



Vineyard/Fossil Creek Apartments – Overall Development Plan (ODP) Neighborhood Meeting Notes (9/28/2017)

Overview

City Staff:

Project Planner: Jason Holland

Sylvia Tatman-Burruss, Development Review Liaison

Martina Wilkinson, Traffic Engineer

Suzanne Bassinger, Parks

Anna Simpkins, Planning Technician

Logan Simpson, Applicant

Neighborhood Meeting Date: September 28, 2017

Questions/Comments and Answers

Overall Development Plan:

- **Why don't you line up the northern access point with Bueno? You could have a line at Bueno and a light at Smokey.**

The applicant explained that the Colorado Department of Transportation (CDOT) has looked at the possibility but the intersections would be too close to one another.

Traffic Engineer Martina Wilkinson explained that CDOT made an access control plan for College Ave/287 that the City has agreed to follow. The plan identified aligning Smokey/Crestridge as a better location for a signal. Bueno has limited sight distance due to the hill. The city tries to limit where they add signals and only does so where they are warranted because they typically see an increase in rear-end crashes when signalized intersections are added. These projects would be setting up for the future widening of College/287 by improving sidewalks and dedicating right-of way. A median would be added at that time, so for the interim, a right in/right out at the northern access would require a pork chop island as a safety measure to prevent people illegally turning left.

Jason Holland explained that the Overall Development plan is the big picture and when the Project Development Plans are submitted that is when there will be more detailed plans about bike lanes and sidewalks along Venus, South College and internal to the site.

- **Is the open space shown in the ODP a permanent deal or could it be developed later?**

The applicant presented plans that showed west portion of the Vineyard property as open space. The applicant explained that because of the natural rock features found in the proposed open space and floodplain designation, it would remain undevelopable under the current code. There could be some recreation uses, but they would have to be all natural and have no structures.

Jason Holland explained that some things could be permitted under the current land use code as long as they met stringent flood zone requirements. The city has other parks and playground facilities within existing floodplains. Any use would need a floodplain use permit and the City has designated the rock outcropping as a natural feature so any use would require buffering from the rock outcropping and stream in the area.

- **Will there be sidewalks on College?**

The applicant explained that sidewalk improvements would come in the next phase of development with the Project Development Plans. The Tynan's proposal and the apartment complex are both showing sidewalks, other improvements will occur along College at that time.

Jason Holland explained that sidewalks are required by the developments along their portion of the frontage.

- **There was someone several years ago who wanted to develop this property but it fell through; they said they would widen College and add sidewalks and bike lanes because there are lots of pedestrians on College.**

The applicant explained that with an Overall Development plan, they would look at some bike lanes incorporating with the new geometries of the site and roadways. Additional details about how these connections would go in would happen once they began regrading the site.

- **When you reference the commercial area on the ODP, what does that mean?**

The applicant explained that zoning allows for a number of different general commercial uses, things like a car dealership, office, restaurant, auto repair, etc. Marijuana uses are not permitted in this zone district.

- **Does the future trail connection go through the open space or would it wrap the property line and connect to Venus?**

The applicant explained that the alignment for the future trail connection shown on their Overall Development Plan is the alignment shown in the South College Corridor Plan. It was designated in the mid-2000s and is still in the concept phase. Keeping the trail tight along the railroad would not be feasible due to site grading and natural features. Constructing the connection may not happen for a few years.

Fossil Creek Apartments:

- **How many units are proposed?**

The applicant explained that they are proposing 270 units in 11 buildings.

- **What is the mix of apartment sizes?**

The applicant explained that there are a few studio units, mostly one and two bedroom and a limited number of three bedroom units, and that the management company uses higher end finishes within the units.

- **Where is the three story building? I am worried about losing the view of the mountains.**

The applicant explained that some of the buildings are only 3 stories along the back due to the grading. Additionally, the top 6-7 feet of soil would be removed when the site is regraded. The buildings would appear smaller due to the lower nature of the site.

- **When do you estimate breaking ground?**

The applicant explained that they are aiming for breaking ground late spring 2018 with a completion date of 16-18 months later. They will be coordinating efforts with adjacent projects.

- **What is the plan for upgrading water and sewer? Is there enough capacity in the area?**

The applicant explained that there is a 12 inch pipe in Venus coming from College and added service wouldn't impact adjacent developments. Sanitary ties in to the north. This project would be in the South Fort Collins/Loveland Water District, not City water.

- **What happens with traffic before a light goes in?**

The applicant explained that all improvements for traffic would have to happen before any buildings could be occupied. The buildings would be constructed in phases and people would not have to drive from the south through adjacent neighborhoods to access the site.

- **Will Venus have a bike lane?**

The applicant explained that they are not currently proposing a bike lane running through the property because it did not appear to be a safe option.

Jason Holland explained that adding a bike lane was still an open option and the City would be looking at additional bike/pedestrian connections in the area.

- **Is there parking proposed on Venus?**

The applicant explained that there is not parking proposed on the Venus extension, and all parking would be accounted for in garages and street-like private drives internal to the site.

- **Will the new Venus be a private road?**

The applicant explained that the three ownership groups would be responsible for maintaining the road but anyone can use it.

Jason Holland explained that the road will still have a public access easement but it will not be public right-of-way and that the city will not maintain the road.

Tynan's

- **Would the stoplight go in before these projects are built or given Certificates of Occupancy?**

Traffic Engineer Martina Wilkinson explained that the city will not put in a signal until it is warranted. Once the Project Development Plans come in, they will look to determine the appropriate time, probably once the apartments and dealership are ready for operation.

- **How much of this information that we have seen tonight is accessible online?**

Sylvia Tatman-Burruss explained that most of this information is available on the CityDocs website [citydocs.fcgov.com]. She and the project planner are also able to email documents to interested parties.

Comments

The adjacent HOAs are concerned that there will not be safe bicycle and pedestrian connections coming in with this ODP proposal. The primary concern for the homeowners to the south is that this plan would be approved and a trail spur connection would come much later or would not happen at all. They would like a solid plan in place for the trail spur before this project is approved.