



City of Fort Collins

ITEM NO. #44-05

MEETING DATE 3/28/06

STAFF Shelby Sommer

HEARING OFFICER

# STAFF REPORT

**PROJECT:** 1020 West Prospect Road Boarding House - Project Development Plan (PDP) - #44-05

**APPLICANT:** Kris Ticnor  
305 W. Magnolia, 178  
Fort Collins, CO. 80521

**OWNER:** Richard Taranow  
32731 Granada Hills  
Fort Collins, CO. 80525

## PROJECT DESCRIPTION:

This is a request for a change of use for an existing single-family home at 1020 West Prospect Road. The proposed use is a six person boarding house. There are no changes proposed to the building. The property is located on the north side of West Prospect Road just east of South Shields Street, and is in the HMN – High Density Mixed-Use Neighborhood Zoning District.

**RECOMMENDATION:** Approval

## EXECUTIVE SUMMARY:

The owner of the single-family house at 1020 West Prospect Road proposes a change of use to a six person boarding house. Boarding houses with six boarders are permitted in the HMN – High Density Mixed-Use Neighborhood Zoning District, subject to administrative review. The purpose of the HMN District is:

"intended to be a setting for higher density multi-family housing and group quarter residential uses closely associated with, and in close proximity to, the Colorado State University Main Campus."

This proposal complies with the purpose of the HMN District as it is a permitted land use which adds concentrated housing within easy walking distance to Colorado State University. No changes are proposed to the site or building.

**COMMENTS:**

1. Background

The surrounding zoning and land uses are as follows:

N: HMN; existing single-family residential uses  
S: MMN; existing multi-family residential uses  
E: HMN; existing places of worship and single-family uses  
W: HMN, NCB; existing single-family residential and commercial uses

This proposal was submitted to the City on November 8, 2005, prior to City Council's adoption of Ordinance 123,2005 on November 15, 2005, which made amendments to the Land Use Code related to residential occupancy limits, including boarding houses. Therefore, this proposal is subject to the standards of the Land Use Code prior to these amendments.

The property was annexed in as part of the West Prospect Consolidated Annexation in 1957.

The property was platted as lot 11 of the Woods Resubdivision that was approved in 1958.

2. Division 4.24 of the Land Use Code, High Density Mixed-Use Zone District

Boarding houses are permitted in the HMN – High Density Mixed-Use Zoning District, subject to administrative review.

This proposal complies with the purpose of the HMN District as it is a permitted land use which adds concentrated housing within easy walking distance to Colorado State University. No changes are proposed to the site or building at 1020 West Prospect Road. This change of use proposal will bring the property into compliance with current City occupancy codes.

3. Article 3 of the Land Use Code – General Development Standards

The change of use request complies with all applicable General Development Standards as follows:

A. Division 3.2, Site Planning and Design Standards

1. Section 3.2.2, Access, Circulation and Parking

- a. The proposal complies with Section 3.2.2(D) in that it provides for safe, convenient, and efficient bicycle, pedestrian, and vehicular movement

to and through the site. Vehicular access will occur via two existing curb cuts from West Prospect Street.

- b. The proposal complies with Section 3.2.2(K)(2)(e) (prior to the November 2005 amendment) in that it provides three parking spaces for the six boarders. The required number of parking spaces is one space per two beds.

B. Division 3.3, Engineering Standards

1. Section 3.3.5, Engineering Design Standards

The proposal complies with the design standards, requirements, and specifications for the services as set forth in this section.

C. Division 3.5, Building Standards

1. Section 3.5.1, Building and Project Compatibility

The existing building is of similar mass, scale and architectural character to other residential buildings in the area.

2. Section 3.5.2, Residential Building Standards

- a. The proposal complies with Section 3.2.2(C) in that its primary entrance faces the adjacent street (Prospect Road).
- b. Section 3.2.2(D)(1) requires residential buildings be set back from any arterial street right-of-way at least 30 feet. Section 3.2.2(D)(1)(b) requires that off-street parking be located behind the dwelling. This existing residential building is currently 16 feet from the street right-of-way, with parking in front of the dwelling unit. Recent improvements to Prospect Road affected this property. The City purchased additional right-of-way from the property owner for these road improvements (thus reducing the building setback), and agreed to a parking configuration, which remains in front of the dwelling, and is accessed by two curb cuts. No changes to these current conditions are proposed with this change-of-use request.

## FINDINGS OF FACT/CONCLUSIONS

After reviewing the 1020 West Prospect Boarding House - PDP, staff makes the following findings of fact and conclusions:

1. The proposed land use is permitted in the HMN – High Density Mixed-Use Zone District.
2. The change of use plan complies with all applicable General Development Standards contained in Article 3 of the Land Use Code.
3. The change of use plan complies with all applicable Land Use and Development Standards contained in Article 4, Division 4.22 of the Land Use Code.

**RECOMMENDATION:**

Staff recommends approval of the 1020 West Prospect Boarding House - Project Development Plan - #44-05.