

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

12/12/2024 11:15 AM

Project Name

Xeriscape at High Pointe
CDR240075

Applicant

Gayle Close
513-260-5675
closecall97@gmail.com

Description

This is a request to relocate the private fence, reconfigure lot lines, and xeriscape remaining land in the High Pointe PUD(parcel # 9736231001) . The applicant is proposing to relocate the privacy fence 10 ft. east on Landings Dr. and sell this land to homes 1, 2, and 3. Relocate the privacy fence on Boardwalk Dr. (Tract A only) 12 feet south and sell this land to home 1. Xeriscape remaining common area on fence outer edge. Access is taken from Landings Dr to the west of the property. The site is approximately 0.34 mi south of W Horsetooth Rd and approximately 0.26 east of S College Ave. The property is located in the Low Density Residential District (R-L) and is subject to a Minor Amendment (MA) review.

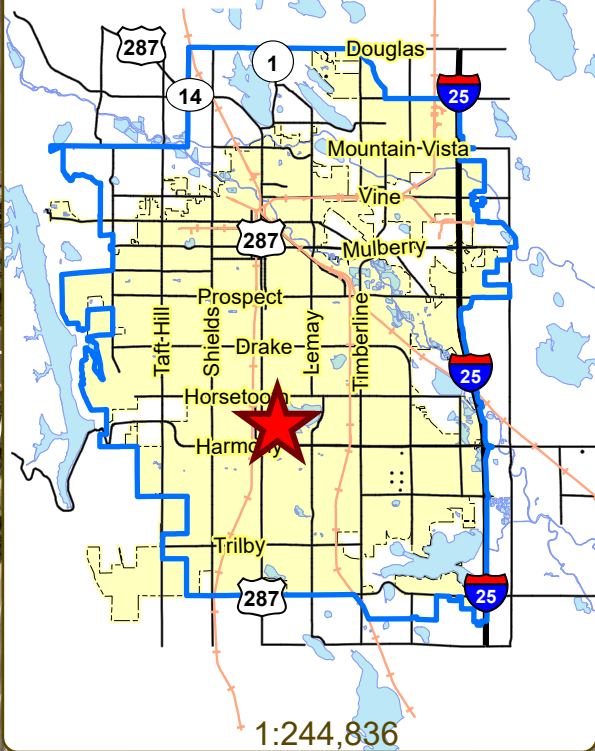
Planner: Arlo Schumann

Engineer: Dave Betley

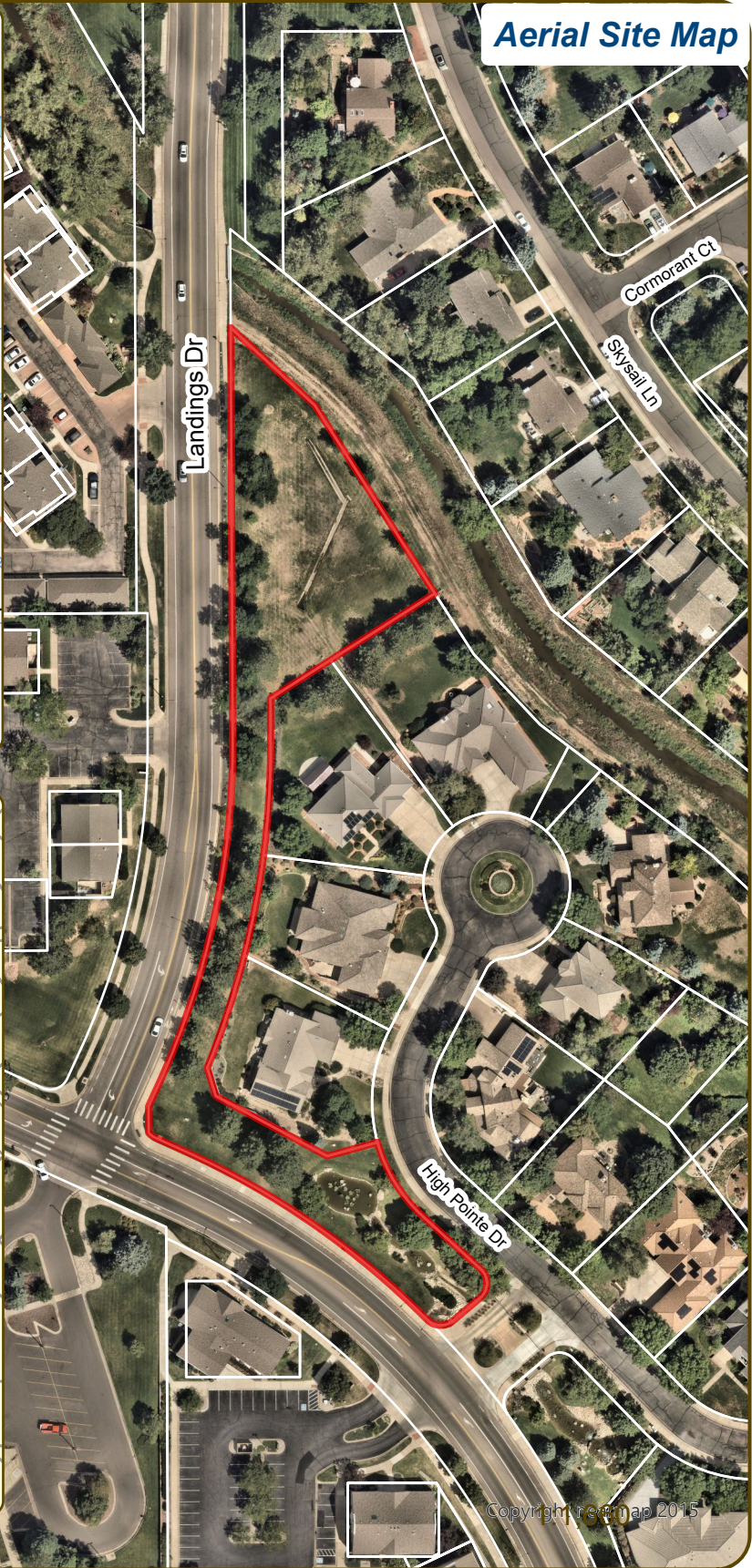
DRC: Marissa Pomerleau

Xeriscape at High Pointe- Single Unit Dwellings

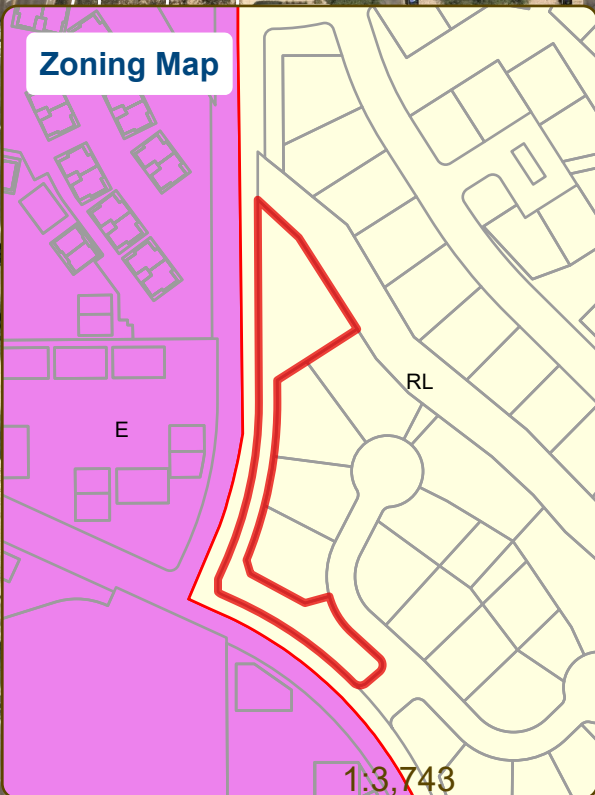
Vicinity Map



Aerial Site Map



Zoning Map



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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. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to preappmeeting@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

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) _____

Are you a small business? Yes No Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

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

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

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 _____ 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?



LANDINGS BAY CONDOS SUPP 4

LANDINGS BAY CONDOS SUPP 2

LANDINGS BAY CONDOS

LANDINGS BAY CONDOS SUPP 1

CORMORANT CT

LANDINGS DR

FORT COLLINS

HIGH POINTE PUD

PRMNTY.

4033 BOARDWALK DRIVE CONDOS PROMONTORY OFFICE PARK

HIGH POINTE DR

9736 2080 55

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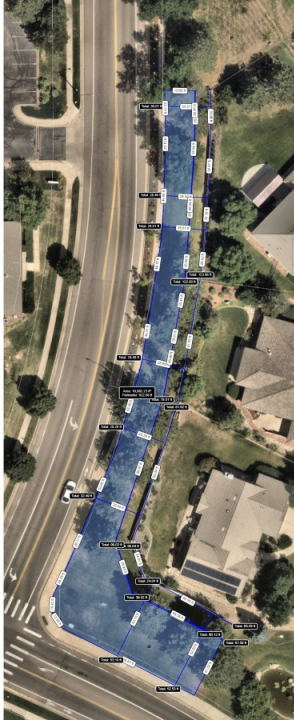
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Rough draft of area for proposed
Commercial XIP program







Explanation of Proposal

High Pointe PUD XIP Conversion via Minor Amendment and Privacy Fence Relocation to a Minor Degree

Requests

Please Note: Most of this proposal addresses the engineering and planning departments as these seemed to be the two departments requiring collaboration for this HOA fence relocation and XIP conversion to move forward. Refer to the link for the PowerPoint presentation which further explains and accompanies the information below with maps, diagrams, and photos.

1. Propose moving the existing HOA owned privacy fence line **only** on the **west side** of Boardwalk Drive (contiguous with Landings Drive) 12 feet south towards the sidewalk. This is Tract A of original PLAT, not tract C. The HOA would like to sell these 12 feet to the homeowner (Lot 1). This 12- foot strip of land on Boardwalk Drive is not within any easements or other city restrictions. (see slides 2-6)
2. Propose moving the existing fence line of the HOA owned privacy fence along Landings Drive (Tract A) back 10 feet west towards the sidewalk. This land is part of the 30-foot permanent easement per the original PLAT but likely is outside of the ROW and utility easement. (slides 2-6)
3. The city vacates these 10 feet on Landings Drive (part of the 30-foot permanent easement) so that the HOA can have authority to sell this land to the homeowners and relocate the fence back 10 feet towards the sidewalk (Lots 1,2, and 3). This permanent easement that was initially set up in 1982 was for “public sidewalk, utilities, and street widening, and for the installation, operation and maintenance of same”. (city document “Grant and Dedication of Easement”). Per discussions with DRC engineering, the street will not be widened since it is not designated as a major artery and public utilities have obviously been already set (see slide 7)
4. The HOA would apply for a minor amendment to xeriscape convert the land on the outer rim of the new fence line with drip irrigation through the XIP commercial program. From prior discussions with DRC Planning, they would be willing to allow relocation of the fence line to a minor degree with this being in conjunction with conversion of the remaining land with the commercial XIP program to drip irrigation along with a minor amendment. Katie Collins of the City of Fort Collins XIP program has already been out for a site visit, and she sees huge potential of beautification, public education, and water savings of this area. She and I have worked

together before with Commercial XIP. Maintaining the original character of the landscape was a noted priority of the planning department. However, the streetscape project, an already converted XIP area, dramatically changed the character of this area of discussion on Landings Drive. A XIP conversion of the land just on the other side of the sidewalk will bring the area symmetry and harmony. This streetscape landscape design was done by Emily Golman, formerly with Plant Select and she will be consulted to do this area on the other side of the sidewalk as well. (slides 8-10)

5. Sketch Plan: From information given in the above descriptions and slides, there should be no change in drainage or change in land use. Please note that slides 11 through 12 are actual pictures of our HOA and all the added landscaping comes from pictures taken of plants in our streetscape plus two xeric flower beds on Boardwalk. The “before” and “after” pictures are the same photographs. The fences in the “after” photos are, again, actual pictures of the proposed concrete fence. Slide 11 is meant to demonstrate how much curb appeal landscaping would create for our barren neighborhood corners. Slide 12 is quite important because the fence in the “after” photo has already been moved towards the sidewalk 10 feet using the trees as landmarks. While the fence relocation is hardly discernable, the xeric conversion is dramatic. The new xeriscape will be designed by Emily Goldman but her prior designs for our HOA were used as a template.
6. The 3 discrepancies in the dimensions between the ROW in the original Plat and recently provided information from city officials have a direct impact on #3 (above) since this range of ROW measurements is 13 feet and the requested land is 10 feet. The information provided for the ROW for Landings Drive appears to be 68 feet in the original plat city document. The comment summary provided by Tenae Beane, page 6, from the May 11, 2023 meeting states the ROW of Landings Drive as 69 feet total (34.5 feet from the center). When the HOA attempted to do actual on-site measurements of Landings Drive, an inquiry was sent to engineering as to the starting point of the ROW measurement and the response was the ROW rough estimate “mark-up” put the Landings Drive ROW at 81 feet total. With this discrepancy being larger than the total land width requested (10 feet), clarification would be most appreciated. (slides 13-14) References, hereafter, are to the 81-foot number for the ROW, with the assumption that further explanation from city officials is simply needed to rectify these discrepancies. However, if the Landings Drive ROW proves to be less than 81 feet, that would be welcomed lagniappe.
7. Engineering compliance with LCUASS (ROW) and avoidance of utility easements (slides 3-6): Please note that the area of land shown in blue (slide 6) was carefully measured on an enlarged scale using the FCgov mapping tool. Ten feet were measured from the existing privacy fences on Landings Drive and 12 feet on Boardwalk Drive. This area appears to fall within the “acceptable” land area suggested by engineering as being possibly reasonable to move the fence line to with

an 81-foot ROW. (slide 4, dotted red line to fence line in the back of the homes). The markings on slide 4 from engineering are understood to be estimated only. Slide 5 highlights the land area of discussion for potential sale marked with yellow for ensured communication.

8. Boardwalk Drive: The engineering department would want to retain, at a minimum, the ROW and easements required by LCUASS. This is presumably an 84-foot ROW on Boardwalk Drive with a 15-foot utility easement. There is no conflict here with the 12-foot relocation of the fence line from an easement perspective, so this relocation needs permission from the planning department in conjunction with XIP commercial conversion. (see discussion point #7)

9. Landings Drive: The engineering department would want to retain, at a minimum, the ROW and easements required by LCUASS. Again, there is a 30-foot permanent easement that extends from the fence line on Landings Drive towards the sidewalk which would require the city to vacate part of this permanent easement already discussed in #3. Any guidance on the process of partially vacating 10 feet of the permanent easement on Landings Drive is appreciated.

10. More on preserving the existing character of the area: Replace one gray fence with another. The plan is to build a concrete fence instead of another wooden fence. Advancements in technology have provided us with much better options than when this fence was built over 35 years ago. It seems logical that we should use this better, reasonably priced technology. Studies from the Marshall fire determined that the fire spread from home to home via wooden fences. This created House Bill 24-1091. Although this hose bill may not mandate the city to approve an HOA built fence that does not burn, it seems the spirit of this bill supports this action. Because the gray color of the concrete fence would be quite like the existing gray painted wooden fence, it would minimally change the look but then have a much stronger, and maintenance free fence that withstands fire and 140 MPH winds. If anything, it looks more in character with the homes within the neighborhood that have stone, stucco, and brick and is more elegant looking. This fence is constructed in 5-foot increments of metal fence posts with prefabricated one-foot concrete sections that slide atop each other and are fastened between each metal post and, thus, also allowing the disassembly of 5-foot area sections if needed. This fence upgrade is good for the entire community. (see slides 13-17). Also, the HOA has a fiduciary responsibility to maintain the common areas in the best manner of preserving home values. A recent home sale in our neighborhood lost value from the road noise of a corner home with HOA fencing on 3 sides. A concrete fence will minimize this problem (slides 15-20).

11. More thoughts on maintaining the character of the present landscaped area with the fence relocation: The HOA has had to change the look of landscaping in this area by adding boulders and signs. This area presently has, one can argue, unsightly boulders strewn out for many feet along the backs of these fences along with added signs that state “no trespassing, HOA private property” which is obviously not in the original landscape plan. The boulder area will be difficult to mow and maintain. These actions were taken at the suggestion of the **HOPE** task force of the City of Fort Collins Police Department (**H**omeless **O**utreach and **P**roactive **E**ngagement team). This task force for the homelessness challenge in our city is also **CPTED** trained (**C**ommunity **P**olicing **T**hrough **E**nvironmental **D**esign). It seems in bad faith to ask the advice of the police task force and then to not follow it because of the unattractiveness of the ideas. The boulders make this fence edge uncomfortable for intruders to lie down on. Other suggestions were made for this such as planting cacti throughout this area, etc. These two actions (boulders and signs) have helped tremendously with the homeless challenge here. Relocating the fence line back will allow the area to return to being more neighborly and friendly by removing the signs and boulders. This is because pushing the fence out towards the sidewalk, even these few feet (10 feet Landings Drive and 12 feet Boardwalk Drive), absorbs the downslope in the landscape that occurs just outside the fence where intruders conceal themselves. (slides 21-28). While safety and the homeless issue does not tie into any of the departments of the DRC, this is presented because the HOA would like to maintain a friendly character of the neighborhood while ensuring safety of neighbors and their property.

12. No 811 Concerns for Boardwalk Drive: The gas line runs about 10 feet from the sidewalk, well away from the area of discussion. The Connexion cable is closer to the sidewalk than this. No other utilities run here. (see slides 29-30)

13. No 811 Concerns for Landings Drive: This area of Landings Drive had markings done in order to do a XIP conversion of the streetscape in the past. The only 811 markings were for cable. (slide 31)

14. Existing mature trees in the landscape for XIP conversion: The understanding is that trees are not allowed to be planted in the utility easement. There are 8 large, well established pine trees, two small pines, one Ash tree and a Linden tree that, based upon the probable location of the utility easement, are all very likely located within the utility easement on Landings Drive. We continue to treat the Ash tree for the Emerald Ash borer and will care for the Linden tree although arborists have informed us that it will likely slowly die due to being hit by a car years ago. These trees are mentioned in case this is pertinent to the city’s concern about the utility easement. Also, if the

discrepancy in the ROW (slide 11) explains the established trees in the utility easement, then this might be consistent with the original Plat allowing trees here??

Irrespective of all of this mentioned, one assumes the city would like to protect and keep these trees despite their unfortunate location. There will be proper watering and care of these trees with the re-landscaping putting them on their own irrigation zone. Per the adult education classes at The Gardens on Spring Creek, there are routine methods of conversion of the irrigation of established trees from the present rotary heads to a much more efficient drip irrigation. Another useful observation (and scale reference) which pictures of these trees provide is illustrating the minimum impact of the requested relocation of the fence line. (slides 32-35)

15. Commercial XIP: The plan would be to incorporate these established trees into the XIP plan with drip irrigation, mulch these trees and then xeriscape the remaining landscape with xeric plants and possibly an outer edge Legacy Buffalo grass. There is no actual design yet, however, from Emily Goldman. For various reasonable HOA board factors, the HOA board will not attempt the XIP conversion of this tract A as a solo project without moving the fence line.
16. Xeriscaping and our present irrigation zones: This area has present irrigation from rotors of irrigation zones 6 through 10. Because the zones follow the fence line nicely, this would be a pretty straight forward conversion. Once one goes east past the Boardwalk corner area behind the privacy fence, the area is watered by different zones that are pop-ups, likely because of needing to meander around the irregularity of the pond feature contiguous with it. On the other end, once one gets north of the privacy fence on Landings Drive, different zones, again, take over this area likely because this area now widens to accommodate the south edge of the retention basin and there is another fence that runs east-west south side of the retention basin (along lots number 3 &4)
17. City requirements with surveying: The HOA is doing our best to get precise estimates on this project with as few monetary surprises as possible. The survey company would like to know if the City of Fort Collins requires a full re-plat with complete surveys of lots 1,2, and 3 (assuming the above discussed land sale and permanent easement vacation) along with tract A or can there be boundary line adjustments with new legal descriptions and deeds exchanged which was done in the past with lots 6,7,8,9,10, and 11 of the neighborhood original Plat?
18. Summary and perspective from the HOA board and landscape committee: Fence relocation along with the xeriscape conversion will make the area more beautiful for the general public on the sidewalk side while showcasing to the public how an already existing simple turf can be beautifully transformed and be huge savings to our natural resources of water while making things safer for the neighborhood community on the fence line. There remains hope that we can all find a way to update this area within the guidelines that presently exist and make this land area

better on many fronts. Our HOA is rapidly depleting our small savings repairing end of life infrastructure and, being “pre- CCIOA”, the HOA has not maintained a reserve all these decades for these capital projects. Offsetting the costs of the fence to the HOA by selling this land to homeowners not only offsets costs for the board but also avoids another special assessment to homeowners, some of whom are retired and original owners who did not purchase in this recent high home value market.