



ITEM NO 2
MEETING DATE Nov. 2, 2015
STAFF Clay Frickey

ADMINISTRATIVE HEARING OFFICER

STAFF REPORT

PROJECT: Stead (255 S Taft Hill Rd), FDP150029

APPLICANT: Stephanie Van Dyken
Ripley Design
444 Mountain Ave.
Berthoud, CO 80513

OWNERS: Shane Roberts/Jaclyn Fenske
601 S Howes St.
Fort Collins, CO 80521

PROJECT DESCRIPTION:

This is a consolidated Project Development Plan/Final Plan request to plat a 1.156 acre property located approximately at 255 S. Taft Hill Rd. The proposal includes construction of a 1,782 square foot single-family residence, 864 square foot future garage, and 1,200 square foot future barn. The garage and barn are anticipated to be completed in the next five to ten years. The garage and adjacent paved parking spaces will serve as the required parking. The project is located in the Low Density Mixed-Use Neighborhood (L-M-N) zone district.

RECOMMENDATION: Staff recommends approval of Stead (255 S Taft Hill Rd), FDP150029.

EXECUTIVE SUMMARY:

Staff finds the proposed Stead (255 S Taft Hill Rd) Project Development Plan/Final Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The Project Development Plan/Final Plan complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Modification of Standard to Section 3.5.2(D)(1) that is proposed with this Project Development Plan/Final Plan meets the applicable requirements of

Section 2.8.2(H), in that the granting of the Modification would not be detrimental to the public good and that by reason of exceptional physical condition, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties.

- The Modification of Standard to Section 4.5(D)(1)(a) that is proposed with this Project Development Plan/Final Plan meets the applicable requirements of Section 2.8.2(H), in that the granting of the Modification would not be detrimental to the public good and the plan will promote the general purpose of the standard for which the modification is requested equally or better than would a plan which complies with the standard for which a modification is requested.
- The Project Development Plan/Final Plan complies with relevant standards of Article 3 – General Development Standards, if the Modification of Standard to Section 3.5.3(C)(2) is approved.
- The Project Development Plan/Final Plan complies with relevant standards located in Division 4.5, Low Density Mixed-Use Neighborhood (LMN) of Article 4 – Districts.

COMMENTS:

1. Background

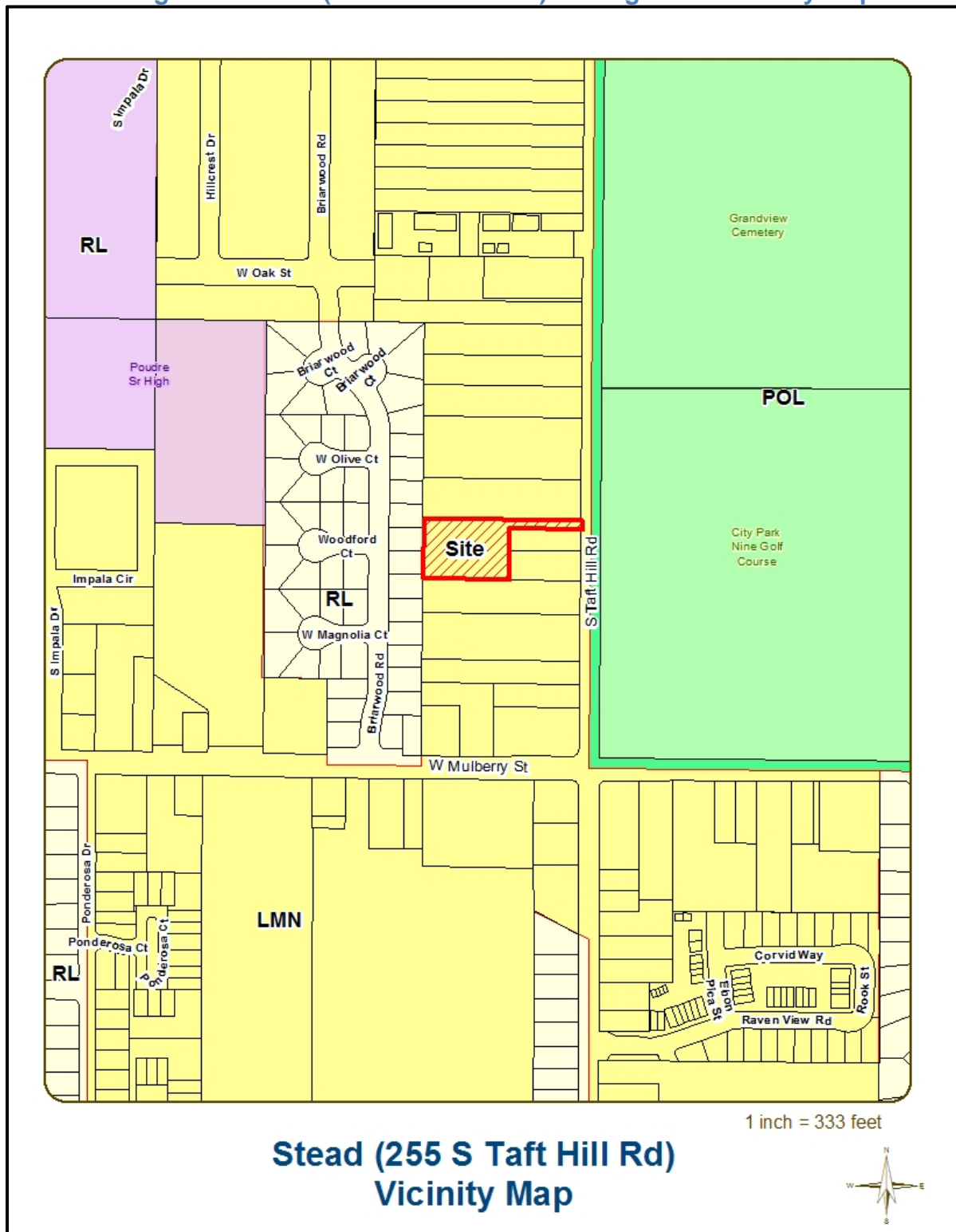
The property was annexed into the City as part of the West Fort Collins Annexation on August 10, 1967.

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Low Density Mixed-Use Neighborhood (LMN)	Single-family detached residential, light industrial
South	Low Density Mixed-Use Neighborhood (LMN)	Single-family detached residential, place of worship
East	Public Open Land (POL)	Golf course
West	Low Density Residential (RL)	Single-family detached residential

A zoning and site vicinity map is presented on the following page.

Figure 1: Stead (255 S Taft Hill Rd) Zoning & Site Vicinity Map



2. **Compliance with Section 2.8.2(H) of the Land Use Code - Modification of Standards**

Modification Description:

The applicant requests two Modifications:

1. To section 3.5.2(D)(1) - *Orientation to a Connection Walkway* to allow a primary entrance that is more than 200 feet away from a street sidewalk.
2. To section 4.5(D)(1)(a) – *Land Use Standards – Density* to allow a project with an overall density less than three dwelling units per acre.

Land Use Code Modification Criteria:

“The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or

(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire

development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).

Land Use Code Standard Proposed to be Modified for Modification #1 (areas underlined and bolded for emphasis):

Land Use Code 3.5.2(D)(1):

*Every front facade with a primary entrance to a dwelling unit shall face the adjacent street to the extent reasonably feasible. **Every front facade with a primary entrance to a dwelling unit shall face a connecting walkway with no primary entrance more than two hundred (200) feet from a street sidewalk.** The following exceptions to this standard are permitted:*

(a) Up to two (2) single-family detached dwellings on an individual lot that has frontage on either a public or private street.

Summary of Applicant's Justification:

The applicant requests that the Modification be approved and provides the following justification based upon Criterion 3 (strict application of this standard would result in unusual or practical difficulties; provided that such difficulties or hardship are not caused by the act or omission of the applicant).

Applicant's Justification for Criterion 3:

"The property's unique shape precludes the development of a home within 200 feet of the public sidewalk along Taft Hill Road. The first 215 feet of the property that abuts Taft Hill is only 25 feet wide. When considering the required 5 foot side yard setbacks along either side, the home would be a maximum of 15 feet in width and would block access to the rest of the lot."

Staff Finding:

Staff finds that the request for a Modification of Standard to section 3.5.3(C)(2) is justified by the applicable standards in 2.8.2(H)(3).

- A. The granting of the Modification would not be detrimental to the public good
- B. The project design satisfies 2.8.2(H)(3): *by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant.*

Staff finds that the strict application of the standards outlined in section 3.5.3(C)(2) would result in unusual and exceptional practical difficulties not caused by the act or omission of the applicant. The narrow strip of land that abuts S.Taft Hill Road provides the site with its access to the road and sidewalk network. Strictly adhering to this code standard would require the applicant to block access to the rest of their lot. The proposed site plan allows for the driveway to act as the connection to the public sidewalk while allowing for the rest of the lot to be usable. The proposed site plan will also allow the building to meet this code standard should a future local street, which is an extension of the existing Pennsylvania Street to the north, be constructed. Upon construction of Pennsylvania Street, the front entrance will be within 200 feet of the street sidewalk and will satisfy this code requirement at such time.

**Land Use Code Standard Proposed to be Modified for Modification #2
(areas underlined and bolded for emphasis):**

Land Use Code 4.5(D)(1)(a):

*Residential developments in the Low Density Mixed-Use Neighborhood District shall have an overall minimum average density of four (4) dwelling units per net acre of residential land, except that **residential developments (whether overall development plans or project development plans) containing twenty (20) acres or less shall have an overall minimum average density of three (3) dwelling units per net acre of residential land.***

Summary of Applicant's Justification:

The applicant requests that the Modification be approved and provides the following justification based upon Criterion 1 (proposal is equal to or better than provisions in the Land Use Code).

Applicant's Justification for Criterion 1:

"This property will be a transitional land use in the short term and provide the opportunity for higher density development in the future. The plan as submitted allows for four more lots to be developed as utilities become available. This plan is equal to or better than the standard by providing a short term solution of adding a dwelling unit and allowing for future development of four additional rooftops as adequate public facilities become available."

Staff Finding:

Staff finds that the request for a Modification of Standard to section 4.5(D)(1)(a) is justified by the applicable standards in 2.8.2(H)(1).

- A. The granting of the Modification would not be detrimental to the public good
- B. The project design satisfies 2.8.2(H)(1): *the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested*

Staff finds that the proposed plan promotes the general purpose of the standard outlined in 4.5(D)(1)(a) equal well or better than would a plan that complies with the standard. This proposal provides a transitional use for the property. The proposed use is consistent with surrounding land uses and density. The adjacent parcels contain single-family homes with densities of .75 dwelling units per acre for the lot to the north and .91 dwelling units per acre for the lot to the south. Stead will have a net density of 1.1 dwelling units per acre, which is comparable to adjacent properties. By platting the property with developable lots on either side of the proposed Pennsylvania Street, this proposal allows for the property to be developed at higher densities once Pennsylvania Street is constructed. The proposed plat shows Lot 1 as being 16,550 sq. ft. with 176 feet of frontage along Pennsylvania Street. Lot 1 could be subdivided into three buildable lots and still meet the minimum lot size. This would result in a development at 7.79 dwelling units/acre, which would meet the standards outlined in 4.5(D)(1)(a).

3. Compliance with Article 3 of the Land Use Code – General Development Standards:

The project complies with all applicable General Development Standards as follows:

A. *Division 3.2.1(C) – Landscaping and Tree Protection – General Standard*

The proposed landscaping reinforces the existing pattern of outdoor spaces by maintaining the existing trees, shrubs, and vegetation on-site. Any further modifications to their landscaping will be consistent with this code section.

B. *Section 3.2.1(F) - Tree Protection and Replacement*

Existing significant trees within the limits of development shall be preserved to the extent reasonably feasible and may help satisfy the landscaping requirements of this Section as set forth above. The proposed site plan minimizes disturbance to existing trees. The trees impacted by the proposed site plan are predominantly Siberian Elm of wild origin in poor condition. Siberian Elms in poor condition do not require mitigation per section 3.2.1(F)(2)(e) of the Land Use Code.

One ash tree is poised for removal without mitigation per the tree mitigation plan. Normally, an ash tree would require mitigation per this code section but due to the size and health of the tree, the City Forester deemed mitigation for this tree to be unnecessary. Attached is a statement from the City Forester that states there will be no mitigation trees required for the removal of the ash tree.

C. *Section 3.2.2(K)(1)(c) – Residential and Institutional Parking Requirements - Single-Family Detached*

For single-family dwellings on lots that have less than 40 feet of street frontage, two parking spaces are required. The proposed site plan shows two parking spaces paved in concrete.

D. *Section 3.2.3 - Solar access, orientation, shading*

All developments must be designed to accommodate active and/or passive solar installations and must not deny adjacent properties access to sunshine. The proposed building is designed and located to minimize

the casting of shadows on adjacent properties and could accommodate future active and/or passive solar installations.

E. *Section 3.5.2(E)(1) – Residential Building Setbacks, Lot Width, and Size – Setback from Arterial Streets*

The proposed plan shows the house set back more than the 30 foot minimum from Taft Hill Road.

F. *Section 3.5.2(E)(3) - Residential Building Setbacks, Lot Width, and Size – Side and Rear Yard Setbacks*

The minimum side yard and rear yard setbacks are 5 feet and 8 feet from the property line, respectively. The proposed site plan shows the home will be more than 5 feet away from the side yard property line and more than 8 feet away from the rear yard property line.

G. *Section 3.5.2(E)(4) - Residential Building Setbacks, Lot Width, and Size – Minimum Lot Width*

The lot is 176 feet wide, which exceeds the minimum lot width of 50 feet.

H. *Section 3.5.2(E)(4) - Residential Building Setbacks, Lot Width, and Size – Maximum Size of Detached Accessory Buildings*

For lots between 20,000 sq. ft. and 1 acre in size, the maximum size of an accessory building shall be 1,200 sq. ft. The proposed 24' x 50' barn is 1,200 sq. ft., which meets this code requirement.

I. *Section 3.6.6 – Emergency Access*

An emergency access easement is proposed that runs along the driveway with a two-point turnaround. The emergency access easement ensures emergency vehicles can gain proper access and maneuvering to reach all portions of the proposed building.

4. Compliance with Article 4 of the Land Use Code – Division 4.5, Low Density Mixed-Use Neighborhood (LMN):

The project complies with all applicable Article 4 standards as follows:

A. *Section 4.5(B)(2)(a) – Permitted Uses*

The proposed use, single-family detached dwelling, is permitted in the LMN zone district and is consistent with the district's intent to provide low density housing.

B. *Section 4.5(E)(3) – Development Standards - Maximum Residential Building Height*

The proposed building complies with the 2.5-story maximum building height requirement.

5. Findings of Fact/Conclusion:

In evaluating the request for Stead (255 S Taft Hill Rd) Project Development Plan/Final Plan, Staff makes the following findings of fact:

A. The Project Development Plan/Final Plan complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.

B. The Modification of Standard to Section 3.5.2(D)(1) that is proposed with this Project Development Plan/Final Plan meets the applicable requirements of Section 2.8.2(H), in that the granting of the Modification would not be detrimental to the public good and that by reason of exceptional physical condition, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties.

C. The Modification of Standard to Section 4.5(D)(1)(a) that is proposed with this Project Development Plan/Final Plan meets the applicable requirements of Section 2.8.2(H), in that the granting of the Modification would not be detrimental to the public good and the plan will promote the general purpose of the standard for which the modification is requested equally or better than would a plan which complies with the standard for which a modification is requested.

D. The Project Development Plan/Final Plan complies with relevant standards located in Article 3 – General Development Standards.

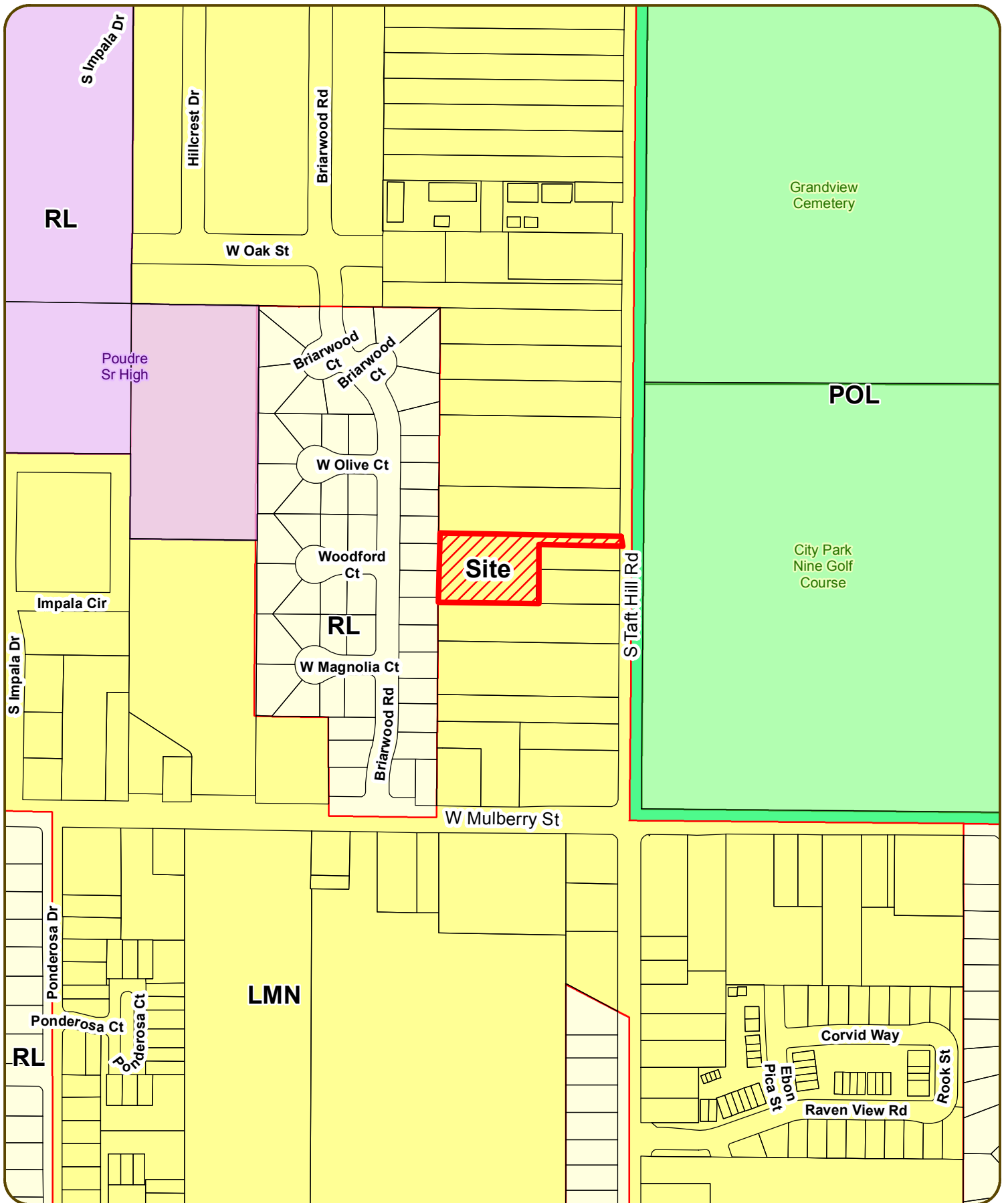
- E. The Project Development Plan/Final Plan complies with relevant standards located in Division 4.5, Low Density Mixed-Use Neighborhood (LMN) of Article 4 – Districts.

RECOMMENDATION:

Staff recommends approval of Stead (255 S Taft Hill Rd), FDP150029.

ATTACHMENTS:

1. Zoning & Site Vicinity Map
2. Applicant's Statement of Planning Objectives
3. Applicant's Modification of Standard Requests
4. Stead (255 S Taft Hill Rd) Planning Document Set (Plat, Site Plan, Elevations & Tree Mitigation Plan)
5. Statement from the City Forester Regarding Tree Mitigation



1 inch = 333 feet

Stead (255 S Taft Hill Rd) Zoning & Vicinity Map



Statement of Planning Objectives

We, Jaclyn Fenske and Shane Roberts, are the owners of this project. We are proposing a single family home on our 1.156 acres across from City Park Nine Golf Course. Our lot has not been platted and is not part of a subdivision. Therefore, we are required to submit a project development plan. We intend to keep ownership and maintain this property in its entirety into the foreseeable future. Our current physical address is 915 Camelot Court, Fort Collins, CO 80525 however we will be relocating to our proposed home as soon as it is built.

At our Conceptual Review in November of 2014, the project was referred to as "255 S. Taft Hill - Single-Family Home." The title is fitting, except that 255 S. Taft Hill is a different single family home, and our address is to be determined. We have been fondly referring to the property as the "Stead," we would like the project to be named that way.

We want to make the Stead into a sanctuary to raise our family, entertain guests, connect with the land, as well as connect with the neighborhood and community. We want to create a safe, welcoming, and homey environment. The bulk of the property is situated away from the busy street creating safety and privacy. In addition the property is located within city limits which facilitates connection to the Fort Collins community, culture, and events. Our immediate goals are our modest home, concrete slab for the garage, and in the following growing season a garden to grow fresh produce for ourselves. This land is open with plenty of southern exposure to support a sustainable garden. The southern exposure also lets us employ passive solar elements into our home design to maintain comfortable living temperatures with minimal energy usage. We will complete the site plan over time. Within the first year we will build the single family home and pour the slab for the garage to serve as the required parking spaces. Following the completion of the home and slab, the goal is to complete the garage and barn over the next five to ten years.

It is our sincere intention to leave the natural habitat as untouched as possible and incorporate it into our space as much as possible. It is very important for us to keep all natural trees, shrubs, herbs, and plant life undisturbed and cared for. Any necessary adjustments to the natural milieu will be mitigated appropriately.

A right-of-way will be dedicated to the city for Pennsylvania Street and the widening of Taft Hill. If/when Pennsylvania Street is constructed the access drive will be removed from Taft Hill Road. The garage will be designed as "pass-through" with two sets of garage doors to allow the front of the garage to flip.

The Stead does not have any open space, wetlands, natural habitats, transition areas, or associated buffering on site or in the general vicinity. We don't see the need for employees on our property to maintain it. As the progress of construction and development moves on, parking for guests can happen along the fence east of the proposed garage. If absolutely necessary short-term guests can park in the public parking areas at City Park. We are absolutely thrilled to be apart of our community. We have met with our neighbors and look forward to getting to know them, letting them know us, growing together, and watching our families connect.

August 12, 2015

Modification Request

DIVISION 3.5.2 RESIDENTIAL BUILDING STANDARDS

(D) Relationship of Dwellings to Streets and Parking.

(1) Orientation to a Connecting Walkway.

Every front facade with a primary entrance to a dwelling unit shall face the adjacent street to the extent reasonably feasible. Every front facade with a primary entrance to a dwelling unit shall face a connecting walkway with no primary entrance more than two hundred (200) feet from a street sidewalk. The following exceptions to this standard are permitted:

(a) Up to two (2) single-family detached dwellings on an individual lot that has frontage on either a public or private street.

Background and Reason for the Request

The site is uniquely shaped with a long access “arm” to the majority of the lot which has the appearance of a typical rectangle lot. The “arm” has 25 feet of frontage along Taft Hill Road with an existing sidewalk. The proposed single family home does not fit within the “arm” of this lot. Therefore, the home is placed within the larger typical lot area and is approximately 268 feet west of the sidewalk.

Justifications for this request include the following: 1) the strict application of the standard would render the project infeasible because a home cannot be built within the “arm” of the property; 2) the plan as submitted would not diverge from the standards of the Land Use Code except in a nominal and inconsequential way.

Justifications

The Land Use Code states that the decision-maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good; and the decision-maker must also find that the Modification meets one of the following four criteria described in the LUC.

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested;

An exception to the standard is if a detached dwelling on an individual lot has frontage on either a public or private street. This is a detached dwelling and has 25 feet of frontage on a public street. If we classified the driveway as a private street we would be able to take this exemption. The plan would not have to change appearance. Therefore, the plan as submitted will promote the general purpose of the standard equally well.

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible;

N/A

(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant;

The site is uniquely shaped in that there is only 25.01 feet of street frontage along South Taft Hill Road. The majority of the lot is located behind two other single family residences. The first 215 feet of property is exceptionally narrow. When considering the required 5 feet of landscape setback along the side yards, the home would be a maximum of 15 feet wide and block access to the rest of the lot.

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

An exception to the standard is if a detached dwelling on an individual lot has frontage on either a public or private street. This is a detached dwelling and has 25 feet of frontage on a public street. If we classified the driveway as a private street we would be able to take this exemption. The plan would not have to change appearance. Therefore, the plan as submitted will promote the general purpose of the standard equally well.

In conclusion:

- The proposed plan is equally as well as a plan that follows the standard by simply calling the driveway a private street.
- The exceptionally narrow entry to the lot prevents dwelling units within 200 feet from the sidewalk

August 12, 2015

Modification Request

DIVISION 4.5 LOW DENSITY MIXED-USE NEIGHBORHOOD (LMN) DISTRICT

(D) *Land Use Standards.*

(1) *Density.*

*(a) Residential developments in the Low Density Mixed-Use Neighborhood District shall have an overall minimum average density of four (4) dwelling units per net acre of residential land, except that residential developments (whether overall development plans or project development plans) containing **twenty (20) acres or less shall have an overall minimum average density of three (3) dwelling units per net acre of residential land.***

(b) The maximum density of any development plan taken as a whole shall be nine (9) dwelling units per gross acre of residential land, except that affordable housing projects (whether approved pursuant to overall development plans or project development plans) containing ten (10) acres or less may attain a maximum density, taken as a whole, of twelve (12) dwellings units per gross acre of residential land.

(c) The maximum density of any phase in a multiple-phase development plan shall be twelve (12) dwelling units per gross acre of residential land, and the maximum density of any portion of a phase containing a grouping of two (2) or more multi-family structures shall be twelve (12) dwelling units per gross acre of residential land.

Background and Reason for the Request

The site is located across South Taft Hill Road from City Park Nine Golf Course. The property is part of the West Fort Collins Annexation but is not part of a subdivision. Therefore, many of the surrounding lots are very rural in appearance and consist of detached single family homes. The lots to the north and south have densities of .75 dwelling units per acre and .91 dwelling units per acre respectively. Currently the land is vacant. The intent is to construct one single family home. The site is 1.16 acres and will be dedicating a significant amount of right-of-way. With one dwelling unit the net density would be 1.10 dwelling units per acre. Three (3) dwelling units per acre are required within the LMN Zone District. There are several site specific constraints that prevent a higher density on this property including neighbor opposition. Justifications for this request include the following: 1) the proposed plan will promote the general purpose of the

standard equally well or better than a plan which complies with the standard; 2) it will substantially alleviate a city wide concern of lack of housing variety; 3) the strict application of the standard would render the project infeasible because the costs associated with building three dwelling units and the lack of space for utilities, and ; 4) the plan as submitted would not diverge from the standards of the Land Use Code except in a nominal and inconsequential way.

The main purpose of the LMN District is “*to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices that invite walking to gathering places, services and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks and other linkages.*” We believe the project achieves the main purpose of the LMN District because it increases the variety of housing choices in the neighborhood.

Justifications

The Land Use Code states that the decision-maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good; and the decision-maker must also find that the Modification meets one of the following four criteria described in the LUC.

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested;

This site is located in between the golf course to the east and single family homes within the Tenth Green subdivision to the west. The Tenth Green averages 4.22 dwelling units per acre. This property will provide a transition between those two uses for the short term and provide the opportunity for higher density development in the future. The plan as submitted allows for four more lots to be developed as utilities become available. This plan is equal to or better than the standard by providing a short term solution of adding a dwelling unit and allowing for future development of four additional rooftops as adequate public facilities become available.

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible;

This project provides a distinctly different option for a housing choice within the LMN zone district. This directly relates to the main purpose of the LMN zone district which includes meeting, “*a wide range of needs of everyday living in neighborhoods that include a variety of housing choices*”. The yurt style home provides a new housing style choice in the area.

Also, the strict application of building three dwelling units would render this project infeasible due to utility separations and cost of development. There is only 25' of street frontage along Taft Hill Rd. It is not possible, due to utility separation distances, to run enough utility laterals for three dwelling units. In order to have three dwelling units, Pennsylvania Street will have to be constructed with utility main lines. This would require land dedication from 15 adjacent property owners from the north and four property owners from the south. In this case, the developer is the homeowner. They have agreed to dedicate the right-of-way for the future street to allow future development when it is possible. However, constructing the road would be cost prohibitive and the project would not happen. This would result in vacant land rather than an additional home.

(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant;

The site is uniquely shaped in that there is only 25.01 feet of street frontage along South Taft Hill Road. The majority of the lot is located behind two other single family residences. In order to construct three dwelling units, separate utility services would have to be provided. This is not possible within 25 feet due to the utility separations required by the engineering department and utility companies.

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

The request for the density to be decreased from 3 to 1.10 will not diverge from the standards of the Land Use Code except in a nominal, inconsequential way due to providing a plan which will allow for future development when that is possible. The home and garage have been located as close as possible to each other to be able to fit on one lot. The front door of the home will simply rotate to the new street. The garage will have pass-through doors to allow two front elevations. When development is possible and feasible three lots west of Pennsylvania Street can be subdivided and sold allowing 3.6 dwelling units.

In conclusion:

- Utility separation requirements prevent three dwelling units from being constructed
- The proposed plan is a better fit for the adjacent neighborhood than three single family homes.
- The adjacent neighbors are supportive of lower density.
- The project offers a distinctly different housing style

STEAD

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION :

Know all persons by these presents, that the undersigned owner(s) of the following described land:

BEGINNING AT A POINT 647 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

THENCE NORTH 89°35' 1/2" WEST 246 FEET
THENCE SOUTH 88 FEET PARALLEL WITH THE EAST LINE
THENCE NORTH 89°35' 1/2" WEST 255.26 FEET
THENCE NORTH 0°02' 1/4" WEST 176 FEET
THENCE SOUTH 89°35' 1/2" EAST 501.37 FEET TO THE EAST LINE OF SAID SECTION
THENCE SOUTH 88 FEET TO THE TRUE POINT OF BEGINNING

CITY OF FORT COLLINS
COUNTY OF LARIMER, STATE OF COLORADO

EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED MARCH 22, 1999 AT RECEPTION NO. 99024292
EXCEPT RIGHT OF WAY FOR TAFT HILL ROAD

contains 50,338 square feet or 1.156 acres, more or less.

For themselves and their successors in interest (collectively "Owner") have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known as STEAD (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.

CERTIFICATE OF DEDICATION :

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street purposes and the "Easements" as laid out and designated on this Plat; provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the provisions of the Maintenance Guarantee have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Section 31-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easements with suitable markers; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.

OWNER:

BY: _____

STATE OF COLORADO)
JSS.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by
_____, as _____ of _____.

Witness my hand and official seal

My commission expires: _____

Notary Public

LIENHOLDER:

BY: _____

STATE OF COLORADO)
JSS.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by
_____, as _____ of _____.

Witness my hand and official seal

My commission expires: _____

Notary Public

MAINTENANCE GUARANTEE:

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

REPAIR GUARANTEE:

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

NOTICE OF OTHER DOCUMENTS:

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the Clerk of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

ATTORNEY'S CERTIFICATION

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the Plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3)(f) of the Land Use Code.

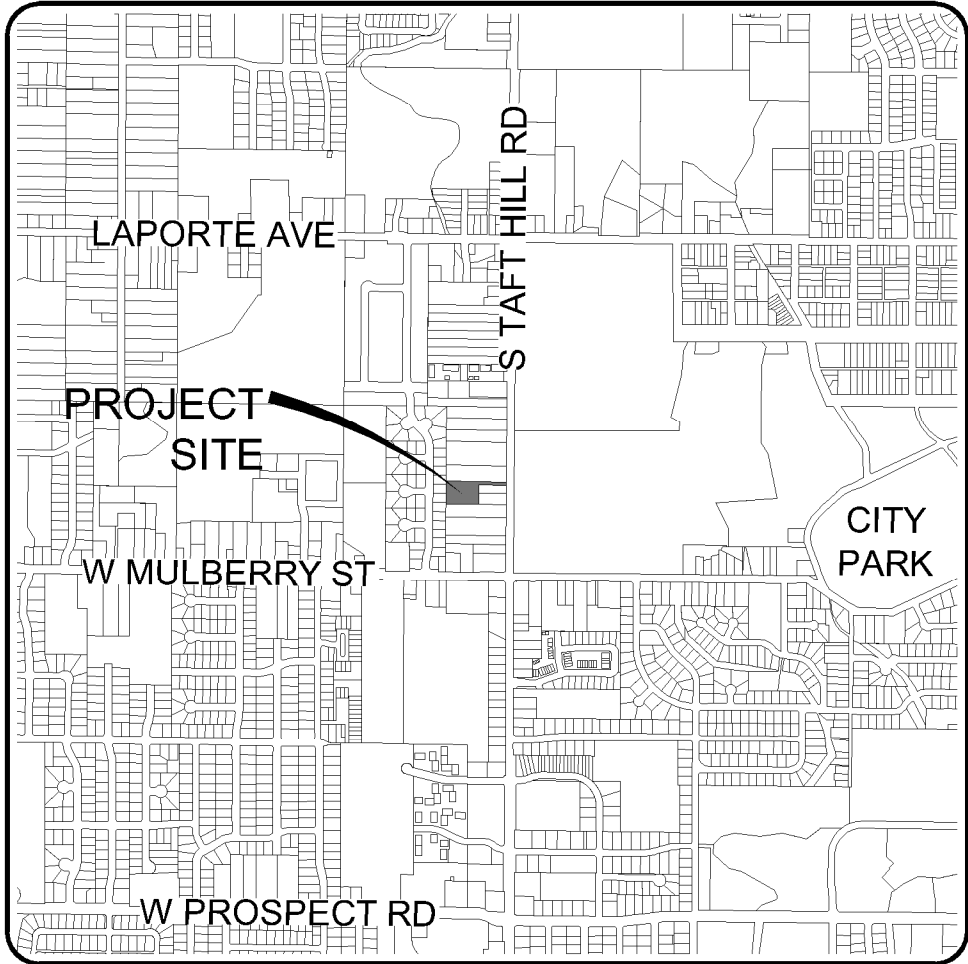
Attorney: _____

Address: _____

Registration No.: _____

NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.



APPROVED AS TO FORM, CITY ENGINEER

By the City Engineer of the City of Fort Collins, Colorado this ____ day of _____ A.D., 20 ____.

City Engineer

PLANNING APPROVAL

By the Director of Community Development and Neighborhood Services of the City of Fort Collins, Colorado this ____ day of _____ A.D., 20 ____.

Director of Community Development and Neighborhood Services

SURVEYOR'S STATEMENT

I, Eric R. Smith, a Colorado Registered Professional Land Surveyor do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

For and on Behalf of Northem Engineering
Eric R. Smith
Colorado Registered Professional
Land Surveyor No. 37987

NOTES:

- Basis of Bearings is the East line of the Southeast Quarter of Section 9-7-69 as bearing North 00° 43' 41" East (assumed bearing) and monumented as shown.
- All information regarding easements, rights-of-way or Title of Record, Northem Engineering relied upon Order Number FC25125210, prepared by Land Title Guarantee Title Company, dated August 18, 2014.
- The lineal unit of measurement for this plat is U. S. Survey Feet.
- There shall be no private conditions, covenants or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Sections 12-120 - 12-122 of the City code.
- Boundary lines established per Boundary Survey prepared by Northem Engineering and recorded at Reception No. 20150025442, Clerk and Recorder, Larimer County, Colorado.
- Lot 1 limited to temporary facilities and temporary private access until access to public utilities and contiguous Right-of-Way adjacent to property.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION: 9
TOWNSHIP: 7N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
PHONE: 970.221.4158
www.northernengineering.com
301 North Havana Street, Suite 100
Fort Collins, Colorado 80521

PROJECT: 1130-001
DATE: 10/9/15
DESIGNED BY: N.A.
DRAWN BY: U. Smith
REVIEWED BY: B. Tessey

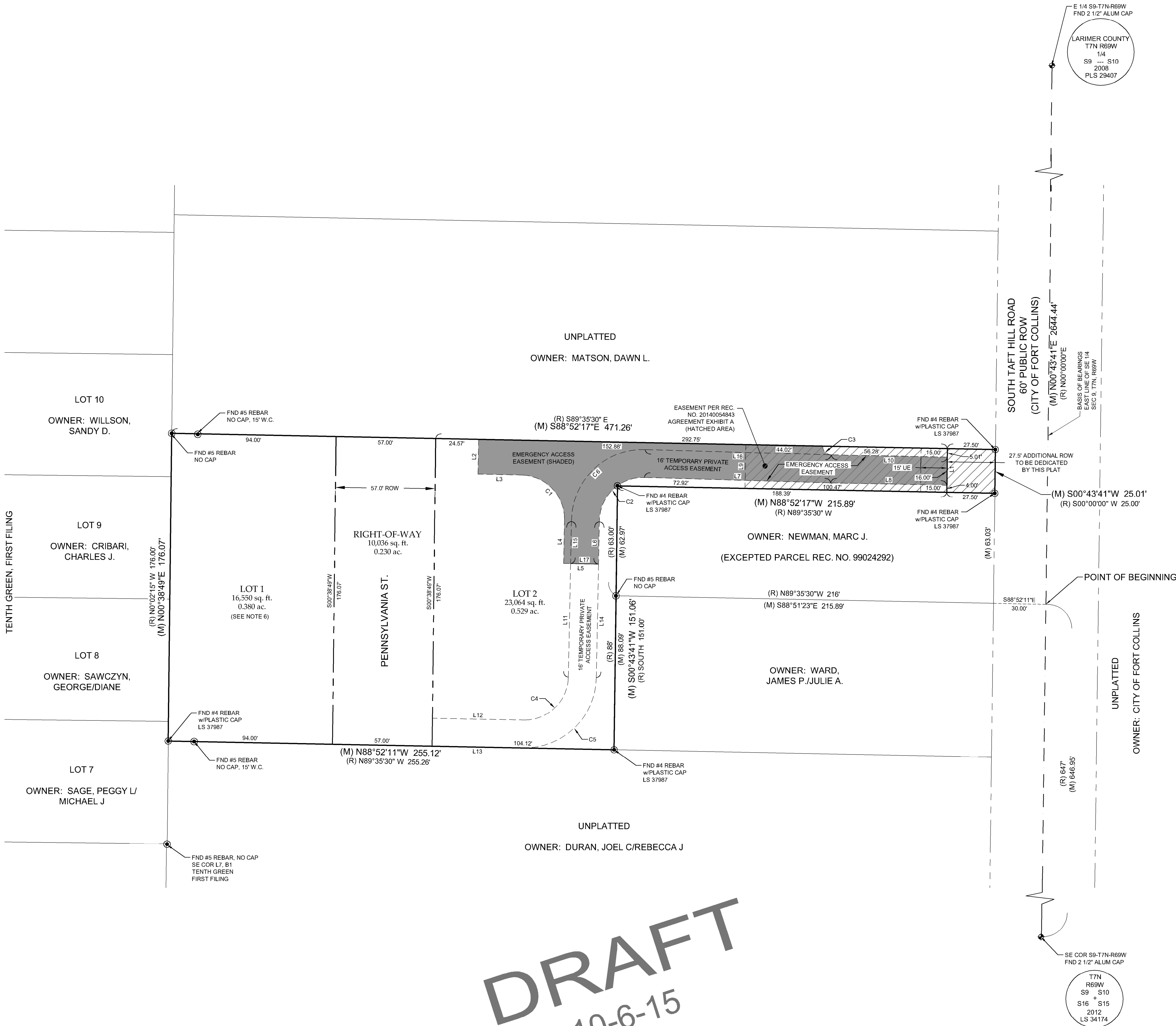
STEAD
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet
1
Of 2 Sheets

DRAFT
10-9-15

STEAD

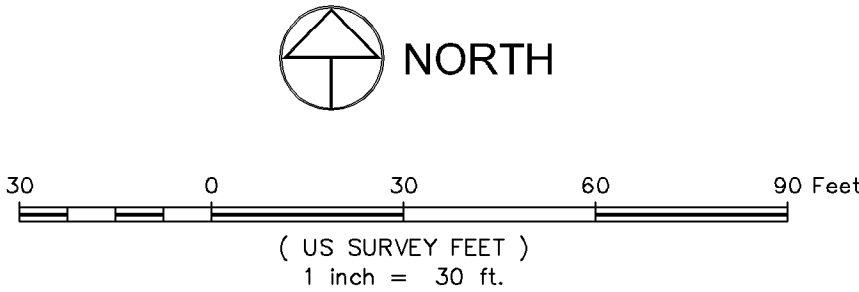
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	S43°52'17"E	35.36'
C2	92°10'50"	24.99'	40.21'	N45°35'08"E	36.01'
C3	90°06'41"	5.00'	7.86'	N43°48'57"W	7.08'
C4	89°59'49"	25.00'	39.27'	S46°07'37"W	35.35'
C5	89°59'49"	41.00'	64.40'	S46°07'37"W	57.98'
C6	91°48'55"	40.99'	65.69'	N45°46'05"E	58.88'

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.01'	N00°43'41"E
L2	20.00'	S01°07'43"W
L3	25.00'	S88°52'17"E
L4	25.00'	S01°07'43"W
L5	20.00'	S88°52'17"E
L6	24.29'	N01°09'41"E
L7	106.67'	S88°19'49"E
L8	66.43'	S88°52'17"E
L9	25.01'	N01°07'43"E
L10	66.32'	N88°52'17"W
L11	65.07'	S01°07'43"W
L12	52.23'	N88°52'28"W
L13	52.09'	N88°52'28"W
L14	65.07'	S01°07'43"W
L15	24.10'	N01°09'41"E

LEGEND	
---	EASEMENT LINE
---	PROPOSED RIGHT-OF-WAY
---	EXISTING RIGHT-OF-WAY
---	PLATTED BOUNDARY LINE
---	LOT LINE
---	SECTION LINE
●	FOUND CORNER AS DESCRIBED
⊕	FOUND SECTION CORNER AS DESCRIBED
(M)	MEASURED BEARING & DISTANCE
(R)	RECORDED BEARING & DISTANCE
UE	UTILITY EASEMENT
ROW	RIGHT-OF-WAY



NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION:
9
TOWNSHIP:
7N
RANGE:
69 W of the 6th PM

NORTHERN
ENGINEERING
30: North Hines Street, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.4158
www.northernengineering.com

PROJECT:
1130-001
DESIGNED BY:
L. Smith
DATE:
10/9/15
SCALE:
1" = 30'
REVIEWED BY:
B. Tresser

STEAD
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet
2
Of 2 Sheets

STEAD

PROJECT DEVELOPMENT PLAN (PDP) / FINAL DEVELOPMENT PLAN (FDP)

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

GENERAL NOTES

- REFER TO THE CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION OF PROPOSED TOPOGRAPHY, LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, AND RIGHT OF WAY IMPROVEMENTS.
- REFER TO THE SUBDIVISION PLAT FOR LOT AREA, TRACT SIZES, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND SURVEY INFORMATION.
- ALL SIDEWALKS AND RAMPS WILL CONFORM TO CITY STANDARDS. ALL HANDICAP PARKING SPACES, AND RAMPS ARE TO BE VERIFIED WITH CIVIL ENGINEER FOR GRADING, DRAINAGE, AND ACCESSIBLE ROUTE CONSIDERATIONS. HANDICAP PARKING SPACES SHALL SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:48 CROSS SLOPE.
- ACCESSIBLE RAMPS TO BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES.
- PROPOSED EXTERIOR LIGHTING WILL BE BUILDING-MOUNTED FIXTURES WITH DOWN-DIRECTIONAL AND SHARP CUTOFF LUMINARIES, AND SHALL COMPLY WITH ALL CITY OF FORT COLLINS LIGHTING REQUIREMENTS.
- ALL SIGNAGE SHALL COMPLY WITH THE CITY OF FORT COLLINS SIGN CODE.
- PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT SHALL BE NO MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
- CONSTRUCTION SHALL BE COMPLETED IN MULTIPLE PHASES. THE FIRST PHASE SHALL CONTAIN THE SINGLE FAMILY RESIDENCE AND RIGHT-OF-WAY IMPROVEMENTS.

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER (SIGNED) _____ Date _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, A.D., 20 _____ BY _____

(PRINT NAME) _____

AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ ADDRESS _____

PLANNING CERTIFICATE

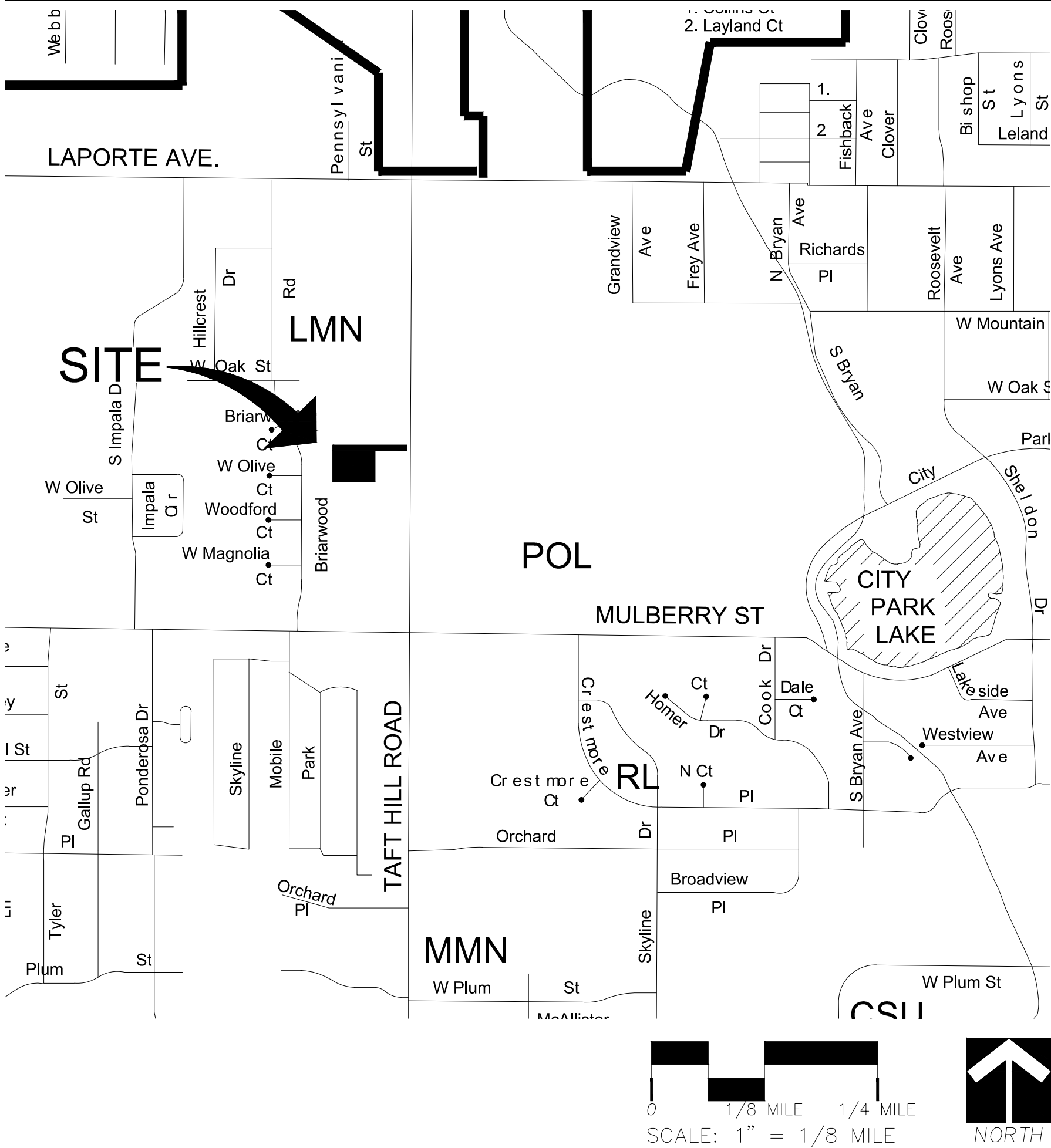
APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO ON THIS _____ DAY OF _____, 20 _____.

Director of Community Development and Neighborhood Services

SHEET INDEX (PLANNING SET)

COVER SHEET
ARCHITECTURAL SITE PLAN A1
EXTERIOR ELEVATIONS A2 - A3
TREE MITIGATION PLAN L1

VICINITY MAP



EXISTING ZONING	LMN
-----------------	-----

RESIDENTIAL DENSITY CALCULATIONS

RESIDENTIAL GROSS AREA		RESIDENTIAL NET AREA	
GROSS AREA (SF)	50,338 (1.156 acres)	NET AREA (SF)	39627 (.91 acres)
TOTAL DWELLING UNITS	1	TOTAL DWELLING UNITS	1
GROSS DENSITY	.865 DU/AC	NET DENSITY	1.10 DU/AC

AREA COVERAGE

GROSS AREA	AREA (SQ.FT.)	%	NET	AREA
PRINCIPLE BUILDING COVERAGE	1782	3.5401	RIGHT-OF-WAY	10711 SF
ACCESSORY BUILDING COVERAGE	2064	4.1003	TOTAL NET COVERAGE	49659.5 (1.14 ACRES)
DRIVES AND PARKING	6412	12.7379		
OPEN SPACE AND LANDSCAPE	29369	58.3436		
HARDSCAPE	0	0.0000		
PUBLIC STREET RIGHT-OF-WAY	10711	21.2782		
HARDSCAPE	0			
DRIVES AND PARKING	432			
LANDSCAPE	10279			
TOTAL GROSS COVERAGE	50338	100.0000		

DWELLING UNIT BREAKDOWN		
UNIT TYPE:	DWELLING UNITS	TOTAL BEDROOMS
SINGLE FAMILY DETACHED	1 (100%)	3
TOTAL	1 (100%)	3

BUILDING HEIGHT		
	MAXIMUM HEIGHT	STORIES
BUILDING 01 - RESIDENTIAL	24'-0"	1.0

PROJECT PARKING		
	PROVIDED	REQUIRED
STANDARD PARKING (ON CONCRETE PAD)	2	2
TOTAL	2	2

STEAD

PDP/FDP

FORT COLLINS, CO

PREPARED BY:



■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■
419 Canyon Ave, Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

OWNER / APPLICANT

Jaclyn Fenske and Shane Roberts
915 Camelot Court
Fort Collins, CO 80525
p. 303.564.5658

PLANNER / LANDSCAPE ARCHITECT

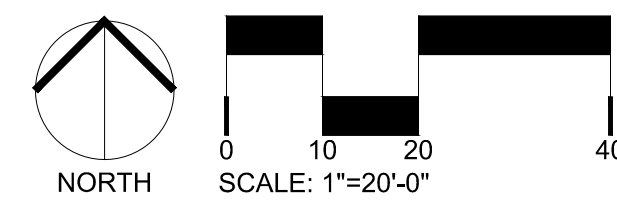
RIPLY DESIGN INC.
Stephanie Van Dyken
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

ARCHITECT

VAUGHT FRYE LARSON ARCHITECTS
Taylor Meyer
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.1191

ENGINEER

NORTHERN ENGINEERING
Nick Haws
301 N. Howes Street, Suite 100
Fort Collins, CO 80521
p. 970.221.4158



ORIGINAL SIZE 24X36

ISSUED		DATE
No.	DESCRIPTION	
01	PDP/FDP	08/12/2015

REVISIONS		DATE
No.	DESCRIPTION	
01	CITY COMMENTS	09/23/2015

COVER

SEAL:

PROJECT No.: R15-046
DRAWN BY: SLV
REVIEWED BY: XX

DRAWING NUMBER:



■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

419 Canyon Ave, Suite 200 Fort Collins, CO 80521
fax 970/224.1662 phone 970/224.5828 www.vrdesigninc.com

OWNER / APPLICANT

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FORT COLLINS, CO 80525
p. 303.564.5658

PLANNER / LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
Stephanie Van Dyken
419 Canyon Ave, Suite 200
FORT COLLINS, CO 80521
p. 970.224.5828
f. 970.225.6657

ARCHITECT

VFLA
TAYLOR MEYER
419 CANYON AVE., SUITE 200
FORT COLLINS, CO
970.224.1191

SITE ENGINEER AND SURVEYOR

NORTHERN ENGINEERING
NICK HAWS, PE, LEED AP
200 S. COLLEGE AVE. SUITE 100
FORT COLLINS, CO 80524
970.221.4158

THIS IS A LAND USE PLANNING DOCUMENT, NOT A
CONSTRUCTION DOCUMENT. REFER TO CIVIL
ENGINEERING PLANS

ISSUED		
No.	DESCRIPTION	DATE
01	PDP/FDP SUBMITTAL	9/28/2015

REVISIONS		
No.	DESCRIPTION	DATE

PDP / FDP

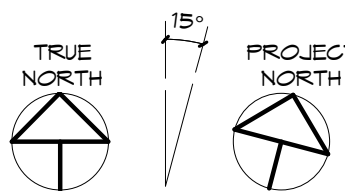
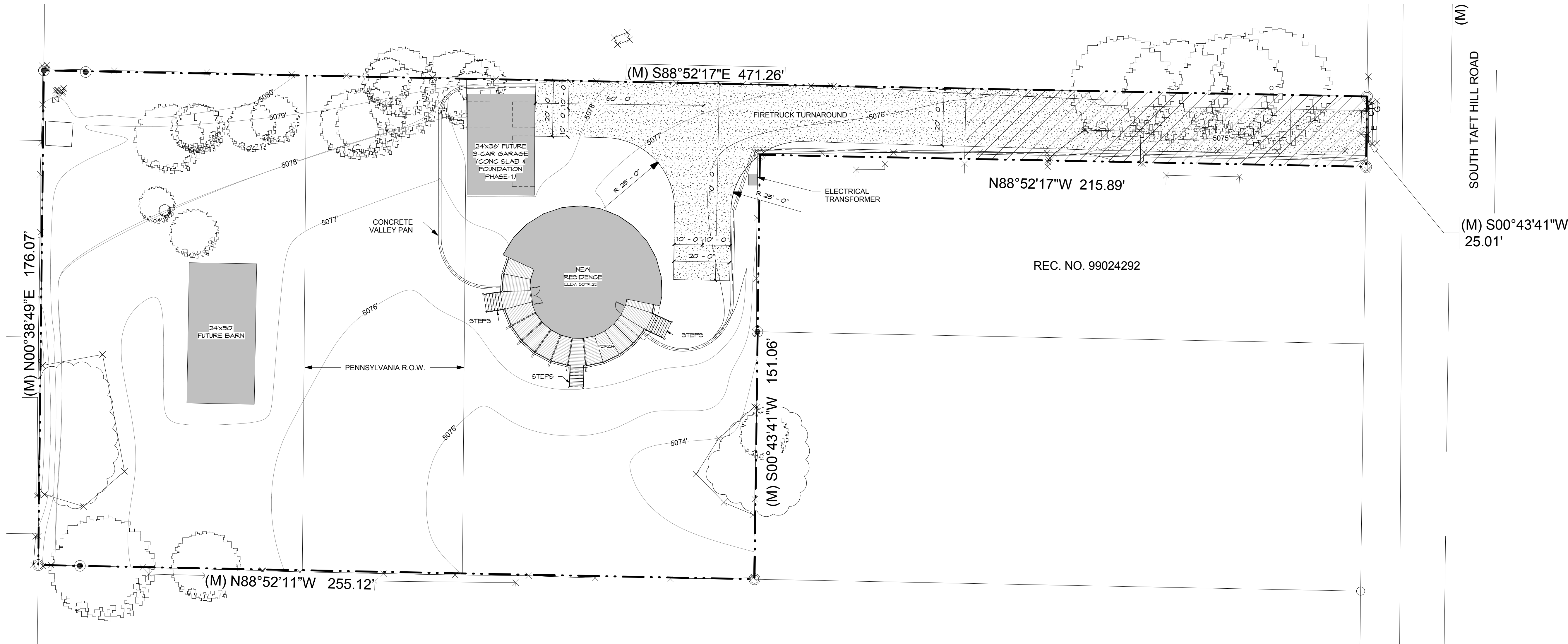
SEAL:

PROJECT No.: 2015-43
DRAWN BY: TM
REVIEWED BY: TM

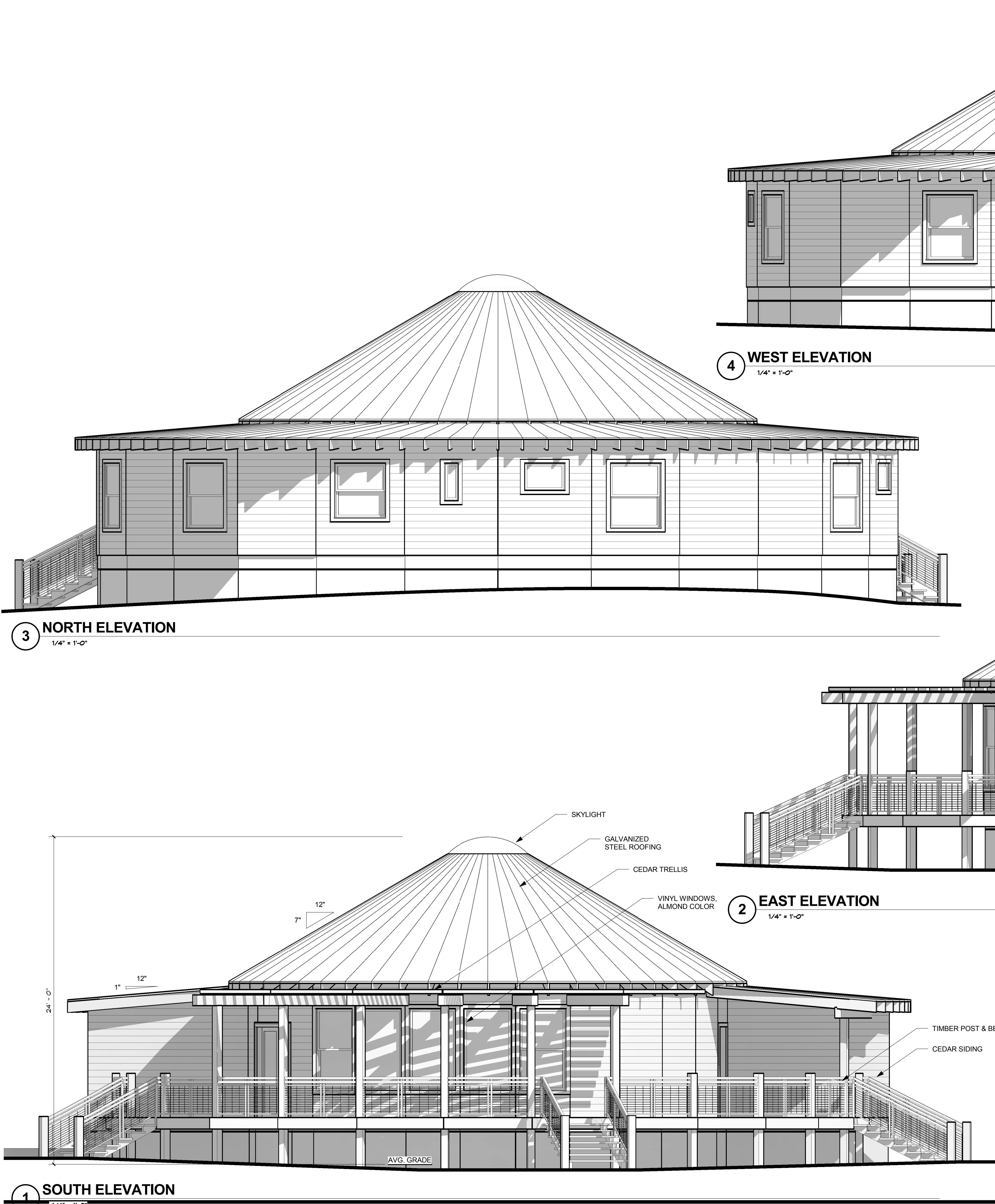
ARCHITECTURAL SITE PLAN

SCALE ACCORDINGLY IF REDUCED

DRAWING NUMBER:



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



4 WEST ELEVATION
1/4" = 1'-0"

2 EAST ELEVATION
1/4" = 1'-0"

3 NORTH ELEVATION
1/4" = 1'-0"

1 SOUTH ELEVATION
1/4" = 1'-0"

STEAD

PDP/FDP SUBMITTAL

FORT COLLINS, COLORADO



■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

419 Canyon Ave, Suite 200 Fort Collins, CO 80521
fax 970/224.1662 phone 970/224.5828 www.vrdesigninc.com

OWNER / APPLICANT

Jaclyn Fenske and Shane Roberts
915 Camelot Court
FORT COLLINS, CO 80525
p. 303.564.5658

PLANNER / LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
Stephanie Van Dyken
419 Canyon Ave, Suite 200
FORT COLLINS, CO 80521
p. 970.224.5828
f. 970.225.6657

ARCHITECT

VFLA
TAYLOR MEYER
419 CANYON AVE., SUITE 200
FORT COLLINS, CO
970.224.1191

SITE ENGINEER AND SURVEYOR

NORTHERN ENGINEERING
NICK HAWS, PE, LEED AP
200 S. COLLEGE AVE. SUITE 100
FORT COLLINS, CO 80524
970.221.4158

THIS IS A LAND USE PLANNING DOCUMENT, NOT A
CONSTRUCTION DOCUMENT. REFER TO CIVIL
ENGINEERING PLANS

ISSUED

No.	DESCRIPTION	DATE
01	PDP/FDP SUBMITTAL	9/28/2015

REVISIONS

No.	DESCRIPTION	DATE

PDP / FDP

SEAL:

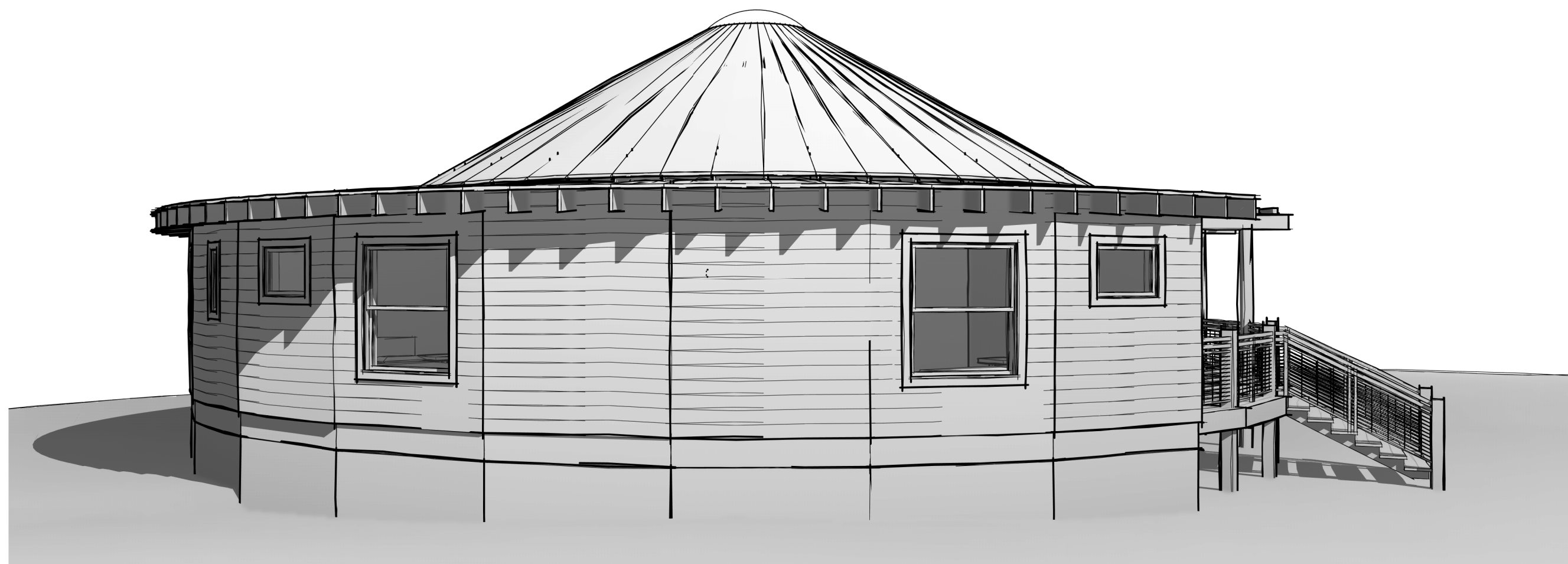
PROJECT No.: 2015-43
DRAWN BY: TM
REVIEWED BY: TM

EXTERIOR
ELEVATIONS

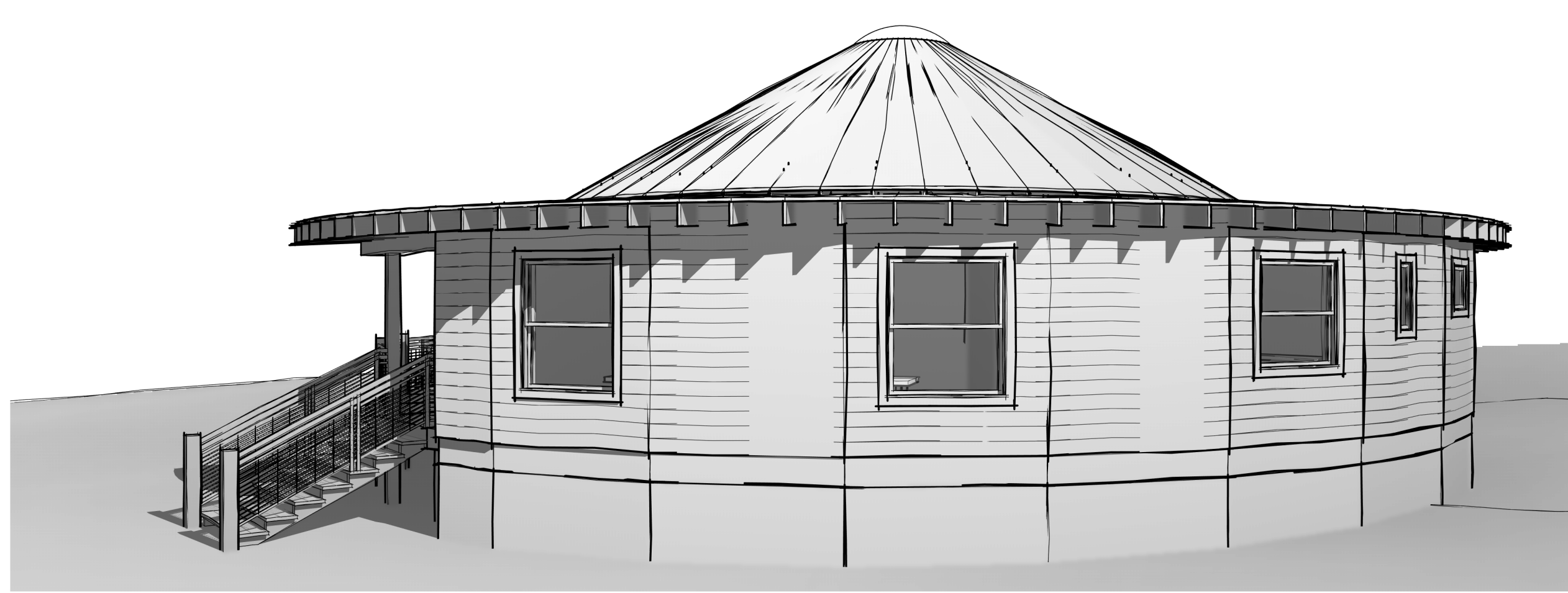
SCALE ACCORDINGLY IF REDUCED

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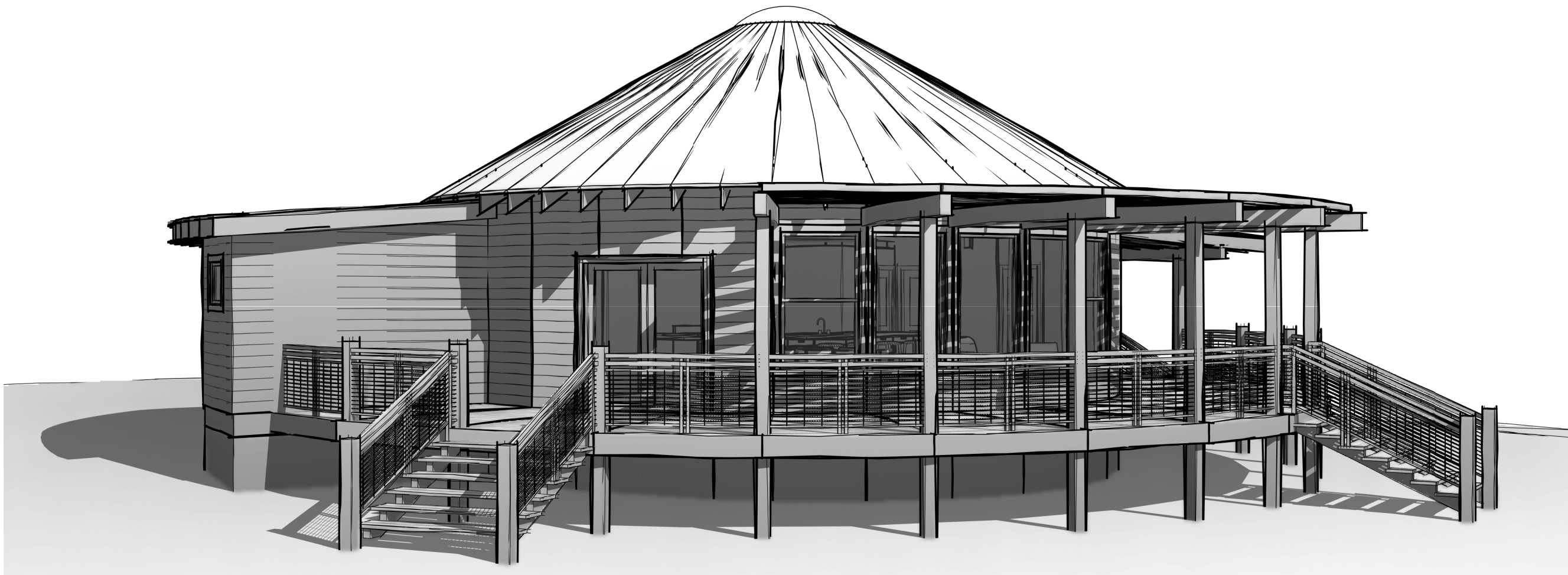
A2



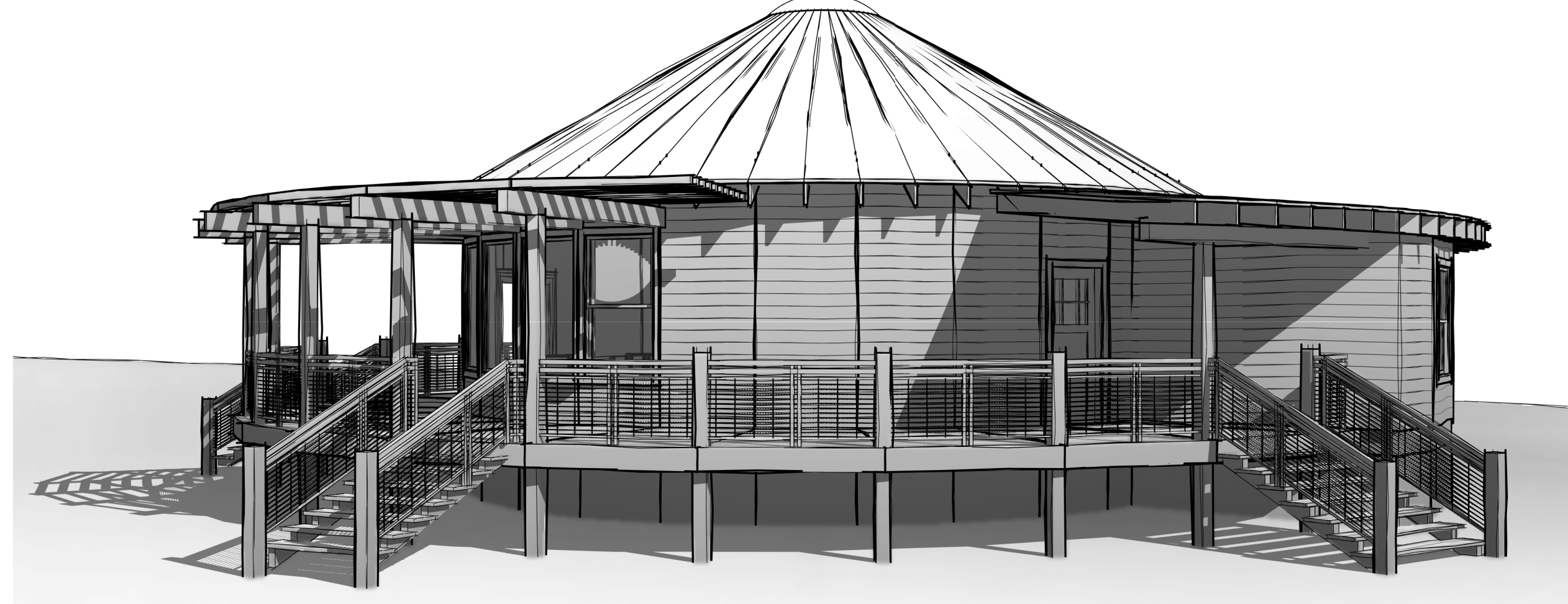
7 NORTHWEST PERSPECTIVE



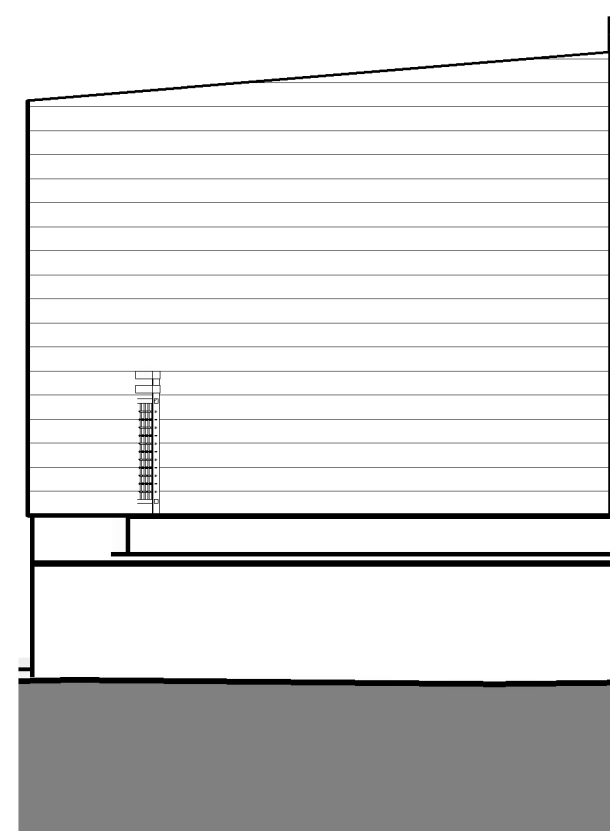
8 NORTHEAST PERSPECTIVE



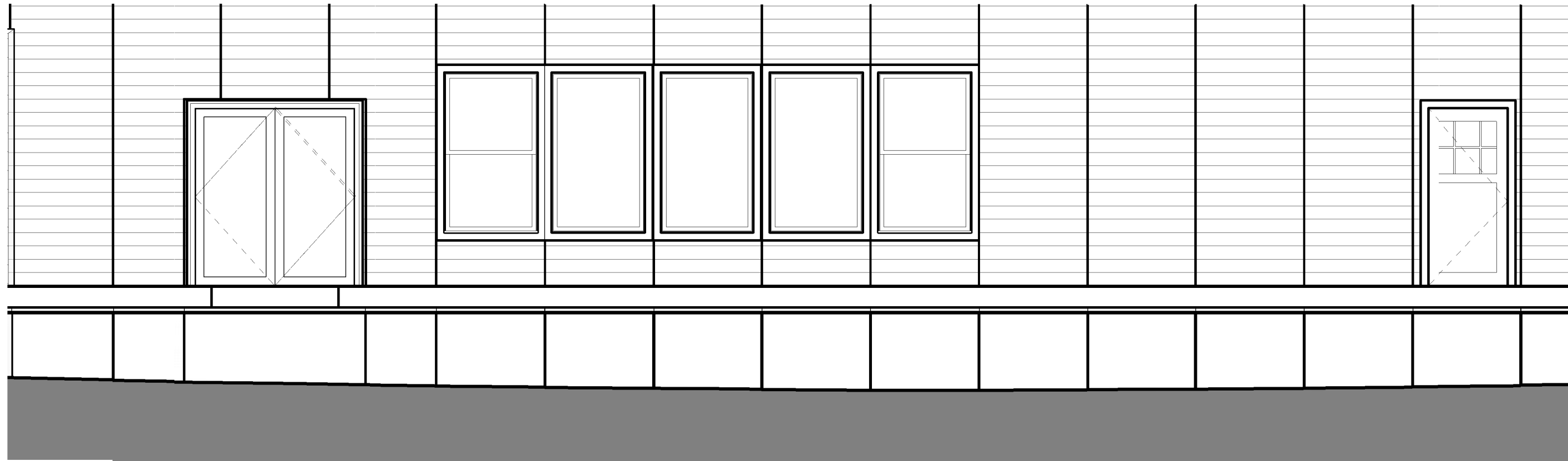
5 SOUTHWEST PERSPECTIVE



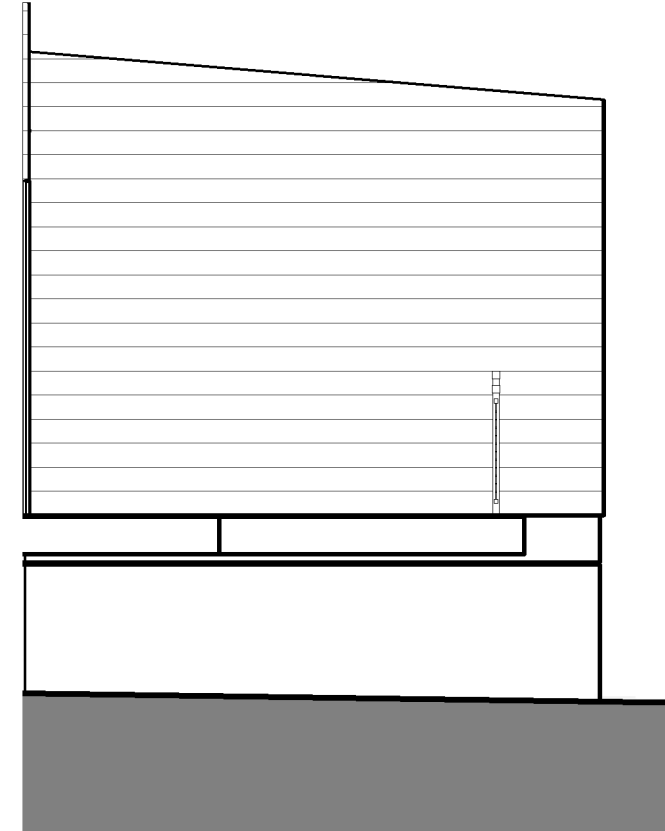
6 SOUTHEAST PERSPECTIVE



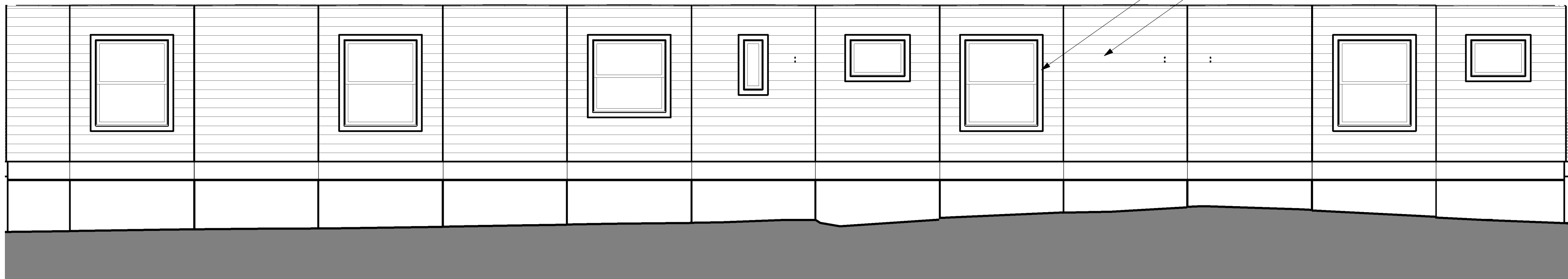
2 WEST WING WALL
1/4" = 1'-0"



3 FLATTENED SOUTH ELEVATION
1/4" = 1'-0"



4 EAST WING WALL
1/4" = 1'-0"



1 FLATTENED NORTH ELEVATION
1/4" = 1'-0"

STEAD

PDP/FDP SUBMITTAL

FORT COLLINS, COLORADO



land planning landscape architecture
urban design entitlement

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fax 970/224.1662 phone 970/224.5828 www.vrdesigninc.com

OWNER / APPLICANT

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915 Camelot Court
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THIS IS A LAND USE PLANNING DOCUMENT, NOT A
CONSTRUCTION DOCUMENT. REFER TO CIVIL
ENGINEERING PLANS

ISSUED

No.	DESCRIPTION	DATE
01	PDP/FDP SUBMITTAL	9/28/2015

REVISIONS

No.	DESCRIPTION	DATE

PDP / FDP

SEAL:

PROJECT No.: 2015-43
DRAWN BY: TM
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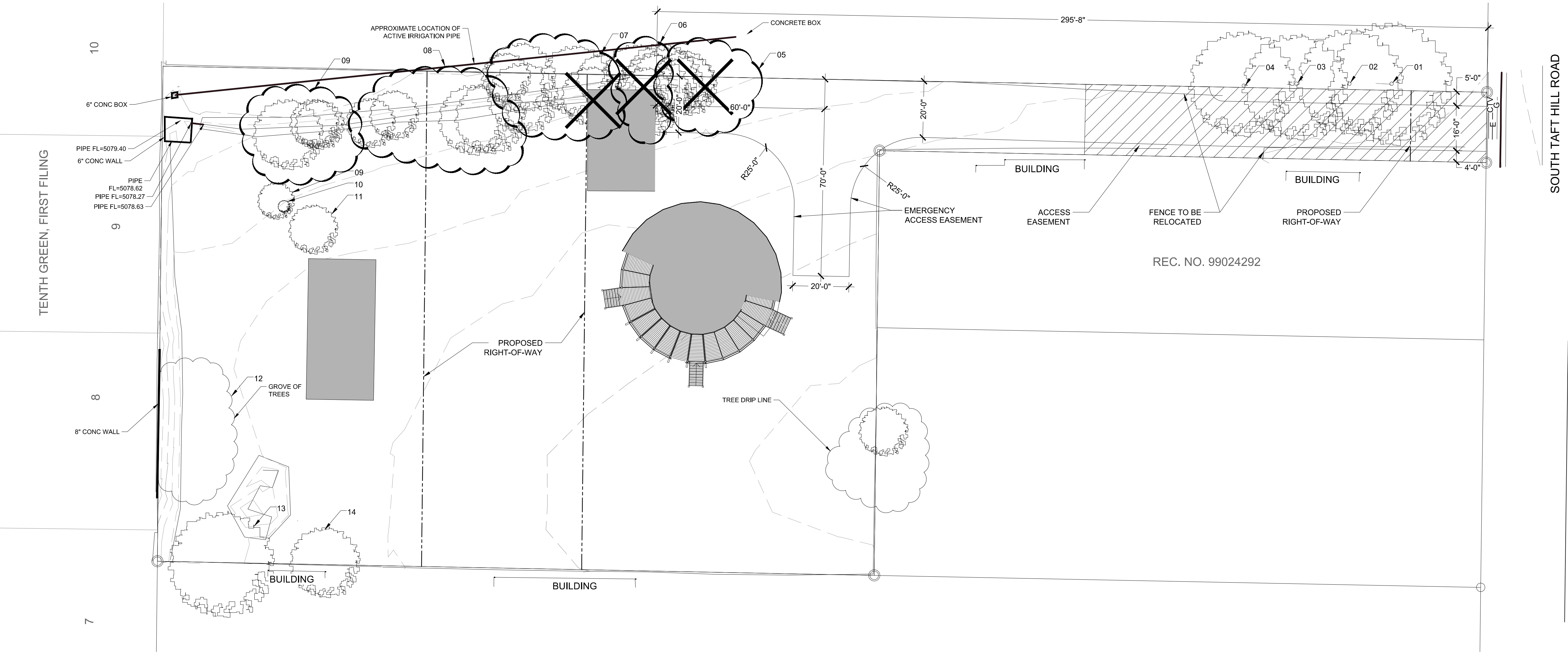
EXTERIOR
ELEVATIONS

SCALE ACCORDINGLY IF REDUCED

DRAWING NUMBER:

A3

Plotted By: Stephanie Van Dyken Layout: L-1 TREE MITIGATION PLAN Printed On: 9/28/2015 3:18 PM File Name: L-1 LANDSCAPE AND MITIGATION PLAN.dwg



GENERAL LANDSCAPE NOTES

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
3. SOIL AMENDMENTS: THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA.
4. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
5. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
6. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
7. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
 - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
 - 15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
 - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
 - 6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
 - 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
 - 4 FEET BETWEEN TREES AND GAS LINES
8. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).
9. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
10. LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS AND TRAFFIC CIRCLES ADJACENT TO RESIDENTIAL LOTS ARE REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER OF THE RESIDENTIAL LOT, AND THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS.
11. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
12. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
13. AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED WITH A NATIVE SEED MIX.

TREE PROTECTION NOTES

1. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
2. ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS.
3. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
4. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
5. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
6. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF" RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
7. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW: (insert chart from LUC 3.2.1G).

TREE DIAMETER AT BREAST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
OVER 19	15

TREE MITIGATION LEGEND



TREE MITIGATION SUMMARY

#	TYPE	SIZE	CONDITION	REQUIRED MITIGATION IF REMOVED	REASON FOR REMOVAL
1	SIBERIAN ELM *	33"	POOR	0	--
2	SIBERIAN ELM *	28"	FAIR -	1.5	--
3	AMERICAN ELM *	33"	FAIR	3.5	--
4	AMERICAN ELM *	33"	FAIR-	2.0	--
5	SIBERIAN ELM - WILD ORIGIN	11 TRUNKS 6"-12"	POOR-FAIR	0	FIRE LANE
6	SIBERIAN ELM - WILD ORIGIN, ASH	7 TRUNKS 2"-6" , ASH 5"	POOR FAIR	0	FIRE LANE
7	SIBERIAN ELM - WILD ORIGIN	11 TRUNKS 5"-11"	POOR-FAIR	0	FIRE LANE
8	WILD PLUM SHRUBS	5 TRUNKS 2"-6"	POOR	0	--
9	BLACK LOCUST	2"	GOOD	0	--
10	APPLE	1"	--	--	--
11	BLACK LOCUST	2 TRUNKS 7"	FAIR	1	--
12	SIBERIAN ELM	12 TRUNKS 5"-12"	DEAD-FAIR	0	--
13	BOXELDER *	24"	FAIR	2.5	--
14	BOXELDER	2 STEM, 12"	FAIR	1.5	--

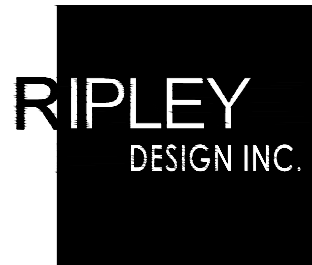
* TREES ARE LOCATED OFF SITE

STEAD

PDP/FDP

FORT COLLINS, CO

PREPARED BY:



■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

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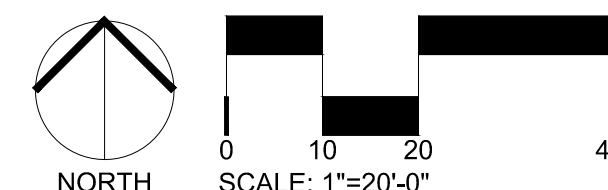
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ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	PDP/FDP	08/12/2015
REVISIONS		
No.	DESCRIPTION	DATE
01	CITY COMMENTS	09/23/2015

TREE MITIGATION PLAN

SEAL:

PROJECT No.: R15-046

DRAWN BY: SLV

REVIEWED BY: XX

DRAWING NUMBER:

L-1

Clay Frickey

From: Ralph Zentz
Sent: Thursday, October 29, 2015 4:01 PM
To: Clay Frickey
Cc: Tim Buchanan
Subject: RE: Stead PDP

Clay –

I met with the applicant and the landscape architect on this site and determined that the size and condition of the ash tree (tree #6) did not warrant mitigation.

From: Clay Frickey
Sent: Thursday, October 29, 2015 2:35 PM
To: Ralph Zentz
Subject: Stead PDP

Hey Ralph,

Attached is the file that contains the tree mitigation plan for Stead. Could you take a look at it and shoot me an e-mail indicating that the applicant met with you and that you are ok with the removal of the ash tree without any mitigation?

Thanks,
Clay

Clay Frickey | Associate Planner

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