

December 20, 2013

Plum & Shields Greek Housing

Statement of Planning Objectives

The proposed project is located in the vacant Turning Point building, at the southwest corner of Shields Street and Plum Street. The intent of the project is to utilize the existing building for a fraternity house with 21 bedrooms. The infrastructure, utilities, paving, and parking are all in place; however, there will be changes to the parking lot and significant upgrades to the landscaping. New sidewalks, a trash enclosure and bike racks will be added. The project will provide 20 off-street parking spaces. The project will also construct an additional 2' to the attached concrete sidewalk along the street frontage of Plum Street. There are also plans to remove the existing fence and wall along the north and east sides of the building and replace them with landscaping to create visual interest and a more engaging experience for pedestrians walking to and from campus.

The 0.413-acre site is in the C-C zoning district, the TOD Overlay district and in the Campus West Community Commercial District Planning Study Report. According to the Purpose Statement contained within Article 4 of the Land Use Code, "The Community Commercial District provides a combination of retail, offices, services, cultural facilities, civic uses and higher density housing..."

The area surrounding the site contains a mix of single-family homes, apartment buildings, sorority houses, a church, and retail uses. The proposed project is located within walking and biking distance to CSU and other destinations in the Campus West area. A growing trend in the Campus West area is the redevelopment of older properties as the market becomes stronger for revitalization.

(i) **Statement of appropriate City Plan Principles and Policies achieved by the proposed plan:**

This proposal meets the applicable City Plan Principles and Policies:

Economic Health

Principle EH 4: The City will encourage the redevelopment of strategic areas within the community as defined in the Community and Neighborhood Livability and Neighborhood Principles and Policies.

Policy EH 4.1 –Prioritize Targeted Redevelopment Areas

Policy EH 4.2 – Reduce Barriers to Infill Development and Redevelopment

The Plum and Shields Greek Housing project is located within the C-C zoning district and in the Campus West Community Commercial District

Planning Study Report. The Campus West area has been identified as a targeted infill and redevelopment area.

Community and Neighborhood Livability

Principle LIV 5: The City will promote redevelopment and infill in areas identified on the Targeted Infill and Redevelopment Areas Map.

Policy LIV 5.1 – Encourage Targeted Redevelopment and Infill

Principle LIV 7: A variety of housing types and densities for all income levels shall be available throughout the Growth Management Area.

**Policy LIV 7.1 – Encourage Variety in Housing Types and Locations
Policy LIV 7.7 – Accommodate the Student Population**

Principle LIV 35: Community Commercial Districts will be communitywide destinations and hubs for a high-frequency transit system. They will be quality mixed-use urban activity centers that offer retail, offices, services, small civic uses, and higher density housing, in an environment that promotes walking, bicycling, transit and ridesharing.

Policy LIV 35.2 – Mix of Uses

Policy LIV 35.3 –Scale

Policy LIV 35.4 – Transform through Infill and Redevelopment

Principle LIV 37: The campuses of Colorado State University and Front Range Community College will be integrated into the community structure, and treated as prominent community institutions and major destinations served by the City’s multi-modal transportation system.

Policy LIV 37.3 –Supporting Uses and Housing

The project will revitalize an existing underutilized building and will provide housing for students. The site location will promote walking and cycling and is within easy walking distance to CSU.

Transportation

Principle T 8: Transportation that provides opportunities for residents to lead healthy and active lifestyles will be promoted.

Policy T 8.1 – Support Active Transportation

Policy T 8.2 – Design for Active Living

The project supports active lifestyles by providing on-street sidewalks, and designated bike lanes.

Principle T10: Using transit will be a safe, affordable, easy, and convenient mobility option for all ages and abilities.

Policy T 10.1 – Transit Stops

There are bus routes on nearby streets and the CSU Transit Center is within walking distance.

Principle T11: Bicycling will be a safe, easy, and convenient mobility option for all ages and abilities

Principle T 12: The pedestrian network will provide a safe, easy, and convenient mobility option for all ages and abilities.

Policy T 12.1 – Connections

The location of the site will promote and support the idea of the residents utilizing alternative modes of transportation (walking/biking) or public transportation. There are bike lanes and sidewalks on all of the public streets.

- (ii) Description of proposed open space, wetlands, natural habitats and features, landscaping, circulation, transition areas, and associated buffering on site and in the general vicinity of the project.**
There are no wetlands or significant natural habitats within the boundaries of the site.
- (iii) Statement of proposed ownership and maintenance of public and private open space areas; applicant's intentions with regard to future ownership of all or portions of the project development plan.**
There is no public or private open space within the project boundaries. The building will likely be leased to a fraternity organization.
- (iv) Estimate of number of employees for business, commercial, and industrial uses.**
n/a
- (v) Description of rationale behind the assumptions and choices made by the applicant.**
At this time the project is not proposing any variance from the City of Fort Collins criteria.
- (vi) The applicant shall submit as evidence of successful completion of the applicable criteria, the completed documents pursuant to these regulations for each proposed use. The planning Director may require, or the applicant may choose to submit, evidence that is beyond what is required in that section. Any variance from the criteria shall be described.**
At this time the project is not proposing any variance from the City of Fort Collins criteria.

- (vii) Narrative description of how conflicts between land uses or disturbances to wetlands, natural habitats and features and or wildlife are being avoided to the maximum extent feasible or are mitigated.**
There are not existing wetlands, natural habitats or features currently located on site.
- (viii) Written narrative addressing each concern/issue raised at the neighborhood meeting(s), if a meeting has been held.**
There was no neighborhood meeting.
- (ix) Name of the project as well as any previous name the project may have had during Conceptual Review.**
The project is called Plum & Shields Greek Housing. The project was called Shields & Plum – Multifamily at Conceptual Review.