

ZOCALO COMMUNITY DEVELOPMENT PROJECT DEVELOPMENT PLAN APPLICATION

Appeal of the Administrative Hearing Officer Decision regarding
Approval of PDP #220009 College and Trilby Multifamily Community
(6301 S. College Avenue)

Request

Zocalo Community Development respectfully requests that City Council uphold the decision of the Hearing Officer without modifications, affirming the requested Project Development Plan

Appeal Procedures

- Appeal concerns the proper interpretation and application of relevant provision of the Fort Collins Municipal Code (“Code”) and the Charter
- City Council shall determine, in its judgment, how the relevant provisions and standards should be applied to evidence in the record
- City Council may not consider new issues not presented in Appellants’ Notice of Appeal (Code §2.55)
- New evidence may not be presented to Council (Code §2.55)

Request for Affirmation of PDP Approval

- Appellants are concerned with technical traffic criteria only and have not challenged the other approval criteria of the Project
- Appellants argue Applicant should be required to upgrade streets in their neighborhoods (not in the Project)
 - The Larimer County Urban Area Street Standards (“LCUASS”) does not allow the City to request such off-site improvements
 - Applicant’s Traffic Impact Study (“TIS”) does not identify material impacts to these streets
- Appellants argue the City should demand Applicant upgrade, widen or otherwise improve Skyway Drive
 - All relevant provisions of the Code, LCUASS and City’s Transportation Master Plan (“TMP”) along with Applicant’s TIS confirm Applicant will deliver the required improvements



View of site looking west, with north to the right



Waypoint Church

Single Family Residential Zoned RL

Foothills Gateway

8' Pedestrian / Bike Trail

Mars Landing (Proposed Multi-Family Residential)

Mars Drive

Storage Star Self-Storage

Skyway Drive

Mars Drive

Community Rec. Center

Ziggi's Coffee

South Gate Church

Existing Rt. In/Out

Stellar Drive

Lunar Court

Detention Pond

College Ave

North

JR ENGINEERING
A Weitzman Company

ALLEGATION #1

Infrastructure on Skyway, Constellation, Venus and Mars

Response to Allegation #1

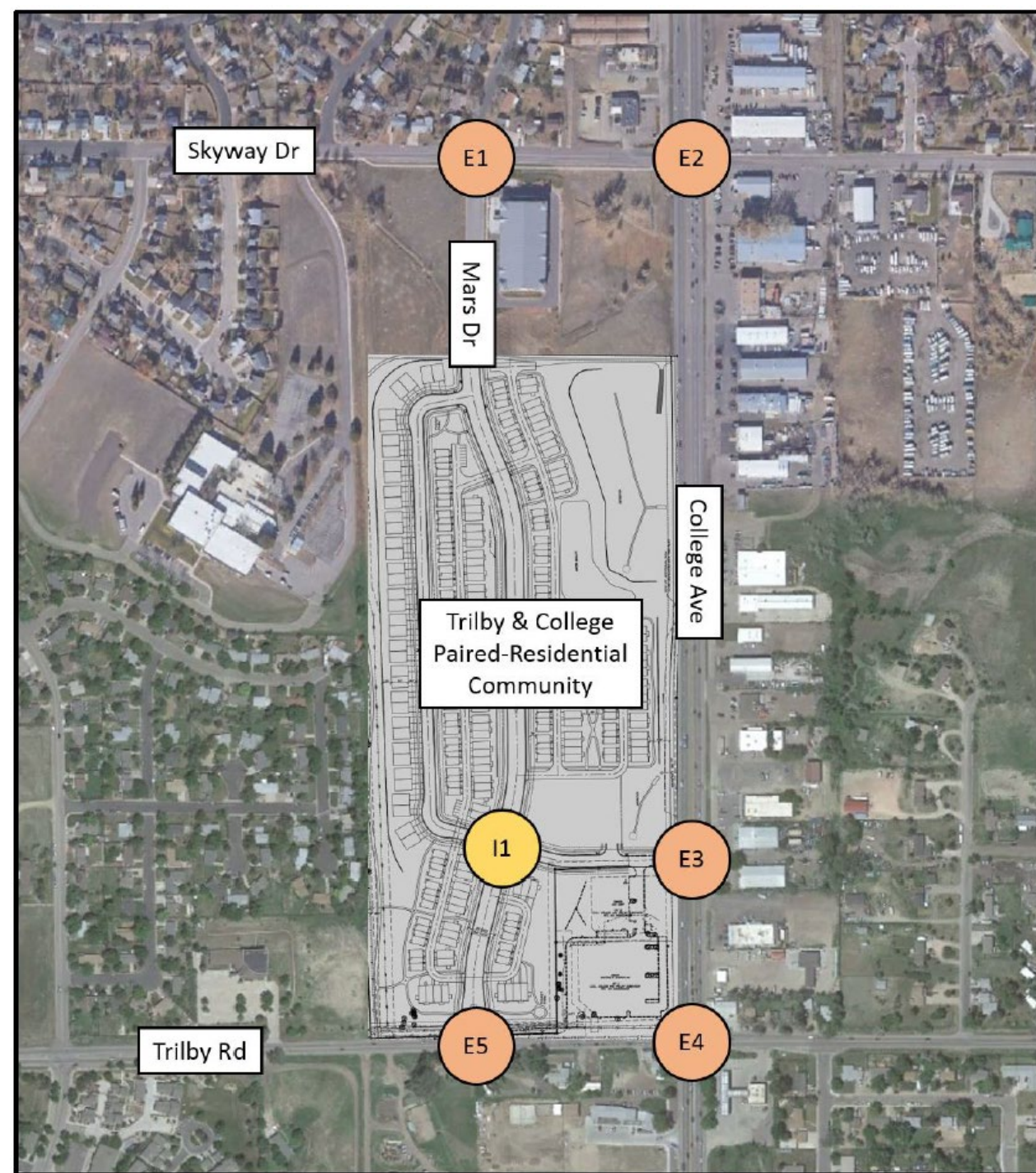
- Applicants are not required to provide off-site improvements to the surrounding neighborhood streets
 - No requirement in LCUASS for nearby neighborhoods
 - Applicant's TIS approved by City's Engineering Department confirms these streets will not suffer any material traffic impacts
 - No provisions in the Land Use Code ("LUC") requiring payment for off-site impacts that do not exist
 - Appellants may request City separately upgrade their street system (including application for traffic-calming measures), but not at Applicant's expense



TIS Scope Determination



Figure 4: Site-Generated Traffic Distribution



ALLEGATION #2

LCUASS is not Fungible

Response to Allegation #2

Applicant's Project and TIS fully comply with the requirements of LCUASS, the Code, the LUC and the City's TMP







LCUASS does not require any improvements to Skyway Drive with this Project

1. Level of Service ("LOS") threshold is met or exceeded at each studied intersection
2. City's TMP and Master Street Plan ("MSP") do not designate Skyway Drive as a collector
3. No Project-necessitated improvements are needed to Skyway

City's Level of Service Standards

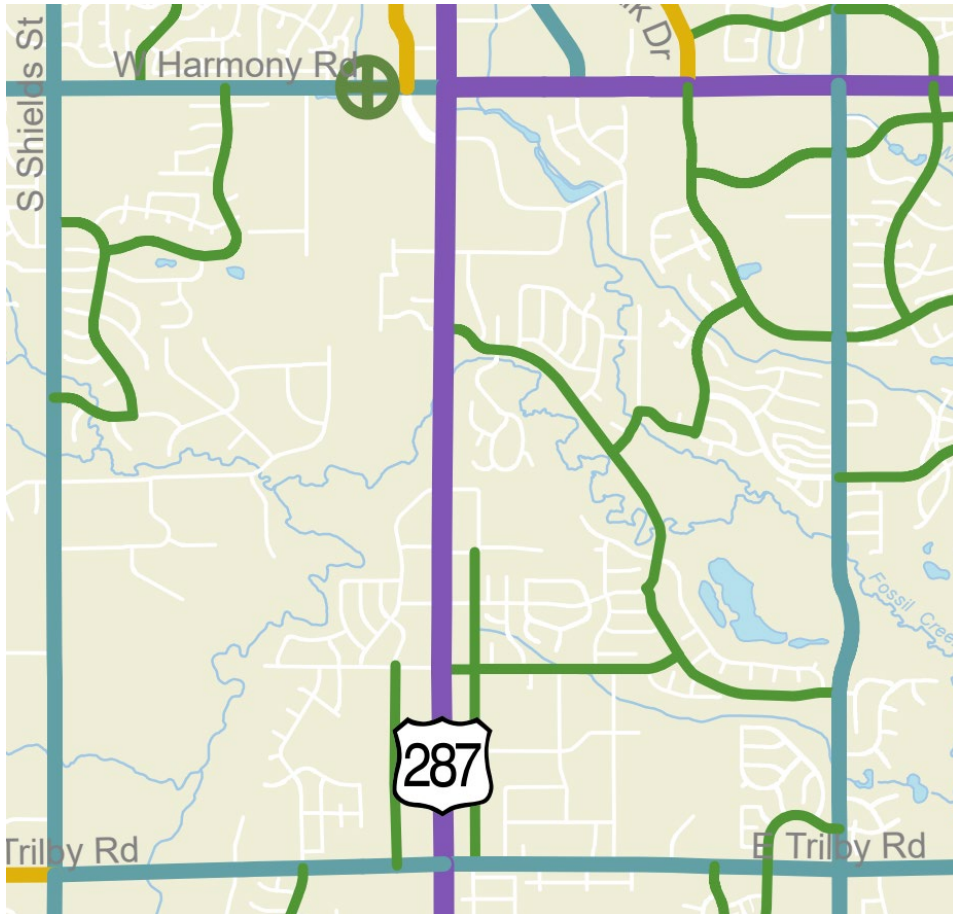
- Improvements are required when the City's LOS standards are not met at an intersection
- TIS reflects the intersections will perform at or above the required LOS threshold (at least a "D" rating)

Table 2: 2024 Opening Day Levels of Service

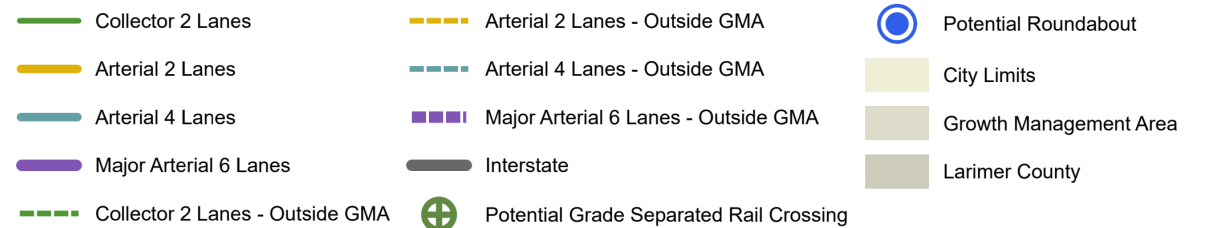
Intersection	Movement	AM Peak LOS		PM Peak LOS	
		Background Traffic	Total Traffic	Background Traffic	Total Traffic
 E1 – Skyway & Mars	NB Approach	A	A	A	A
	SB Approach	A	B	A	B
 E2 – Skyway & College	EB Approach	D	D	D	D
	WB Approach	D	C	D	D
	NB Left	A	A	B	B
	NB Through	A	C	A	A
	NB Right	A	B	A	A
	SB Left	A	B	A	A
	SB Through	A	A	B	B
	SB Right	A	A	A	A
	OVERALL	A	B	A	B
 E3 – Local & College	EB Right	B	B	C	C
	EB Left	D	E	D	D
 E4 – Trilby & College*	EB Through	D	D	D	D
	EB Right	A	A	A	A
	WB Left	C	D	D	D
	WB Through	D	D	D	D
	WB Right	A	A	A	A
	NB Left	D	D	D	E
	NB Through	C	B	B	B
	NB Right	A	A	A	A
	SB Left	D	D	D	E
	SB Through	B	A	C	C
	SB Right	A	A	A	A
	OVERALL	C	C	C	C
	 E5 – Trilby & Mars	EB Left	N/A	A	N/A
SB Approach		N/A	D	N/A	D
 I1 – Local & Mars	EB Approach	N/A	A	N/A	A
	WB Approach	N/A	A	N/A	A

*Levels of service assume full build-out of improvements to the Trilby & College intersection

City's TMP/MSP Classification



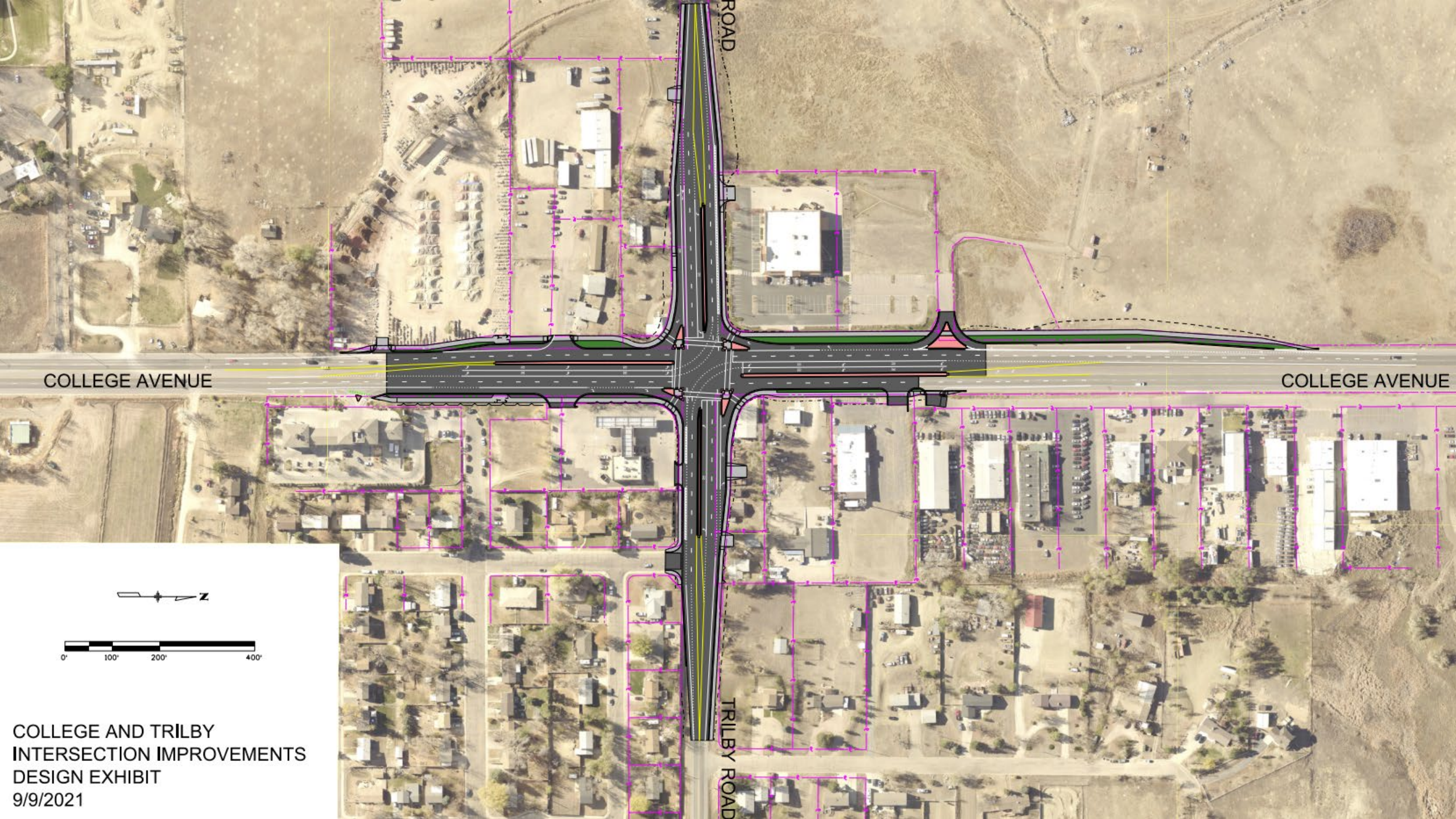
- City's TMP designates a street for a particular classification
- City's MSP does not designate this portion of Skyway Drive as a collector street



Project-Necessitated Improvements to Surrounding Streets

- No aspect of Project requires improvements to Skyway Drive beyond its current configuration
 - Current improved on Project side of Skyway Drive with a parking lane and a bike lane
- In contrast, requirements necessary at intersection of College Avenue and Trilby Road are being completed by City





COLLEGE AVENUE

COLLEGE AVENUE

ROAD

TRILBY ROAD



COLLEGE AND TRILBY
INTERSECTION IMPROVEMENTS
DESIGN EXHIBIT
9/9/2021

Questions and Answers