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NEIGHBORHOOD INFORMATION MEETING NOTES

These notes capture questions, comments and ideas from the meeting but are not a verbatim transcript.

PROJECT: 1032 West Mountain Redevelopment
(Mountain & Shields 7-11)

DATE: April 22 (meeting date)

PLANNER: Clark Mapes

**APPLICANT/
OWNER:** Stephanie Sigler, Ripley & Associates
Richard Oneslager, owner

Clark Mapes, City Planner, opened the meeting by introducing himself and Sarah Burnett of Neighborhood Services, and by providing an explanation of the City's development review process as well as an overview of the neighborhood meeting agenda.

Stephanie Sigler of Ripley & Associates introduced other members of the development team, including the owner, Richard Oneslager who purchased the 7-11 gas station/convenience store in 2006. The site is on the northeast corner of Mountain & Shields. In recent years neighbors have raised concerns about the impacts of the business on the neighborhood, with concerns that a 24-hour business is incompatible with the residential neighborhood. The City's mediation coordinator contacted the owner, and he and the neighbors began an extended conversation over a period of months. He has done as much as possible to mitigate light, noise, delivery hours. The neighbors, though, suggested that he consider converting the property to residential use. Alan Strope of Savant homes would be the builder.

This site and the Beaver's Grocery store site are zoned Low-Density Mixed Use Neighborhood (L-M-N). L-M-N zoning allows a mix of uses with some small commercial and office uses permitted along with several housing types. Neighbors have preferred single family homes, and perhaps a coffee shop. This plan proposes attached single family homes, also known as row houses, with a goal of being compatible with Mountain Avenue. The plan includes front porches, materials that stay within context, and buildings in the scale of street. A commercial space is proposed on the west (possibly office use or financial services). The houses are 2.5 stories; each would be a 3 bedroom unit with the third bedroom in the half story above. The height is lower in the easternmost unit. The goal for these homes is that they would be owner occupied, not rental homes, with higher end finishes.

1. Q: Can you explain why you propose 2 ½ stories?

A (Applicant): The site is located in the floodplain, so basements are not allowed. In order to reach the square footage we wanted, we needed the partial 3rd floor.

2. Q: What is a half story?

A (City staff): It is occupied space underneath a roof.

3. Q: How much taller is this building than the house next door?

A (Applicant): We do not have that information, but will find out.

4. Q: I have a concern about the height of this because it may be similar to the other tall house on Mountain that raised a lot of concerns.

A (Applicant): It is a different zoning district (L-M-N) to encourage density and more uses near these arterials and to reflect the gas station which doesn't fit the Neighborhood Conservation zoning in the rest of the neighborhood.

5. Q: What is the total square footage of the project & lot?

A (Applicant): Square footage of building is 13,500. Lot is .61 acres (about 26,000-27,000 square feet).

6. Q: How can you reconcile density and floor area in low density?

A (Applicant) The proposal must meet the density requirements of the Land Use Code.

7. Q: Is there a minimum square footage required in L-M-N?

A (Applicant): No.

8. Q: How would it compare with green house in the photos you showed?

A (Applicant): The green house is probably 33 feet vs. 35 feet proposed.

9. Q: Are you proposing 6 homes?

A (Applicant): Yes.

10. Q: Why are these so different from provided at conceptual review?

A (Applicant): This is the first time anyone has seen it; we were still working on it last night. This is the latest of many versions.

A (City): This fits the purpose of meeting; to bring a general idea to aid discussion, and not to

bring a finished product.

11. Q: I support the idea of mixed use in neighborhood, and like the idea of a coffee shop. What are the setbacks and parking? Not a rental also important to me.

A (Applicant): We would like feedback of what uses would be. Yoga, bookstore, artist studio, gallery, coffee shop, financial? The residential setback is 30 feet from arterial. The commercial setback is 15 feet (excluding patio space). We would like feedback on setbacks. Should front porches be closer to the sidewalks?

12. Comment: I'd like fewer units.

13. Q: I live 3 doors east. I'm concerned about construction materials. I lost faith after Summit was built with poor quality materials.

A (Applicant/builder) I also developed the Lofts on Magnolia. We would use all long lasting materials, brick, stone, if stucco then high quality hard coat stucco.

14. Q: Does the 13,500 square foot figure include garages?

A (Applicant): Garages would be about 3,000 square feet more.

15. Q: This is a busy corner. The store has 300-400 transactions per day. There is no parking in the neighborhood. If you switched from 6 to 4 units, what would be the difference in cars? What provisions are there for guest parking?

A (Applicant): 2 garage spaces per unit plus guest parking. Parking for the commercial use will also be provided.

16. Q: How will it affect traffic?

A (Applicant): The store has 400-500 transactions a day; gas has about 80 transactions per day. Residential would be a reduction. A traffic study would be done to determine this.

17. Q: How many bedrooms will the units have?

A (Applicant): 3 bedrooms. These would be nicer high-end homes with approximately 2,400 square feet. Price range \$500-700K. Each would be slightly different.

18. Q: The person in the one-story house next door is supportive.

A: Yes, and the building would be lower toward that house.

19. Q: I have a question for City staff regarding the process. Kim Jordan showed the neighbors plans at an informal meeting, but then built something different. Footprint was the same; but materials are different.
A (City): If this proceeds to a development review application, then there will be a public hearing. Whatever is approved at hearing must be built.
A (Applicant): If we do not build as approved, we would not receive a Certificate of Occupancy.
20. Q: With two floors above bottom floor, it looks like 3 story house.
A (Applicant): Code defines what a half-story is; there are many specific rules. A person would not be able to stand up at edges of the top floor.
21. Comment: The adjacent property has had 5 owners in 7 years because the uses are incompatible. Our bedroom windows will look into project, which is not ideal, but we are supportive. Nearby neighbors have worked with Richard and Alan, as well as with the police. The 7-11 is not responsible for actions of patrons in the neighborhood. There have been 3 armed robberies, many police calls because of the current use.
22. Comment: I understand that the gas station is going away, but I am still concerned about what will be taking its place.
23. Comment: I am concerned about the elevation, as one will see big wall along Mountain. Could they look more separate?
24. Comment: That design doesn't look anything like what we have in terms of style and height. It is a visual disaster. We have design requirements. This is too big, too tall. It is not a traditional look; it looks like Harmony Road.
25. Q: We asked what the floor area ratio was but you did not know.
A (Applicant): This is conceptual; we want to hear your feedback.
Comment: The floor area ratio is too high.
26. Comment: 80% of the architecture is Victoria era style. Please try to incorporate Victorian features (not like some of the poorly done new homes with Victorian features.) I'm not opposed to the concept, but this looks too big.
27. Q: Would you consider 3-4 units with a larger footprint to get a lower height?
A (Applicant): When we found out about floodplain, our original hope for having basements was

lost. We lost a lot of space. Each unit also had to be raised out of floodplain, which makes it as high as it is. We are proposing 6 units; 5.4 are allowed by zoning for the size of the lot.

28. Q: How about doing more commercial and less residential?

A (Applicant): That would cause more parking needs. We are looking for your ideas for commercial tenants.

29. Q: Can you dictate commercial use types? We would like to see development that improves quality of life in the neighborhood. Financial services – no. Coffee shop, restaurant – yes. We would like a community gathering place.

A (Applicant): We will need to request types of uses; the use determines what hearing type it will be. If we got a successful restaurant that you all really like, it could create parking problems. We are looking carefully at that.

30. Q: If you are set on 6 units, could you look at varying the size of the units (perhaps 1500 feet for some; fewer bedrooms for some)?

A (Applicant): Yes, the east unit is smaller.

31. Q: I am sympathetic to the gas station problems, but am concerned about 6 units. You could make fewer units, and make size of each unit bigger. A corner would normally just have two homes. I understand the economics have to work.

A (Applicant): We realize the gas station is not desirable. We want to provide a good project; not the bare minimum.

32. Q: How successful are these locations for houses? Others on arterials become rentals; turn over often.

A: (Applicant): That's why we are proposing commercial use on the corner.

33. Q: How can you ensure it will be owner occupied, not rental?

A (Applicant) At this price point, we expect owner occupants, but people would have the same right to rent their homes as everyone else.. The rule prohibiting more than 3 unrelated would apply.

34. Q: How many square feet is in the third story?

A (Applicant): About 450 s.f.

35. Comment: Your concept plan reviewed by the City last year had 6 gables. Now, the building is turned the other way, and it looks much bigger.

36. Comment: Total height looks too tall.

37. Comment: - can you include the slides with the notes?

38. Comment: I suggest that you turn the gables to front.

39. Comment: The context is low density in this neighborhood, single family. This looks like an apartment – not suitable.

40. Q: If the proposal goes forward in some form with 6 units and 1 commercial, does this inform future decisions? I'm concerned about redevelopment of the Oakwood School.

A (City): Each proposal is considered on its own merits. It should be noted, though that the Oakwood School site is in a different zone district.

41. Q: What are the parking requirements, and how would it differ if multifamily? You are showing 17 spaces – can you guarantee that the number will remain the same?

A (City): The proposal of 2 spaces per unit meets any standards that would apply.

A (Applicant): We cannot guarantee it will stay at 17 spaces, this is just a concept plan and not final, but we can guarantee it will meet the code.

42. Comment: There is a sensitivity to parking because of Otterbox; people are really concerned about quality of life.

A (Applicant): Two additional on-street spaces will be created on Mountain.

Comments from neighbors: Some neighbors wanted no commercial; others want community gathering place - something designed for the neighborhood to walk to.

A (Applicant): Rent will have to be really low to get a commercial tenant.

43. Q: What will happen with the alley?

A (Applicant) The alley would be required to be paved from Shields along our frontage.

44. Q: Will there be access from alley?

A (Applicant:) Yes, and the City requires paving the alley from closest access street.

45. Q: What about traffic going east to Mack St? People will cut over to Mack using the alley. This will put more traffic onto the alley and it's hardly passable now.

Comments from residents: Some preferred leaving the alley alone; others like the idea of paving it.

46. Q: Who would be responsible for landscape?

A (Applicant): An HOA would be responsible, and could hire a property management company.

47. Q: What is the timeline?

A (Applicant): We are now beginning design, and have only simple conceptual ideas now. We will need 4-6 weeks before we submit a plan to the City. Review would probably take 4-6 months, but this is hard to predict. After getting building permits, construction could take 9-10 months.

48. Comment: When looking to inspiration, look in our neighborhood, not in San Francisco. Many of the homes have vernacular architecture. Identify styles in neighborhood – don't look far. Don't look at the pop-tops – wrong scale.

Comment (Applicant): Regarding materials, the City will ask us to specify specific materials for each surface. All material is a part of the information available to the public.

49. Q: What will the impacts on traffic be during construction process?

A (Applicant): Our intent would be to keep all materials and construction equipment on the site.