

September 11, 2017

City of Fort Collins
Current Planning Department
281 North College Ave.
Fort Collins, CO 80524

Re: Elizabeth Street Farms

Please accept this request for a Modification of Standards to **Section 3.8.11(A)** of the Land Use Code.

Background

The proposed project is located at 2620 West Elizabeth Street. The 2.34-acre site is Tract A of the West Plum Street PUD, north of West Elizabeth Street. The site is zoned Low Density Residential (RL). The intent is to develop the property into 9 single-family detached living units with the objective of creating vehicular and pedestrian connectivity to and from the existing neighborhood. The lots will range in size from 5,515 sq. ft. to 10,345 sq. ft. The homes will consist of 2 and 3 bedrooms with attached car garages. A neighborhood park is planned with possible community garden spaces and turf grass. This area will be accessible by walkable pathways throughout the development with connectivity to Elizabeth and surrounding neighborhoods. Overall density 4.09 dwelling units per acre.

This modification request is in accordance with the review procedures set forth in Section 3.8.11(A) of the Land Use Code as follows:

Modification to Section 3.8.11(A)

Code Language: *Section 3.8.11(A)* states the following:

Land Use Code section 3.8.11(A) requires fences along arterials to have a change in plane for fences over 100 feet in length. This section also requires the fence to be broken up with articulations, integrating architectural columns, or softening the appearance of the fence with plantings.

Requested Modification: The Elizabeth Street Farms project is requesting to have the fence along Elizabeth Street set in a single plane. Landscaping and stone columns will be included to soften and break up the fence line.

Justification

The granting of this modification of standards would not be detrimental to the public good, and the fence plan as submitted will still promote the general purpose of the standard for which the modification is requested **equally well** would a fence which complies with the standard for which a modification is requested. The applicant offers the following in support of its request for modification:

- The purpose of the standard for which the modification is sought to break up long stretches of privacy fence along the boundaries of new developments. The proposed plan in which the fence line is greater than 100' feet along an arterial road promotes such purpose equally well for the following reasons:
 - The modification is minor as the fence line is only 288'.
 - Variation in the fence line will reduce the length of the side yard lot lines and reduce the overall size of the lot creating additional conflicts with the land use codes and in the design of the subdivision.
 - The proposed alternative fence plan continues to improve the design, quality and character of new development. This is achieved by using high quality fence and column materials and landscape. This will still create the desired streetscape along this portion of Elizabeth and far improved compared to the existing fencing in the adjacent neighborhoods.
 - We feel that the proposed alternative plan ensures sensitivity to the surrounding neighborhood by still building an attractive, desirable product in an infill site with a price point that the market desires and that the community can be proud of.
 - Finally, the proposed alternative plan is not a detriment to the public good, as it results in the development of a vacant property within an established area in accordance with the overall City goals outlined in City Plan.