



Oasis on Olive – Project Development Plan Neighborhood Meeting Notes (2/12/2018)

Overview

City Staff:

Pete Wray, Project Planner

Anna Simpkins, Planning Technician

Applicant:

Steve Slezak, Developer

David Johnson, RE/MAX

Neighborhood Meeting Date: February 22, 2018

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 PDP application has not been submitted so this is early in the development review process.
- Proposed project includes a 3-story multi-family development on a recently subdivided 3rd lot behind both 227 and 231 S. Howes Street properties.
- The proposal building includes 7-condominium units for sale at market rates; 3 one-bedroom units, and 4 two-bedroom units.
- Eight on-site parking spaces are proposed at ground level in enclosed garage.
- Primary access to the site will be taken from Olive St. with a second exit onto Canyon Ave.
- The property is in the Downtown (D) zone; there is no minimum or maximum dwelling units per acre for residential in the D zone. The property is also within the Transit-Oriented Development (TOD) overlay zone.
- The proposed building is 3 stories.
- The proposed project is subject to a Type 2 Hearing, with the Planning and Zoning Board acting as the final decision-maker.

Applicant Presentation

- The developer owns both 227 and 231 S Howes properties; this lot was created from their two backyards.
- The proposed building will be 3 stories but is the same height in feet as the peak of the roof at 231 S Howes St.

- 231 S Howes is a designated Fort Collins Landmark.
- The Landmark Preservation Commission will hear this project on March 21, and April 18, 2018.

Questions/Comments and Answers

Development Review Process:

- **Do projects sometimes get stopped because of a neighborhood meeting?**

Pete Wray explained that feedback at a neighborhood meeting is important and an applicant has the opportunity to address issues and concerns at this early stage in the review process and refine the project design accordingly. The Planning and Zoning board will review the project for compliance with the Fort Collins Land Use Code. All public comment received at the meeting will be included in the record for the Planning and Zoning Board to review. Some projects may not move forward or get approved if the project is not in compliance with requirements of the Land Use Code. Neighborhood input often times highlights issues or requirements that are not being met, giving an applicant opportunity for revising plans as needed.

- **What are the different public hearing types?**

Pete Wray explained that the type of review for a hearing is based on the proposed use by zone. This project will be a Type 2 Hearing with the Planning and Zoning Board acting as the final decision-maker, based on the proposed multi-family use.

Other projects go through a Type 1 Administrative Hearing, where a Land Use Attorney from outside of Fort Collins acts as the decision-maker.

The decision-maker in both cases is reviewing for compliance with the Land Use Code. The Planning and Zoning Board decides the night of the hearing, while the Administrative hearing officer has 10 days to render a decision. Both types are formal public hearings where the public can provide comment.

- **What is the density for the Downtown (D) zone?**

Pete Wray explained that there is no minimum or maximum dwelling unit per acre requirement in the Downtown (D) zone like there is in residential zone districts around the City. Other projects within the Downtown (D) zone (Penny Flats, Old Town Flats, Cortina, etc.) have a much higher density than other residential zoned projects.

- **Will there be meetings about the proposed updates for the Downtown (D) code?**

The proposed code update for the Downtown (D) zone represent an extension of the adopted Downtown Plan (*March 2017*) as part of on-going implementation. Additional public meetings and outreach events will be scheduled as the proposed updates are refined, before the final proposal goes to City Council.

The first public outreach event is scheduled for Wednesday, February 27, 2018 at 6:00pm in the Walnut Ballroom at the Elizabeth Hotel (111 Chestnut St).

Historic Review:

- **Are both properties along Howes designated Fort Collins Landmarks?**

The applicant explained that he owns both 227 and 231 S Howes St but only 231 S Howes St is designated as a Fort Collins Landmark. The two garages that previously stood where this building is proposed were reviewed through the demolition/alteration process and it was determined that they did not have historic significance.

- **Why is this building only 3 stories when the zone allows 5-6 stories or 85' on this block?**

The applicant explained that the Landmark Preservation Commission has a lot of sway since this project is adjacent to a designated Fort Collins Landmark. The proposal for this site has evolved over the last few years with LPC input. The architect has tried to bring in features found on nearby historic buildings including roof form, window size and pattern, and height, to try and integrate design features found on designated and historic-age buildings without copying.

Parking:

- **Where will the owners park?**

The applicant explained that 8 off-street parking spaces are included in the proposal at ground level, tucked under living units above within the building footprint. The enclosed garage will include a garage door on Olive St and a garage door for the rear exit onto Canyon Ave.

It was stated at the meeting that the Downtown zone does not include any minimum parking requirements.

CLARIFICATION FROM THE MEETING: The City does have minimum parking requirements for residential buildings in the Downtown (D) zone. The project is within the Transit-Oriented Development (TOD) overlay zone so parking requirements are lower than other areas within the city:

# of Bedrooms	Spaces required within TOD	# of units proposed
1	.75	3
2	1	4

1-br unit = 0.75 parking spaces/DU x3

2-bedpoom unit = 1 space/DU x 4

Total Requirement = 6.25 spaces

Total Proposed = 8 spaces

The proposed project complies with the parking requirements for residential projects in the Downtown (D) zone. These requirements were implemented in 2014.

[Some of the parking discussion from the meeting was omitted with this clarification.]

General:

- **What is the area shown between the rose gardens and Olive St?**

The applicant explained that they are currently working with a civil engineer to design the site; the location will likely serve as stormwater detention with adjacent landscaping.

- **What is the average square footage of the condos?**

The applicant explained that the square footage varies by unit; there is one unit on the ground floor that is handicap accessible. The second and third floors each have three units ranging from 1,000-1,300 square feet. Some of the units on the third story include decks.

- **What is the expected price point for one of the units?**

The applicant's real estate representative explained that the units will start in the low \$700ks and go up depending on the unit. The units will have high-end finishes and buyers will have a finish allowance package to finish the unit as they choose.

- **What is the timeframe for this project.**

The applicant explained that he hoped to have the plan reviewed and approved, expecting permits in June or July. Construction is expected to last 14 months after ground-breaking.

- **How tall is this building compared with the landmarked building at 231 S Howes?**

The applicant explained that the 2-story building at 231 S Howes sits above grade and the peak of the roof measures 40' from grade. The stair tower of the proposed 3 story building measures 40' tall with the bulk of the building slightly below.

Pete Wray explained that the Landmark Preservation Commission will review the project and could have comments related to building design modifications.

- **Where are trash and recycle located?**

The applicant explained that trash and recycle will be enclosed within the building along the west wall at the ground floor.

- **Do you have bike racks on the property?**

The City of Fort Collins requires 1 bike parking space per bedroom. The proposal includes enclosed bike parking within the building at the ground floor.

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

The applicant explained that the property will have an HOA.