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Development's density, architecture decried

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Early in January, the city of Fort Collins City Council will have the opportunity to demonstrate whether the Land Use Code is worth more than the paper on which it is written.

Also, City Council members will be able to show that they either represent the majority will of the people or kow-tow to the greed of developers and temptation to grab taxpayers' money under the name of "affordable housing."

This letter is in regard to an appeal against a property development proposal under review that would be built at the southeast corner of west Vine and north Impala drives. The yearlong saga clearly should have been derailed earlier in the process; however, the system provides yet one more chance for the will of the people to be recognized and honored.

Up until now, there have been 150-plus local residents who have signed petitions, written letters and showed up at several Planning and Zoning Board and City Council meetings - all in opposition to the magnitude of the proposed development.

Residents of the Green Acres subdivision have stated they are not against development; however they do not favor the absurd density and architecture proposed.

In a previous Planning and Zoning Board meeting, the board recommended a lower density zoning than had originally been proposed by the developer. The City Council honored the "Low Residential" zoning requested by the residents of the surrounding neighborhood as the property was annexed into the city proper.

Throughout the development review process, the developers sought to cram as many properties that could be subdivided on a mere 1.6 acres of land. The latest scheme includes seven two-story dwellings with a U-shaped private driveway running through the project. In the future, an eighth building could be constructed. The proposed density is unusually high and out of character with the surrounding neighborhood.

What makes this situation questionable from the start is the use of a private driveway on a property that is not unusually shaped. Property boundaries have been drawn at the center of the private driveway so the minimum square footage required by the LUC can be met. This goes against the LUC where property boundaries are to abut the private driveway, not conjoin at the center. Furthermore, it goes against the LUC where compatibility with the surrounding neighborhood is concerned.




During recent meetings and deliberations, the developers pitched the concept of compatibility, meaning "not the same as." A high-rise apartment building or multifamily

dwellings would be the only other residences that could be less compatible with the surrounding neighborhood.

City Council members must decide if the LUC is worthy. Until now it seems as though only certain parts of the LUC have appeal while other aspects have either been ignored or stretched and twisted to "push the envelope" favoring developers. The LUC exists to protect people and neighborhoods (refer to the LUC). It is past time that the LUC and the will of the people are honored.

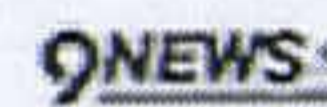
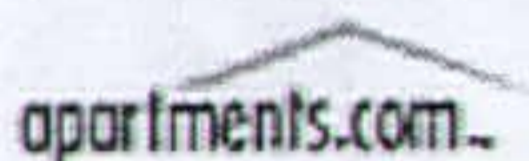
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$$\frac{7 \text{ du's}}{1.2 \text{ ac.}} = 5.8 \text{ du/ac. (gross)}$$

$$\frac{7 \text{ du's}}{1.04 \text{ ac.}} = 6.7 \text{ du/ac. (net, w/o detention lot)}$$

If LMN:

$$\text{min. } 5 \text{ du/ac net} = 5.2 \text{ du's}$$

$$\text{max. } 8 \text{ du/ac. gross} = 9.6 \text{ du's}$$

$$\text{if affordable, max. } 12 \text{ du/ac. (gross)} = 14.4 \text{ du's}$$