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Administrative Engineering Variance Request Letter

Date: February 28, 2012

Project: 1409 West Elizabeth Street
Fort Collins, Colorado

Project No. 688-001

Attn: Mrs. Sheri Langenberger – Development Review Manager
City of Fort Collins Development Engineering
281 North College Avenue, Fort Collins, Colorado 80521

Dear Mrs. Langenberger:

Public safety and convenience, maintaining public use, and optimizing the use of limited physical capacity of right-of-way are among the objectives of the Larimer County Urban Area Street Standards (LCUASS) – *Repealed and Reenacted April 1, 2007*. It is with those considerations in mind that this variance request letter has been prepared. This letter is provided pursuant to Section 1.9.4 of LCUASS to document an existing condition of the site to be redeveloped that does not comply with the current standards.

The criterion in question is the minimum setback distance from the street curb face to the nearest parking space of an off-street parking area. The traffic volume for the subject parking lot is assumed to be between 100 and 750 ADT (NOTE: this shall be confirmed in the traffic memorandum prepared by ELB Engineering). West Elizabeth Street is designated as a 4-Lane Arterial along the subject property. Therefore, LCUASS Section 19.3.1 and Figure 19-6 dictate a minimum off-street parking setback distance of 75'.

The existing distance between the flowline/curb face of Elizabeth Street and the first parking stalls is approximately 25'. This setback distance is commensurate with C.B. & Pott's located immediately west of the subject property, as well as the vacant restaurant site located directly east of the Wendy's drive-thru exit. In fact, the existing parking setback at 1409 West Elizabeth Street is fairly consistent with many of the other properties in this Campus West Community Commercial District. While perhaps not ideal in greenfield development, 25' parking setbacks are not at all uncommon along the Campus West stretch of Elizabeth Street, where some setbacks are as small as 15'. Drivers, cyclists, and pedestrians who frequent this area are quite accustomed to these conditions.

The existing 25' parking setback at 1409 West Elizabeth Street is proposed to be maintained with the redevelopment project. Traffic volumes and land uses are not expected to deviate significantly from that which has historically existed on the property. The requested variance is not expected to be detrimental to public health, safety or welfare, nor should it reduce the design life of any public improvements or significantly increase future City maintenance costs.

Please feel free to contact me if you have any questions.

Sincerely,

Nicholas W. Haws, PE , LEED AP

