

**CITY OF FORT COLLINS  
TYPE 1 ADMINISTRATIVE HEARING  
FINDINGS AND DECISION**

HEARING DATE: November 2, 2015

PROJECT NAME: Raw Urth Designs

CASE NUMBER: PDP150007

APPLICANT: Curtis Koldeway  
Hauser Architects  
3780 E 15<sup>th</sup> St.  
Loveland CO, 80538

OWNER: Sasick Properties LLC  
PO Box 369  
Bellvue, CO 80512

HEARING OFFICER: Kendra L. Carberry

PROJECT DESCRIPTION: This is a request for approval of a Project Development ("PDP") to construct a two story, 15,405 square foot building, to be used by a metal fabrication company. The new building will include a showroom to display work for builders and designers, offices, an art gallery, and a metal fabrication shop. The PDP is located on the northwest corner of Conifer Street and Red Cedar Drive.

SUMMARY OF DECISION: Approved

ZONE DISTRICT: Industrial District (I)

HEARING: The Hearing Officer opened the hearing at approximately 6:00 p.m. on November 2, 2015, in Conference Room A, 281 North College Avenue, Fort Collins, Colorado.

EVIDENCE: During the hearing, the Hearing Officer accepted the following evidence: (1) Planning Department Staff Report; (2) application, plans, maps and other supporting documents submitted by the applicant; and (3) a copy of the public notice (the formally promulgated policies of the City are all considered part of the record considered by the Hearing Officer).

TESTIMONY: The following persons testified at the hearing:

From the City: Clay Frickey

From the Applicant: Curtis Koldeway

From the Public: N/A

## FINDINGS

1. Evidence presented to the Hearing Officer established the fact that the hearing was properly posted, legal notices mailed and notice published.
2. The PDP complies with the applicable General Development Standards contained in Article 3 of the Code.
  - a. The PDP complies with Section 3.2.1, Landscaping and Tree Protection, because the PDP provides for additional street trees, parking lot landscaping, and landscape screening from adjacent uses.
  - b. The PDP complies with Section 3.2.2(C)(4)(b), Bicycle Parking Space Requirements, because the PDP includes one bike rack that contains 5 bicycle parking spaces.
  - c. The PDP complies with Section 3.2.2(C)(5), Walkways, because the PDP provides for a connecting walkway that runs along the southern perimeter of the parking lot.
  - d. The PDP complies with Section 3.2.2(D)(1), Pedestrian/Vehicle Separation, because a sidewalk separates the sidewalk from the driving and parking area.
  - e. The PDP complies with Section 3.2.2(E), Parking Lot Layout, because the parking lot layout includes appropriate circulation routes, orientation, landscaped island and points of conflict.
  - f. The PDP complies with Section 3.2.2(J), Setbacks, because the parking lot is set back further than the 10' minimum from non-arterial streets and 5' minimum for lot lines.
  - g. The PDP complies with Section 3.2.2(K)(2), Nonresidential Parking Requirements, because there are 17 employees and 9 parking spaces.
  - h. The PDP complies with Section 3.2.2(K)(5), Handicap Parking, because 1 handicap parking space is provided.
  - i. The PDP complies with Section 3.2.3, Solar Access, Orientation, Shading, because the building is designed and located to minimize the casting of shadows on adjacent properties and could accommodate future active or passive solar installations.
  - j. The PDP complies with Section 3.2.4, Site Lighting, because the photometric plan includes appropriate lighting levels and design standards.
  - k. The PDP complies with Section 3.2.5, Trash and Recycling Enclosures, because the fully-screened trash enclosure is located on a concrete pad, includes walk-in access, and is consistent with the principal building design.
  - l. The PDP complies with Section 3.5.1(E), Building Materials, because the building uses similar materials and architectural details to the existing buildings in the area,

including split face concrete masonry, metal roofing, decorative wood lattice, and sun shades.

m. The PDP complies with Section 3.5.1(I), Outdoor Storage Area/Mechanical Equipment, because the location of outdoor storage, screening of storage areas, and screening of rooftop mechanical equipment from public view.

n. The PDP complies with Section 3.6.6, Emergency Access, because emergency access is provided by an easement that runs through the parking lot entrance to the northern edge of the site with a turnaround located in the paved outdoor storage area.

3. The PDP complies with the applicable standards contained in Article 4 of the Code for the I zone district.

a. The PDP complies with Section 4.26(B), Permitted Uses, because light industrial and office are both permitted in the I zone district, subject to Administrative Review.

b. The PDP complies with Section 4.28(D)(1), Dimensional Standards, because the building is a 2-story structure.

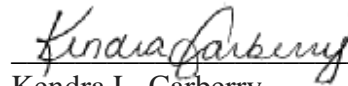
c. The PDP complies with Section 4.28(E), Development Standards – Orientation, Building Character and Color, Screening, Storage and Operational Areas, because: the southern side of the building abuts the landscape yard and includes architectural features such as windows, changes of plane, changes of materials, and varied roof lines to break up the mass; the materials are all neutral and are not white, bright or reflective; the landscape yard is 30' deep and includes ample landscape features to act as a buffer to the industrial activity on-site; and the PDP includes a 6' high solid fence surrounding the storage, loading and work area.

#### DECISION

Based on the foregoing findings, the Hearing Officer hereby enters the following rulings:

1. The PDP is approved as submitted.

DATED this 9<sup>th</sup> day of November, 2015.



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Kendra L. Carberry  
Hearing Officer