

Conceptual Review Agenda

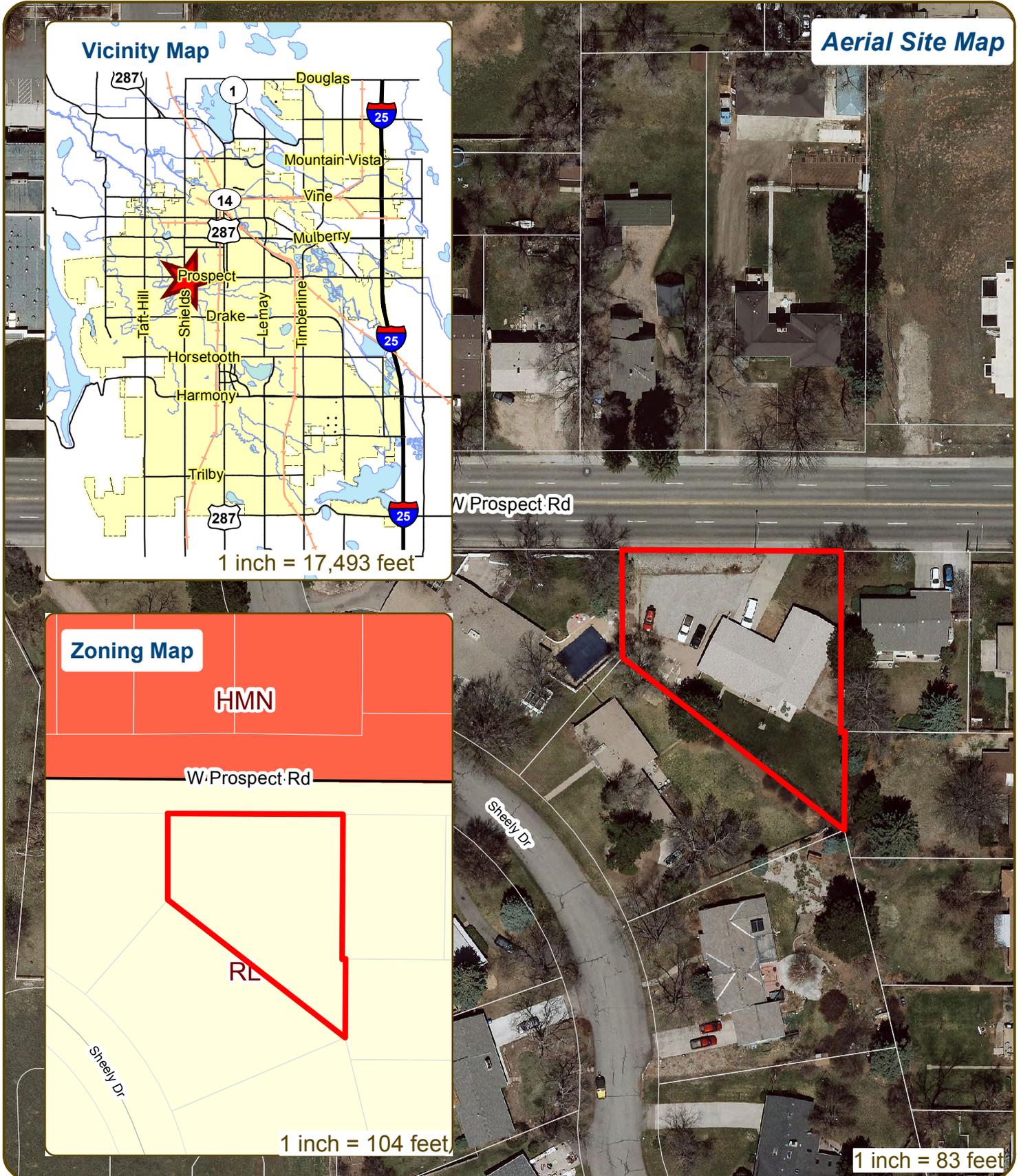
Schedule for 11/14/16 to 11/14/16

281 Conference Room A

Monday, November 14, 2016

Time	Project Name	Applicant Info	Project Description	Planner
9:30	819 W Prospect Rd. - Extra Occupancy Rental - Addition of Permitted Use	Mark Rue (719) 481-2512 ruemarkj@comcast.net	This is a request to locate an extra occupancy rental at 819 W Prospect Rd. (parcel #9723205012). The applicant wishes to rent the home to 5 unrelated individuals. The home is 2,534 sq. ft. and contains the requisite 5 parking spaces. The site is located in the Low Density Residential (RL) zone district. This proposal will be subject to the Addition of Permitted Use process.	Clay Frickey
10:15	533 S Taft Hill Rd. - Group Home	Christy Hawes (970) 405-8414 circle.of.mares@gmail.com	This is a request to locate a group home at 533 S Taft Hill Rd. (parcel #9716100019). The group home would serve 8 senior citizens. There would be no changes to the footprint of the existing 2,200 sq. ft. residence. The site is located in the Low Density Residential (RL) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Noah Beals

819 W Prospect Rd. Extra Occupancy Rental - Addition of Permitted Use



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Mark & Diane Rue
17507 Colonial Park Drive
Monument, CO 80132

October 27, 2016

Ms. Ali van Deutekom
Zoning Inspector
City of Fort Collins, CO

Via email

Re: 819 W. Prospect Road
Fort Collins, Colorado

Dear Ms. van Deutekom:

Attached please find our Conceptual Review Application, diagrams and photographs. We are the owners of the house at 819 W. Prospect Road. The property is a single residential dwelling. The property is currently being used as a rental property.

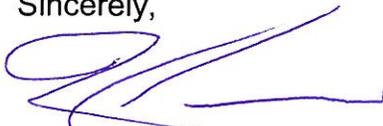
As our application indicates, we are applying for a conversion of the property to permit the rental property to be used as a Rental Property with Extra Occupancy. We are preparing to allow the property to have five unrelated tenants occupy the five bedroom house. There is already more than five parking spaces located on the property.

The Prospect Property is a five bedroom, three bath, single level house with 2,534 square feet which is all finished living space.

Photographs of the five bedrooms are being taken by the tenant and I will forward them to you separately tomorrow.

Thank you for your consideration of our application.

Sincerely,



Mark J. Rue



CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.

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At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Mark J. Rue and Diane B. Rue, Owners _____

Business Name (if applicable) _____

Your Mailing Address 17507 Colonial Park Drive, Monument, CO 80132 _____

Phone Number 719-481-2512 Email Address Ruemarkj@comcast.net _____

Site Address or Description (parcel # if no address) 819 West Prospect Road, Fort Collins, CO 80526 _____

Description of Proposal (attach additional sheets if necessary) Convert the property into a Rental Property with extra occupancy. To allow five unrelated tenants to occupy the five bedroom house. _____

Proposed Use Rental Property with Extra Occupancy Existing Use Rental Property _____

Total Building Square Footage 2,534 S.F. Number of Stories 1 Lot Dimensions 141x175x179x67 _____

Age of any Existing Structures House built in 1958 (completely updated remodel) _____

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area n/a S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

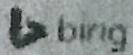
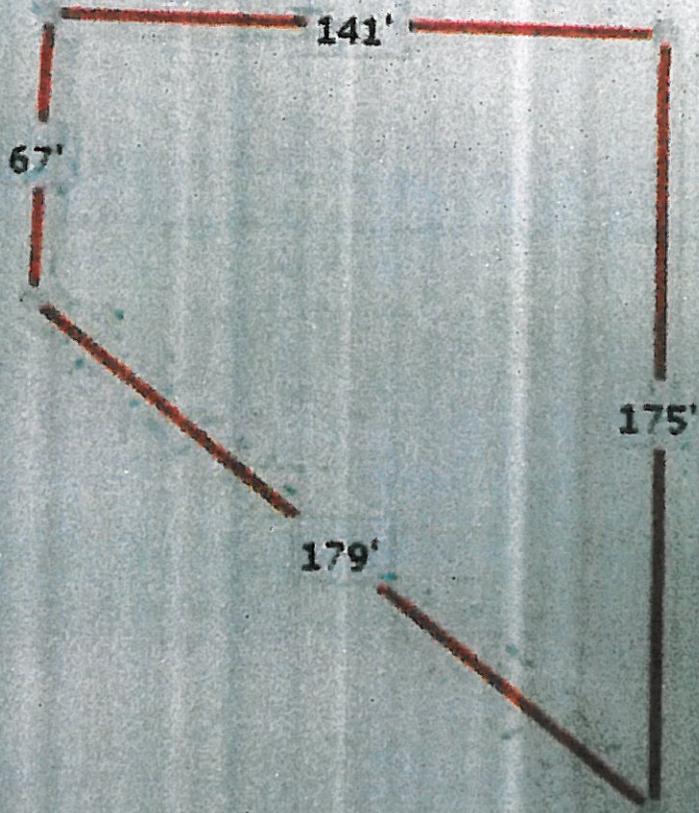
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

Property Map

819

W Prospect Rd

44



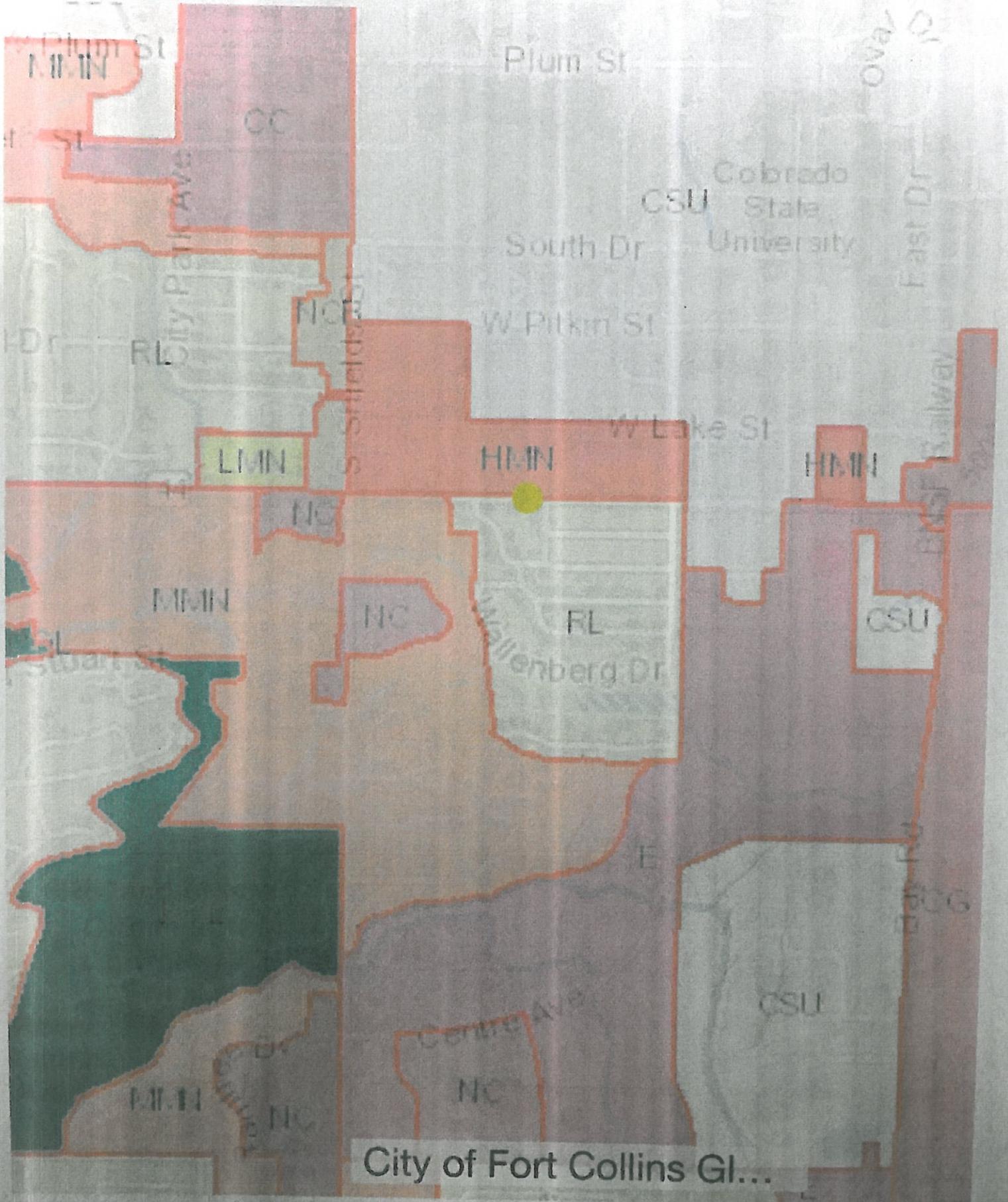
25 yards

Lot Dimensions are Estimated

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For Sale: \$399,995 (3 beds, 3 baths, 2,534 sqft)

Contact Agent

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(0114)-55 66





For Sale: \$399,995 (3 beds, 3 baths, 2,534 sqft)

Contact Agent

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For Sale: \$399,995 (3 beds, 3 baths, 2,534 sqft)

Contact Agent

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November 21, 2016

Mark Rue
17507 Colonial Park Dr.
Monument, CO 80132

Re: 819 W Prospect Rd. - Extra Occupancy Rental - Addition of Permitted Use

Description of project: This is a request to locate an extra occupancy rental at 819 W Prospect Rd. (parcel #9723205012). The applicant wishes to rent the home to 5 unrelated individuals. The home is 2,534 sq. ft. and contains the requisite 5 parking spaces. The site is located in the Low Density Residential (RL) zone district. This proposal will be subject to the Addition of Permitted Use process.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Clay Frickey, at 970-224-6045 or cfrickey@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Marcus Glasgow, 970-416-2338, mglasgow@fcgov.com

1. LUC 3.2.2(C)(4)(b) Bicycle parking required is 1 space per bedroom. All spaces must be fixed rack.
2. LUC 3.2.2(L) Parking dimensions for 90 degree parking must be 9ft x 19ft

Department: Water-Wastewater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. This property is serviced by an existing 4-inch water main in Prospect Road with a standard ¾-inch water service to the property. This property is serviced by an existing 6-inch sewer main located along the back lot line of this property.
2. The application did not indicate that there would be any need for a water or sewer service upgrade or replacement of any sort. Please contact Heather McDowell at Water Utilities Engineering (970) 224-6065 if this changes.

Department: Traffic Operations

Contact: Nicole Hahn, 970-221-6820, nhahn@fcgov.com

1. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived. We would like to work with you on ensuring there is enough space for parking and a site turn around so vehicles are not backing onto Prospect.

Department: Technical Services

Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

1. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
2. If submitting a replat for this property/project, addresses are not acceptable in the Subdivision Plat title/name.

Department: Stormwater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. If there are no site improvements that require grading or an increase in impervious area, there are no Stormwater requirements. Please contact Heather McDowell at Water Utilities Engineering (970) 224-6065 if this changes and if site improvements become anticipated.

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. FIRE LANES
Fire access is required to within 150' of all exterior portions of any building, or facility as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from an arterial road (Prospect Rd). Typically, a fire lane would be required on the property however the fire marshal may wave the requirement for a pre-existing home. Any private drive required to serve as a fire lane shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications.
2. WATER SUPPLY
A hydrant is required within 400' of any residential building. Hydrants on the opposite side of major arterial roads do not qualify. As such, the closest hydrant is over 500' from the residence. While a fire hydrant would be required on the property, the fire marshal may wave this for the pre-existing home.
3. PREMISE IDENTIFICATION & WAYFINDING
Existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background.

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-4290, sblochowiak@fcgov.com

1. If landscape improvements are planned note City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)], requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators, butterflies, songbirds) landscaping and maintenance are also encouraged. Please refer to the Fort Collins Native Plants document available online and published by the City of Fort Collins Natural Areas Department for guidance on native plants is: <http://www.fcgov.com/naturalareas/pdf/nativeplants2013.pdf>.
2. Note LUC Section 3.2.1(C) requiring developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment." A significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester

(970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

3. If tree mitigation is necessary, include the following note on the tree mitigation plan and/or landscape plan: "All tree removal shown shall be completed outside of the songbird nesting season (Feb 1 - July 31) or a survey will be conducted of the trees to be removed to ensure that no active nests are present."
4. If updates to site lighting are proposed note: The American Association (AMA) and International Dark-Sky Association (IDA) both have recommendations for outdoor lighting. Cooler color temperatures are harsher at night and cause more disruption to circadian (biological) rhythms for both humans and wildlife. Use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities. Light sources shall be fully shielded and down-directional to minimize up-light, light spillage and glare [see LUC 3.2.4(D)(3)].
5. Our city has an established identity as a forward-thinking community that cares about the high quality of life it offers its citizens now and generations from now. Thus, the City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be:

1) ClimateWise program: fcgov.com/climatewise/

2) Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com

3) Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com

4) Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com

5) Nature in the City Strategic Plan: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharton at 970-221-6213 or jscharton@fcgov.com

Department: Engineering Development Review

Contact: Marc Ragasa, 970.221.6603, mragsa@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing curb/gutter and sidewalk is a Hollywood style system that currently doesn't meet ADA standards. The sidewalk at a minimum would need to be widened. The existing driveway will need to be evaluated to determine if the slopes will meet ADA requirements.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:

<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>

6. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. Most easements to be dedicated need to be public easements dedicated to the City. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial). Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>. ROW will not be needed for the added width required for the sidewalk to meet ADA standards. The sidewalk can be within an Access Easement, dedicated by separate document.
7. Utility plans may be required and a Development Agreement will be recorded once the project is finalized.
8. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
9. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
10. A utility coordination meeting on this site is suggested. Utility coordination meetings if requested are typically scheduled after the preliminary submittal of the project, but can be scheduled prior to submittal upon request. Please provide a site plan with preliminary utility layout for routing with the meeting notice. If you are interested in having a utility coordination meeting, please contact the development review engineer for scheduling.
11. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design. This may require a variance, depending on the parking design. Vehicles will not be allowed to back out into traffic on Prospect Road. The internal parking will need to be designed in such a way that a turn around, loop or hammer head is provided on site.
12. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
13. The development/ site cannot use the right-of-way for any rain gardens to treat the storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
14. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
15. In regards to construction of this site, the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Department: Electric Engineering

Contact: Rob Irish, 970-224-6167, rirish@fcgov.com

1. If the applicant anticipates any modification to the existing electric service please call Light & Power Engineering @ 970-221-6700.

Planning Services

Contact: Clay Frickey, 970-224-6045, cfrickey@fcgov.com

1. Staff will not be supporting the request for an Addition of Permitted Use (APU) to convert a single family detached home in R-L, Low Density Residential, zone district to an Extra Occupancy Rental House (EORH). This process is intended to be used judiciously. The purpose statement is as follows:

Purpose Statement. The purpose of the Addition of Permitted Use process is to allow for the approval of a particular land use to be located on a specific parcel within a zone district that otherwise would not permit such a use. Under this process, an applicant may submit a plan that does not conform to the zoning, with the understanding that such plan will be subject to a heightened level of review, with close attention being paid to compatibility and impact mitigation. This process is intended to allow for consideration of unforeseen uses and unique circumstances on specific parcels with evaluation based on the context of the surrounding area. The process allows for consideration of emerging issues, site attributes or changed conditions within the neighborhood surrounding and including the subject property. For residential neighborhoods, land use flexibility shall be balanced with the existing residential character. Projects are expected to continue to meet the objectives of any applicable sub-area plan and City Plan. The process encourages dialogue and collaboration among applicants, affected property owners, neighbors and City Staff.

Staff finds that single residential lot, located mid-block, is not well-suited for an EORH as there are no opportunities for a heightened level of review that would result in measures that address compatibility and impact mitigation. The property does not exhibit any unique circumstances. The immediate context of the area does not demonstrate any unique attributes other than residential. A request for an EORH would disrupt the balance of the residential character. Finally, the West Central Area Plan states that EORH's and accessory dwelling units should be restricted to zone districts where they are presently permitted and not expand into the R-L zone.

2. The proposed addition of permitted use is subject to Section 1.3.4 Addition of Permitted Uses, of the LUC. The proposed use is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request will be required to hold a neighborhood information meeting prior to formal submittal of the project. Type 2 development proposals are subject to the neighborhood meeting requirement, per Section 2.2.2 of the LUC. Please contact me at 221-6750, to assist you in setting a date, time, and location for a meeting. A planner and possibly other City staff, would be present to facilitate the meeting.
3. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
4. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
5. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
6. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.

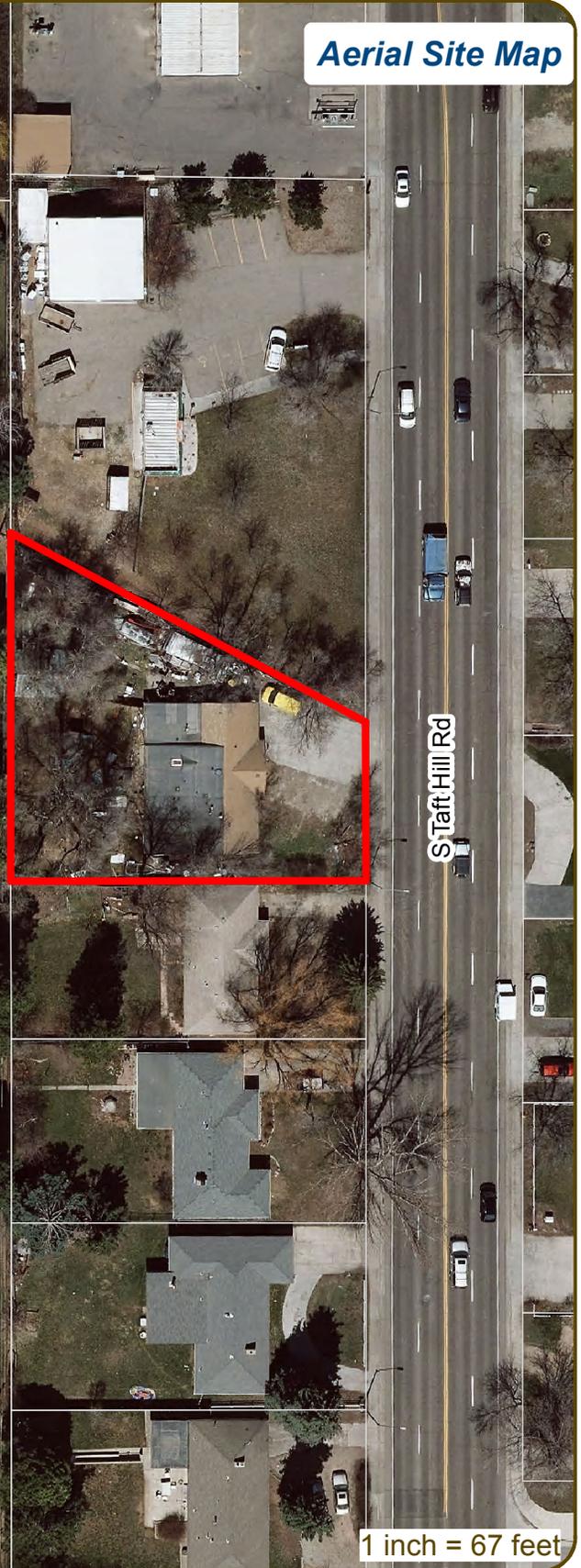
7. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
8. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

533 S Taft Hill Rd. Group Home

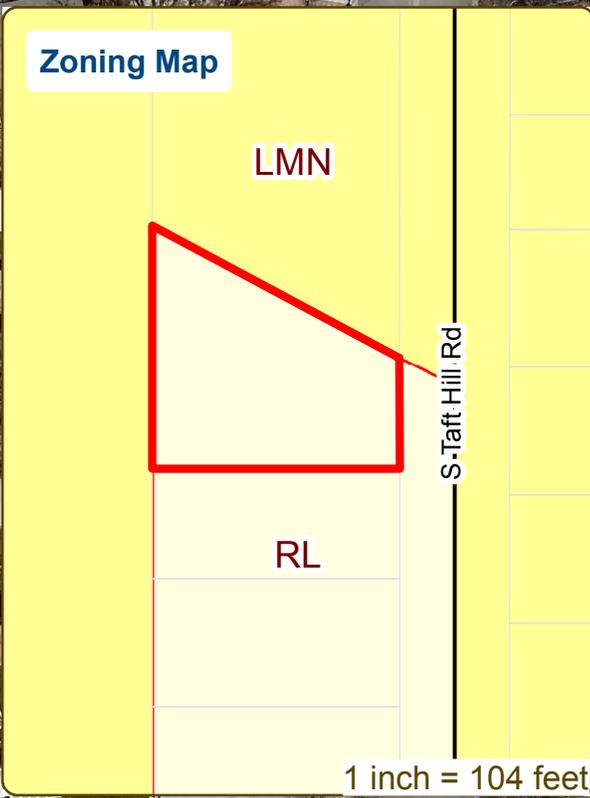
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION

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BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Christy Hawes, Business Manager + Licensed Facility Manager

Business Name (if applicable) _____

Your Mailing Address 3527 W 12th St, Ste 107, Greeley CO 80634

Phone Number 970-405-8414 **Email Address** circle.of.mares@gmail.com

Site Address or Description (parcel # if no address) _____

533 S Taft Hill Rd, Fort Collins CO 80521

Description of Proposal (attach additional sheets if necessary) _____

Assisted Living Facility for Adults (senior citizens). 8 bed, private pay, non-seaured

Proposed Use Assisted Living Facility **Existing Use** Residential Home

Total Building Square Footage 2244 **S.F. Number of Stories** 1 **Lot Dimensions** .29 Acres

Age of any Existing Structures built in 1956

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No **If yes, then at what risk is it?** _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area None Expected _____ **S.F.**
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

Information to accompany sketch plan and photos of house: 533 S Taft Hill Rd

Physical lot and landscaping will not change except for clean up and minor cosmetic changes such as planting foliage, grass, etc.

Photos of existing structure are provided. Clean up is underway on property. New siding and windows have been installed. The roof is currently being replaced.

Sketch plan shows planned interior construction pending permits, should zoning be approved for a residential living facility.

Lot dimensions are not available through Assessor Property Information portal. Lot size is .29 acres.

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Assessor Property Information

General Information

Parcel Number: 97161-00-019**Schedule Number:** R0088510**Tax District:** 1100**Current Mill Levy:** 90.634**Property Tax Year:** 2016**Owner Name & Address**LOADER MARK J/CINDY
533 S TAFT HILL RD
FORT COLLINS, CO 80521**Property Address**533 S TAFT HILL RD
FORT COLLINS 80521-0000**Subdivision #:** /160769 - S16 T07 R69**Neighborhood #:** 19715**Legal Description:**

COM AT PT 30 FT W & 496.42 FT S OF NE COR 16-7-69, S 60 FT, W 135 FT, N 130.78 FT, S 62 20' E 152.43 FT TO BEG, FTC

Sales Information

Click a Sale Date to recorded document details or Reception No. to view the document.

Sale Date	Reception No.	Sale Price	Deed Type
08/27/2001	2001094378	\$70,000	Warranty Deed
10/01/1997	97067747	\$90,000	Warranty Deed
03/01/1997	97013503	\$20,000	Quit Claim Deed

Value Information

Abstract Code/Description		Value Type	Actual Value	Assessed Value	Net Acres	Net Sq Ft
1219	Single Family Residence	Improvement	\$278,000	\$22,129	0.00	0
1219L	Single Family Residence	Land	\$20,000	\$1,592	0.29	12,785
Totals:			\$298,000	\$23,721	0.29	12,785

Building Improvements

Building ID:	001
Property Type:	Residential
Built As:	Ranch
Occupancy:	Single Family Residential
Year Built:	1956
Year Remodel:	
Quality:	Average
Condition:	Average

Property Attributes & Descriptions

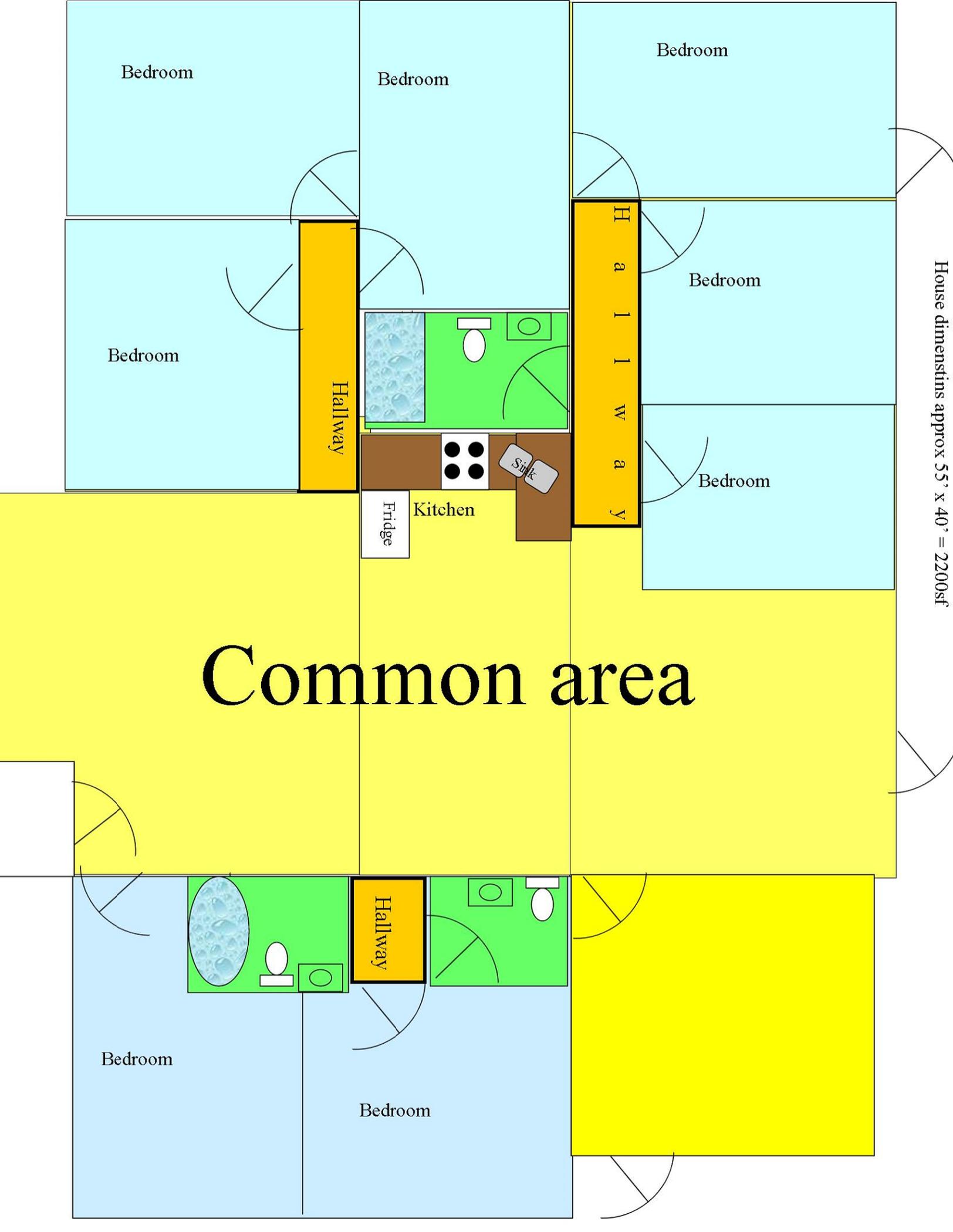
Attribute	Attribute Description
Neg Econ Infl	Traffic Arterial LC
Land	Land Standard LC

Building Detail Type & Description

Detail	Description	Units
Basement	Concrete Slab	264
Fixture	Bathtub Standard	1
Fixture	Sink Bathroom	2

Class Descr:	
Exterior:	Frame Siding
Interior:	Drywall
Heat	Forced Air
Roof Type:	Gable
Roof Cover:	Composition Shingle
Foundation:	Concrete
Rooms:	5
Bedrooms:	3
Baths:	1.00
Units:	1.00
Unit Type:	
Stories:	1.00
Total Sq Ft:	2244
Condo Sq Ft:	
Bsmt. Sq Ft:	
Bsmt. Fin. Sq Ft:	

Fixture	Sink Standard	1
Fixture	Toilet	2
Fixture	Water Heater	1
Garage	Detached	384
Porch	Open Slab	24
Porch	Wood Roof	24
Porch	Wood Roof	88
Porch	Wood Roof	88
Rough In	Laundry Hook Up	1



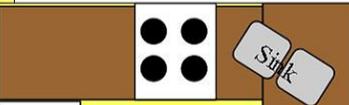
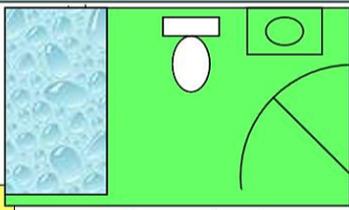
Bedroom

Bedroom

Bedroom

Bedroom

Hallway



Fridge

Kitchen

Sink

H
a
l
l
w
a
y

Bedroom

Bedroom

Common area

Bedroom

Bedroom

House dimenstins approx 55' x 40' = 2200sf







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NO PARK
NO HAZARDOUS
WASTES ACCEPTED
CAUTION CAUTION

YARD



026599

WM
WASTE MANAGEMENT



December 05, 2016

Christy Hawes
3527 W 12th St
Suite 107
Greeley, CO 80634

Re: 533 S Taft Hill Rd. - Group Home

Description of project: This is a request to locate a group home at 533 S Taft Hill Rd. (parcel #9716100019). The group home would serve 8 senior citizens. There would be no changes to the footprint of the existing 2,200 sq. ft. residence. The site is located in the Low Density Residential (RL) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Noah Beals, at 970-416-2313 or nbeals@fcgov.com.

Comment Summary:

Department: Water-Wastewater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. This property is serviced by an existing 6-inch water main in Taft Hill Road with a standard 3/4-inch water service to the property. This property is serviced by an existing 6-inch sewer main/lateral located along the property frontage.
2. The application did not indicate that there would be any need for a water or sewer service upgrade or replacement of any sort. Please contact Heather McDowell at Water Utilities Engineering (970) 224-6065 if this changes.

Department: Traffic Operations

Contact: Nicole Hahn, 970-221-6820, nhahn@fcgov.com

1. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived. We would like to work with you on identifying a site turn around so vehicles are not backing onto Taft from the driveway.

Department: Technical Services

Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

1. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.

2. This property is not platted. If submitting a Subdivision Plat for this property/project, addresses are not acceptable in the Plat title/name.

Department: Stormwater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. If there are no site improvements that require grading or an increase in impervious area, there are no Stormwater requirements. Please contact Heather McDowell at Water Utilities Engineering (970) 224-6065 if this changes and if site improvements become anticipated.

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. FIRE LANES
Fire access is required to within 150' of all exterior portions of any building, or facility as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from an arterial road (Taft Hill Rd) and a fire lane will be needed on the property. Any private drive serving as a fire lane shall be dedicated by separate document as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications.
2. WATER SUPPLY
A hydrant is required within 300' of the building as measured along an approved path of vehicle travel. Hydrants on the opposite sides of major arterial roadways are not typically considered accessible. The closest hydrant is approximately 1,600' away and a hydrant will be required. Otherwise, the home could be equipped with a residential fire sprinkler system to offset the deficiency. Option 2 would be to apply to the fire marshal for a waiver from the code requirement since there is a hydrant on the opposite side of the road at approximately 150' from the residence.
3. PREMISE IDENTIFICATION & WAYFINDING
Existing buildings shall have approved address numbers placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-4290, sblochowiak@fcgov.com

1. If landscape improvements are planned note City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)], requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators, butterflies, songbirds) landscaping and maintenance are also encouraged. Please refer to the Fort Collins Native Plants document available online and published by the City of Fort Collins Natural Areas Department for guidance on native plants is:
<http://www.fcgov.com/naturalareas/pdf/nativeplants2013.pdf>.
2. Note LUC Section 3.2.1(C) requiring developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment." A significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
3. If tree mitigation is necessary, include the following note on the tree mitigation plan and/or landscape plan: "All tree removal shown shall be completed outside of the songbird nesting

season (Feb 1 - July 31) or a survey will be conducted of the trees to be removed to ensure that no active nests are present."

4. If updates to site lighting are proposed note: The American Association (AMA) and International Dark-Sky Association (IDA) both have recommendations for outdoor lighting. Cooler color temperatures are harsher at night and cause more disruption to circadian (biological) rhythms for both humans and wildlife. Use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities. Light sources shall be fully shielded and down-directional to minimize up-light, light spillage and glare [see LUC 3.2.4(D)(3)].
5. Our city has an established identity as a forward-thinking community that cares about the high quality of life it offers its citizens now and generations from now. Thus, the City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be:

1) ClimateWise program: fcgov.com/climatewise/

2) Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com

3) Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com

4) Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com

5) Nature in the City Strategic Plan: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharon at 970-221-6213 or jscharon@fcgov.com

Department: Engineering Development Review

Contact: Katie Andrews, 970-221-6501, kandrews@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway is not ADA compliant and will need to be improved as part of this development.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. Most easements to be dedicated need to be public easements dedicated to the City. This shall include the standard utility easements that are to be provided behind the right-of-way (15 foot along S Taft Hill Road). Approximately 20 feet of right-of-way (approximately 1430 square feet) will need to be dedicated to accommodate the

future cross section of S Taft Hill Road. The ROW and easements would be dedicated on the plat of the property.

7. Vehicles leaving the property should not back out onto S Taft Hill Road - some sort of turn-around will be required on site.
8. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
9. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
10. A Development Construction Permit (DCP) may need to be obtained prior to starting any work on the site.
11. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
12. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
13. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
14. In regards to construction of this site: the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Department: Electric Engineering

Contact: Rob Irish, 970-224-6167, rirish@fcgov.com

1. Light & Power has existing electric facilities running along Taft Hill adjacent to this property. The property is currently fed with a 150amp service.
2. Any relocation or modification to existing electric facilities will be at the owners expense.
3. If the applicant anticipates any change in the existing electric service please call Light & Power Engineering @ 970-221-6700.

Planning Services

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. This property is Zoned Low Density Residential (R-L). In the R-L group home as defined in the Land Use Code is subject to a TYPE 2 review.

A Type 2 review does require a neighborhood meeting.
2. Land Use Code (LUC) section 3.8.6(A) the minimum lot size for 8 residents in group home in the R-L is 13,500 sf.

This lot appears to be smaller than that allowed for 8 residents.

The lot size is determined from after the dedication of any new public right-of-way. In this case the approx. new public right-of-way is 1430 sf. The remaining lot would be sized for 6 residents.

3. Is this group home owned or operated by a governmental agency?

If the State issues a license to operate this type of residence then it is considered to be a "group home".

4. Will residents have vehicles?

How many employees will there be?

5. The property has not been platted. A plat will need to be submitted with this review.
6. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
7. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
8. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
9. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
10. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
11. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
12. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.