads are funded is through development. As properties develop, fees are to fund road network improvements. This is the reason development moves slightly ahead of some of the more major improvements. When sufficient funds have been collected, a capital project, in this case Timberline, can be initiated.

The traffic impact study looks at impacts from a proposed development. In this case there is a capital project identified and funded within the next three years. Based on the current standards the applicant can assume the funded improvement in their study, and the traffic engineer has assumed the improvements in the provided study. The study results do not show any of the intersections as Adequate Public Facilities (APF) constrained.

The city is currently pursuing opportunities to advance funding. The PDP includes just the single family properties which is about 1/3 of the total traffic based on the study. The developer does not have a current timeline on the other phases of the project. The City's goal is to make the gap between full site development and the Timberline widening as small as possible. Further discussions on phasing with the developer and more opportunities to advance funding will add clarity to these timelines.

- **Residents south of this property use Timberline to access amenities too; what about the intersection at Trilby and College?**

Engineer Nicole Hahn explained that improvements for the intersection at College and Trilby is funded for the near term.

Schools:

- **What schools will this neighborhood feed into?**

Pete Wray explained that the west side of Timberline Rd feeds into Werner Elementary to the northwest of the proposed project per his conversation with Poudre School District. The district website indicates Preston Middle School and Fossil Ridge High School.

Trail/Neighborhood Park:

- **Is the trail lighted? Will the light spill into our yards?**

Park Planner Suzanne Bassinger explained that the City of Fort Collins does not light any of their trails.

- **Will the HOA provide dog waste stations for the proposed trail?**

Pete Wray explained that the Parks department would maintain the proposed trail and they provide stations.

- **What is the proposed timeline for the neighborhood park?**

Park Planner Suzanne Bassinger explained that the park is still conceptual and the City requires 75% of the area be built out so that they have generated enough impact fees to proceed. Build out in this case would include the Rennat property as well so now it's looking between 5 and 10 years.

- **How will you irrigate the neighborhood park?**

Park Planner Suzanne Bassinger explained that there is an existing lateral along the property, and anything at this point is conceptual but that option could be explored in the future. Parks prefers to irrigate with non-potable water but at the time has not explored detailed options for how to do that on this site.

- **How can you make sure residents are not wandering into our neighborhood and using our amenities?**

The applicant explained that no one can be stopped from using sidewalk system in other developments but that this proposal includes sidewalks for residents, trails around the proposed detention and a future neighborhood park. There will be connections with Hansen and properties to the south as they develop so people will really be funneled away from Willow Springs.

- **Is a 50-foot buffer along the ditch sufficient for the ditch company to maintain the ditch?**

The applicant explained that the 50-foot buffer is typically sufficient and legally the ditch company has a right from the top to bottom of ditch and have easements or other formal documents giving them access. Even having the trail within the buffer, there would still be adequate access should the ditch company need it.

Other:

- **Is there any consideration for how all this added density and traffic will impact our property values?**

Sylvia Tatman-Burruss explained that property value is not something that can be considered or regulated by the Land Use Code.

- **Can neighbors change the minimum density to have less units?**

The minimum density requirements are governed by zone district and the provisions set forth in the Land Use Code. The zoning was in place when this property was purchased and the applicant has not proposed any changes.

- **Would you consider switching the smaller lots at the east side of the property with the larger lots currently backing up to the railroad and increasing the lot sizes adjacent to Willow Springs?**

The applicant explained that they had also discussed those proposed lot changes, and were prepared to make it on revised plans to enhance compatibility with this development and Willow Springs.