

Jeff Schneider, Chair  
Jeff Hansen, Vice Chair  
Jennifer Carpenter  
Emily Heinz  
Michael Hobbs  
Ruth Rollins  
William Whitley

City Council Chambers  
City Hall West  
300 Laporte Avenue  
Fort Collins, Colorado

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## **Regular Hearing June 15, 2017**

**Member Schneider called the meeting to order at 6:00 p.m.**

**Roll Call:** Carpenter, Hansen, Hobbs, Schneider, and Whitley

**Absent:** Heinz and Rollins

**Staff Present:** Gloss, Yatabe, Shepard, Wray, Frickey, Blochowiak, Kleer, Hahn, Stephens, Tatman-Burruss, Ragasa, Virata and Cosmas

### **Agenda Review**

Chair Schneider provided background on the board's role and what the audience could expect as to the order of business. He described the following procedures:

- While the City staff provides comprehensive information about each project under consideration, citizen input is valued and appreciated.
- The Board is here to listen to citizen comments. Each citizen may address the Board once for each item.
- Decisions on development projects are based on judgment of compliance or non-compliance with city Land Use Code.
- Should a citizen wish to address the Board on items other than what is on the agenda, time will be allowed for that as well.
- This is a legal hearing, and the Chair will moderate for the usual civility and fairness to ensure that everyone who wishes to speak can be heard.

Planning Director Gloss reviewed the items on the Consent and Discussion agendas, stating that all items will be heard as advertised.

**Public Input on Items Not on the Hearing Agenda:**

None noted.

**Consent Agenda:**

1. Draft Minutes from May 25, 2017, P&Z Hearing
2. Blehm-Homestead Enclave Annexation
3. 6020 S. College Storage PDP

**Public Input on Consent Agenda:**

Citizens requested that both the Blehm-Homestead Enclave Annexation and the 6020 S. College Storage PDP be pulled from the Consent agenda and reviewed during the Discussion agenda.

**Member Hobbs made a motion that the Planning and Zoning Board approve the draft minutes from the June 15, 2017, Planning and Zoning Board hearing; Vice Chair Hansen seconded the motion. Vote: 5:0.**

**Discussion Agenda:**

4. Crowne at Old Town North PDP
5. Spring Creek Place Apartments PDP #160020

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**Project: Crowne at Old Town North PDP**

**Project Description:** This is a request for a Project Development Plan to construct 9 multi-family buildings consisting of 304 units (studio, 1-bedroom, 2-bedroom, and 3-bedroom), townhomes, and clubhouse/leasing office. The proposed development will include 527 parking spaces. This site is located in the Community Commercial - North College (CCN) zone district.

**Recommendation: Approval**

*Member Carpenter recused herself at 6:06pm due to a conflict of interest.*

Secretary Cosmas reported that a citizen email was received with a concern related to code compliance for bicycle parking spaces.

**Staff and Applicant Presentations**

Planner Frickey gave a brief introduction of the project. Alan Levo, Principal of Crowne Partners, gave a presentation, including background of his company, past sales, and goals. He showed pictures of the proposed development and discussed various amenities, interior designs, materials used, and layouts. Terrence Hoaglund, Principal at Vignette Studios, also gave a presentation highlighting site proximity to shops, parks, and recreation. He believes that this project will provide a good contribution to the community, when considering the enhanced connectivity between streets, amenities, and commercial. A

traffic impact study was performed by Delich & Associates, concluding that the project is feasible from a traffic engineering standpoint and meets pedestrian, bicycle, motor vehicle, and travel level service standards. He also discussed plans for an easement for emergency vehicles using an existing parking lot, which is detailed in the modification request, adding that this proposal will comply with and enhance the City's plans for future development. Mr. Levo completed the presentation by discussing flood plans, surrounding areas, rooflines, and materials, stating their objective of minimizing any separation between Old Town and Downtown North. He showed other similar buildings from various angles to show massing, urban look, neighborhood appearance, and building variations.

### **Staff Analysis**

Planner Frickey gave a recap, highlighting some of the traffic/travel difficulties, including the proposed turn-around, and confirming that the requested modification is equal to or better than a compliant plan, is not detrimental to the public good, and complies with all relevant standards. Member Whitley asked about the time frame to connect Suniga to I-25 and if an interchange is planned; Planner Frickey responded that there is no specific time frame projected, since significant redevelopment in those connecting areas would have to occur first. Vice Chair Hansen asked about the nature of the buildings on the west side of Blue Spruce; Chief Planner Shepard stated that the development to the west side of Blue Spruce is Aspen Heights, which has 4- and 5-plex unit rentals and includes some landscaping and a parking lot buffer. Planner Frickey reviewed the proposed building heights, along with the shadowing, clarifying that the buildings will be 4 stories high. Vice Chair Hansen noted that the renderings gave the appearance of more than 4 stories; Dave English, Architect, clarified that there are certain windows that give the appearance of another story but are actually just visual enhancements.

### **Public Input (3 minutes per person)**

None noted.

### **Board Questions and Deliberation**

Member Hobbs inquired whether there would be adequate space for emergency vehicles with respect to the modification to the turn-around; Planner Frickey confirmed that Poudre Fire Authority (PFA) had previously given their approval to this. Vice Chair Hansen asked about the average usage of the intersection of Vine and Lemay; Nicole Hahn, Traffic Engineer, confirmed there are, on average, 31 trips in the AM peak hour and 37 in the PM peak hour, which is considered to be below the threshold for adequate public facilities system. Member Hobbs asked whether any prairie dog issues had been considered; Planner Blochowiak responded there are no prairie dogs currently on this site.

Vice Chair Hansen feels this modification is appropriate and justified; Member Hobbs and Chair Schneider agreed, saying the modification does not appear to impact surrounding areas. **Member Whitley made a motion that the Planning and Zoning Board approve the Crowne at Old Town modification 3.6.2 (E), based upon the findings of fact presented at the work session, the materials contained in the staff report, and the board discussion on this item.** Assistant City Attorney Yatabe reminded the Board to include the finding that the modification complies with applicable land use codes standards and that this information is adopted along with the conclusions specified in the staff report. **Member Whitley indicated his agreement to incorporate this information into his original motion. Member Hobbs seconded. Vote: 4:0.**

**Member Hobbs made a motion that the Planning and Zoning Board approve the Crowne at Old Town PDP#170007, based upon the findings of fact presented at the work session, the materials contained on page 12 of the staff report, and the board discussion on this item. Member Hansen seconded. Vote: 4:0.**

*Member Carpenter rejoined the Board at 6:43pm.*

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**Project: Spring Creek Place Apartments PDP#160020**

**Project Description:** This is a request for a five-story, 168-unit apartment building on 2.2 acres. The site is located at 2105 South College Avenue, immediately north of Whole Foods, and presently contains two commercial buildings which would be demolished. There would be a mix of studio, one and two-bedroom units for a total of 236 bedrooms. There are 160 parking spaces and 236 bicycle spaces. The applicant has indicated that the project would be oriented to active adults age 55 and older and leasing is by the unit, not the bedroom. The parcel is zoned C-G, General Commercial and located within the Midtown Plan and the Transit-Oriented Development (TOD) Overlay Zone.

**Recommendation: Approval**

**Staff and Applicant Presentations**

Secretary Cosmas reported that Chief Planner Shepard had made a minor wording change to the Condition of Approval since the work session. Chief Planner Shepard gave a brief overview of this project, discussing the history of the site, the parking requirements based on number of bedrooms, the various zoning areas, and the parking ratios for recently-completed projects similar to this one. Secretary Cosmas reported that Chief Planner Shepard had made a minor wording change to the Condition of Approval since the work session and had also provided a parking comparison to the Board in response to a work session question, and a citizen email has been received with concerns related to traffic impacts, building size, and the number of parking spaces allotted to each bedroom rented.

Don Berland, Principal with Berland Development Group, gave some background on his company and how it specializes in multi-family developments, adding that the target market is specifically for individuals in the 60-80s age-range who are healthy, mentally fit, and choose independent living because of amenities and community features. He explained why this particular location is ideal for this age group (proximity to the MAX, nearby cultural activities, etc.). City Staff required his company to obtain a letter of intent from Whole Foods and Wilbur's Fine Beverages to ensure the proposed traffic flow will be acceptable.

Mitchell Hess, Project Engineer with Kimley Horn, discussed the easement and the private drive access, showing the site plan for the proposal on several slides.

Jeff Van Sambeek, Principal Architect with Lodestone Design Group, reviewed the perspectives and floor plans of the building, including the design of the building footprint, interior room access to windows and light, various views of the building (including 3D), building facades and character, and renderings from various angles. Mr. Hess also discussed the landscape plans and demonstrated emergency access enhancements using less landscaping. Andy Luft, Financial Analyst with Berland Development Group, discussed the comparison between bedrooms and parking spaces and calculated specific ratios; the average is 4 spaces per unit, and .75 for space to bedroom. Therefore, he believes the parking space count exceeds the city requirements and also matches the needs that have been demonstrated by other similar communities.

**Staff Analysis and Board Questions**

Chief Planner Shepard stated that this PDP is in compliance with the various codes and the Midtown Plan, focusing on density along the MAX. Member Hobbs asked if there was discrimination imposed on what the minimum age is on this property versus other properties; Mr. Luft confirmed that all of his company's properties are age-qualified (55+). Vice Chair Hansen asked if there was any actual data

showing parking lot usage. Mr. Berland confirmed that there is some data indicating one parking space per apartment with a reduction in parking requirements as time goes on and residents continue to age in place. Vice Chair Hansen also asked whether the fire easement at the rear of site plan will afford PFA the necessary space required; Mr. Hess confirmed that an arrangement has been made with PFA (“alternative compliance means”) to implement alternate measures in lieu of meeting standard requirements. He also clarified that there will be a stop sign exclusively for a fire lane. Member Hobbs asked about the plan to administer parking spaces for the building. Mr. Berland responded that the parking garage will have a barrier to separate various parking areas, and each unit will have parking rights via a sticker on their car and a device to open the parking gates. Member Carpenter asked to review non-emergency access points; Mr. Hess showed a slide of the proposed traffic flow pattern, which will include travel through the Whole Foods parking lot, and he also clarified the location of visitor parking spots.

### **Public Input (3 minutes per person)**

Brad March, 1312 S. College Avenue, stated his support of this project. He provided some history of the project location’s origins, and he complimented the development team.

Bob Cooper, 2209 Mathews, has a concern with the residential parking zones and their tendency to creep into surrounding neighborhoods.

### **Board Questions and Deliberation**

Member Hobbs asked whether a maximum number of parking passes will be issued (no more than 154 total passes); Mr. Berland confirmed that, due to the finite amount of parking, only 154 will be issued in order to avoid over-leasing the parking spaces. Member Carpenter asked if anything in the future would change the age restriction; Chair Schneider clarified that this criteria is not being used as a justification for a modification, so this point is moot. Vice Chair Hansen questioned the adequacy of offering only 6 visitor spots; Mr. Berland responded that, once leasing begins, they will be able to better determine the specific parking needs.

**Member Hobbs made a motion that the Planning and Zoning Board approve the Spring Creek Place Apartments PDP#160020, based upon the findings of fact presented at the work session, the materials contained in the staff report, and the board discussion on this item. Member Whitley seconded. Vote: 5:0.**

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### **Project: Blehm-Homestead Enclave Annexation**

**Project Description:** This is a City-initiated request to annex and zone an approximately 109-acre, 28-parcel enclave into the City of Fort Collins. The parcels became an enclave with the annexation of the Kechter Farm Annexation on May 16, 2014. As of May 17, 2017, the City became authorized to annex the enclave in accordance with State Statue 31-12-106. The enclaved parcels are located to the north and south of Kechter Road between S. Timberline and Ziegler Roads. During and after outreach efforts, city staff has not received objections from residents of the Blehm-Homestead Enclave Annexation. The City of Fort Collins recommends placing the enclaved property into the Urban Estate (UE), zone district.

### **Recommendation: Approval**

Secretary Cosmas reported that one citizen letter was received representing 6 families that are opposed to the proposed stormwater fees to be charged; this group is aware that this topic is not under the purview of the Planning and Zoning Board.

### **Staff Presentation and Analysis**

Planner Kleer gave a brief overview of this annexation, adding that Urban Estate (UE) zoning is being recommended. He also provided some history of the parcel.

### **Public Input (3 minutes per person)**

Todd Gibson, 2614 Sage Creek Road and President of the adjacent Sage Creek neighborhood, asked if this property would be developed as apartments in the future and what the future traffic impacts may be, since the area has a significant number of families.

Pete Miller, 2309 Sweetwater Creek Drive, also inquired about future development plans and what housing density would be for the UE zoning. He also asked if that zoning designation could change over time and what that process would be. He understood that this area would eventually be developed as a single parcel, and he is questioning whether that is still true.

### **Staff Response**

Planner Kleer responded by saying that an annexation does not necessarily indicate future development, adding that the City is actively annexing enclaves at this time. Future development under the UE zoning would permit two units/acre (low density), and Residential Low Density (RL) would permit 4 units/acre. He stated that it is unlikely that the zoning would change in the future, and Chief Planner Shepard added that there is a specific rezoning process for any zoning changes for any property. A rezone would require an amendment to the structure plan, neighborhood meetings, P&Z Board recommendation, and then to City Council for two readings. He added that, while individual properties can be developed, there are plans at this time for future development for this enclave.

### **Board Questions and Deliberation**

Member Hobbs asked about issues from surrounding neighborhoods related to the master street plan or arterial system; Chief Planner Shepard responded that, because the Blehm lots are so long and narrow, there is a street that could be used to serve the more remote parts of those lots to avoid any developing UE density. Planning Director Gloss added that, regarding potential future development, Staff has been approached by one property owner who is interested in redeveloping his property; he would still have to go through the established process for rezoning and development.

**Member Hobbs made a motion that the Planning and Zoning Board recommend to City Council approval of the Blehm-Homestead Enclave Annexation, including the zoning classification of Urban Estate and that the property would be placed in the residential neighborhood sign district, based upon the findings of fact presented at the work session, the materials contained in the staff report, and the board discussion on this item. Member Carpenter seconded. Vote: 5:0.**

*The Board took a short recess at 7:55pm; they reconvened at 8:00pm.*

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**Project: 6020 S. College Storage PDP**

**Project Description:** This is a request to develop an enclosed mini-storage facility, on approximately 3.3 acres. The parcel is located generally at the southwest corner of Skyway Drive and South College Avenue. The proposed project includes an enclosed three story mini self-storage building with a basement, totaling approximately 108,000 square feet in size. All self-storage functions will be conducted

indoors, with no outside storage on site. Primary access is off Skyway Drive. The project is located in the C-G, General Commercial zone district, subject to a Planning and Zoning Board Type II Review.

**Recommendation: Approval**

*Vice Chair Hansen recused himself at 8:07pm due to a conflict of interest.*

Secretary Cosmas reported that one citizen email had been received from the President of the Skyview North HOA with concerns about traffic, impacts to wildlife, and lack of access to parks, trails and open spaces; we also received 6 more citizen emails opposing this annexation and 1 citizen email in support.

**Staff and Applicant Presentations**

Senior Planner Wray introduced the project, reviewing the property features and surrounding areas. Brandon Greebe, owner of Grow Your Own Storage and project developer, gave some history of how this project started and the outcome of various neighborhood meeting events, including the community questions that were raised (traffic, density, storage needs, and proposal details). He described the transition of the plans (using visual renderings and landscaping drawings), and he discussed how storage units are typically low traffic generators, the proposed high-end, climate-controlled facility, and community improvements. He is also committed to doing a passive relocation of the current prairie dog community. He restated that the project meets the code guidelines and the sensitivity to the area.

**Public Input (3 minutes per person)**

Cindy Leikam, 6025 Venus Avenue, president of Skyway North HOA, discussed her disappointment with the current level of City services her neighborhood is experiencing after they were forcibly annexed, concluding that there is no need for more storage units that could attract more transients. She also has concerns over traffic, the appearance of the proposed building, and the potential impacts to wildlife. She suggested that the storage unit be limited to a single story.

**Applicant and Staff Response**

Senior Planner Wray responded to the citizen's concerns over City services, saying that Skyway Drive has an interim sidewalk on the south side that will be improved with this project along with other offsite improvements. Regarding traffic, Ms. Hahn addressed several of the citizen's comments, saying that the intersection has had fewer crashes than anticipated, which would not qualify for certain improvements. In addition, the developer will be fixing the path along Skyway to address the drainage issue and provide better connectivity. Planner Blochowiak stated there was an Ecological Character Study (ECS) performed and the site visit was completed in 2017; the ECS report stated that this area was identified as a low quality wildlife habitat in an urban setting, so it is not considered to be a wildlife hotspot.

**Board Questions and Deliberation**

Member Hobbs asked about the passive relocation of prairie dogs; Planner Blochowiak stated that the specific plan has not been developed yet.

**Member Whitley made a motion that the Planning and Zoning Board approve 6020 S. College Storage PDP#170012, based upon the findings of fact presented at the work session, the materials contained on pages 1 and 2 in the staff report, and the board discussion on this item. Member Carpenter seconded. Vote: 4:0.**

**Other Business**

None noted.

Chair Schneider moved to adjourn the June P&Z Board hearing at 8:36pm.

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Cameron Gloss, Planning Director

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Jeff Schneider, Chair

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