

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

HEARING DATE: December 5, 2013

PROJECT NAME: Stoner Subdivision Major Amendment

CASE NUMBER: MJA #130045

APPLICANT: Aubrey Carson
Carson Design Studio LLC
413 Cormorant Ct.
Fort Collins, CO 80525

OWNER: Greg and Kathy Obermann
2215 45th Avenue
Greeley, CO 80634

HEARING OFFICER: Kendra L. Carberry

PROJECT DESCRIPTION: This is a request for a Major Amendment ("MJA") to Lot 2 of the two-lot Stoner Subdivision, located at 1017 W. Magnolia Street. The MJA would change the previously approved building footprint and building elevations for the approved single-family detached dwelling on Lot 2. The MJA proposes a two-story single family residence of 2,051 square feet on the 6,667 square-foot lot.

SUMMARY OF DECISION: Approved

ZONE DISTRICT: Neighborhood Conservation, Low Density (N-C-L)

HEARING: The Hearing Officer opened the hearing at approximately 6:15 p.m. on December 5, 2013, 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; and (2) application, plans, maps and other supporting documents submitted by the applicant. The Code, the City's Comprehensive Plan and the City's formally promulgated polices are all additional evidence considered by the Hearing Officer.

TESTIMONY: The following persons testified at the hearing:

From the City: Jason Holland, Ted Shepard

From the Applicant: Steve Whittall, Aubrey Carson

From the Public: Baron Jacob Locksman, Tavita Silverstein, Andre Muton, Meg Dunn, Marci Silverstein, Michelle Hafely, Beth Edens, Brett Pavel, Jim Kramer, Sean Dougherty, Laura Olive, Barbara Haynes

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 MJA complies with the applicable standards contained in Article 3 of the Code.
 - a. The MJA complies with Section 3.2.1, Landscaping and Tree Protection, because the plans include two new street trees of sizes that exceed the minimum requirements, and the tree replacement and mitigation plan was approved by the City Forester.
 - b. The MJA complies with Section 3.2.2(K)(1)(c), Required Off-Street Parking, because the MJA includes at least one off-street parking space per lot.
 - c. The Staff Report contends that the MJA fails to comply with Section 3.5.1, Building and Project Compatibility, because the design of the home is incompatible in mass, bulk, and scale with homes in the surrounding area. The basis for the City's conclusion is that the design contains a significant amount of competing building forms, causing the overall bulk and massing to be inconsistent with the character of nearby homes. Pursuant to Section 3.5.1(B), architectural compatibility "shall be derived from the neighboring context." At the hearing, both the applicant and the City presented photographs and testimony that the architecture of the homes in the surrounding area varies greatly. The photographs presented at the hearing show one-story homes, two-story homes, split-level homes, modern homes, traditional homes, homes with one primary roof element, homes with more than one primary roof element, bungalows, cottages, mid-century ranch homes, Colonial homes, Craftsman-style homes and Tudor-style homes. The Staff Report states that the predominant characteristic of the architecture of the surrounding area is second story floor area contained within the roof line. However, the evidence presented during the hearing by both the applicant and the City simply does not support this conclusion. Pursuant to Section 3.5.1(B): "In areas where the existing architectural character is not definitively established . . . the architecture of new development shall set an enhanced standard of quality for future projects or redevelopment in the area." The Hearing Officer finds that the existing architectural character in this area is not clearly defined. Unfortunately, the phrase "enhanced standard of quality" is undefined, ambiguous and impossible to apply. While the Hearing Officer personally agrees with the City that the style of the home proposed in the MJA is too busy, with too many competing building forms and roof lines, that personal opinion does not render the MJA noncompliant with Section 3.5.1. The majority of the public comments at the hearing, including those from adjacent property owners, supported the architectural style of the home, and there is nothing in the record to indicate that the quality of the home is suspect. As such, the Hearing Officer finds that the MJA complies with Section 3.5.1.
 - d. The MJA complies with Section 3.5.2(D)(3), Setbacks, because the existing garage exceeds the minimum setback.

- e. The MJA complies with Section 3.6.2.(J)(2), Public Alleys, because a Modification of Standard was approved as part of the PDP for the site.
3. The MJA complies with the applicable standards in Article 4 of the Code for the N-C-L zone district.
- a. The Staff Report contends that the MJA fails to comply with Section 4.7(A), Purpose, because elements of the building design are not arranged to control the height, scale, mass and bulk in a way that is compatible with architecture in the surrounding area, resulting in incompatible design which does not preserve the character of developed single-family dwellings in the N-C-L district. As discussed above, however, both the applicant and the City presented testimony and photographs demonstrating that the architecture of the surrounding area varies greatly. It was undisputed at the hearing that the MJA proposes a single-family dwelling in compliance with all applicable size and height restrictions for the N-C-L district. In light of the variety in architecture, mass and height of homes in the surrounding area, it would be impossible for the Hearing Officer to determine that the proposed architecture of the home proposed in the MJA is incompatible with the surrounding area. As such, the Hearing Officer finds that the MJA complies with Section 4.7(A).
- b. The MJA complies with Section 4.21(B)(2)(a), Permitted Land Uses, because the new single-family dwelling is a permitted use in the N-C-L zone district.
- c. The MJA complies with Section 4.5(D)(1)(a), Density, because both lots are below the maximum floor-to-lot ratio, and the two lots both exceed 6,000 square feet in size.
- d. The MJA complies with Section 4.7(D)(4), Accessory Buildings without Habitable Space, because the total floor area of the existing garage does not exceed 600 square feet.
- e. The MJA complies with Section 4.7(D)(5), Floor Area Ratio, because the maximum FAR does not exceed 0.25 on the rear 50% of either lot.
- f. The MJA complies with Section 4.7(E)(1), Dimensional Standards, Minimum Lot Width, because the lot is approximately 72' wide.
- g. The MJA complies with Section 4.7(E)(2), Dimensional Standards, Minimum Front Yard Setback, because the lot is set back more than 15' from the street.
- h. The MJA complies with Section 4.7(E)(3), Dimensional Standards, Minimum Rear Yard Setback, because the existing garage is a legal nonconforming building.
- i. The MJA complies with Section 4.7(E)(4), Dimensional Standards, Minimum Side Yard Setback, because the new dwelling and existing garage exceed the minimum setbacks.
- j. The MJA complies with Section 4.7(E)(5), Dimensional Standards, Maximum Building Height, because none of the buildings exceed two stories.

k. The MJA complies with Section 4.7(F)(1), Development Standards, Building Design, because the buildings are constructed at right angles to the lot, the primary entrances are located on the front wall of the buildings, the accessory building is located at least 10 feet behind the principal building, the second floor of each building does not overhang the lower front or side of the building, the front porch is limited to one story and the roof pitches are between 2:12 and 12:12.

l. The MJA complies with Section 4.7(F)(2)(a), Development Standards, Building Height because the buildings are two stories.

m. The MJA complies with Section 4.7(F)(4), Development Standards, Landscape/Hardscape Material, because not more than 40% of either front yard will be covered with inorganic material.

n. The MJA complies with Section 4.7(F)(7), Development Standards, Subdividing Existing Lots, because a Modification of Standard was approved as part of the PDP for the site.

4. At the hearing, the City requested that if the Hearing Officer approves the MJA, the Hearing Officer impose certain conditions relating to vested rights and applicable land use regulations. However, the Hearing Officer finds no authority in the Code to address or modify vested rights or applicable land use regulations in the context of a MJA request. The Code dictates how vested rights and land use regulations will apply to the MJA, and the Hearing Officer is without jurisdiction to alter those Code provisions or their applicability in this context.

DECISION

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

1. The MJA is hereby approved as submitted.

DATED this 17th day of December, 2013.



Kendra L. Carberry
Hearing Officer



ITEM NO MJA #130045
MEETING DATE 12-5-2013
STAFF Holland
HEARING OFFICER

STAFF REPORT

PROJECT: Stoner Subdivision Major Amendment MJA #130045

APPLICANT: Aubrey Carson
Carson Design Studio LLC
413 Cormorant Ct.
Fort Collins, CO 80525

OWNER: Greg and Kathy Obermann
2215 45th Avenue
Greeley, CO 80634

PROJECT DESCRIPTION:

This is a request to consider a Major Amendment to the two lot Stoner Subdivision P.D.P. The project proposes to amend the previously approved building footprint and building elevations for the approved single-family detached dwelling on Lot 2. The applicant proposes a two-story single family residence with plans that show 2,051 total building square feet on the 6,667 square foot lot. The property is located at 1017 W. Magnolia Street and is in the N-C-L, Neighborhood Conservation, Low Density zone district. The amendment is proposed for Lot 2 only.

RECOMMENDATION: Denial

EXECUTIVE SUMMARY:

The approval of the Stoner Subdivision Major Amendment MJA #130045 complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.

The approval of the Stoner Subdivision Major Amendment MJA #130045 does not comply with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The Major Amendment does not comply with all relevant standards located in Division 4.27, Neighborhood Conservation, Low Density District (N-C-L) of Article 4 – Districts.
- The Major Amendment does not comply with all relevant standards located in Article 3 – General Development Standards.

COMMENTS:

1. Background:

The surrounding zoning and land uses are as follows:

N:	N-C-L;	Existing Single-Family Residential
S:	N-C-L;	Existing Single-Family Residential
E:	N-C-L;	Existing Single-Family Residential
W:	N-C-L;	Existing Single-Family Residential

The Stoner Subdivision is part of the Kenwood Heights Annexation, June 21, 1924. The annexation consisted of 80 platted lots that were typically 50 feet wide by 140 feet deep. The Stoner Subdivision re-platted two of the Kenwood Heights platted lots, each measuring 50 by 160 feet and included a total of 15,987 square feet. The Stoner Subdivision re-plat re-oriented the original Kenwood Heights east/west interior lot line to run north/south to bisect Lots 1 and 2.

The Stoner Subdivision was originally approved as a two-lot subdivision through a Type 1 public hearing held May 30th, 2013.

Lot 1 of the Stoner Subdivision is addressed as 502 Wayne Street and is located at the southeast corner of Wayne and Magnolia Streets. An existing one-story single family dwelling is located on Lot 1.

Two Modifications of Standard to the Land Use Code were approved with the Stoner Subdivision P.D.P. The first Modification addressed Section 4.7(F)(7) which states that no lot may be further subdivided to create a new lot in the rear portion of the existing lot. The second Modification addressed Section 3.6.2(J)(2) which requires that portions of alleys be paved in conjunction with the proposed use on Lot 2.

Due to the Modifications requested with the Stoner Subdivision P.D.P., a building elevation and building footprint were approved for Lot 2 as part of the P.D.P. approval. As described in the staff report for the May 30, 2013 P.D.P. hearing, the building design

approved with the P.D.P. demonstrated compliance with the architectural character for the project in terms of appropriate size, bulk, massing, scale, detail and articulation.

2. Compliance with Applicable Article 4, Neighborhood Conservation, Low Density District N-C-L Standards:

A. Section 4.7(A) - Purpose

The Neighborhood Conservation, Low Density District is intended to preserve the character of areas that have a predominance of developed single-family dwellings and have been given this designation in accordance with an adopted subarea plan.

The proposed Major Amendment is not in compliance with this standard. As described in more detail later in this staff report, elements of the building design are not arranged to control and mitigate the height, scale, mass and bulk in a way that is compatible with architecture in the surrounding area. The resulting proposed design is incompatible, does not achieve sensitivity in maintaining the character of existing development and does not preserve the character of developed single-family dwellings in accordance with the purpose statement of the N-C-L District.

B. Section 4.7(B)(2)(a) - Permitted Uses

Single-family dwellings are a permitted use in the N-C-L zone, subject to basic development review, provided that the dwelling is on a lot that is part of an approved site specific development plan. Due to the fact that the project proposes a change in character to the approved building footprint and building elevations, a Major Amendment is required.

C. Section 4.7(D)(1) – Density

The project is in compliance with the minimum lot area ratio of this section requiring that Lot 2 is two and one-half (2 ½) times the total floor area of the proposed building, which is a ratio of 0.4 overall. The approved building footprint for Lot 2 was below the maximum ratio of 0.4, having a floor-to-lot ratio of 0.346. The proposed amended plan has a floor-to-lot ratio of 0.398, which is in conformance with this standard. Section 4.7(D)(1) also requires that the lots be at least 6,000 square feet for single-family dwellings. Lot 2 remains unchanged with 6,667 square feet provided.

D. Section 4.7(D)(4) – Accessory Buildings Without Habitable Space:

There is an existing garage which will remain on Lot 2 as an accessory building. The existing garage meets the requirement of this section which states that the total floor area of the accessory building shall not exceed 600 square feet. The floor area shown

for the garage on the approved plan is 590 square feet, meeting the requirements of this Section. The amended plan calculates the existing garage floor area as 576 square feet, also in compliance with the standard. Prior to approval of a building permit, staff may require that the floor area of the garage is verified to resolve this discrepancy.

E. Section 4.7(D)(5) – Floor Area Ratio (FAR):

This section requires that lots are subject to a maximum FAR of twenty-five hundredths (0.25) on the rear 50% of the lot. The approved FAR for Lot 2 is in compliance with this requirement, with a 0.2 FAR. The proposed amended plan remains in compliance with approximately 744 square feet on the rear 50% of the lot resulting in a 0.22 FAR.

F. Section 4.7(E)(1) – Dimensional Standards, Minimum Lot Width

This standard requires that each single-family dwelling have a minimum lot width of 40 feet. Lot 2 is 72 feet in width and remains unchanged from the approved plan.

G. Section 4.7(E)(2) – Dimensional Standards, Minimum Front Yard Setback

This standard requires that the minimum front yard setback be 15 feet and that the setbacks from garage doors to the backs of public walks be at least 20 feet. The proposed amendment continues to comply with these setback standards. For the existing house on Lot 1, Wayne Street is considered the front setback, due to the fact that the front door faces Wayne Street. For Lot 2, Magnolia Street is considered the front.

H. Section 4.7(E)(3) – Dimensional Standards, Minimum Rear Yard Setback

The rear yard standard requires a minimum rear yard setback of 15 feet, and the standard does not specify different setbacks for principal and accessory buildings. A 15 foot setback is required for all buildings. The existing detached garage on Lot 2 has a reduced setback that is less than the standard 15 feet. The reduced setback is considered an existing non-conformance, and is permitted provided that the garage building is not altered to further reduce the non-conformance. This is addressed in Division 1.2.4 of the Land use Code, which states:

“Except as hereinafter provided, no building, structure or land shall be used and no building or structure or part thereof shall be erected, constructed, reconstructed, altered, repaired, moved or structurally altered except in conformance with the regulations herein specified for the district in which it is located, nor shall a yard, lot or open space be reduced in dimensions or area to an amount less than the minimum requirements set forth herein or to an amount greater than the maximum requirements set forth herein”.

I. *Section 4.7(E)(4) – Dimensional Standards, Minimum Side Yard Setback*

The side yard setback standard requires a minimum 5 feet for all interior side yards and 15 feet on the street side of any corner lot. The standard does not specify different side setbacks for principal and accessory buildings. The approved building footprint is set back approximately 12.5 feet on the west facing Lot 1 and 17.5 feet on the east facing the alley. The proposed amended building footprint proposes a setback of 5 feet on the west facing Lot 1 and 5 feet on the east facing the alley, which is in compliance with the minimum standard.

No changes are proposed to the existing garage setback with this major amendment. For Lot 1, the existing single-family dwelling has a reduced setback that is less than the 15 feet typically required for a street-facing side yard. This existing reduced setback is considered an existing non-conformity, and is permitted provided that the building is not altered to further reduce the non-conformity.

J. *Section 4.7(E)(5) – Dimensional Standards, Maximum Building Height*

This standard sets the maximum building height for the N-C-L zone as 2 stories; the amended project remains in compliance with this standard.

K. *Section 4.7(F)(1) – Development Standards, Building Design*

The proposed amended project remains in compliance with all applicable building design standards of this section, which require that buildings be constructed at right angles to the lot, that the primary entrance be located along the front wall of the building, that accessory buildings be located at least 10 feet behind the principal building, that the second floor not overhang the lower front or side of the building, that the front porch proposed is limited to one story, and that the roof pitch is between 2:12 and 12:12. The amended building plan contains a 2nd story open porch on the west of the building which overhangs the first floor. Because the porch is not enclosed, it is not part of the second floor area and therefore the porch is not subject to this standard.

L. *Section 4.7(F)(2)(a) – Development Standards, Building Height*

The project remains in compliance with the maximum building height limit of 2 stories for the principal dwelling units. This section also requires that the detached garage, which is an accessory building with no habitable space, have a maximum height of 20 feet and an eave height that does not exceed 10 feet. No height alterations to the existing garage are proposed. These standards would only apply to the existing garage if it is proposed to be altered in a way that would affect the standard.

M. Section 4.7(F)(4) – Development Standards, Landscape/Hardscape Material

This standard requires that not more than 40% of the front yard be covered with inorganic material, and the project remains in compliance with this standard.

N. Section 4.7(F)(7) – Development Standards, Subdividing of Existing Lots

This standard states that no existing lot may be further subdivided in such manner as to create a new lot in the rear portion of the existing lot. A Modification of Standard is approved with the P.D.P. to address this standard for Lots 1 and 2.

3. Compliance with Article Three – General Development Standards:

The following General Development Standards are applicable for the proposed amendment to the Stoner Subdivision.

A. Section 3.2.1 – Landscaping and Tree Protection

The project remains in compliance with this Section. The approved plans provide for two new street trees, with a caliper size that exceeds the minimum requirements, in order to provide adequate replacement for existing trees that are shown to be removed. No additional trees are proposed to be removed with this amendment.

B. Section 3.2.2(K)(1)(c) – Required Off-Street Parking

The project continues to provide at least one off-street parking space per lot, which is in compliance with this standard.

C. Section 3.5.1(A)(B)(C) Building and Project Compatibility

The purpose of this Section is to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area.

The *General Standard* of this section states that:

New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a design that is complementary. In areas where the existing architectural character is not definitively established, or is not consistent with the purposes of this Land Use Code, the architecture of new development shall set an enhanced standard of quality for future projects or redevelopment in the area. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns, and/or the use of building materials

that have color shades and textures similar to those existing in the immediate area of the proposed infill development. Brick and stone masonry shall be considered compatible with wood framing and other materials. Architectural compatibility (including, without limitation, building height) shall be derived from the neighboring context.

The predominant character of the surrounding architectural context can be described as follows:

- One and two-story single family detached residences with architectural styles that are varied, including eclectic elements of colonial, tudor and craftsman revival styles mixed with minimal traditional and ranch style houses.
- The scale, height, mass and bulk of the surrounding architecture is defined by simple overall forms and building outlines. The use of a single simple primary building shape with one primary side gable roof or a single primary front-facing gable or hip roof is typical of the area. Overall house forms are typically defined by one primary roof element with one or two roof elements that are clearly secondary in hierarchy and scale.
- The majority of houses are one-story, or if two-story, the floor area of the second story is integrated into the primary roof form, with a minimal use of second-story vertical walls and roof eaves above second-story windows.
- Windows and roof elements used with second story areas are complementary with the overall scale and form of the homes, and are typically secondary roof projections such as shed or gable dormers that do not dominate the overall form of the buildings.
- A simple material palette is typical, with wood lap siding mixed with either brick, stone or stucco.

The approved project provides a building design which demonstrates compliance with the established architectural context in the area, providing appropriate building height size, scale, mass and bulk to achieve compatibility with the area. Compatible aspects of the approved building design include:

- The primary elements of the proposed architecture – the overall outline of the home, the use of gables and hip roof elements, and the use of second-story elements that are integrated into the roof line – are designed with a moderate size, bulk, and massing that provides an appropriate transition and compatible fit with existing homes on the block.

- An appropriate number of secondary elements such as bay windows, porch elements and roof dormers are provided that are appropriate in size, scale and proportion so that these elements do not overpower the overall building form while providing visual interest and articulated massing on all sides of the home.
- Architectural detailing is provided through the use of building projections and recesses that are appropriately scaled, stepping down at interior lot lines to provide transition with adjacent lots.
- A mix of materials is used with lap siding, shake siding, and large windows that provide a traditional design element that fits the pattern of surrounding residences.
- The building footprint is set back from the adjacent property lines approximately 12.5 feet on the west facing Lot 1 and 17.5 feet on the east facing the alley, helping which provides additional space to transition the mass and bulk of the two-story building from the adjacent one-story homes to the east and west.

The proposed major amendment to the approved building design does not comply with the building and compatibility standards of this section in terms of scale, height and massing.

Compatibility is defined in Article 5 of the LUC:

Compatibility shall mean the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development.

- The proposed design does not achieve compatibility with the homes near or adjacent to the project. The proposed design contains a significant amount of competing building forms, causing the overall bulk and massing to be inconsistent with the character of adjacent one-story homes as well as nearby homes. A single primary building form is not clearly defined, and the multiple forms used do not have sufficient hierarchy within the forms to keep the overall massing from appearing out of scale with homes in the area.
- The second story has no floor area that is contained within the roof line of the first story, which is a predominant characteristic of the architecture in the area. The significant quantity and location of competing wall and roof planes used with

the design is inconsistent with the simple wall and roof forms of nearby architecture. The second story floor area is defined by vertical walls that extend to the top of the second-story windows, and this floor area extends over a large portion of the first story, adding to the inconsistently large bulk and mass of the building. The overall affect is a second story that is not secondary to an overall primary form, and appears as a dominant form on top of another dominant form, which is inconsistent with the architectural context in the area. Elements of the building design are not arranged to control the height, scale, mass and bulk in a way that is compatible with architecture in the surrounding area. The resulting proposed design is incompatible, does not achieve sensitivity in maintaining the character of existing development and does not preserve the character of developed single-family dwellings in accordance with the purpose statement of the N-C-L District.

D. Section 3.5.2(D)(3) – Setbacks for alley-accessed garages

This standard requires that garages that are accessed from an alley be set back a minimum of 8 feet from the alley right of way. The existing garage on Lot 2 exceeds the minimum 8 foot setback and is in compliance with this standard. This standard is in addition to other applicable setback standards for side, rear, and front setbacks that are listed in Section 4.7(E) which are specific to the project's zone district.

E. Section 3.6.2(J)(2) – Public Alleys, Design Construction Requirements

This standard requires that the public alley frontage of this project be paved in conformance with the Larimer County Urban Area Street Standards. A Modification of Standard was approved with the Stoner Subdivision P.D.P. exempting the approved project from this requirement so that the alley could remain unpaved.

The major amendment does not propose changes to the landscape, utility, grading or drainage details of the approved plans. Two conditions of approval with the Subdivision P.D.P. were addressed with the approved plans:

1. A 10 foot minimum site distance triangle shall be provided per the Larimer County Urban Area Street Standards within Lot 2 where the alley intersects with the street right of way. All existing shrubs shall be removed from Lot 2 within the site distance triangle. All existing shrubs located on Lot 2 adjacent to the alley right of way shall be removed.
2. A horizontal and vertical design for the 20 foot alley right of way along the east frontage of Lot 2 shall be included as part of the Final Development Plan documents. The design shall provide a 20 foot all-weather roadway surface, crowned at the right of way centerline with a drainage swale on both sides of the roadway surface.

4. Neighborhood Meeting:

The Land Use Code does not require a neighborhood meeting for this major amendment and the applicant chose not to conduct a formal meeting.

5. Findings of Fact / Conclusion:

In reviewing and evaluating the Stoner Subdivision Major Amendment, staff makes the following findings of fact and conclusions:

- A. The Major Amendment complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- B. The Major Amendment does not comply with all relevant standards located in Division 4.27, Neighborhood Conservation, Low Density District (N-C-L) of Article 4 – Districts.

The project fails to comply with Section 4.7(A) – *Purpose*, because elements of the building design are not arranged to control the height, scale, mass and bulk in a way that is compatible with architecture in the surrounding area. The resulting proposed design is incompatible, does not achieve sensitivity in maintaining the character of existing development and does not preserve the character of developed single-family dwellings in accordance with the purpose statement of the N-C-L District.

- C. The Major Amendment does not comply with all relevant standards located in Article 3 – General Development Standards.

The project fails to comply with Sections 3.5.1(A)(B)(C) of *Building and Project Compatibility*, because the proposed design is incompatible in mass, bulk, and scale with the homes near or adjacent to the project. The proposed design contains a significant amount of competing building forms, causing the overall bulk and massing to be inconsistent with the character of adjacent one-story homes as well as nearby homes. A single primary building form is not clearly defined, and the multiple forms used do not have sufficient hierarchy within the forms to keep the overall massing from appearing out of scale with homes in the area; and

The second story has no floor area that is contained within the roof line of the first story, which is a predominant characteristic of the architecture in the area. The significant quantity and location of competing wall and roof planes used with the design are not consistent with the simple wall and roof forms of nearby architecture. The second story floor area is defined by vertical walls that extend to the top of the second-story windows, and this floor area extends over a large

portion of the first story, adding to the inconsistently large bulk and mass of the building. The overall affect is a second story that is not secondary to an overall primary form, and appears as a dominant form on top of another dominant form, which is inconsistent with the architectural context in the area. Elements of the building design are not arranged to control and the height, scale, mass and bulk in a way that is consistent with architecture in the surrounding area. The resulting proposed design is incompatible, does not achieve sensitivity in maintaining the character of existing development.

RECOMMENDATION

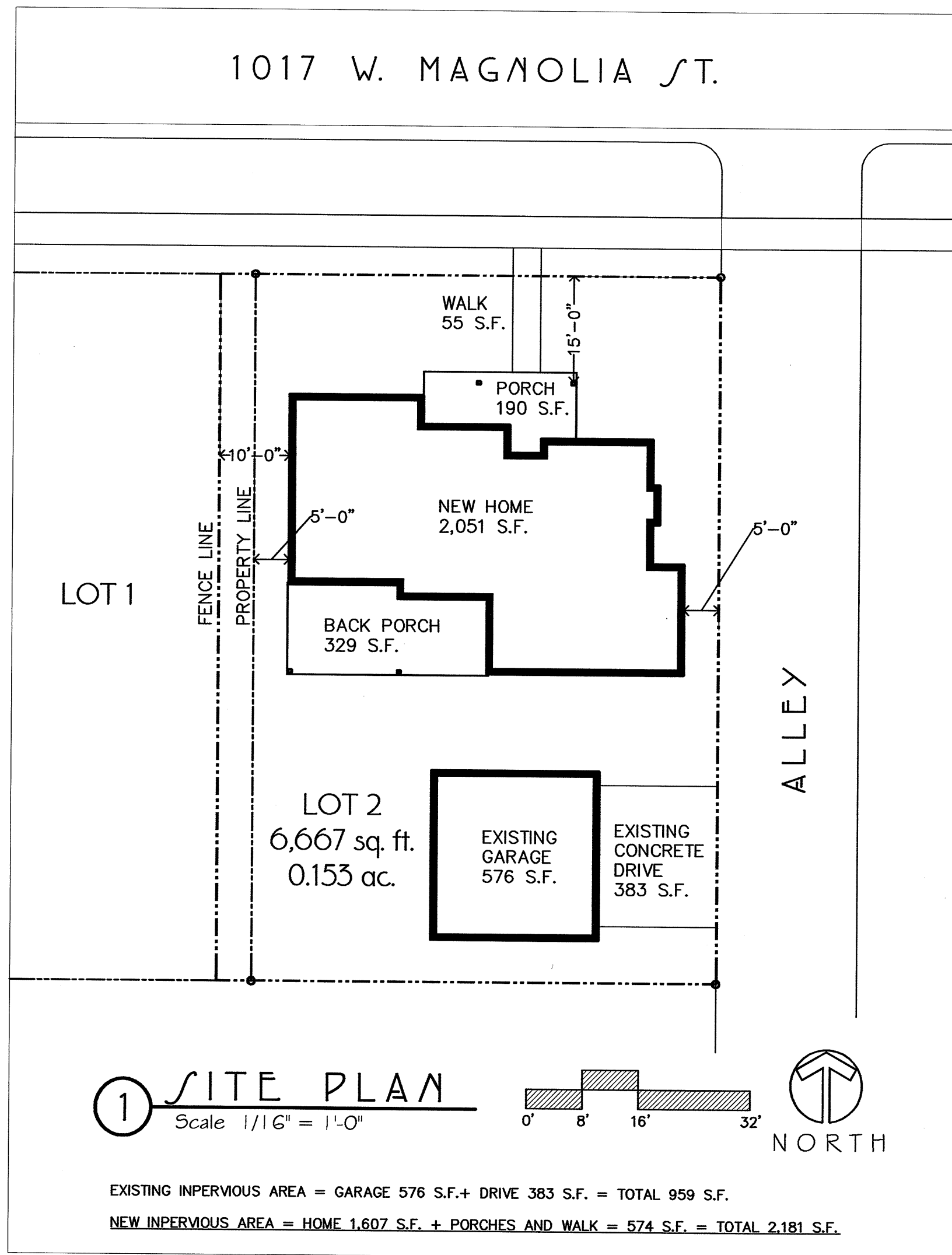
Staff recommends denial of the Stoner Subdivision Major Amendment MJA 130045.

ATTACHMENTS

1. Stoner Subdivision proposed Major Amendment Site Plan
2. Stoner Subdivision proposed Major Amendment Building Elevations
3. Stoner Subdivision proposed Major Amendment Hearing Notice
4. Stoner Subdivision approved Site, Landscape and Utility Plan with half-tone linework visible
5. Stoner Subdivision approved signed Site, Landscape and Utility Plan Mylar scan
6. Stoner Subdivision approved Building Elevations
7. Stoner Subdivision approved signed Plat Mylar scan

GENERAL NOTES

1. RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR AND THE DESIGNER. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE DESIGNER AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GRANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER. A FAILURE TO COOPERATE BY A SIMPLE NOTICE SHALL RELIEVE THE DESIGNER FROM RESPONSIBILITY FOR ALL CONSEQUENCES.
2. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE DESIGNER ARE UNAUTHORIZED, AND SHALL RELIEF THE DESIGNER OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.
3. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, OR MASONRY ANY DIMENSION FOLLOWED BY +/- SYMBOL ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE BUILDER, BASED ON SITE CONDITIONS DURING CONSTRUCTION.
(LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS).
4. CODES: THE INTERNATIONAL BUILDING CODE 2003 EDITION WITH POSSIBLE MODIFICATIONS BY LOCAL CODE ADMINISTRATION, SHALL GOVERN WHERE NOT OTHERWISE SPECIFIED.
5. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE STANDARDS REFERENCED IN THESE DRAWINGS AND NOTES, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
6. BUILDER SHALL VERIFY ALL MATERIAL, DIMENSIONS, AND CONDITIONS SHOWN ON THESE DRAWINGS OR NOTES IN THE SPECIFICATIONS. ANY VARIANCES WITHIN THE DRAWINGS AN SPECIFICATIONS, OR WITH CONDITIONS ENCOUNTERED ON THE JOB SITE, SHALL BE REPORTED TO THE DESIGNER IN WRITING BEFORE COMMENCEMENT OF WORK AFFECTED BY SUCH VARIANCE.
7. AT THE TIME OF COMPLETION OF THESE DOCUMENTS NOT ALL MATERIALS AND METHODS HAVE BEEN COMPLETELY SPECIFIED. THE OWNERS CONTRACTOR SHALL DETERMINE THE PROCEDURE FOR PROVIDING ALL ADDITIONAL DETAILS, AS REQUIRED.
8. GLAZING ADJACENT TO AND WITHIN 60" OF THE WALKING OR STANDING SURFACE WITHIN A BATHTUB, SHOWER, HOT TUB, WHIRLPOOLS, SAUNAS AND STEAM ROOM ENCLOSURE, AS WELL AS WITHIN 24" OF A DOOR MUST BE SAFETY GLASS.
9. THE BATH FANS, AS WELL AS THE CLOTHES DRYER MUST BE VENTED TO THE EXTERIOR.
10. MATERIALS, OTHER THAN STRUCTURAL ELEMENTS USED IN SHOWER STALL WALLS, SHALL BE SPECIFIED AS A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE.
11. A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. ALL DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND EQUIPMENT WITH A BATTERY BACKUP.
12. AN OPENING SHALL BE PROVIDED FOR ATTIC ACCESS NOT LESS THAN 22" X 30".
13. PROVIDE ONE HOUR OCCUPANCY SEPARATION BETWEEN THE GARAGE AND THE HOME.
14. FIREPLACES ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
15. THE HAND GRIP PORTION OF REQUIRED HANDRAILS MUST BE AT LEAST 1 1/4" BUT NOT MORE THAN 2" DIAMETER
16. MINIMUM HEADROOM CLEARANCE OF 6'-8" MUST BE MAINTAINED AT ALL STAIRWAYS.
17. THE SPACING OF BALUSTERS MUST BE INDICATED SO AS NOT TO PERMIT A 4" DIAMETER SPHERE TO PASS THROUGH
18. METAL TIES MUST BE PROVIDED TO SUPPORT THE BRICK VENEER SPACING MUST BE SO THAT EACH TIE SUPPORTS NO MORE THAN 2 S.F. AND THE HORIZONTAL SPACING DOES NOT EXCEED 24"
19. GROUND-FAULT PROTECTION IS REQUIRED FOR ALL ELECTRICAL OUTLETS LOCATED IN BATHROOMS, AND AT THE EXTERIOR, IN GARAGE. (NON DEDICATED), IN THE BASEMENT (AT LEAST ONE), AND ALL KITCHEN COUNTER TOP OUTLETS LOCATED WITHIN 6 FEET OF THE SINK.
20. ALL TRUSSES SHALL BE DESIGNED BY AN ENGINEER OR LICENSED TRUSS MANUFACTURER AND THEREFORE SHALL BE THE RESPONSIBILITY OF THAT PARTY. LAYOUT OF TRUSSES SHOWN ON CONSTRUCTION DOCUMENTS IS FOR CONCEPT ONLY, ANY ALTERATION OF LAYOUT SHALL BE REPORTED TO THE DESIGNER. A FAILURE TO COOPERATE BY A SIMPLE NOTICE SHALL RELIEVE THE DESIGNER FROM RESPONSIBILITY FOR ALL OTHER CONSEQUENCES.
21. PROVIDE ENGINEERING SHOP DRAWINGS FOR ROOF TRUSSES. THE REQUIRED 10 PSF LIVE LOAD FOR THE BOTTOM CHORD MUST BE NOTED ON THE SHOP DRAWINGS OF THESE TRUSSES WHERE ATTIC ACCESS IS REQUIRED.
22. ALL ANGLED STAIR TREADS MUST HAVE A MINIMUM DIMENSION OF 6" AT THE NARROWEST POINT.
23. PROVIDE ATTIC CROSS VENTILATION.
24. PROVIDE CRAWL SPACE VENTILATION.
25. PROVIDE MINIMUM 8" DIAMETER COMBUSTION AIR DUCT TO THE FURNACE AND WATER HEATER LOCATION.
26. PROVIDE ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM, WITH NOT LESS THAN 1/2" DIAMETER STEEL BOLTS EMBEDDED AT LEAST 7" IN TO CONCRETE WITH A MINIMUM OF 2 BOLTS PER PIECE AND WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.
27. CONTRACTOR TO COMPLY WITH ALL FEDERAL STATE AND LOCAL ENERGY CODES. THE MOST STRINGENT PROVISIONS SHALL GOVERN. THE BUILDING IS TO MEET ALL GUIDELINES SET FORTH BY THESE CODES, INCLUDING INSULATION GUIDELINES, AIR SEALING REQUIREMENTS, AND ENERGY SCORE REQUIREMENTS. IN THE EVENT THAT A CONFLICT OCCURS BETWEEN THE PERTINENT CODES AND THE CONSTRUCTION DOCUMENTS THE CODE SHALL GOVERN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT THE NECESSARY DOCUMENTS FOR THE ENERGY SCORE REQUIREMENTS.



Obermann Residence
1017 West Magnolia
Fort Collins, Co. 80521

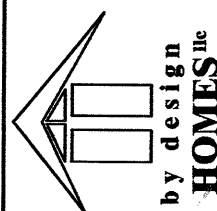
PROJECT

CROWN ENGINEERING, LLC *
REYES SARMENTO, P.E.
524 STOVER STREET
FORT COLLINS, COLORADO 80524
Ph: (970) 498-9537
C: (970) 691-4239

Aubrey Carson
(970) 481-3366
carsondesign@comcast.net
413 Carpenter
Fort Collins, CO 80525



Steve Whittall
(970) 566-2040
Steve@ByDesign-Homes.com
P.O. BOX 270457
Fort Collins, CO 80527-0457

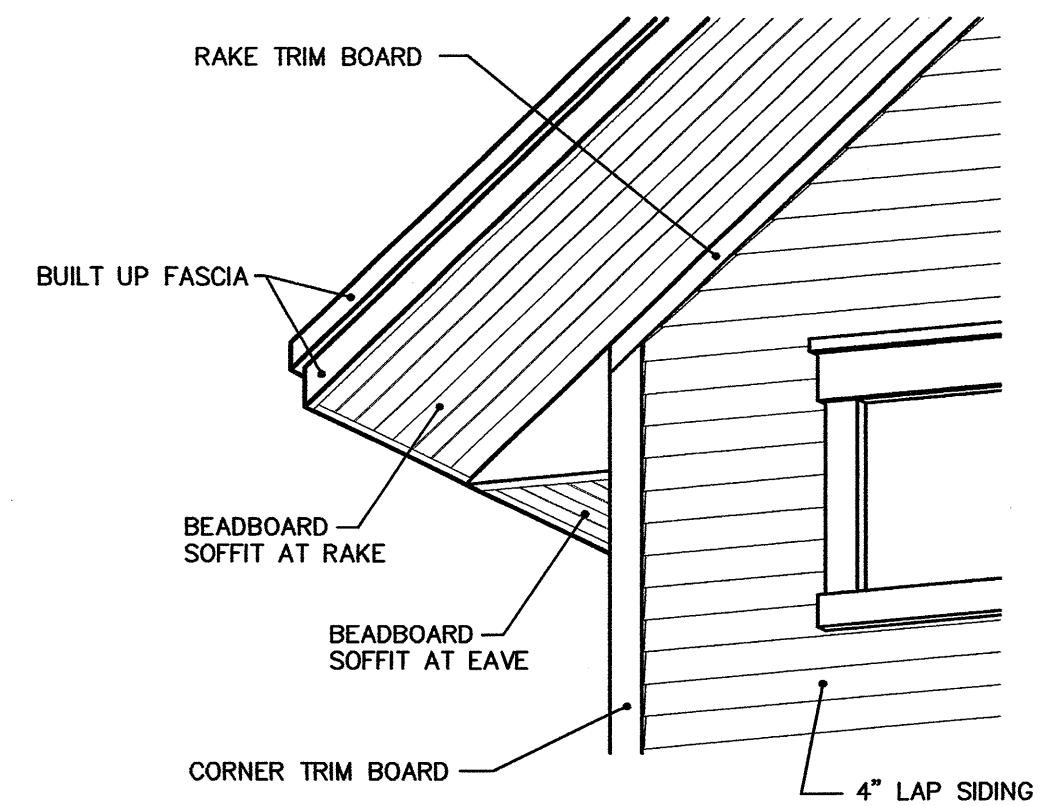


DATE	10-17-13
DRAWN BY	A.C.
REVISIONS	11-21-13

A-1



② EAST ELEVATION
Scale 1/4" = 1'-0"



③ SOFFIT & FASCIA
N.T.S.



① NORTH ELEVATION
Scale 1/4" = 1'-0"

Obermann Residence
1017 West Magnolia
Fort Collins, Co. 80521

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C: (970) 691-4239

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carsondesign@comcast.net
413 Cormorant
Fort Collins, CO 80525

CARSON
design studio llc

Steve Whittall
(970) 566-2040
Steve@ByDesign-Homes.com
P.O. BOX 270457
Fort Collins, CO 80527-0457

by design
HOMES llc

DATE	10-17-13
DRAWN BY	A.C.
REVISIONS	11-21-13

A-2



② WEST ELEVATION
Scale 1/4" = 1'-0"



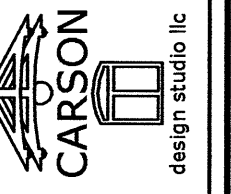
① SOUTH ELEVATION
Scale 1/4" = 1'-0"

Obermann Residence
1017 West Magnolia
Fort Collins, Co. 80521

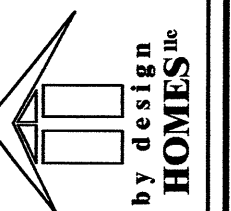
PROJECT

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REYES SARMIENTO, P.E.
524 STOVER STREET
FORT COLLINS, COLORADO 80524
Ph: (970) 498-9537
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Fort Collins, CO 80525



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Steve@ByDesign-Homes.com
P.O. BOX 220457
Fort Collins, CO 80527-0457



DATE	10-17-13
DRAWN BY	A.C.
REVISIONS	11-21-13

A-3



NOTICE OF PUBLIC HEARING

November 21, 2013

Dear Property Owner or Resident:

This letter is being sent to let you know a Hearing Officer will conduct a public hearing to consider a development proposal at 1017 West Magnolia Street referred to as the Stoner Subdivision, Lot 2 Major Amendment, Obermann Residence. Specific information about this development proposal is to the right and on the back. **We welcome and encourage your participation, as your input is an important part of the development review process.**

You received this notice because records from the Larimer County Assessor's Office indicate you own property near the proposed development site. Because of the lag time in recordkeeping, or because of rental situations, some neighbors may be missed. Please feel free to notify your neighbors of the public hearing so they can attend.

Check out our online guide of your ways to participate in the development review process by visiting fcgov.com/CitizenReview. You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or sburnett@fcgov.com. Sarah is available to assist residents who have questions about the review process and how to participate.

We look forward to your participation at the public hearing. If you have questions at any time, please feel free to contact us.

Sincerely,

Jason Holland, PLA | City Planner
City of Fort Collins
281 North College Avenue
Fort Collins, CO 80522
970.224.6126
jholland@fcgov.com

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 970-220-6750 for assistance.

Esta es una notificación sobre la reunión de su vecindario o sobre una audiencia pública sobre el desarrollo o proyecto en la propiedad cerca de donde usted es el dueño de propiedad. Si usted desea que esta notificación sea traducida al español sin costo alguno, favor enviar un correo electrónico en español a la siguiente dirección electrónica: titlesix@fcgov.com.

Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6750
fcgov.com/DevelopmentReview

HEARING TIME AND LOCATION

Thursday, December 5, 2013
6:15 p.m.
281 North College Ave.
Conference Room A

PROPOSAL NAME & LOCATION

Stoner Subdivision, Lot 2 Major
Amendment, Obermann Residence

1017 West Magnolia Street

PROPOSAL DESCRIPTION

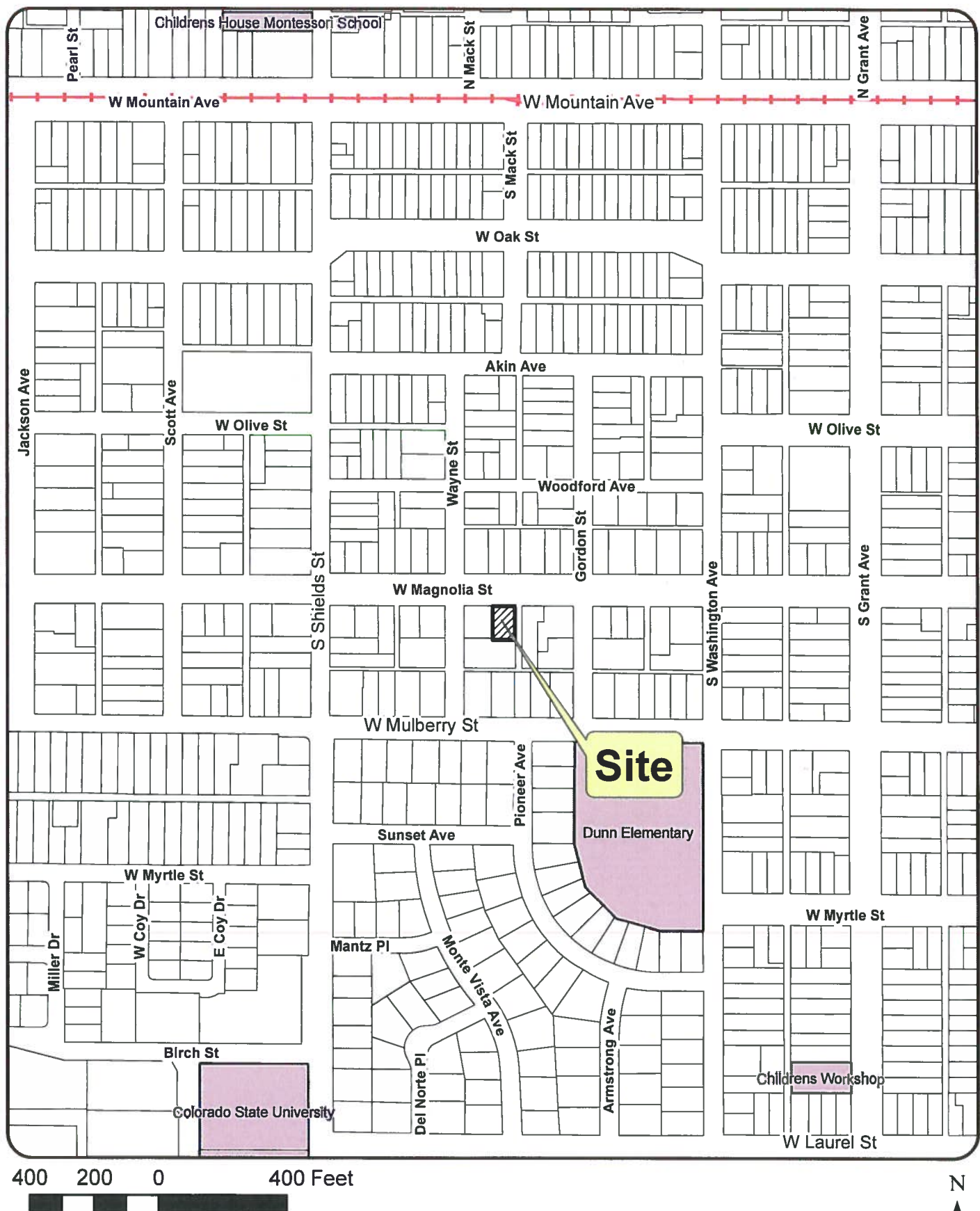
- Single-family residence
- 2-story building height
- Proposed amendments to building elevations and building footprint

ZONING INFORMATION

- Neighborhood Conservation Low-Density zone district (N-C-L)

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report:
- fcgov.com/ReviewAgendas
- Information About the Review Process:
fcgov.com/CitizenReview

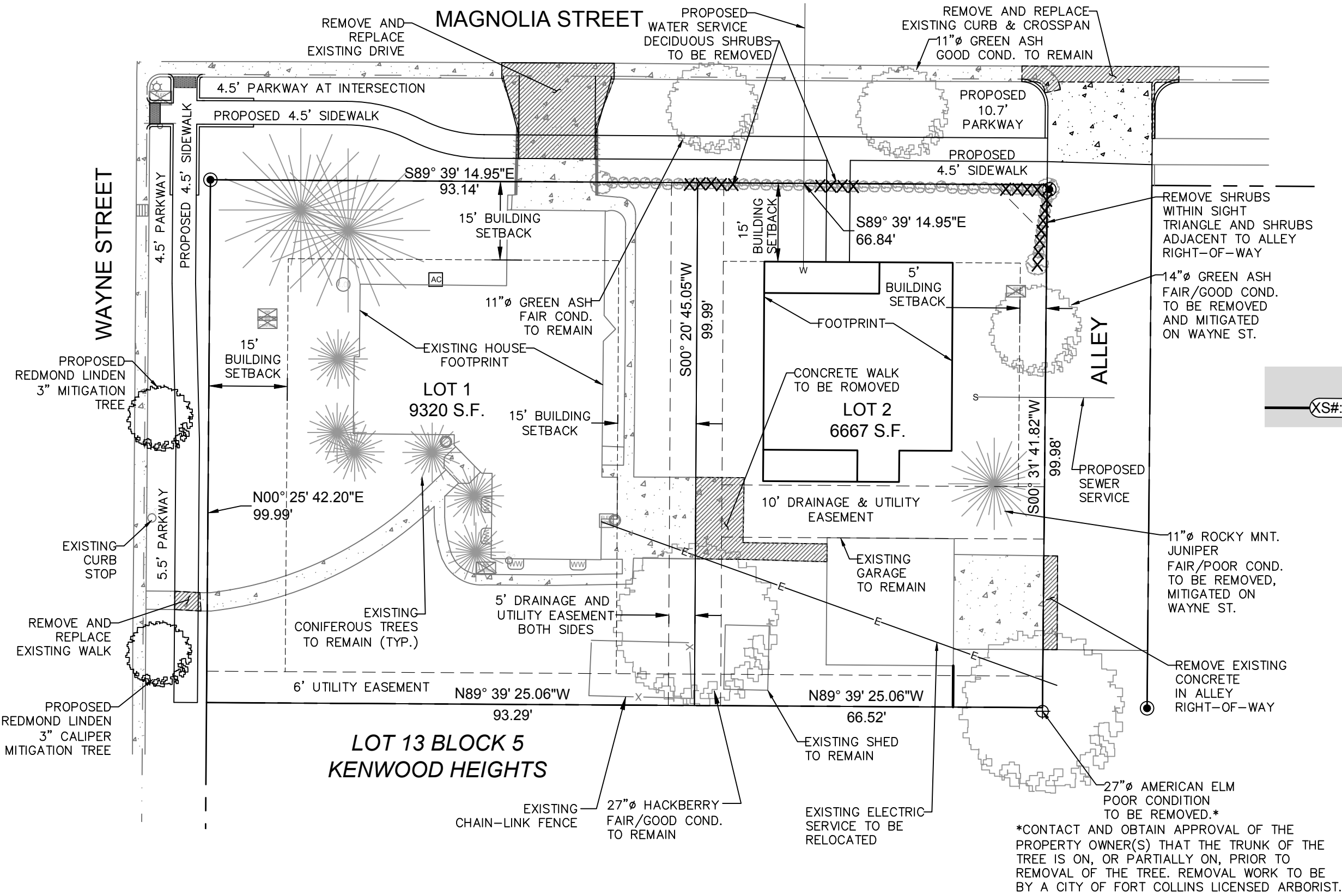


Lot 2, Stoner Subdivision, Major Amendment

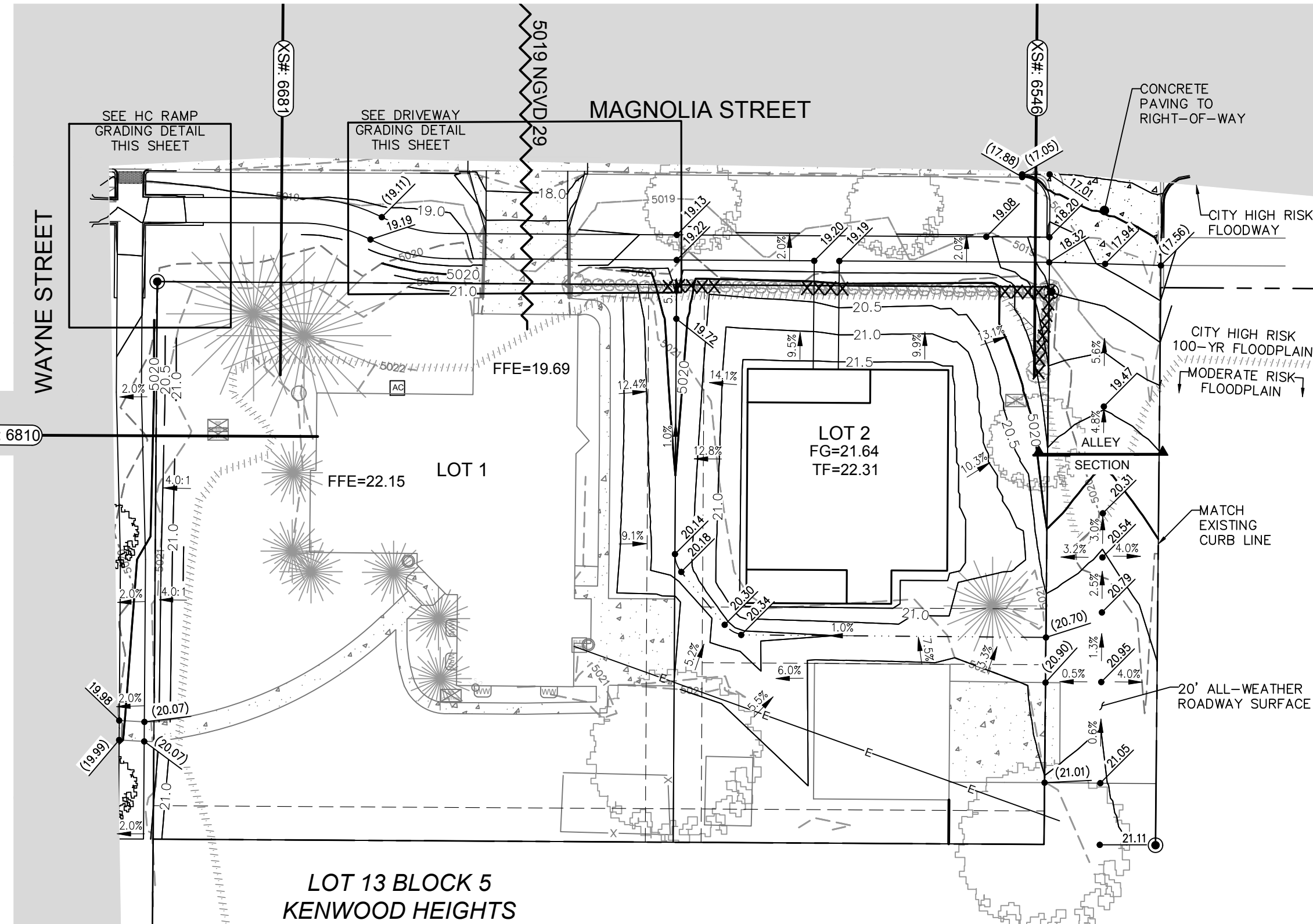
STONER SUBDIVISION

AS A REPLAT OF LOTS 14 AND 15, BLOCK 5, KENWOOD HEIGHTS
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6th P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

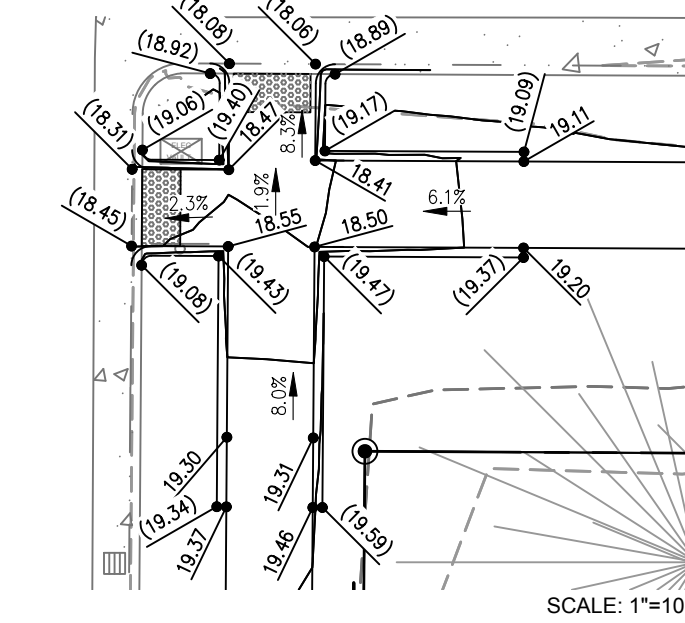
SITE, LANDSCAPE AND UTILITY PLAN



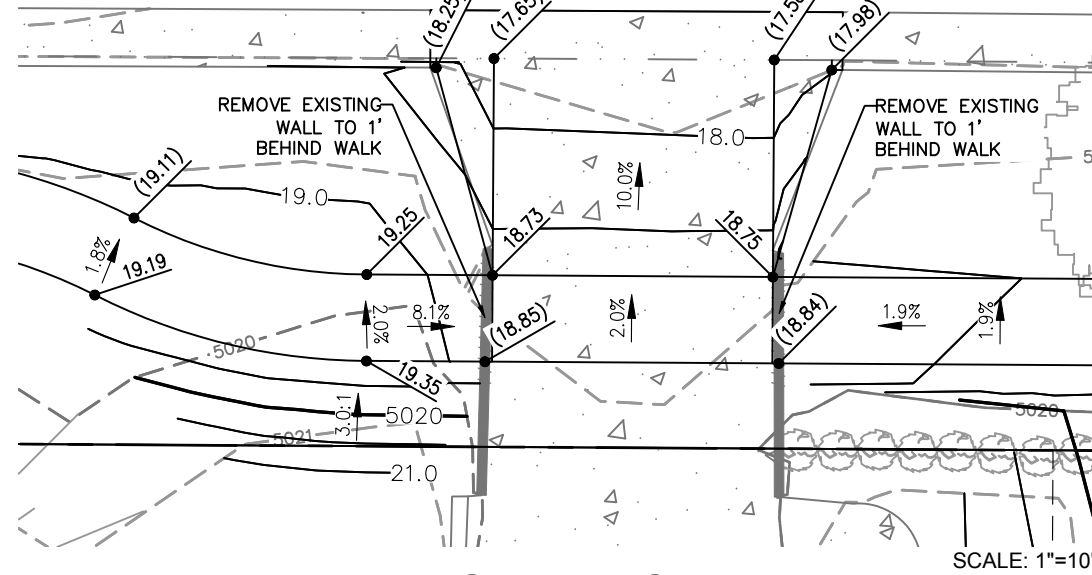
GRADING AND DRAINAGE PLAN



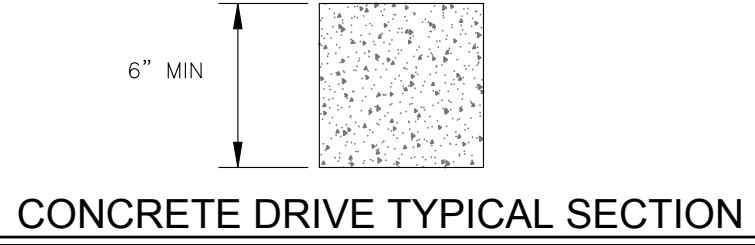
SITE PLAN TABULATIONS			
EXISTING ZONING: NEIGHBORHOOD CONSERVATION, LOW DENSITY DISTRICT			
GROSS LAND AREA	SF	AC	REAR 50%
LOT 1	9320	0.214	4660
LOT 2	6667	0.153	3333
TOTAL GROSS AREA	15987	0.367	7993
TOTAL DWELING UNITS		2	
OVERALL DENSITY (UNITS/ACRE)		5.4	
DENSITY CALCULATIONS	SF	REAR 50%	
LOT 1			
TOTAL FLOOR AREA	2184	519	
MINIMUM LOT AREA, 2.5 X FA =	5460	-	
REAR 50% FLOOR AREA RATIO	-	0.11	
LOT 2			
PRINCIPAL BUILDING	1212	81	
SECOND FLOOR AREA	504	-	
GARAGE FLOOR AREA	590	590	
TOTAL FLOOR AREA	2306	671	
MINIMUM LOT AREA, 2.5 X FA =	5766	-	
REAR 50% FLOOR AREA RATIO	-	0.20	
BUILDING HEIGHT		STORIES	
LOT 2-PRINCIPAL BUILDING		2	
LOT 2-SECONDARY BUILDING		1	
HOUSING TYPES			
SINGLE-FAMILY TWO BEDROOM UNITS		2	
AREA COVERAGE	SF	%	
BUILDING COVERAGE	4329.84	27%	
DRIVEWAYS	398	2%	
OPEN SPACE AND LANDSCAPING	10321	65%	
HARDSCAPE	938	6%	
PUBLIC STREET RIGHT-OF-WAY	0	0%	
TOTAL	15987	100%	



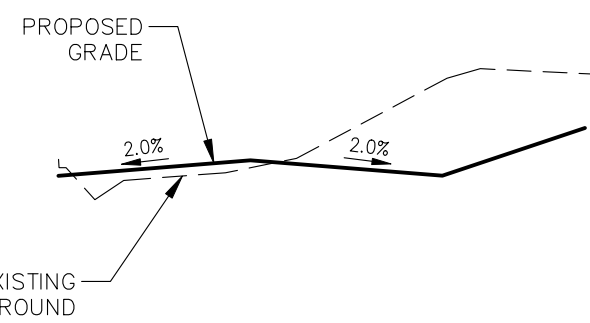
HC RAMP GRADING DETAIL
RAMPS AND WARNING DOMES TO BE CONSTRUCTED PER LCUASS DETAILS 1606 AND 1607.



DRIVEWAY GRADING DETAIL



CONCRETE DRIVE TYPICAL SECTION



ALLEY CROSS SECTION

NOTE: ALLEY GRADING MAY BE MODIFIED IN THE FIELD, AS NECESSARY, IN ORDER TO PROVIDE IMPROVED DRAINAGE AND TO ENSURE THAT NEITHER RUNOFF NOR VEHICULAR TRAVEL IS SKEWED TO THE EAST. A FULL 20' WIDE USABLE SECTION SHALL BE MAINTAINED IN ALL CASES.

TREE PROTECTION NOTES:

- WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THREE SHOULD BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
- ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS.
- 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.
- 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.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- 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) AS FOLLOWS. 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.
- 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.
- THE DEVELOPER SHALL CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF THE DEVELOPMENT. ALL STREET TREES NEED TO HAVE BEEN INSTALLED AS NOTED ON THE PLAN. FAILURE TO OBTAIN APPROVAL BY THE CITY FORESTER FOR STREET TREE PLANTINGS SHALL RESULT IN A HOLD ON CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT.

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

APPROVED MODIFICATIONS OF STANDARDS:

- LAND USE CODE SECTION 4.7(F)(7) MODIFIED TO ALLOW THE SUBDIVISION TO CREATE A NEW LOT IN THE REAR PORTION OF THE EXISTING LOT.
- LAND USE CODE SECTION 3.6.2(J)(2) MODIFIED TO ALLOW DESIGN OF THE 20-FOOT ALLEY RIGHT-OF-WAY ALONG THE EAST FRONTAGE OF LOT 2 TO INCLUDE A 20 FOOT ALL-WEATHER ROADWAY SURFACE, CROWNED AT THE RIGHT-OF-WAY CENTERLINE WITH A DRAINAGE SWALE ON BOTH SIDES OF THE ROADWAY SURFACE.

OWNER

JAMESTOWN BUILDERS II LLC
3003 EAST HARMONY ROAD, SUITE 400
FORT COLLINS, COLORADO 80528

DEVELOPER/APPLICANT

THE GROUP INC.
375 E HORSETOOTH ROAD
FORT COLLINS, COLORADO 80525
(970) 223-0700

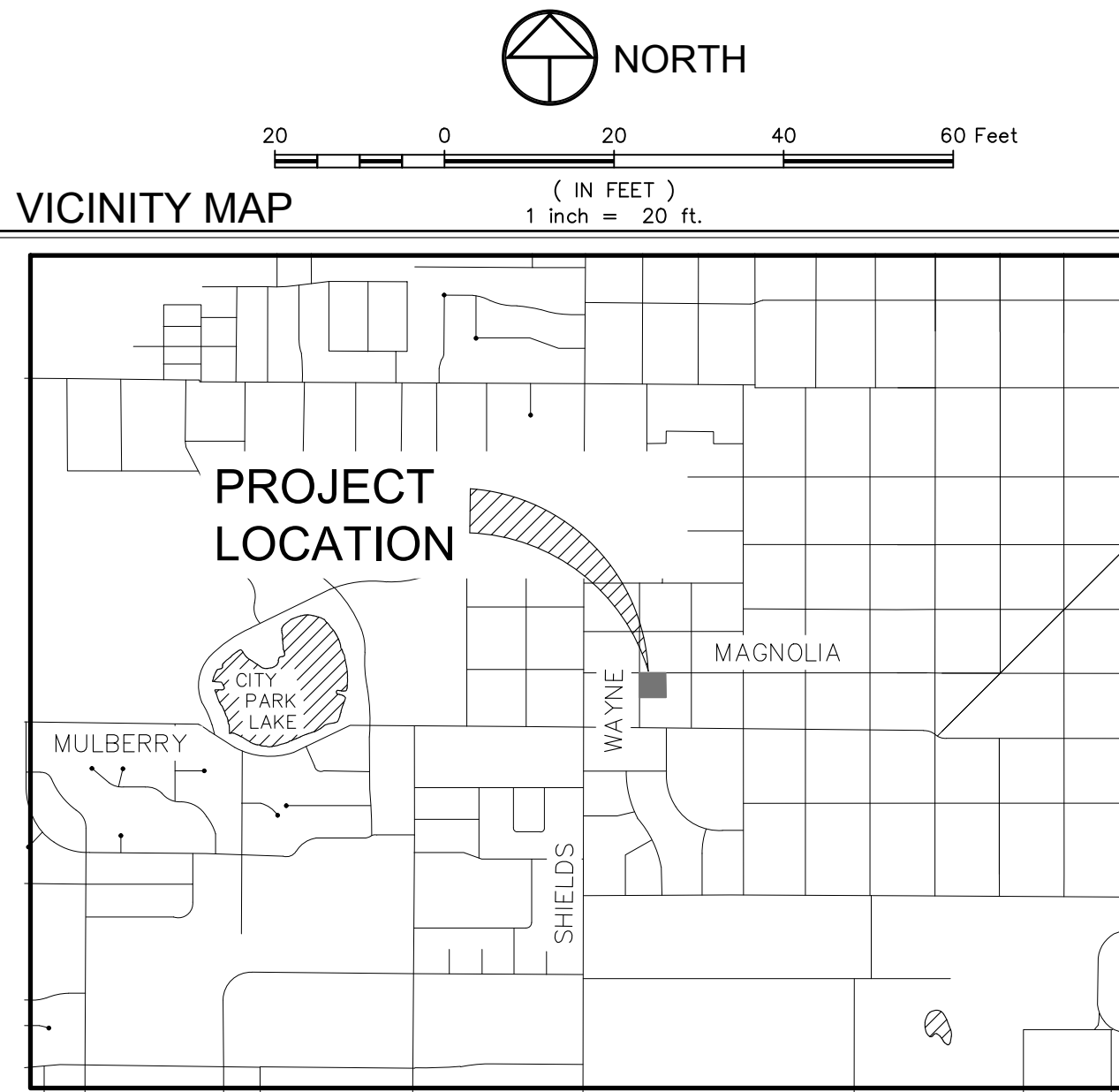
OWNER'S CERTIFICATION

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	DATE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME	
THIS _____ DAY OF _____ A.D. _____ BY _____	
(PRINT NAME)	
AS _____	
MY COMMISSION EXPIRES: _____	
WITNESS MY HAND AND OFFICIAL SEAL	
NOTARY PUBLIC	ADDRESS

PLANNING CERTIFICATE

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES (CDNS) OF THE CITY OF FORT COLLINS, COLORADO ON THIS _____ DAY OF _____, 20____
DIRECTOR OF CDNS



LEGEND:

EXISTING CURB & GUTTER	---
PROPERTY BOUNDARY	---
PROPOSED LOTLINE	---
EASEMENT LINE	---
BUILDING ENVELOPE	---
EXISTING FENCE	---
EXISTING LIGHT POLE	---
EXISTING ELECTRIC METER	---
EXISTING CURB STOP	---
EXISTING IRRIGATION BOX	---
EXISTING ELECTRIC BOX	---
EXISTING POWER POLE	---
EXISTING GAS METER	---
EXISTING AC UNIT	---
EXISTING ELECTRIC BREAKER	---
EXISTING CLEAN OUT	---
EXISTING WINDOW WELL	---
EXISTING TREES TO REMAIN	---
EXISTING SHRUBS TO REMAIN	---
EXISTING SHRUBS TO BE REMOVED	---
PROPOSED STREET TREE	---
PROPOSED SPOT ELEVATION	---
EXISTING SPOT ELEVATION	---
PROPOSED SLOPES	---
EXISTING 100-YEAR CITY FLOODPLAIN	---
EXISTING 100-YEAR CITY FLOODWAY	---
CROSS-SECTION (CSL)	---
ELEVATION NGVD 29 (UNADJUSTED)	5000
BASE FLOOD ELEVATION (BFE)	---

PROPERTY DESCRIPTION:

BEING A REPLAT OF LOTS 14 AND 15, BLOCK 5, KENWOOD HEIGHTS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONSIDERING THE NORTH LINE OF BLOCK 5, KENWOOD HEIGHTS AS BEARING SOUTH 89° 39' 15" EAST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO,
BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 5; THENCE, SOUTH 89° 39' 15" EAST, 159.98 FEET; THENCE, SOUTH 00° 31' 42" WEST, 99.98 FEET; THENCE, NORTH 89° 39' 25" WEST, 159.80 FEET; THENCE, NORTH 00° 25' 42" EAST, 99.99 FEET TO THE POINT OF BEGINNING, CONTAINS 15,987 SQUARE FEET OR 0.367 ACRES, MORE OR LESS.

GENERAL NOTES:

- THE FINAL PLANS ARE INTENDED TO SHOW THE GENERAL CHARACTER OF THE BUILDING ELEVATIONS AND FOOTPRINT FOR LOT 2. BUILDING PLANS FOR LOT 2 SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION MAY VARY FROM THE FINAL PLANS. PROVIDED THAT THE GENERAL CHARACTER OF THE BUILDING ELEVATIONS AND FOOTPRINT IS SIMILAR AND THE PLANS ARE IN COMPLIANCE WITH THE APPLICABLE CODE REQUIREMENTS IN EFFECT AT THE TIME OF THIS PROJECT SUBMITTAL. AT THE TIME OF BUILDING PERMIT, BUILDING PLANS SHALL BE REVIEWED FOR COMPLIANCE WITH THE PLANS AND ELEVATIONS INCLUDED WITH THE FINAL PLANS. THE DIRECTOR SHALL DETERMINE WHETHER THE APPROVAL OF VARIATIONS FROM THESE PLANS SHALL BE PERMITTED AS PART OF THE BUILDING PERMIT OR MINOR AMENDMENT OR MAJOR AMENDMENT TO THESE PLANS.
- ALL HARD SURFACES FROM HOUSE, GARAGE, AND DRIVEWAY ON LOT 2 DRAIN TO MAGNOLIA AND/OR THE ALLEY.
- REFER TO SITE PLAN TABULATIONS FOR THE APPROVED BUILDING ELEVATIONS FOR THIS PLAN. BUILDING ELEVATIONS SHALL BE POSITIONED IN THE BUILDING ENVELOPE IN ACCORDANCE WITH THE SETBACK AND BUILDING HEIGHT REQUIREMENTS IN LAND USE CODE SECTION 4.7(E).
- EXISTING SANITARY SERVICE FOR LOT 1 TO BE RE-LOCATED THROUGH 10' UTILITY EASEMENT NORTH OF THE EXISTING GARAGE. WATER AND SEWER SERVICES ARE PROPOSED FOR LOT 2. CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER REGARDING REPLACEMENT AND SERVICE OUTAGE. CONTRACTOR SHALL NOTIFY CITY OF FORT COLLINS WATER/WASTEWATER DEPARTMENT PRIOR TO STARTING WORK.
- A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED WITHIN THE PUBLIC RIGHT-OF-WAY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT MAY RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY. TREE PRUNING AND REMOVAL WORK TO BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORIST WHERE REQUIRED BY 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 PROVIDING 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.

STONER SUBDIVISION

SITE PLAN

Sheet
S1

Of 1 Sheets

Revisions:
No. _____
Date: _____
07/03/13

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NORTHERN
ENGINEERING

200 South College Avenue, Suite 010
Fort Collins, Colorado 80524
PHONE 970.221.4158 FAX 970.221.4159
www.northernengineering.com

PROJECT: 358-002
DATE: JULY 3, 2013
DESIGNED BY: A. Boese
SCALE: 1" = 20'
DRAWN BY: A. Boese
REVIEWED BY: N. Haws

DRAWING FILENAME: \\WORKS\Projects\358-002\Drawings\358-002-SITE.dwg LAYOUT NAME: SITE DATE: Jul 03, 2013 12:35pm CAD OPERATOR: esdm
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1234567

A

B

C

D

E

A

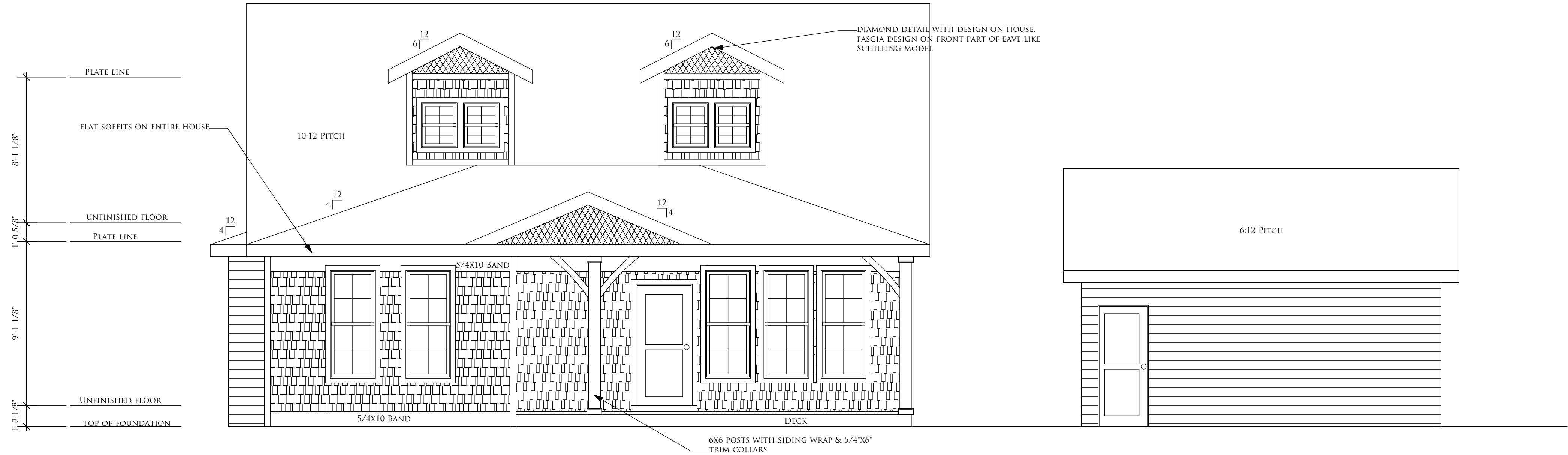
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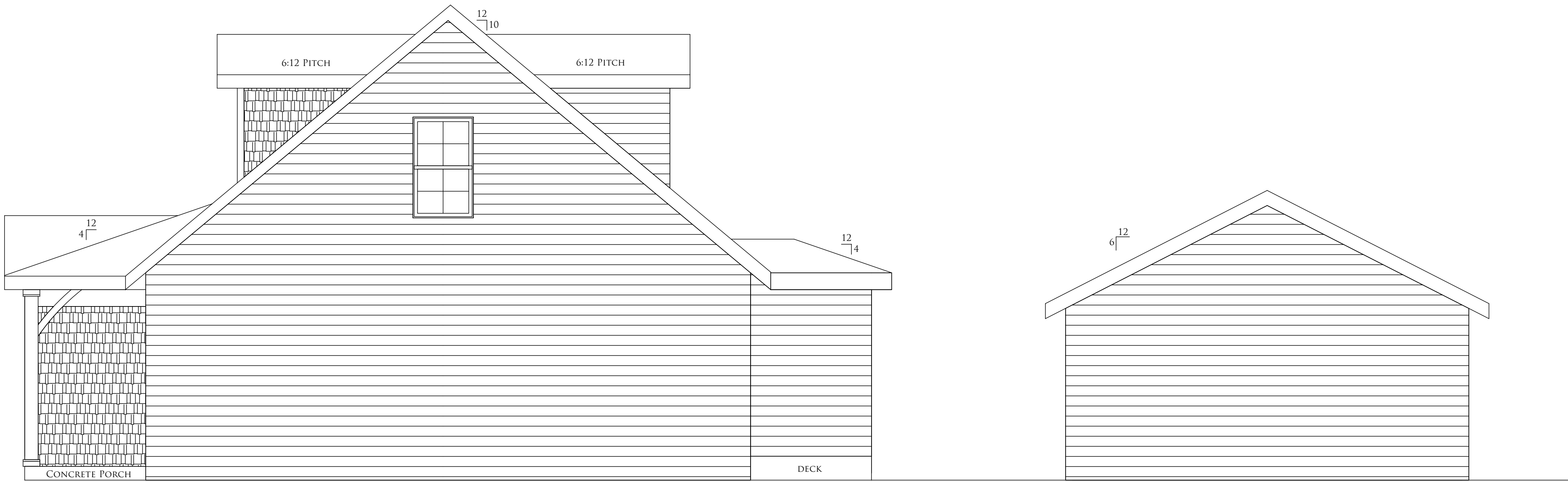
E

Stoner Subdivision



FRONT EXTERIOR ELEVATION OPTION ONE

SCALE: 1/4" = 1' - 0"



RIGHT EXTERIOR ELEVATION OPTION ONE

SCALE: 1/4" = 1' - 0"

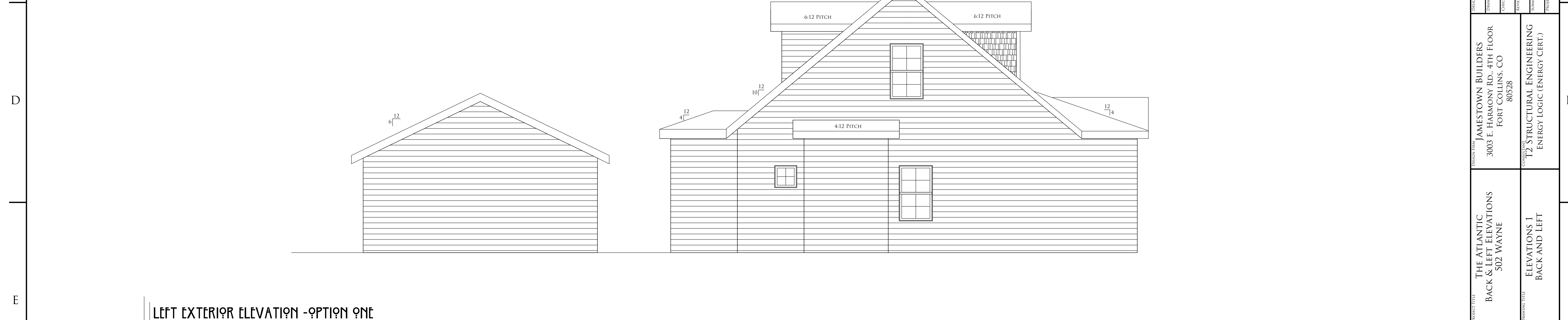
NO.		DATE		ISSUE NOTES	
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DESIGNED BY		4/12/12			
AARON EVERITT		REVISION			
DRAWN BY		THE ATLANTIC			
AE		DRAWING CODE			
CHECKED BY		ATLANTIC MASTER/VWX			
ANNE MARKS		PROJECT DATE			
SUBMITTED BY		JTB			
PROJECT MANAGER					
DESIGNED BY		JAMESTOWN BUILDERS			
3003 E. HARMONY RD., 4TH FLOOR					
FORT COLLINS, CO					
80528					
CONSULTANT		T2 STRUCTURAL ENGINEERING			
		ENERGY LOGIC (ENERGY CERT.)			
PROJECT TITLE		THE ATLANTIC			
FRONT & RIGHT ELEVATION					
502 WAYNE					
DRAWING TITLE		ELEVATIONS 1			
		FRONT AND RIGHT			
SCALE		SHEET SCALE			
DRAWING NO.		EV-5			
		OF			
		12			

1234567

A diagram illustrating a Stoner Subdivision. It features a horizontal line with 7 segments, labeled 1 through 7 from left to right. A vertical line, labeled A, intersects this horizontal line. The segments are numbered 1, 2, 3, 4, 5, 6, and 7.

[illegible]

	DESIGNED BY AARON EVERITT	
	DRAWN BY AE	
	CHECKED BY	
	APPROVED BY ANNE MARKS	
	TITLED BY JTB	
	SCALE	
	SHEET NUMBER	
	PROJECT NAME	
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SCALE: 1/4" = 1' - 0"	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 5px;">SHEET SCALE</td> </tr> <tr> <td style="text-align: center; padding: 10px;">EV-6</td> </tr> </table>	SHEET SCALE	EV-6
SHEET SCALE			
EV-6			

1 2 3 4 5 6 7

DRAWING NO.	EV-6	SHEET SCALE	DRAWING TITLE	CONSULTANT	DESIGNER	PROJECT TITLE	DATE	NO.	DATE	ISSUE NOTES
THE ATLANTIC BACK & LEFT ELEVATIONS 502 WAYNE		JAMESTOWN BUILDERS 3003 E. HARMONY RD., 4TH FLOOR FORT COLLINS, CO 80528		DESIGNED BY JAMES T. HARRIS	DESIGNED BY JAMES T. HARRIS	DESIGNED BY JAMES T. HARRIS	4/12/12			
ELEVATIONS 1 BACK AND LEFT		T2 STRUCTURAL ENGINEERING ENERGY LOGIC (ENERGY CERT.)		CONSULTANT T2 STRUCTURAL ENGINEERING	DRAWING TITLE ELEVATIONS 1 BACK AND LEFT	DRAWING CODE THE ATLANTIC	DESIGNED BY AE	DESIGNED BY AE	DESIGNED BY AE	DESIGNED BY AE
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				DRAWING CODE THE ATLANTIC	DESIGNED BY JTB	DESIGNED BY JTB	DESIGNED BY JTB	DESIGNED BY JTB	DESIGNED BY JTB	DESIGNED BY JTB
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				DRAWING CODE THE ATLANTIC	DESIGNED BY PROJECT MANAGER	DESIGNED BY PROJECT MANAGER	DESIGNED BY PROJECT MANAGER	DESIGNED BY PROJECT MANAGER	DESIGNED BY	

BEING A REPLAT OF LOTS 14 & 15, BLOCK 5, KENWOOD HEIGHTS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, STATE OF COLORADO

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