

Neighborhood Meeting Summary

- Project:** Lakeview Subdivision at Christ Center Community Church
- Date:** May 6, 2013
- Applicant:** Mike Cooper, Century Communities
- Planner:** Ted Shepard, Chief Planner, C.D.N.S.
- Moderator:** Sarah Burnett, Neighborhood Development Review Liaison

The meeting began with a description of the proposed project. As proposed, the request is to plat 42 lots for single family detached homes on the 11 acres located on the east side of the Christ Center Community Church. The site is zoned R-L, Low Density Residential which permits single family dwellings subject to Administrative Review by the City of Fort Collins Hearing Officer. The estimated size of the homes would range between 2,000 and 2,800 square feet not including the unfinished basements. The average house size would be approximately 2,400 square feet. The estimated size of the lots would be around 6,000 square feet.

Questions, Concerns, Comments

1. How many bedrooms per house?
 - A. Typically, there will be three bedrooms per house. We may offer a model with a loft option which could be used as a fourth bedroom.
2. What is the estimated selling price?
 - A. We are preliminarily estimating the price to be in the mid-\$300,000 range.
3. Do you have a website?
 - A. Yes, we have a website where you can view the homes.
4. Will you be setting up an H.O.A.?
 - A. Yes, the H.O.A. will be responsible for the common areas including the maintenance of the stormwater detention pond which will be slightly enlarged

compared to the size presently depicted on the display boards.

5. What about the size of the lots?
 - A. Most of the lots will be around 6,000 square feet in size which is the minimum required lot size for the R-L zone.
6. Will there be access off Lemay Avenue?
 - A. The existing access drives off Lemay will remain and there will be a cross access agreement with the church across the parking lot to allow use of these driveways. There will be no new driveways on Lemay.
7. The south access drive to the church parking lot is very close to the backyards of the existing houses to south. This access drive should be closed.
8. This access drive serves the church and helps distribute traffic around the site versus concentrating traffic at one point. There are no plans to close this driveway.
9. The access driveway on Drake looks narrow and may need to be widened.
 - A. The width of this driveway appears to be adequate to serve the anticipated traffic expected with the proposed number of houses.
10. I have observed that Sunday traffic uses the south access drive to turn right to go north on Lemay.
11. The Drake access looks too close to the building.
 - A. The Drake access should work for us as currently aligned.
12. Are your internal streets private? How wide will they be?
 - A. Yes, our internal streets will be private and we have not yet finalized the design of the cross-section.
13. Why don't you know the width of your internal streets?
 - A. We anticipate that our internal streets will have between 22 and 24 feet of width to accommodate two lanes of travel, one in each direction. Then we expect to provide between six and seven feet of width for parallel parking on both sides. This will result in an estimated width of between 32 and 34 feet as measured

from flow line to flow line.

14. Our preference is that you keep your traffic off the church's south access drive or mitigate the impacts.

A. We will work with the church on this issue.

15. For the south access, how about installing a gate that would be closed six days per week but open only on Sunday's?

16. What about the size of the stormwater detention pond?

A. We will comply with the City's requirements for sizing the detention pond.

17. Will there be a path to the south?

A. We do not intend to construct a path to the south through our stormwater detention pond. As you know, the church's existing detention pond adjoins the City's regional pond so our pond does not directly adjoin the neighborhood.

18. Will you be preserving the City's access drive to their regional pond?

A. Yes, we will continue to provide vehicular access to the City's regional pond for their maintenance equipment.

19. Maintaining access via the existing path to the neighborhood to the south will be important for school age children walking or riding bikes to the elementary school.

A. Our understanding is that this existing path is really a concrete drainage conveyance channel that is located within the City's regional pond south of our pond. We have no intention in changing any of these existing off-site conditions.

20. The access drive onto Drake is too close to the intersection. When traffic backs up from the intersection, it will be difficult to turn left to go west on Drake.

A. Our traffic consultant is familiar with these issues.

21. Crossing Lemay to get to the shopping center is dangerous.

A. We will work with the City to make sure that there is enough time to for pedestrians to cross Lemay at the signalized intersection.

22. Access to Lemay via the church's southern driveway is impactful. Using this driveway should be discouraged by making the route circuitous.

A. We will work with the Church on this issue.

23. Will the construction be phased?

A. No, the project will be developed as a single phase.

24. Are you the only builder?

A. Yes, we are the only builder.

25. To whom are you marketing the homes?

A. We are marketing to families.

26. I'm concerned about the population density that will be added to the neighborhood. 44 homes times 4 occupants per home equals 176 additional persons impacting our neighborhood.

A. Our proposed density complies with the R-L, Low Density Residential, zoning.

27. The model homes look attractive.

28. Will there be any fencing along the west side of the project?

A. No, this area will be a common area, approximately 15 feet wide and landscaped.

29. It's difficult to look east to see westbound traffic on Drake when trying to exit the church property at their Drake driveway.

A. We are aware of this sight distance issue with the neighbor's existing fence at the corner of Drake and Dorado.

30. What about fencing along the east property line?

A. There are a variety of fences along this property line. We are interested in working with the adjoining neighbors on what makes the best sense with regard to fencing.

31. I think the new houses will help buffer the sound from the arterial streets.

32. The plan shows a lot of trees. Are you planting that many trees?

A. Yes, and possibly more.

33. Is your company associated with Regency?

A. Yes.

34. How many models will be offered?

A. We are thinking of offering in the range of three to five models with options and variations available within each model.

35. Are the lots smaller than our neighborhood (to the east)?

A. Yes, your neighborhood average lot size is around 7,500 square feet and we are proposing an average lot size that is closer to 6,000 square feet.

36. The Transportation Impact Study needs to account for all projects in the vicinity that are presently under construction.

A. That is a City requirement for performing an acceptable T.I.S.

37. Will the selling price of the homes be reduced to meet the market?

A. We are not likely to see a downward trend in home prices.

38. What would be the setback from the north – south access drive?

A. About 15 feet.

39. Looks like you need to coordinate with the church on a variety of issues.

A. Yes, that is correct which we are already doing.

40. It goes without saying that this proposal is vastly preferable in comparison with the last project.