Staff Report
(with attachments)
and Supplemental Materials Presented to the Planning and Zoning Commission
March 23, 2022

Development Review Staff Report

Agenda Item 2

Planning & Zoning Commission Hearing: March 23, 2022

Castle Ridge Group Home, Project Development Plan – PDP210012

Summary of Request

This is a request for a Project Development Plan to convert an existing single-family dwelling into a 16-resident group home for memory care residents. The project is located within the Low-Density Residential (RL) zone district and is subject to Planning & Zoning Board (Type 2) Review.

Zoning Map (ctrl + click map to follow link)

Next Steps

If approved by the decision-maker, the applicant will be eligible to submit a Final Development Plan. Subsequent rounds of review will be required to finalize site and landscape plans before the applicant can apply for the site and building permits.

Site Location

The site is located adjacent to Mail Creek Ditch and approximately 800 feet southwest of Miramont Park (parcel #9601408002).

Zoning

Low-Density Residential District (R-L)

Property Owner

Diaz Xiomara
Eric Shenk
636 Castle Ridge Ct
Fort Collins, CO 80525

Applicant/Representative

Stephanie Hansen
Ripley Design, Inc
419 Canyon Ave STE 200
Fort Collins, CO 80521

Staff

Kai Kleer. City Planner

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Staff Recommendation

Conditional Approval of Project Development Plan.

1. Project Introduction

A. PROJECT DESCRIPTION

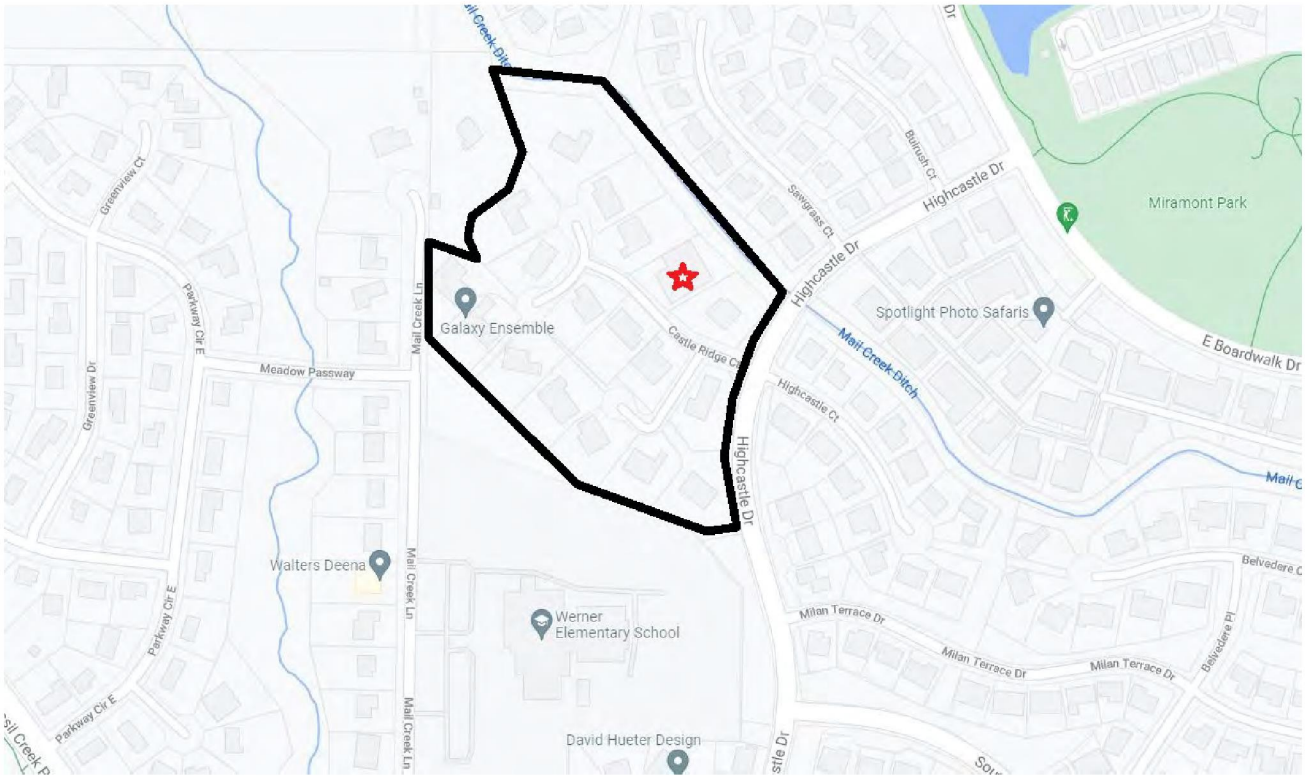
This is a proposal to convert an existing single-family detached home into a 16-resident group home located at 636 Castle Ridge Court. The proposal includes adding exterior windows, screen walls, landscaping, and closing off two side-facing garage doors.

B. SITE CHARACTERISTICS

1. Development Status/Background

The property is located within the 617-acre Keenland Annexation that was annexed into the City in 1980. After annexation, the area was developed over the decades and included projects such as Sam's Club (Pace Warehouse), Oakridge Crossing, Miramont, Werner Elementary, and numerous other commercial, institutional, industrial, and residential projects.

The project site was created in 1993 as part of the 18-lot Castle Ridge at Miramont PUD. The lot is approximately 22,200 square feet in size and contains a 6,400+ square foot home that was constructed in 2002. The homes in the subdivision are served by a private cul-de-sac system with dual lanes for on-street parking and attached sidewalks. Mail Creek Ditch and Werner Elementary act as book ends to the north and south potions of the subdivision.



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2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	Miramont Neighborhood; Low Density Residential (R-L)	Werner Elementary School; Low Density Residential (R-L)	Miramont Neighborhood; Low Density Residential (R-L)	Miramont Neighborhood; Low Density Residential (R-L)
Land Use	Single-family detached dwellings	Single-family detached dwellings	Single-family detached dwellings	Single-family detached dwellings

C. OVERVIEW OF MAIN CONSIDERATIONS

The plan has gone through five rounds of review with development of an operational plan, and extensive exploration of traffic, parking, screening, exterior window placement, street width, fire access, façade character, and landscaping.

The project includes an approved reasonable accommodation request which grants relief from 3.8.6(A) to increase maximum permissible residents from 8 to 16.

2. Public Outreach

A virtual neighborhood meeting was held to discuss the project on April 9, 2021. A video of the meeting can be viewed at: https://youtu.be/nmoiLeG0Cpw.

Questions and concerns were raised about the number of residents proposed at the group home and the parking impacts generated by the number of residents in a neighborhood already experiencing parking and movement issues on the street.

Questions on whether the proposed facility should be processed as a group home or considered as a commercial use such as a long term care facility.

- Staff believes a residential group home is the appropriate classification of the land use based on the operating characteristics, and state licensing. The State of Colorado classifies the applicants proposed use as an ‘assisted living residence’. Licensure under this group home type can only include room and board; regular supervision available on a 24-hour basis; assistance with activities of daily living, such as bathing, dressing and laundry, medication management; recreational activities; arrangements for transportation; and other miscellaneous services of the like. If the scope of service goes beyond these limits and require skilled nursing, residents will be required to move off-site in a timely manner.

Impacts of additional traffic and ongoing maintenance of the private street system.

- The traffic memo was analyzed and anticipates an increase from 18 to 36 average trips per day. At the neighborhood meeting the applicant agreed to discuss what a proportional share of costs would be with respect to the long-term maintenance of the road.

Compliance with HOA covenants and architectural requirements.

- City staff worked with the neighborhood and applicant team during the review process to refine the proposed improvements of the site. Generally, the proposed landscaping, lighting, window placement, and fencing are a culmination of collaboration between all parties.

Parking needs not being sufficiently addressed through the minimum requirements of the land use code.

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- City staff has worked with the applicant team to accurately depict parking needs of the project through refinement of the operational plan. Staff is recommending a condition of approval to help mitigate any additional need for off-street parking site.

Emergency services and the ability for fire trucks and ambulances to have adequate roadway width to access the neighborhood.

- As part of the subdivision's original approval a 2 foot narrower (28 ft) roadway was approved. The roadway width was reviewed by Poudre Fire Authority and was determined to be adequate.

3. Article 2 – Applicable Standards

A. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

1. Conceptual Review – CDR200096

A conceptual review meeting was held on December 17, 2020.

2. Neighborhood Meeting

According to *LUC Section 2.2.2 – Step 2: Neighborhood Meetings*, a neighborhood meeting is required for Planning and Zoning Commission (Type 2) projects. A virtual neighborhood meeting was held for this project on April 9, 2021.

3. First Submittal – PDP210012

The first submittal of this project was completed on July 9, 2021. The PDP required 5 rounds of staff review.

4. Notice (Posted, Written, and Published)

Posted Notice: March 19, 2021; Sign #615.

Written Hearing Notice: February 24, 2022; 533 addresses mailed.

Published Hearing Notice: February 27, 2022.

Secondary Published Hearing Notice: March 6, 2022.

4. Article 3 - Applicable Standards

A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.2.1 – Landscaping and Tree Protection	The standards of this section require that a development plan demonstrate a comprehensive approach to landscaping that enhances the appearance and function of the neighborhood, buildings, and pedestrian environment. This is an existing home within a well-landscaped subdivision. The proposed planting scheme builds on existing landscaping and adds three additional elements to help maximize screening and privacy with the two abutting single-family homes on the east and west sides of the site (highlighted below). Elements of the plan include: • Preserving a mature stand of arborvitae on the west side of the driveway that will help screen parking and two new windows that will be added to replace the existing side-facing garage doors. • Adding a 6x6-foot screen panel in front of four newly proposed side-facing windows. • Adding a landscape bed that includes 32 deciduous and evergreen shrubs that are layered in a way that provides year-round screening for the rear yard.	Complies

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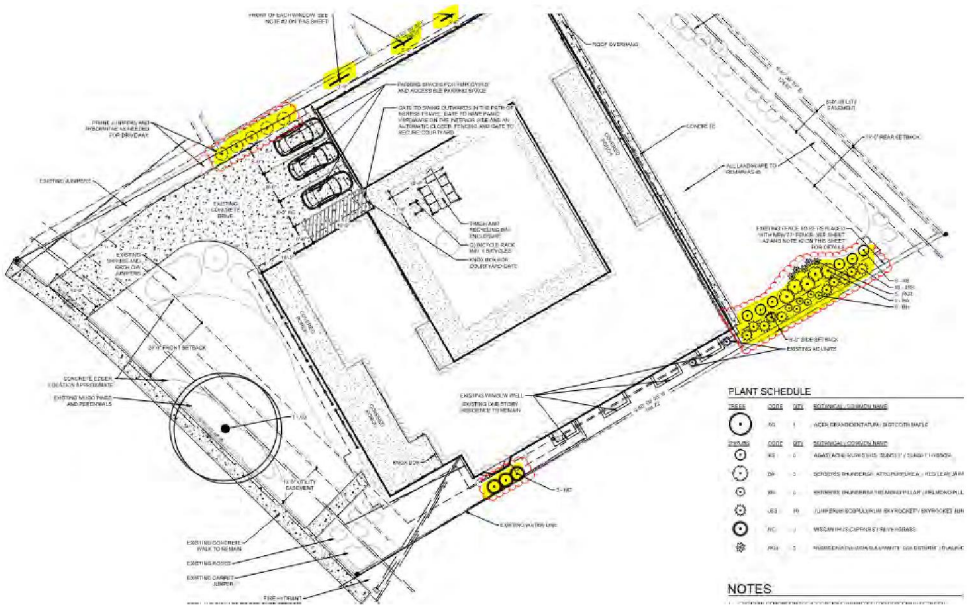
	• Adding three ornamental grasses to fit the narrow space between the bay window and side property line to prevent a direct view into the neighboring property.  	
3.2.1(F) – Tree Preservation and Mitigation	This standard requires that developments provide on-site mitigation in the form of a defined number of replacement trees if existing significant trees are removed. The number of mitigation trees is determined by City Forestry staff based on existing tree species, breast diameter, and health/condition. Mitigation values can range between 1 and 6 for a tree that is removed. Dead, dying, and certain invasive species are exempt from this standard. City Forestry has identified and assessed nine on-site trees that are not proposed to be removed as part of this project.	Complies
3.2.2(C)(4) – Bicycle Parking Space Requirements	Bicycle parking is not a requirement for group homes. However, as part of an overall effort to encourage alternative forms of transportation for employees. The plan proposes two fixed racks to support space for 4 bicycles within the courtyard.	Complies
3.2.2(K)(1)(f) – Parking	Group homes require two parking spaces for every three (3) employees, and in addition, one (1) parking space for each four (4) adult residents, unless residents are prohibited from owning or operating personal automobiles. The project proposes three employees for each of the three 8-9 hour daily shifts while memory-care residents will be prohibited from owning cars. Standards of this section require the project to provide two off-street parking spaces for every three employees. Two spaces are proposed while the third is expected to accommodate a facility van that will be used to transport residents. A condition is recommended under 3.5.1(J) address operational elements of the group home.	Complies

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3.2.4 – Site Lighting	This standard requires that exterior lighting not adversely affect the properties, neighborhood, or natural features adjacent to the development. Further, the standard requires exterior lighting to be examined in a way that considers the light source, level of illumination, hours of illumination, and need. The PDP proposes to replace all exterior wall-mounted light fixtures with fully shielded, down-directional, 3,000 Kelvin or less fixtures.	Complies
3.2.5 – Trash and Recycling Enclosures	The purpose of this standard is to ensure the provision of areas, compatible with surrounding land uses, for the collection, separation, storage, loading, and pickup of trash, waste cooking oil, compostable and recyclable materials. The PDP proposes to manage all trash and recycling within the courtyard of the home, entirely screened from public view. Six 96-gallon containers will be distributed equally between trash and recycling and wheeled to the street on typical collection days. The applicant has indicated that there will be no hazardous materials on site and that medical waste, such as pill bottles, will be in a locked container and removed by a professional company once a quarter.	Complies

B. 3.5 BUILDING STANDARDS

The purpose of this Section is to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.1(A) and (B) – Building Project and Compatibility, Purpose and General Standard	The purpose of this Section is to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area. The Fort Collins Land Use Code defines **compatibility** as: *"the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass, and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access, and parking impacts. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor, and architecture. Compatibility does not mean "the same as." Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development."* Staff's review has focused on architecture, landscaping, parking, lighting, and traffic which are described in other sections of this report. No new buildings are proposed with this project.	N/A
3.5.1(D) – Privacy Considerations	Elements of the development plan must be arranged to maximize the opportunity for privacy by the residents of the project and minimize infringement on the privacy of adjoining land uses. Additionally, the development plan shall create opportunities for interactions among neighbors without sacrificing privacy or security. As described earlier, the plan provides a 6x6-foot screen panel in front of four newly-proposed side-facing windows as well as the addition and preservation of landscaping to rear- and side-yard areas to provide year-round screening for residents and neighbors. The screen panel placement and landscaping quantity, arrangement, and species selection are appropriate, however, staff acknowledges changes may be needed based on the architectural requirements of the homeowners association.	Complies

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3.5.1(J) – Operation and Physical Compatibility Standards	Conditions may be imposed upon the approval of development applications to ensure that development will be compatible with existing neighborhoods and uses. Such conditions may include, but need not be limited to, restrictions on or requirements for: 1) hours of operation and deliveries; 2) Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare; 3) placement of trash receptacles; 4) location of loading and delivery zones; 5) light intensity and hours of full illumination; 6) placement and the illumination of outdoor vending machines; 7) location and the number of off-street parking spaces. Staff is recommending three conditions to help address certain elements of the proposal. **Condition 1 Analysis:** One of the major concerns from the neighborhood has been related to increased amounts of traffic and the types of services typically related with group homes that are muted by the numbers represented in the traffic study. Through analysis of the operational plan, memory care residents will require a dozen or more services sometimes on a weekly or monthly basis. It is anticipated that there will be approximately 36 daily trips - some less than 10 or 20 minutes others more. To reduce impacts to on-street parking and minimize early morning or late afternoon disturbances staff is recommending a limit to limit certain types of visits to typical business hours and that the applicant schedule services in a way to reduce service overlap. **Condition 1:** To the extent feasible the hours of operation during which third-party services, such as massages, housekeeping, haircuts, pet therapy, food delivery, and the like, shall be limited to the hours of 8:00 a.m. and 6:00 p.m. Monday through Saturday. Services shall be staggered in a way to reduce the impact to on-street parking within the neighborhood. To the extent feasible deliveries and short-term visits shall be limited to available space within the driveway and street frontage that shares a common boundary with 636 Castle Ridge Court. **Condition 2 Analysis:** The project is proposing three employees three shifts a day. In addition to the baseline of three employees, the group home is also proposing to offer hospice care which will require a skilled nurse (fourth employee). During the times where a fourth employee is required, it is anticipated that the need for off-street parking will increase. Staff is recommending a condition that would require group home staff to use on-street parking on nearby public streets and not within the private streets of the subdivision. An attached exhibit shows the nearest available on-street parking which varies from 800 feet to about 1,250 feet from the group home. **Condition 2:** Group home staff who cannot be accommodated by designated off-street parking spaces within the driveway shall utilize on-street parking along public streets such as Highcastle Drive and E Boardwalk Drive. **Condition 3 Analysis:** During ongoing conversation between the neighborhood and the applicant team City staff has acted as an intermediary to concerns around ongoing operational elements of the group home. During research of other like group homes, staff understands that there may be a range of issues that may be best dealt through the HOA or neighbor to neighbor communication. Examples include, house and yard maintenance, outdoor smoking, noise, or on-street parking. Staff is recommending that the applicant act in good faith to remedy any situation that may arise.	Conditions Recommended

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	Condition 3: The property owner or representative thereof shall cooperate in good faith to remedy any unforeseen impacts created through the operation of the group home and provide a designated person who can be contacted 24-hours a day, 7-days a week.	

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C. 3.8.6 - GROUP HOME REGULATIONS AND SHELTERS FOR VICTIMS OF DOMESTIC VIOLENCE

<table>
<tr><th>Applicable Code Standard</th><th>Summary of Code Requirement and Analysis</th><th>Staff Findings</th></tr>
<tr><td>3.8.6(A)</td><td>Residential group homes shall conform to the lot area and separation requirements specified in the following table:
<table>
<tr><th>Zone District</th><th>Maximum number of residents excluding supervisors, for minimum lot size</th><th>Additional lot area for each additional resident (square feet)</th><th>Maximum permissible residents, excluding supervisors</th><th>Minimum separation requirements between any other group home (feet)*</th></tr>
<tr><td>R-L,</td><td>3</td><td>1,500</td><td>8</td><td>1,500</td></tr>
</table>
The project was granted relief from the maximum permissible resident standard as part of the Reasonable Accommodation Request.

Regarding minimum separation distances, the project is not located within 1,500 feet of any other known group home.</td><td>Complies</td></tr>
<tr><td>3.8.6(C)(1)</td><td>Before any group home shall be approved in any zone that requires a Type 1 or Types 2 review, the decision-maker shall conduct such review to approve, deny or approve with conditions the application for a group home use in such zone. If approved, the decision-maker shall, with such approval, establish the type of group home permitted and the maximum number of residents allowed in such group home.

Staff is recommending that the Planning and Zoning Commission conditionally approve the project as a 16-resident memory-care group home.</td><td>Complies</td></tr>
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5. Article 4 – Applicable Standards:

A. DIVISION 4.4 – LOW DENSITY RESIDENTIAL DISTRICT (R-L)

The R-L Low Density Residential District designation is intended for predominately single-family residential areas located throughout the City which were existing at the time of adoption of this Code.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.4(B) – Permitted Uses	The proposed project is classified as a group home and is a permitted land use subject to review by the Planning and Zoning Commission. The Land Use Code definition of a group home is, "a residence operated as a single dwelling, licensed by or operated by a governmental agency, or by an organization that is as equally qualified as a government agency and having a demonstrated capacity for oversight as determined by the Director, for the purpose of providing special care or rehabilitation due to homelessness, physical condition or illness, mental condition or illness, elderly age or social, behavioral or disciplinary problems, provided that authorized supervisory personnel is present on the premises." Peacock Assisted Living, LLC, the proposed operator of the group home, proposes an assisted living facility to provide services for seniors with disabilities. The group home is subject to the general licensure and regulatory standards of the Colorado Department of Public Health and will be required to provide the City with a state-approved license before a Certificate of Occupancy can be issued.	Complies

6. Findings of Fact/Conclusion

In evaluating the request for the Castle Ridge Group Home Project Development Plan, PDP210012, Staff makes the following findings of fact:

1. The Project Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
2. The Project Development Plan complies with relevant standards located in Article 3 – General Development Standards, subject to the following conditions:
    a) To the extent feasible the hours of operation during which third-party services, such as massages, housekeeping, haircuts, pet therapy, food delivery, and the like, shall be limited to the hours of 8:00 a.m. and 6:00 p.m. Monday through Saturday. Services shall be staggered in a way to reduce the impact to on-street parking within the neighborhood.

    To the extent feasible deliveries and short-term visits shall be limited to available space within the driveway and street frontage that shares a common boundary with 636 Castle Ridge Court.

    b) Group home staff who cannot be accommodated by designated off-street parking spaces within the driveway shall utilize on-street parking along public streets such as Highcastle Drive and E Boardwalk Drive.

    c) The property owner or representative thereof shall cooperate in good faith to remedy any unforeseen impacts created through the operation of the group home and provide a designated person who can be contacted 24-hours a day, 7-days a week.

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2. The Project Development Plan complies with relevant standards located in Division 4.4 – Low Density Residential District (R-L).

7. Recommendation

Staff recommends conditional approval of the Castle Ridge Group Home Project Development Plan, PDP210012, based on the aforementioned Findings of Fact.

8. Attachments

1. Vicinity Map
2. Project Narrative
3. Site Plan
4. Utility Plan
5. Architectural Elevations
6. Operational Plan
7. List of vendors
8. Staff Parking Exhibit
9. TIS Memo
10. Neighborhood Meeting Summary
11. Conceptual Review Comments
12. Round 1 Comments
13. Round 2 Comments
14. Round 3 Comments
15. Round 4 Comments
16. Public Comments
17. Reasonable Accommodation Decision Letter
18. Staff Presentation
19. Applicant Presentation

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Castle Ridge Group Home

Legend

- Street Names
- Parcels
- City Zoning
  - Community Commercial
  - Community Commercial North Colle
  - Community Commercial Poudre Riv
  - General Commercial
  - Limited Commercial
  - Service Commercial
  - CSU
  - Downtown
  - Employment
  - Harmony Corridor
  - Industrial
  - High Density Mixed-Use Neighborh
  - Low Density Mixed-Use Neighborh
  - Manufactured Housing
  - Medium Density Mixed-Use Neighb
  - Neighborhood Commercial
  - Neighborhood Conservation Buffer
  - Neighborhood Conservation Low D
  - Neighborhood Conservation Mediu
  - Public Open Lands
  - River Conservation
  - River Downtown Redevelopment
  - Residential Foothills
  - Low Density Residential
  - Rural Lands District

Notes

1,143.0 0 571.50 1,143.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Fort Collins - GIS

This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

CASTLE RIDGE GROUP HOME
PROJECT DEVELOPMENT PLAN NARRATIVE
7 July 2021

Conceptual Review: 12/17/2020
Neighborhood Meeting: 5/4/2021

General Information
The property at 636 Castle Ridge Court represents a unique opportunity in our city to provide a home-based memory care home option for seniors with Alzheimer's dementia. The proposed project is a renovation of an existing accessible residence from a single-family home to a group home. The purpose being a family-like setting for seniors with disabilities to age in place comfortably. Additional equity for this home will include 2 permanent Medicaid beds to service seniors with limited financial resources. The house is located within the Castle Ridge at Miramont PUD and within the Low Density Residential (R-L) Zone District. Single-family homes are adjacent to the property on the northwest, southeast, and across the street to the southwest. Mail Creek Ditch runs along the northeast property line.

A neighborhood meeting was held on April 5th, 2021. Concerns voiced included increased traffic, the need for 16 residents instead of the 8, who the investors were, and compatibility with existing neighborhood character.

Architecturally, the footprint will not change. In fact, there are not any renovations to the hardscape planned either. The minimal exterior renovation anticipated is the addition of windows in place of the northwest facing garage doors as well as along the northwest side of the house. Therefore, the change of use does not alter the residential character of the home. There will be no signage posted to distinguish this home from any other in the neighborhood. Within the home, a sprinkler system will be added and both garages and the swimming pool room will be converted to bedrooms, bathrooms, family rooms and dining rooms for a total of 16 residents. They will have 24-hour supervision and care including enhanced door security/video monitoring. The existing home is already handicap accessible and wraps around a courtyard which provides a protected, safe, outdoor space.

The residents do not have access to personal cars due to their cognitive deficits from dementia. Guests will notify the home when they plan on visiting to provide secured entry and to ensure on-street parking is kept to a minimum. Three parking spaces, as required, are provided for staff. An additional 4 spaces for secure bike parking will be provided in the central courtyard to accommodate multimodal transit options. Laundry will be done on-site, and groceries will be delivered once or twice a week. While there will be additional traffic trips to and from the site compared to the existing use, these will be minimized as much as possible. Xioma and Eric are willing to work with adjacent neighbors if any impacts arise.

Trash and recycling will be located in the central courtyard and will only be visible when brought to the street on trash days, similar to the other existing homes.

A reasonable accommodation request has been approved for 16 residents in this group home at this location.

Current and future owners: Xiomara Diaz and Christopher Eric Shenk – 636 Castle Ridge Ct.

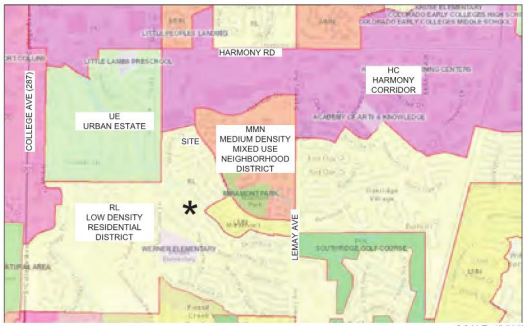
CASTLE RIDGE GROUP HOME

PROJECT DEVELOPMENT PLAN

Lot 2, Castle Ridge at Miramount P.U.D., City of Ft. Collins, County of Larimer, State of Colorado.

Containing 22,225 square feet or 0.510 acres, more or less.

VICINITY MAP



SCALE: 1":500'

OWNER'S CERTIFICATE

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER (SIGNED) Date

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ A.D., 20 ____ , BY

(PRINT NAME)

AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC ADDRESS

PLANNING CERTIFICATE

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO ON THIS _____ DAY OF _____, 20__.

Director Signature

LAND USE CHARTS

EXISTING ZONING - LOW DENSITY RESIDENTIAL (RL)		
DENSITY GROSS AND NET		
GROSS AREA	22,225 SF (.51 AC)	
TOTAL DWELLING UNITS	1	
GROSS DENSITY	2 DU/AC	
AREA COVERAGE GROSS AND NET		
	AREA (SF)	%
BUILDING COVERAGE	7,333	32.99
DRIVES AND PARKING (EXCLUDES PUBLIC ROW)	1,830	8.23
OPEN SPACE AND LANDSCAPE (EXCLUDES PUBLIC ROW)	13,062	58.77
TOTAL GROSS COVERAGE	**22,225.00 SF (0.51 AC)**	**100.00**

NOTES:
BUILDING COVERAGE INCLUDES PORCHES

DWELLING UNIT	QUANTITY	TOTAL BEDROOMS
GROUP HOME	1	16

FLOOR AREA RATIO	
BUILDING AREA (SF)	7,333
LOT AREA (SF)	22,225
FLOOR AREA RATIO	0.33

BUILDING HEIGHT		
	MAXIMUM HEIGHT	STORIES
BUILDING 01	23'-2"	1

PROJECT PARKING		
	PROVIDED	*REQUIRED
PARKING STALLS	3	3
HANDICAP	1	1
TOTAL	**3**	**3**

NOTES:
*ASSUMES 3 EMPLOYEES ON A NORMAL MAJOR SHIFT

(f) Group Homes: For each group home there shall be two (2) parking spaces for every three (3) employees, and in addition, one (1) parking space for each four (4) adult residents, unless residents are prohibited from owning or operating personal automobiles.

RESIDENTS AT THIS FACILITY ARE PROHIBITED FROM OWNING OR OPERATING PERSONAL AUTOMOBILES.

BICYCLE PARKING		
	PROVIDED	REQUIRED
BICYCLE SPACES	**4**	0

BICYCLE SPACES WILL BE LOCATED WITHIN THE SECURED COURTYARD

GENERAL LANDSCAPE NOTES

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
4. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:

   40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
   15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
   10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
   6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
   4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
   4 FEET BETWEEN TREES AND GAS LINES

9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).
10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
11. THE DEVELOPER SHALL ENSURE THAT THE FINAL LANDSCAPE PLAN IS COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
12. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
13. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
14. IRRIGATED TURF SHALL BE TEXAS BLUEGRASS/KENTUCKY BLUEGRASS HYBRID VORTEXT BY KORBY SOD LLC OR APPROVED EQUAL.
15. EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" ROLLED TOP STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUAL.

SHEET INDEX

Sheet Number	Sheet Title
C	COVER
1	UTILITY PLANS COVER SHEET
2	GRADING AND UTILITY PLAN
A1	ARCHITECTURAL SITE DETAILS
A2	NORTH ELEVATION
A3	SOUTH ELEVATION
A4	EAST ELEVATION
A5	WEST ELEVATION
L1	ARCHITECTURAL SITE AND PLANTING PLAN
L2	PLANTING DETAILS
L3	TREE MITIGATION

SITE PLAN NOTES

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. A REASONABLE ACCOMMODATION REQUEST HAS BEEN APPROVED FOR LUC SECTION 3.8.6(A) AND SECTION 4.4(D) ALLOWING 16 RESIDENTS AND THE EXISTING FLOOR AREA SIZE AND LOT SIZE TO REMAIN.
7. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
8. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
9. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
10. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
11. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
12. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
13. THE PROPERTY OWNER FOR EACH RESIDENTIAL LOT IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH RESIDENTIAL LOT.
14. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODORCONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
15. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
16. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND Revised November 12, 2015 3 LEGIBLE CONDITION AT ALL TIMES AD BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
17. PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND POUDRE FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY-FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX-INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

CASTLE RIDGE GROUP HOME

PDP SUBMITTAL

FORT COLLINS, CO

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NORTH SCALE: 1"=30'-0" (0, 15, 30, 60)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	7/7/2021
02	PDP	8/25/2021
03	PDP	12/8/21

REVISIONS

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COVER

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PROJECT No.:	R21-016
DRAWN BY:	SH
REVIEWED BY:	RL

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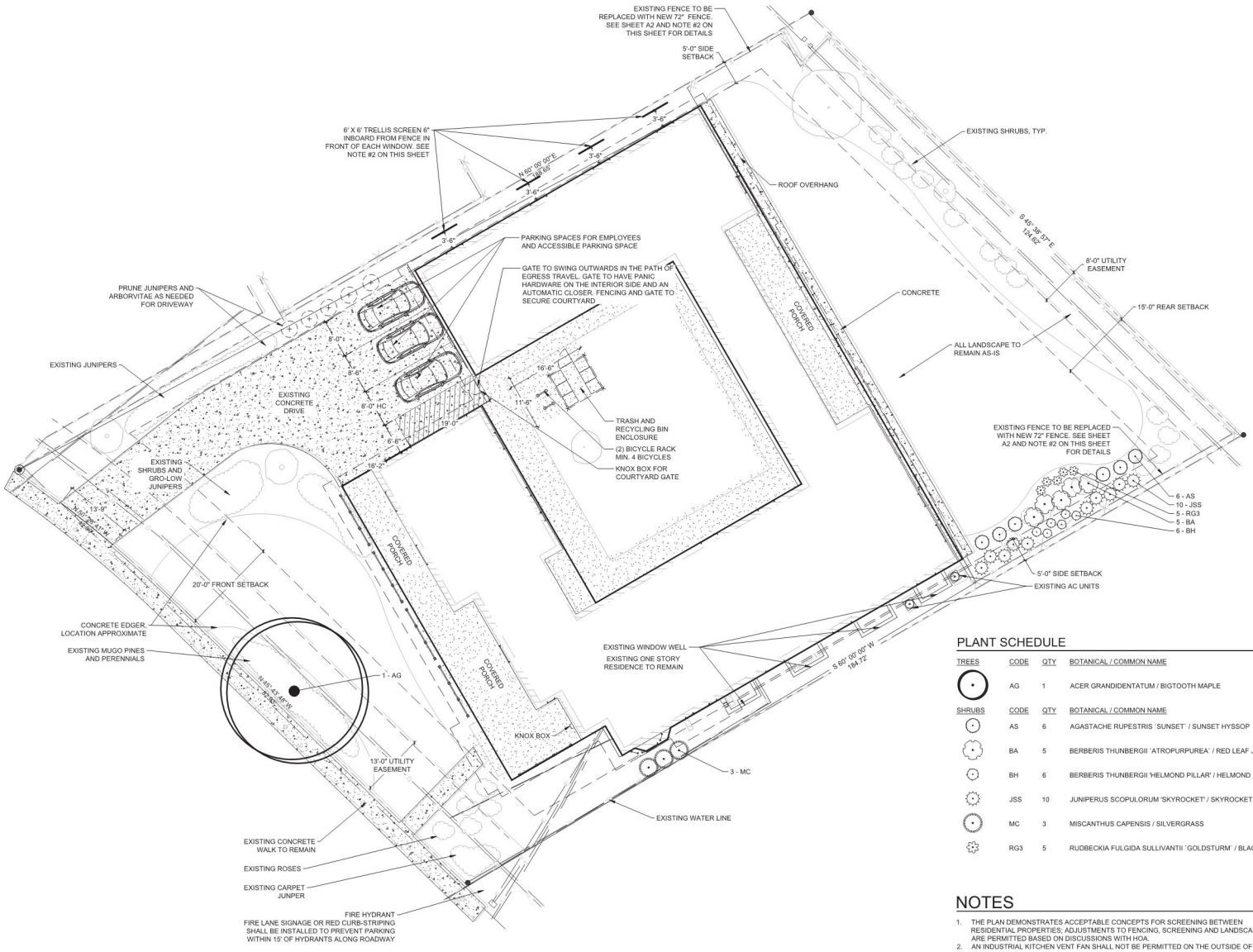
C OF 11

Plotted By: Ngoc Vu Layout: COVER Printed On: 2/11/2022 10:47 AM File Name: 0 COVER.dwg



SITE PLAN LEGEND

	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	EXISTING CONCRETE
EM	ELECTRIC METER
GM	GAS METER
T	TELEPHONE LINE
E	ELECTRIC LINE
W	WATER LINE
G	GAS LINE
X	FENCE
	EASEMENT
	SETBACK
	PROPERTY LINE

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AG	1	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	B & B	2"

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AS	6	AGASTACHE RUPESTRIS `SUNSET` / SUNSET HYSSOP	5 GAL
	BA	5	BERBERIS THUNBERGII `ATROPURPUREA` / RED LEAF JAPANESE BARBERRY	5 GAL
	BH	6	BERBERIS THUNBERGII 'HELMOND PILLAR' / HELMOND PILLAR JAPANESE BARBERRY	5 GAL
	JSS	10	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	5 GAL
	MC	3	MISCANTHUS CAPENSIS / SILVERGRASS	5 GAL
	RG3	5	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN	5 GAL

NOTES

1. THE PLAN DEMONSTRATES ACCEPTABLE CONCEPTS FOR SCREENING BETWEEN RESIDENTIAL PROPERTIES; ADJUSTMENTS TO FENCING, SCREENING AND LANDSCAPE ARE PERMITTED BASED ON DISCUSSIONS WITH HOA.
2. AN INDUSTRIAL KITCHEN VENT FAN SHALL NOT BE PERMITTED ON THE OUTSIDE OF THE BUILDING.

CASTLE RIDGE GROUP HOME

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FORT COLLINS, CO

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ARCHITECTURAL SITE AND PLANTING PLAN

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PROJECT No.:	R21-016
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REVIEWED BY:	RL

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L1 OF 11

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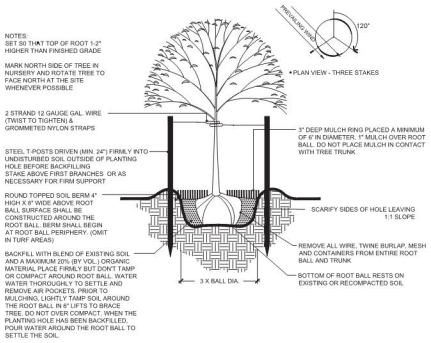

1 TREE PLANTING DETAIL - STEEL POSTS

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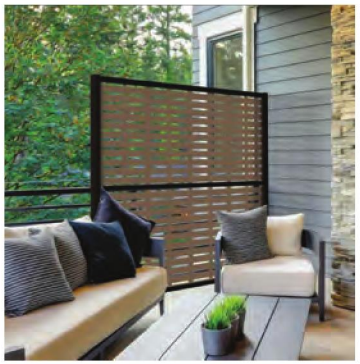
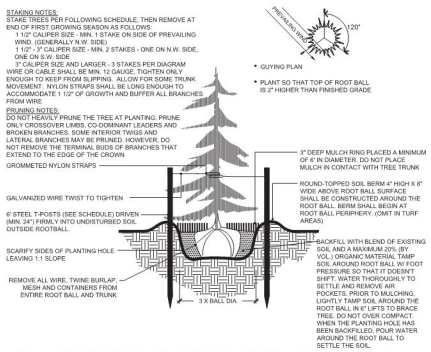


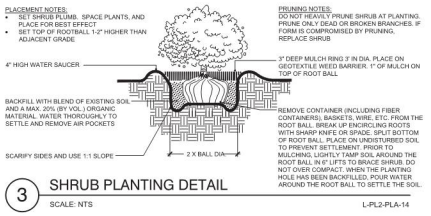
4 BARRETTE OUTDOOR LIVING

3' x 6' BOARDWALK SADDLE VINYL DECORATIVE SCREEN PANEL



2 CONIFER TREE PLANTING DETAIL - STEEL POSTS

SCALE: NTS L-PL2-PLA-01



3 SHRUB PLANTING DETAIL

SCALE: NTS L-PL2-PLA-14

CASTLE RIDGE GROUP HOME

PDP SUBMITTAL

FORT COLLINS, CO

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PLANTING DETAILS

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REVIEWED BY:	RL

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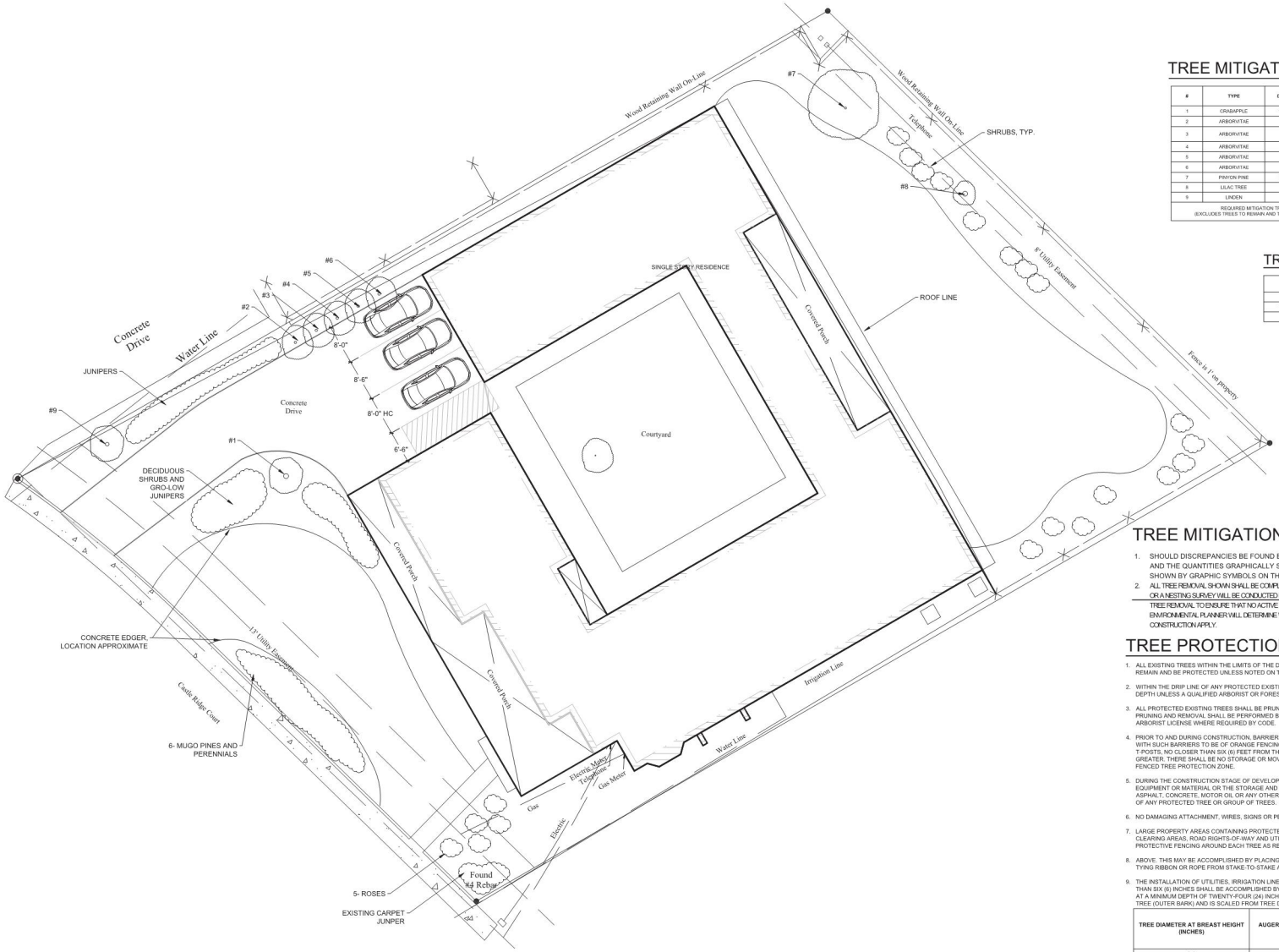
L2 OF 11

Plotted By: Ngoc Vu **Layout:** PLANTING DETAILS **Printed On:** 2/11/2022 10:47 AM **File Name:** planting details.dwg



TREE MITIGATION LEGEND

#	TYPE	DBH	CONDITION	MITIGATION	NOTES	PRESERVE / REMOVE AND REASON
1	CRABAPPLE	11"	FAIR	1.5		PRESERVE
2	ARBORVITAE	7"	FAIR +	1.5		PRESERVE
3	ARBORVITAE	8"	FAIR +	1.5		PRESERVE
4	ARBORVITAE	7"	FAIR +	1.5		PRESERVE
5	ARBORVITAE	7"	FAIR +	1		PRESERVE
6	ARBORVITAE	7"	FAIR +	1		PRESERVE
7	PINYON PINE	3.5	FAIR -	1		PRESERVE
8	LILAC TREE	6"	FAIR	1		PRESERVE
9	LINDEN	9"	FAIR +	1		PRESERVE
REQUIRED MITIGATION TREES (EXCLUDES TREES TO REMAIN AND THOSE OFF SITE)				0		

TREE MITIGATION SUMMARY

TYPE	MITIGATION COUNT	REQUIRED MITIGATION TREE COUNT
TREES PRESERVED	9	0
TREES TO BE REMOVED	0	0.00
TOTAL	9	0.00

TREE MITIGATION NOTES

1. SHOULD DISCREPANCIES BE FOUND BETWEEN THE QUANTITIES LISTED IN THE PLANT TABLE AND THE QUANTITIES GRAPHICALLY SHOWN ON THE LANDSCAPE PLANS, THEN THE QUANTITIES SHOWN BY GRAPHIC SYMBOLS ON THE LANDSCAPE PLANS SHALL CONTROL
2. ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR A NESTING SURVEY WILL BE CONDUCTED BY A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST PRIOR TO TREE REMOVAL TO ENSURE THAT NO ACTIVE NESTS ARE PRESENT. IF ACTIVE NESTS ARE FOUND, THE CITY ENVIRONMENTAL PLANNER WILL DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.

TREE PROTECTION NOTES

1. ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
2. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
3. ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
4. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
5. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
6. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
7. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3)
8. ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
9. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

TREE DIAMETER AT BREAST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
OVER 19	15

10. ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR CONDUCT A SURVEY OF TREES ENSURING NO ACTIVE NESTS IN THE AREA.

TREE MITIGATION LEGEND

EXISTING TREES TO SAVE IN PLACE

MITIGATION SIZING CHART

TYPE	MINIMUM SIZE
CANOPY SHADE TREE	2.0" CALIPER AND B&B OR EQUIVALENT
EVERGREEN TREE	8.0" HEIGHT AND B&B OR EQUIVALENT
ORNAMENTAL TREE	2.0" CALIPER AND B&B OR EQUIVALENT

CASTLE RIDGE GROUP HOME

PDP SUBMITTAL

FORT COLLINS, CO

PREPARED BY:

riplydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave, Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER / LANDSCAPE ARCHITECT
RIPLEY DESIGN INC.
Stephanie Hansen, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

APPLICANT
PEACOCK ASSISTED LIVING, LLC
Xioma Diaz and Eric Shenk
636 Castle Ridge Ct
Fort Collins, CO 80525
970.412.9314

ARCHITECT
F9 PRODUCTIONS
Lance Cayko and Alex Gresh
825 Crisman Drive #100
Longmont, CO 80501
720.340.1372

ENGINEER
RAPTOR CIVIL ENGINEERING
www.raptor-civil.com
p. 720.774.7736

NORTH SCALE: 1"=10'-0"
0 5 10 20
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	7/7/2021
02	PDP	8/25/2021
03	PDP	12/8/21

REVISIONS

No.	DESCRIPTION	DATE
----	----	----

TREE MITIGATION

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R21-016
DRAWN BY:	SH
REVIEWED BY:	RL

DRAWING NUMBER:

L3 OF 11

Plotted By: Ngoc Vu **Layout:** TREE MITIGATION **Printed On:** 2/11/2022 10:47 AM **File Name:** Tree Mitigation.dwg

UTILITY PLANS FOR 636 CASTLE RIDGE CT DEVELOPMENT

CIVIL CONSTRUCTION DRAWINGS

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
CASTLE RIDGE AT MIRAMONT P.U.D., LOT 2
ADDRESS: 636 CASTLE RIDGE COURT, FORT COLLINS, CO, 80525

RAPTOR CIVIL ENGINEERING
WORK@RAPTOR-CIVIL.COM
WWW.RAPTOR-CIVIL.COM
720-774-7736

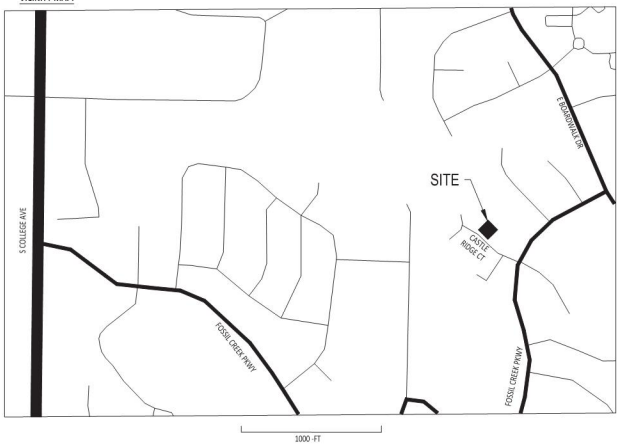
SURVEY STATEMENT:
RAPTOR CIVIL ENGINEERING RELIED ON THE LAND SURVEY PREPARED BY PATTERSON PARTNERS. RCE TAKES NO RESPONSIBILITY FOR ERRORS/OMISSIONS BY LAND SURVEYOR.

BASIS OF BEARING NOTE:
A. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 2, CASTLE RIDGE AT MIRAMONT P.U.D., AS BEARINGS S60°00'00"W ACCORDING TO THE SHOWN FOUND MONUMENTS ON THIS DRAWING AS SHOWN ON THE RECORD SUBDIVISION PLAT.
B. EASEMENTS WERE TAKEN FROM THE RECORDED SURDIVISION PLAT AND LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT AND NEITHER WERE RESEARCHED.
C. DISTANCES SHOWN ARE IN U.S. SURVEY FEET.
D. UTILITIES SHOWN WERE LOCATED IN THE FIELD BASED ON FOUND EVIDENCE AND UTILITY LOCATES.

BENCHMARK NOTES:
A. ELEVATIONS ARE BASED ON CITY OF FORT COLLINS BENCHMARK #4-96 WITH AN ELEVATION OF 4,939.14' (NAVD 1988) DATUM.

SITE PLAN NOTES:
1. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
2. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
3. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWIED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWIN WITH THESE PLANS.
6. [IF APPLICABLE – INCLUDE LANGUAGE FOR ANY MODIFICATIONS AND CONDITIONS APPROVED WITH PDP/ODP].
7. [IF APPLICABLE] ALL SINGLE FAMILY DETACHED HOMES SHALL MEET OR EXCEED THE GARAGE DOOR STANDARDS AS OUTLINED IN 3.5.2(E) OF THE LAND USE CODE.
8. [IF APPLICABLE] A MINIMUM OF (NUMBER TBD) HOUSING MODELS FOR THE SINGLE FAMILY HOMES SHALL BE REQUIRED. THESE HOUSING MODELS SHALL MEET OR EXCEED THE STANDARDS AS OUTLINED IN 3.5.2(C) OF THE LAND USE CODE.
9. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
10. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
11. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
12. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
13. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSABLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSABLE PARKING SPACES. ACCESSABLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
14. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER OF THE COMMON AREA. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
15. DESIGN AND INSTALLATION OF ALL PARKWAY/TREE LAWN AND MEDIAN AREAS IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY STANDARDS, UNLESS OTHERWISE AGREED TO BY THE CITY WITH THE FINAL PLANS, ALL ONGOING MAINTENANCE OF SUCH AREAS IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
16. THE PROPERTY OWNER FOR EACH RESIDENTIAL LOT IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH RESIDENTIAL LOT.
17. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODORCONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
18. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
19. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AD BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
20. PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND POUDRE FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY-FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX-INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

VICINITY MAP:



TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANTS INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1750 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2021 IBC
OCCUPANCY GROUP(S): R-4
CONSTRUCTION TYPE(S): V-B
FIRE FLOW CALCULATION AREA: 9,346 SF
*50% FIRE FLOW REDUCTION BY FIRE SPRINKLER SYSTEM

SHEET INDEX	
1	COVER SHEET
2	GRADING & UTILITY PLAN

ENGINEER'S QUANTITY ESTIMATE

DESCRIPTION	QUANTITY	UNIT
4" DIP FIRE LATERAL	69	LF
4" WET TAP WITH THRUST BLOCK	**1**	**EA**
4" GATE VALVE WITH MECHANICAL JOINT RESTRAINTS	**1**	**EA**

CITY OF FORT COLLINS, COLORADO
UTILITY PLAN APPROVAL

APPROVED: _____	CITY ENGINEER, _____	APPROVED SHEETS _____	DATE _____
APPROVED: _____	WATER & WASTEWATER UTILITY, _____	APPROVED SHEETS _____	DATE _____
APPROVED: _____	STORMWATER UTILITY, _____	APPROVED SHEETS _____	DATE _____
APPROVED: _____	PARK PLANNING AND DEVELOPMENT, _____	APPROVED SHEETS _____	DATE _____
APPROVED: _____	TRAFFIC OPERATIONS, _____	APPROVED SHEETS _____	DATE _____
APPROVED: _____	ENVIRONMENTAL PLANNER, _____	APPROVED SHEETS _____	DATE _____

636 CASTLE RIDGE CT. DEVELOPMENT

CIVIL CONSTRUCTION DRAWINGS
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
CASTLE RIDGE AT MIRAMONT P.U.D., LOT 2

21-32

FOR CONSTRUCTION

REVISION BLOCK		
#	DATE	BY
1	08/10/2021	HWJ
2	01/19/2022	HWJ
3	02/09/2022	HWJ

COVER SHEET

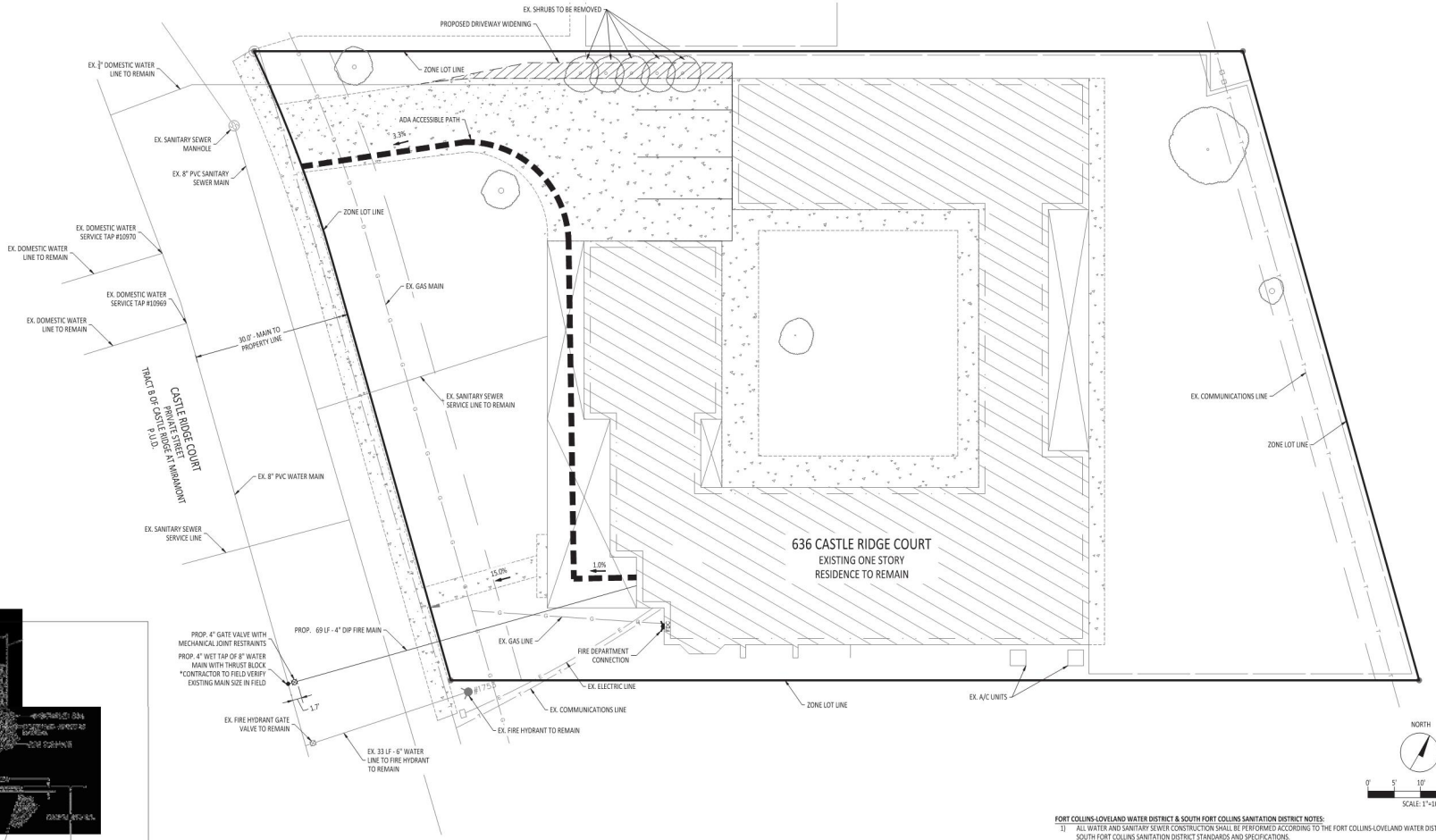
1

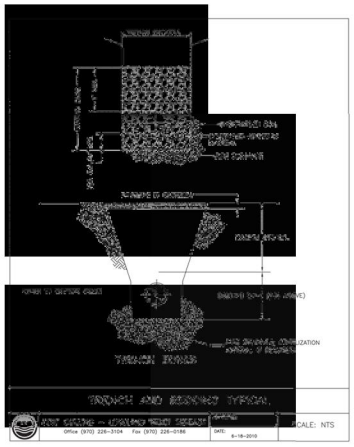
SHEET 1 OF 02

UTILITY PLANS FOR 636 CASTLE RIDGE CT DEVELOPMENT

CIVIL CONSTRUCTION DRAWINGS

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
CASTLE RIDGE AT MIRAMONT P.U.D., LOT 2
ADDRESS: 636 CASTLE RIDGE COURT, FORT COLLINS, CO, 80525





NORTH
0' 5' 10' 20'
SCALE: 1"=10'

FORT COLLINS-LOVELAND WATER DISTRICT & SOUTH FORT COLLINS SANITATION DISTRICT NOTES:

1) ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE FORT COLLINS-LOVELAND WATER DISTRICT AND THE SOUTH FORT COLLINS SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
2) CONSTRUCTION OF WATER AND SEWER FACILITIES REQUIRE A PRECON MEETING WITH DISTRICT INSPECTION STAFF PRIOR TO CONSTRUCTION.
3) CONTRACTOR SHALL NOTIFY DISTRICT INSPECTORS PRIOR TO STARTING WORK.
4) CONTRACTOR SHALL CONTACT THE SANITATION DISTRICT INSPECTOR FOR SEWER INSPECTION 48 HOURS PRIOR TO CONNECTING TO EXISTING SEWER STUBS.
5) IF GROUNDWATER IS ENCOUNTERED WITHIN DEPTH OF SEWER CONSTRUCTION, MANHOLES MUST BE WATER-PROOFED.
6) CONTRACTOR SHALL CONTACT THE WATER DISTRICT FOR WATER INSPECTION 48 HOURS PRIOR TO CONNECTING TO EXISTING INFRASTRUCTURE.
7) ALL COMMERCIAL DOMESTIC SERVICES REQUIRE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION DEVICE.
8) ALL WATER LINES SHALL BE A MINIMUM OF (5) FIVE FEET AND A MAXIMUM OF (6) SIX FEET BELOW FINAL GRADE.
9) ALL DISTRICT VALVES SHALL ONLY BE OPERATED BY DISTRICT OPERATIONS STAFF.
10) PIPE PRESSURE AND VACUUM TESTING SHALL BE WITNESSED BY DISTRICT INSPECTORS. WATERLINE BACTERIA TESTS SHALL ALSO BE TAKEN BY DISTRICT INSPECTORS.
11) ONCE THE SYSTEM IS OPERATIONAL AND ALL TESTS HAVE PASSED, CONTRACTOR SHALL REQUEST SUBSTANTIAL COMPLETION WITH A LETTER TO THE DISTRICT.
12) AS-BUILTS SHALL BE SUBMITTED IN PDF AND DWG TO THE DISTRICT FOR FINAL APPROVAL.
13) ONCE ALL PUNCH LIST ITEMS ARE COMPLETE, EASEMENTS ARE RECORDED, AND AS-BUILT FILES ARE APPROVED, THE CONTRACTOR SHALL REQUEST FINAL COMPLETION WITH A LETTER TO THE DISTRICT THAT INCLUDES THE DOLLAR VALUE OF THE WATER AND SEWER IMPROVEMENTS LISTED SEPARATELY.

GRADING NOTES:

1) NO ON-SITE GRADING PROPOSED AS PART OF THIS DEVELOPMENT. RCE HAS DETERMINED THAT EXISTING ADA PATH MEETS CURRENT ADA ACCESSIBILITY REQUIREMENTS.
2) IF CONTRACTOR REQUIRES GRADING CHANGES ON SITE, RCE SHALL BE INFORMED IMMEDIATELY AS ADDITIONAL PERMITS/PLANS MAY BE NECESSARY.

RAPTOR CIVIL ENGINEERING
WORK@RAPTOR-CIVIL.COM
WWW.RAPTOR-CIVIL.COM
720-774-7736

636 CASTLE RIDGE CT. DEVELOPMENT
CIVIL CONSTRUCTION DRAWINGS
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
CASTLE RIDGE AT MIRAMONT P.U.D., LOT 2

21-32

FOR CONSTRUCTION

REVISION BLOCK		
#	DATE	BY
1	08/10/2021	HWJ
2	01/19/2022	HWJ
3	02/09/2022	HWJ

GRADING & UTILITY PLAN

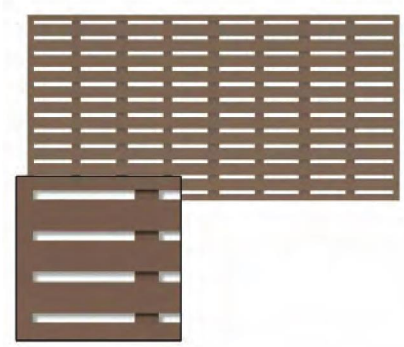
2

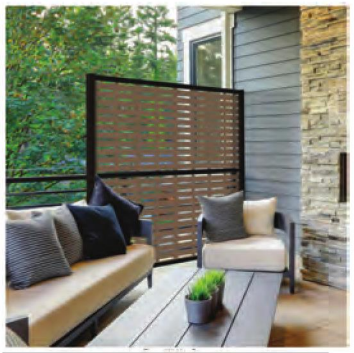
SHEET 2 OF 02

A1

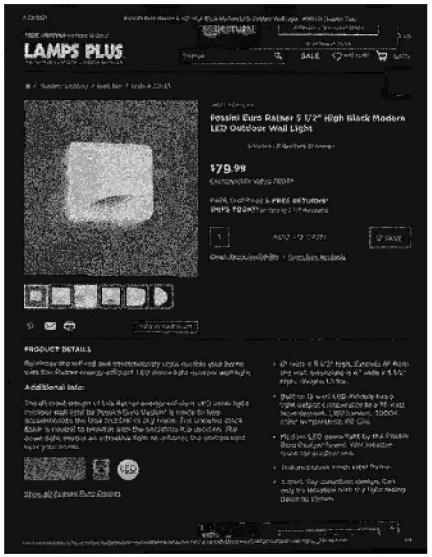
NOT FOR CONSTRUCTION

Barrette Outdoor Living (Brand Rating: 4.1/5)
3 ft. x 6 ft. Boardwalk Saddle Vinyl Decorative Screen Panel

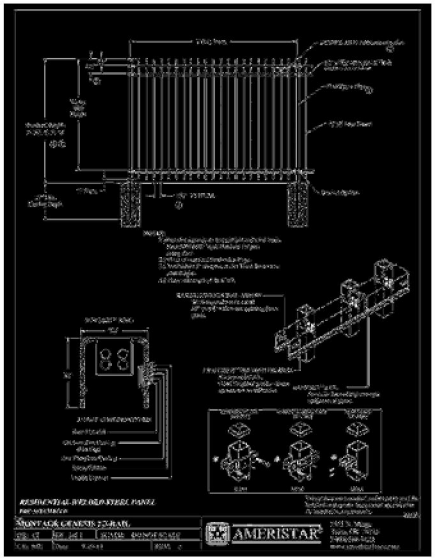




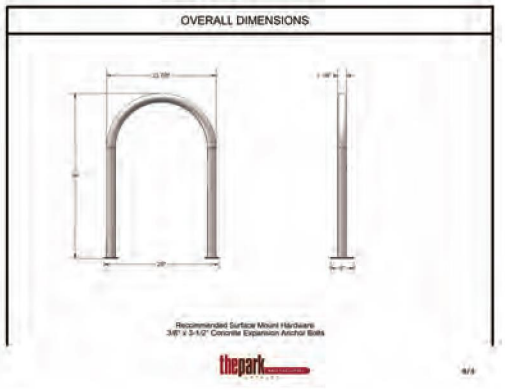
TRELLIS DETAILS



EXTERIOR LIGHT FIXTURE DETAILS



NEW EXTERIOR FENCE DETAILS



U BIKE RACK DETAILS

COURTYARD GATE DETAILS

F9

ISSUE NUMBER 201125
TIME STAMP 2/10/2021 1:31:07 PM

CASTLE RIDGE GROUP HOME
636 Castle Ridge Ct.
Fort Collins, Colorado 80525

ARCHITECTURE | CONSTRUCTION MANAGEMENT | DEVELOPMENT
F9 PRODUCTIONS INC.

A1

ARCHITECTURAL SITE DETAILS

625 CHEMAN DRIVE #100 LONGMONT, CO 80501 PH 303.775.7490 F 303.656.9846 EMAIL MAIL@F9PRODUCTIONS.COM

2/10/2021 1:31:07 PM

A2

NOT FOR CONSTRUCTION

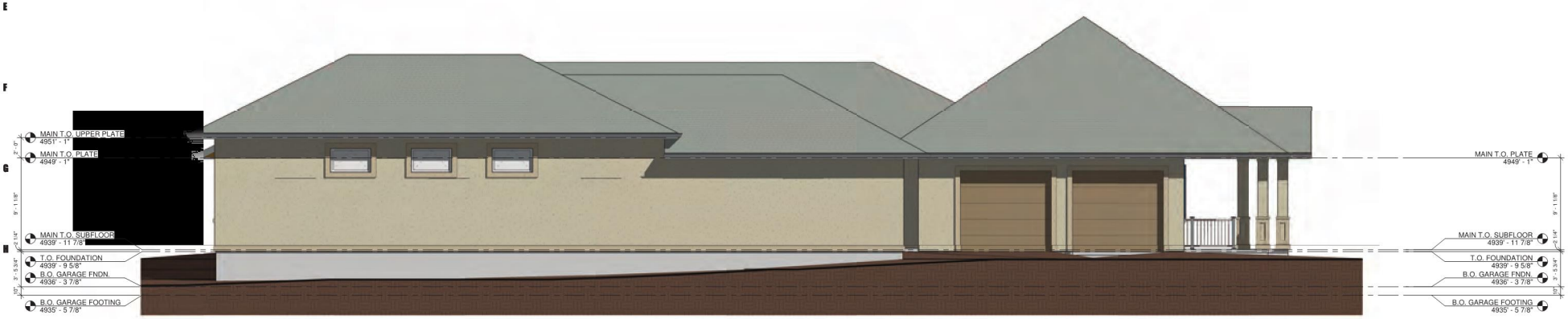
NOTE

ALL MATERIAL COLORS ARE TO MATCH EXISTING COLORS TO THE BEST OF THE CONTRACTOR'S ABILITY

STUCCO	CMU WALL	DOOR AND WINDOW TRIM	ROOF FASCIA	ROOF SOFFIT	GUTTER AND DOWNSPOUT
3 COAT STUCCO COLOR: TAN RGB: 229, 206, 174	PAINTED CMU COLOR: LIGHT BROWN RGB: 191, 176, 155	1X6 STUCCO WRAPPED COLOR: LIGHT BROWN RGB: 191, 176, 155	PAINTED HARDIE TRIM BOARD 4/4 COLOR: GRAY RGB: 238, 238, 234	PAINTED HARDIE FIBER CEMENT SOFFIT COLOR: GRAY RGB: 238, 238, 234	PAINTED ALUMINUM COLOR: GRAY RGB: 238, 238, 234

WINDOW FRAMES	DOOR FRAMES	ROOF SHINGLES	GARAGE DOOR
VINYL CLAD COLOR: WHITE RGB: 250, 250, 250	WOOD CLAD COLOR: WHITE RGB: 250, 250, 250	ASPHALT ARCHITECTURAL ROOF SHINGLES COLOR: GREY RGB: 147, 151, 145	PAINT COLOR: BROWN RGB: 147, 128, 105

MATERIAL SWATCH LEGEND



1 NORTH ELEVATION -EXISTING
1/4" = 1'-0"

2 NORTH ELEVATION - NEW
1/4" = 1'-0"

F9

ISSUE NUMBER 201125
TIME STAMP 2/10/2022 1:31:13 PM

CASTLE RIDGE GROUP HOME
636 Castle Ridge Ct.
Fort Collins, Colorado 80525

ARCHITECTURE | CONSTRUCTION MANAGEMENT | DEVELOPMENT
F9 PRODUCTIONS INC.

A2

NORTH ELEVATION

625 CREEMAN DRIVE #100 LONGMONT, CO 80501 PH 303.775.7496 F 303.656.9846 EMAIL MAIL@F9PRODUCTIONS.COM

2/10/2022 1:31:13 PM

A3

NOT FOR CONSTRUCTION

NOTE

ALL MATERIAL COLORS ARE TO MATCH EXISTING COLORS TO THE BEST OF THE CONTRACTOR'S ABILITY

STUCCO	CMU WALL	DOOR AND WINDOW TRIM	ROOF FASCIA	ROOF SOFFIT	GUTTER AND DOWNSPOUT
3 COAT STUCCO COLOR: TAN RGB: 229, 206, 174	PAINTED CMU COLOR: LIGHT BROWN RGB: 191, 176, 155	1X6 STUCCO WRAPPED COLOR: LIGHT BROWN RGB: 191, 176, 155	PAINTED HARDIE TRIM BOARD 4/4 COLOR: GRAY RGB: 238, 238, 234	PAINTED HARDIE FIBER CEMENT SOFFIT COLOR: GRAY RGB: 238, 238, 234	PAINTED ALUMINUM COLOR: GRAY RGB: 238, 238, 234

WINDOW FRAMES	DOOR FRAMES	ROOF SHINGLES	GARAGE DOOR
VINYL CLAD COLOR: WHITE RGB: 250, 250, 250	WOOD CLAD COLOR: WHITE RGB: 250, 250, 250	ASPHALT ARCHITECTURAL ROOF SHINGLES COLOR: GREY RGB: 147, 151, 145	PAINT COLOR: BROWN RGB: 147, 128, 105

MATERIAL SWATCH LEGEND

1 SOUTH ELEVATION - EXISTING
1/4" = 1'-0"

2 SOUTH ELEVATION - NEW
1/4" = 1'-0"

F9

ISSUE NUMBER 201125
TIME STAMP 2/10/2021 1:31:18 PM

CASTLE RIDGE GROUP HOME
636 Castle Ridge Ct.
Fort Collins, Colorado 80525

F9 PRODUCTIONS INC.
ARCHITECTURE / CONSTRUCTION MANAGEMENT / DEVELOPMENT
625 CRISMAN DRIVE #100 LONGMONT, CO 80501 PH 303.775.7496 F 303.656.9846 EMAIL MAIL@F9PRODUCTIONS.COM

A3

SOUTH ELEVATION

2/10/2021 1:31:19 PM

A4

NOT FOR CONSTRUCTION

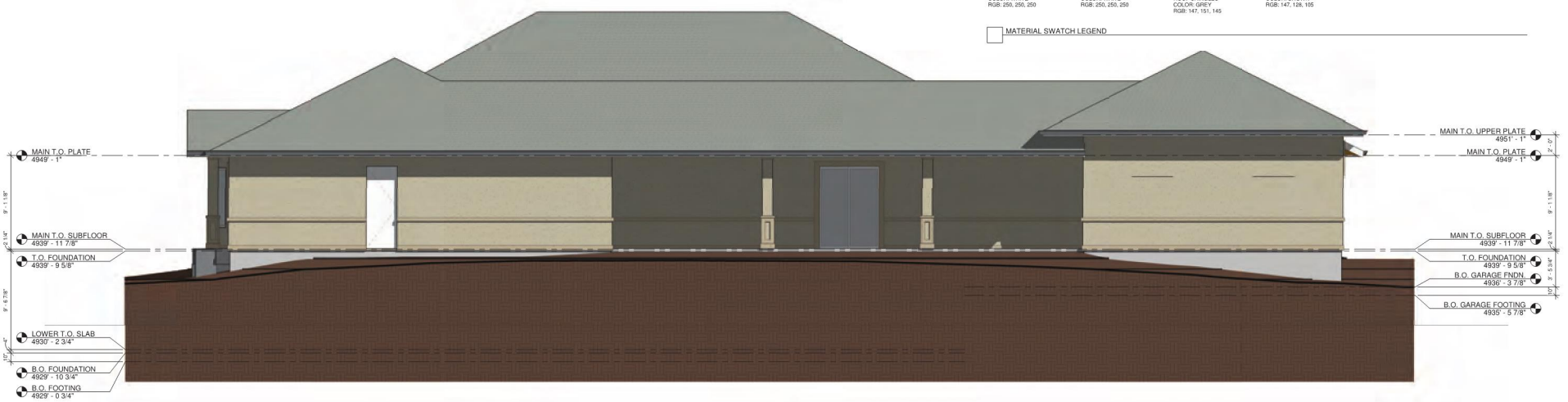
NOTE

ALL MATERIAL COLORS ARE TO MATCH EXISTING COLORS TO THE BEST OF THE CONTRACTOR'S ABILITY

STUCCO	CMU WALL	DOOR AND WINDOW TRIM	ROOF FASCIA	ROOF SOFFIT	GUTTER AND DOWNSPOUT
3 COAT STUCCO COLOR: TAN RGB: 229, 206, 174	PAINTED CMU COLOR: LIGHT BROWN RGB: 191, 176, 155	1X6 STUCCO WRAPPED COLOR: LIGHT BROWN RGB: 191, 176, 155	PAINTED HARDIE TRIM BOARD 4/4 COLOR: GRAY RGB: 238, 238, 234	PAINTED HARDIE FIBER CEMENT SOFFIT COLOR: GRAY RGB: 238, 238, 234	PAINTED ALUMINUM COLOR: GRAY RGB: 238, 238, 234

WINDOW FRAMES	DOOR FRAMES	ROOF SHINGLES	GARAGE DOOR
VINYL CLAD COLOR: WHITE RGB: 250, 250, 250	WOOD CLAD COLOR: WHITE RGB: 250, 250, 250	ASPHALT ARCHITECTURAL ROOF SHINGLES COLOR: GREY RGB: 147, 151, 145	PAINT COLOR: BROWN RGB: 147, 128, 105

MATERIAL SWATCH LEGEND



1 EAST ELEVATION - EXISTING
1/4" = 1'-0"

2 EAST ELEVATION - NEW
1/4" = 1'-0"

F9

ISSUE NUMBER 201125
TIME STAMP 2/10/2022 1:31:26 PM

CASTLE RIDGE GROUP HOME
636 Castle Ridge Ct.
Fort Collins, Colorado 80525

F9 PRODUCTIONS INC.
ARCHITECTURE / CONSTRUCTION MANAGEMENT / DEVELOPMENT
625 CREEKMAN DRIVE #100 LONGMONT, CO 80501 PH 303.775.7496 F 303.656.9846 EMAIL MAIL@F9PRODUCTIONS.COM

A4
EAST ELEVATION

2/10/2022 1:31:26 PM

A5

NOT FOR CONSTRUCTION

NOTE

ALL MATERIAL COLORS ARE TO MATCH EXISTING COLORS TO THE BEST OF THE CONTRACTOR'S ABILITY

STUCCO	CMU WALL	DOOR AND WINDOW TRIM	ROOF FASCIA	ROOF SOFFIT	GUTTER AND DOWNSPOUT
3 COAT STUCCO COLOR: TAN RGB: 229, 206, 174	PAINTED CMU COLOR: LIGHT BROWN RGB: 191, 176, 155	1X6 STUCCO WRAPPED COLOR: LIGHT BROWN RGB: 191, 176, 155	PAINTED HARDIE TRIM BOARD 4/4 COLOR: GRAY RGB: 238, 238, 234	PAINTED HARDIE FIBER CEMENT SOFFIT COLOR: GRAY RGB: 238, 238, 234	PAINTED ALUMINUM COLOR: GRAY RGB: 238, 238, 234

WINDOW FRAMES	DOOR FRAMES	ROOF SHINGLES	GARAGE DOOR
VINYL CLAD COLOR: WHITE RGB: 250, 250, 250	WOOD CLAD COLOR: WHITE RGB: 250, 250, 250	ASPHALT ARCHITECTURAL ROOF SHINGLES COLOR: GREY RGB: 147, 151, 145	PAINT COLOR: BROWN RGB: 147, 128, 105

MATERIAL SWATCH LEGEND

1 WEST ELEVATION - EXISTING
1/4" = 1'-0"

2 WEST ELEVATION - NEW
1/4" = 1'-0"

F9

ISSUE NUMBER 201125
TIME STAMP 2/10/2022 1:33:33 PM

CASTLE RIDGE GROUP HOME
636 Castle Ridge Ct.
Fort Collins, Colorado 80525

F9 PRODUCTIONS INC.
ARCHITECTURE | CONSTRUCTION MANAGEMENT | DEVELOPMENT
625 CREEMAN DRIVE #100 LONGMONT, CO 80501 PH 303.775.7496 F 303.656.9846 EMAIL MAIL@F9PRODUCTIONS.COM

A5
WEST ELEVATION

2/10/2022 1:33:33 PM

Change of Shift Procedure

Shift change for morning shift begins at 6:30 AM and ends at 7:15 AM
Shift change for evening shift begins at 2:30PM and ends at 3:15:PM
Shift change for night shift begins at 10:30 PM and ends at 10:50 PM

- Staff will arrive in 15-minute windows with preferred parking option being off-site public parking. We want to be respectful of our neighbors and create as little traffic as possible.
- Please be aware of pedestrians around you and DRIVE SLOW through the neighborhood.
- Monetary incentivization for carpooling and multimodal transit use.

Visitation Procedure

- At the time of client admission inform the power of attorney of visiting hours and importance of advanced notification of visitation.
- Attempt to schedule client visitation with minimal overlap from 3rd party vendors and services

Future Changes of Shift Complaint Mitigation

- Be proactive
- Remind staff of our policies and **enforce**
- Extend shift arrival windows
- Take suggestions from community and collaborate

Future Parking Complaint Mitigation

- Seek collaboration with neighbors
- Seek collaboration with the City

Future Complaint Mitigation

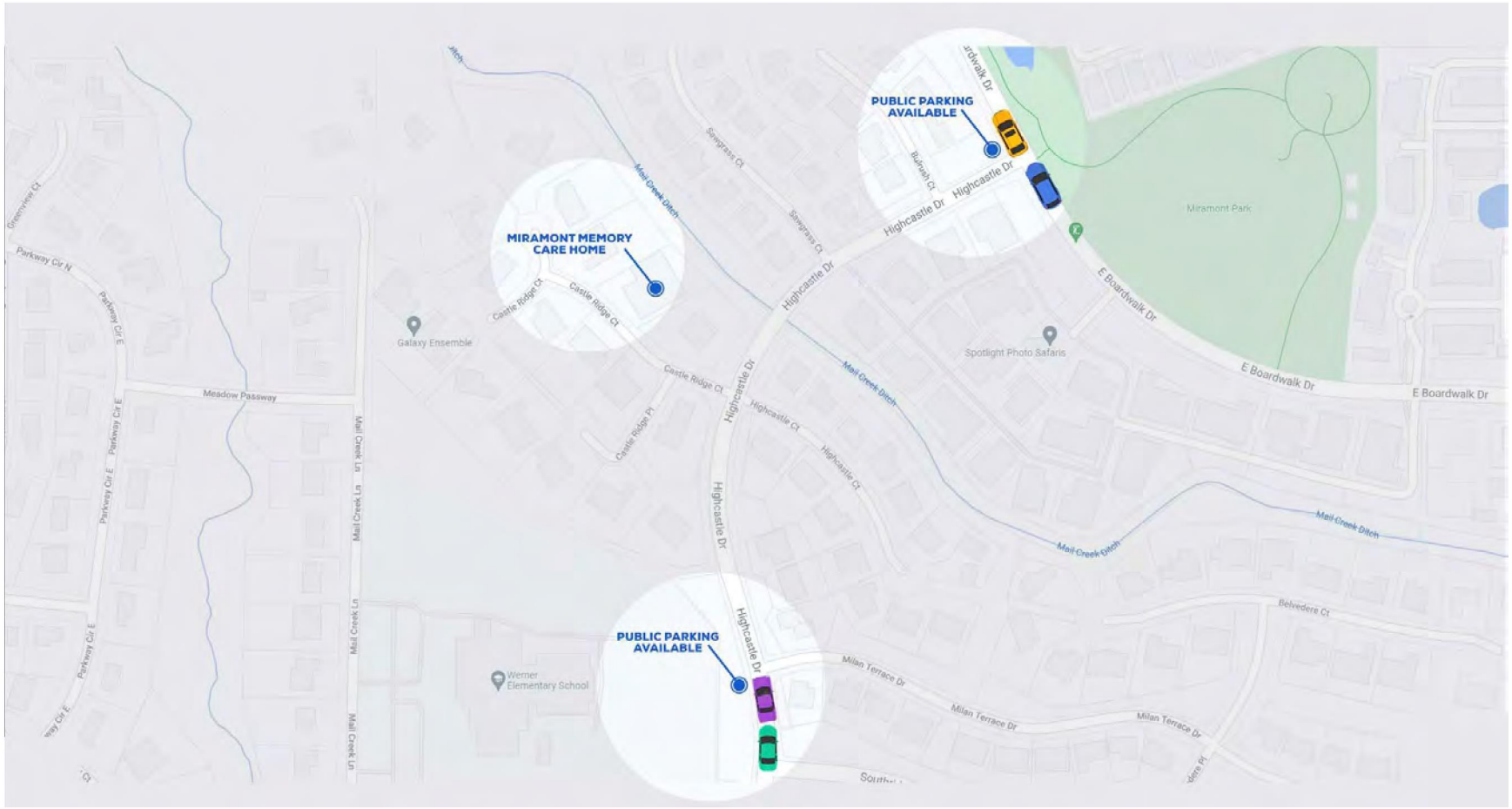
- Be proactive
- Be open to input and advice form the community

Service	Schedule	Description	Mitigation	Impact to Local Traffic and Parking
Staff	3 shifts (6:30 AM - 3:15 PM), (2:30 PM - 11:15 PM), (11:00 PM - 7:00 AM) 7 days/week	Zero to three single passenger vehicles. Scheduled shift start times are off-set to better accommodate local traffic patterns	To mitigate traffic congestion during shift changes, this home shall implement both a parking plan and offer monetary incentives for multimodal and carpooling transit options. Strategies to be implemented include 1) last mile carpooling from Fossil Creek Park; 2) public transit and multimodal transit (bicycle) options; 3)utilization off off-site public parking Werner Elementary starts at 8:50 AM and lets out at 3:28 PM. Start times for morning shift (3 caregivers) will be staggered at 15 minute intervals starting at 6:30. This will mitigate conflict with traffic for school drop off or pedestrian students. The evening shift (3 caregivers) will be staggered at 15 minute intervals starting at 2:30 PM There should be minimal conflict with any school traffic picking up students and no conflict with pedestrian students. The night shift (one caregiver) starts at 11:00 PM and there should be no conflicts with traffic or pedestrians. Parking conflicts between morning and afternoon shifts should be minimal. There is sufficient onsite and street parking to accommodate the change of shifts in a staggered fashion with inclement weather. Parking and traffic mitigation will also occur via the use of off-site public parking for staff. Both East Boardwalk Drive and Highcastle Drive offer public parking solutions that are within acceptable walking distances.	Moderate to minimal depending on carpooling, use of multimodal transit options, and weather.
Visitors	9:00 AM - 6:00 PM 7 days/week	Single passenger vehicle, visitation by appointment is strongly encouraged.	There is a natural increase in number of visits when a client first arrives at a new home by either local friends or family. There is also a variation of visitation relative to the local weather. On average it is expected that there will be 1 visitor per client per week. These visits are generally 15 to 30 minutes in length for the dementia population. By pro-actively working with a clients family and friends to regulate when visitation occurs we can spread out traffic impacts and mitigate large clusters of visitors at any one time. The power of attorney of new clients will be asked to sign a visitation policy that includes pre-scheduled visitation times between the preferred visitation hours.	Moderate
Physician Services	1 hour/week	Single passenger vehicle, morning visits.	Coordinate arrival and departure with other vendors and visitors	Minimal
Physical Therapy	2 hours/week	Single passenger vehicle, morning visits limited to 4-6 total visits per client depending on insurance and/or ongoing issues. Clients at this home will be ambulatory to start and ongoing PT services after the initial evaluation should be limited.	Coordinate arrival and departure with other vendors and visitors	Minimal
Occupational Therapy	< 1 hour/week	Single passenger vehicle, morning visits limited to 4-6 total visits per client depending on insurance and/or ongoing issues. Clients at this home will have limited OT needs after the initial evaluation.	Coordinate arrival and departure with other vendors and visitors	Minimal

Service	Schedule	Description	Mitigation	Impact to Local Traffic and Parking
Trash	5 minutes/week	Standard residential trash service with 95-gallon containers x 4.	No mitigation needed.	None
Recycling	5 minutes/week	Standard residential recycling service with 95 gallon containers x 2.	No mitigation needed.	None
Medical Waste Disposal	none	Blister packs and pill bottles will be recycled at local pharmacy or hospital pharmacy.	No mitigation needed	None
Entertainment	2 hours/month x 2 (6:00 PM - 8:00 PM)	Single passenger vehicle. This vendor would be the only scheduled visitor outside of normal visitation hours. This would most commonly be a musician.	Coordinate arrival and departure with other vendors and visitors	Minimal
Pet Therapy	2 hours/month	Single passenger vehicle	Coordinate arrival and departure with other vendors and visitors	Minimal
Massages	3 hours/every other week	Single passenger vehicle	Coordinate arrival and departure with other vendors and visitors	Minimal
Haircuts	4 hours/month	Single passenger vehicle	Coordinate arrival and departure with other vendors and visitors	Minimal
Outings	2 hours/month	Multi-passenger van	Outings will be no more than 5 clients at a time. Transportation will be with a rental van and will not be kept onsite. Loading and unloading of clients will occur in the driveway.	Minimal
Hospice	Unknown	Delivery vehicle + single passenger vehicles. Hospice care is highly variable in terms of frequency, length of service required, and acuity of care. In terms of traffic impacts there is a single delivery of a hospital type bed, IV pole (possible), incontinence supplies, etc., via the driveway and central courtyard doors. Hospice services include a nurse case manager, CNA, social worker, and chaplain . Length of visitation can range from range from 15 minutes once/week to > one hour at end of life.	A hospice care nurse would potentially require a 4th staff parking space during the morning and evening shifts. For these limited time events we would be more proactive with carpooling, other transit options, and off-site parking.	Moderate to Minimal
Food Delivery	30 minutes/week	Single passenger vehicle. We plan to purchase our own food so there will be no delivery service. Food will be transported in a standard car or SUV and unloaded via the driveway through the front door of the house.	No mitigation needed	Minimal
House Keeping	4 hours/week	Single passenger vehicle, morning arrival	Coordinate arrival and departure with other vendors and visitors	Minimal

Service	Schedule	Description	Mitigation	Impact to Local Traffic and Parking
Lawn Maintenance	2 hours/week	Single passenger vehicle, possible trailer	Coordinate arrival and departure with other vendors and visitors.	Minimal
General Maintenance	2 hours/week	Single passenger vehicle	Coordinate arrival and departure with other vendors and visitors.	Minimal
Snow Removal	as needed	Single passenger vehicle, possible trailer	No mitigation needed	
Laundry	not applicable	All laundry will be done on site.	No mitigation needed	None
Medication Delivery	5 minutes/2-3 times week	Single passenger vehicle. Medication deliveries typically occur at night between 8:00 PM and 9:00 PM.	None	Minimal
Emergency Medical Services	Unknown. Less than 30 minutes on site if called.	Fire truck and/or ambulance. EMS calls fall into two general categories. Acute medical emergencies (heart attack, stroke, etc.) and acute non-medical incidents (falls).	EMS entities can be asked to use neither sirens or flashing lights for calls to this home. This is a common practice among even among larger assisted living facilities that are within residential neighborhoods. This home is also able to leverage its technological assets to allow for telemedicine evaluation of residents who fall. This should further mitigate the need for EMS calls.	Moderate to Minimal
Holidays	To be determined	Certain holidays have a potential natural increase in visitation numbers (Mother's Day, Father's day, Christmas).	This home can communicate well ahead of time to family and friends that for certain holidays we need a hard count of potential visitors. For warm weather holidays we would plan for off-site events at local park shelters to accommodate a larger number of visitors if needed. For cold weather holidays an off-site event is one option. Another option being a series of smaller event weekend events around a given holiday to spread out the traffic and parking pressures on the neighborhood.	Moderate to Minimal
Clergy/Spiritual Services	1 hour/2 months	Single passenger vehicle. In person visitation for this client population is rare outside of end of life visitation.	Coordinate arrival and departure with other vendors and visitors.	Minimal
Administrator	not applicable	Administrator lives on site	None	None
Medical Transportation (non-emergent)	As needed	Single passenger vehicle. Unless prearranged this is the responsibility of the clients family or friends. Clients with extensive medical needs would not fall under the licensing guidelines for this home.	Coordinate scheduling with family and	Minimal
Funeral Home Services	30 minutes	Single passenger van	No mitigation needed	Minimal
Coroner	30 minutes	Single passenger vehicle	No mitigation needed	Minimal

Miramont Memory Care
Off-site Employee Parking



There is **PLENTY** of **PUBLIC STREET PARKING** along East Boardwalk Drive and Highcastle Drive

DELICH ASSOCIATES Traffic & Transportation Engineering
2272 Glen Haven Drive Loveland, Colorado 80538
Phone: (970) 669-2061 Fax: (970) 669-5034

MEMORANDUM

TO: C. Eric Shenk, M.D.
Stephanie Hansen, Ripley Design
Alex Gresh, F9 Productions
Steve Gilchrist, Fort Collins Traffic Operations

FROM: Matt Delich

DATE: May 13, 2021

SUBJECT: Residential Assisted Living Home at 636 Castle Ridge Court Traffic Impact Study
(File: 2118ME01)

A change of use is proposed in the single family home at 636 Castle Ridge Court in Fort Collins. It is proposed to be converted to a residential assisted living home with 16 beds. Castle Ridge Court is classified as a Local Street on the Fort Collins Master Street Plan. It has a two-lane cross section (not striped) with on-street parking. There are sidewalks along Castle Ridge Court. Castle Ridge Court intersects with Highcastle Drive to the east. Highcastle Drive is classified as a 2-Lane Collector Street. The site plan is provided in the Appendix. There is a driveway that accesses garages on the northwest side of the house. The following comment was provided in the Concept Review letter for this proposal: "*We will need the applicant to provide us with a letter or memo detailing the anticipated traffic they can expect on a daily basis at this site. Please include hours of operation, number of staff, deliveries, and expected daily guests. This will allow us to determine if a more thorough evaluation, or Traffic Impact Study, will be needed.*" In addition to addressing this comment, the scope was discussed with Steve Gilchrist, Fort Collins Traffic Operations. Since the trip generation is expected to be low, a memorandum documenting compliance with the ***Larimer County Urban Area Street Standards (LCUASS)***, 4.2.2E – No TIS Required, was prepared.

The existing house is a single family residence. **Trip Generation, 10th Edition**, ITE was used as the reference document in calculating the trip generation for the existing and the proposed land uses in these analyses. The existing house is large with a four car garage. The house is currently not occupied. Given its size, it is reasonable to expect that a former/future resident would have multiple drivers and have vehicles in 3 or 4 of the garage spaces. Since number of vehicles is a trip generation variable, with a high trip generation correlation, it was used in the trip generation calculation, along with the dwelling unit variable. For the trip generation analysis, 4 vehicles was used. The average daily and peak hour trip generation was calculated as shown in Table 1. The calculated trip

generation for the existing house: 18 daily trip ends, 2 morning peak hour trip end, and 2 afternoon peak hour trip end.

The proposed residential assisted living home will have 16 beds. There will be seven employees: three on each of two 'active' shifts (day and evening) and one on the night shift. According to information provided, visitors will be required to make appointments in order to limit/monitor this travel aspect. Assisted Living (Code 254), with both floor area and number of employees as the trip generation variables, were used to calculate the trip generation. Table 2 shows the trip generation for the proposed residential assisted living home. The average calculated trip generation for the proposed use is: 36 daily trip ends, 3 morning peak hour trips ends, and 4 afternoon peak hour trip ends.

The following addresses each of the items in ***LCUASS***, 4.2.2E - No TIS Required (Fort Collins Criteria): 1. The peak hour trip generation will be 36 daily trip ends, 3 morning peak hour trip ends, and 4 afternoon peak hour trip ends. However, the difference (net increase) in traffic will be: 18 more daily trip ends, 1 more morning peak hour trip end, and 2 more afternoon peak hour trip ends; 2. No additional accesses are proposed; 3. This is a redevelopment; 4. The primary mode of travel for employees and visitors will be by private automobile. There will be small truck delivery of food, etc. However, it is not likely that this will occur on a daily basis; 5. The land use will not likely cause less than acceptable level of service on the adjacent streets and intersections; 6. There is no known significant accident history on adjacent streets and intersections; 7. The land use proposal does not directly access a State Highway; 8. Site traffic will not significantly impact adjacent, existing residential areas; 9. In the neighborhood meeting, there was neighborhood opposition concerning a number of issues, including traffic; and 10. Site traffic will not negatively impact bicycle and pedestrian facilities.

There are sidewalks along the adjacent street frontage. Bike lanes are currently striped on Highcastle Drive.

The trip generation related to the proposed residential assisted living home will be minimal. It is respectfully requested that no further traffic impact analyses be required for the proposed residential assisted living home.

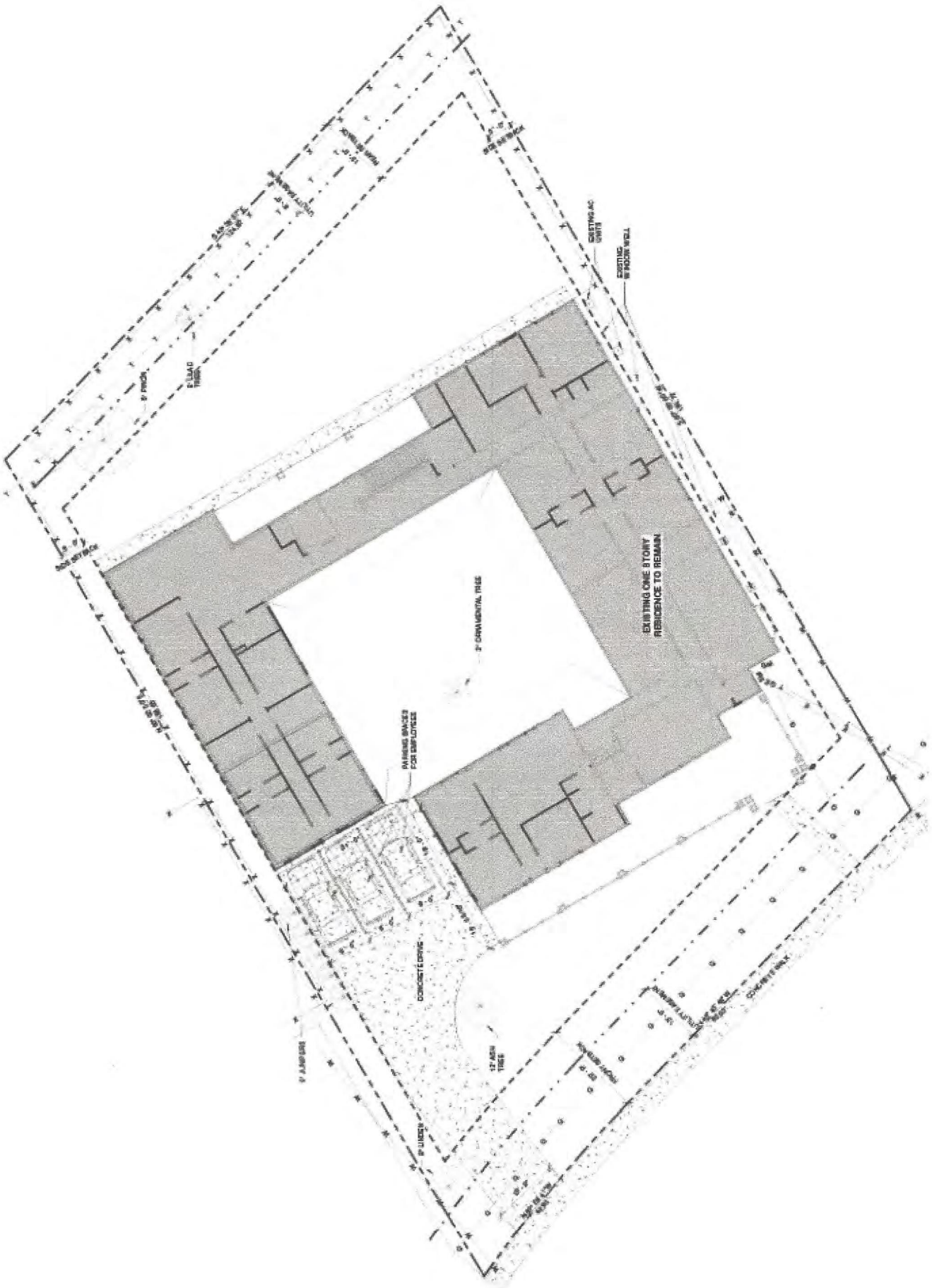
TABLE 1
Trip Generation for the Existing Single Family Dwelling Unit

Code	Use	Size	AWDTE		AM Peak Hour		PM Peak Hour	
			Rate	Trip Ends	Rate	Trip Ends	Rate	Trip Ends
210	Single Family Detached Housing	1 DU	9.44	10	0.74	1	0.99	1
210	Single Family Detached Housing	4 Vehicles	6.36	26	0.50	2	0.69	3
Average Trip Generation				**18**		**2**		**2**

TABLE 2
Trip Generation for the Proposed Residential Assisted Living Home

Code	Use	Size	AWDTE		AM Peak Hour		PM Peak Hour	
			Rate	Trip Ends	Rate	Trip Ends	Rate	Trip Ends
254	Assisted Living	16 Beds	2.60	42	0.19	3	0.26	4
254	Assisted Living	7 Employees	4.24	30	0.39	3	0.49	3
Average Trip Generation				**36**		**3**		**4**

APPENDIX


EXISTING ONE STORY
RESIDENCE TO REMAIN
3" ORNAMENTAL TREE
PARKING SPACES
FOR EMPLOYEES
CONCRETE DRIVE
12" ASH
TREES
EXISTING AC
UNITS
EXISTING
WINDOW WELL

Neighborhood Meeting Summary

636 Castle Ridge Court – Group Home
April

City Staff Attending:

Alyssa Stephens—Development Review Liaison
Kai Kleer—City Planner
Dave Betley—Civil Engineering Manager

Applicants:

Xioma Diaz and Eric Shenk

Summary

- **Meeting Topic:** A proposal for a group home for 16 people at 636 Castle Ridge Ct. The project would include modifications to the interior and exterior.
- **Meeting Details:**
  - ~70 attendees, including staff and applicants
  - Meeting was recorded and posted online at OurCity.FCGov.com/DevReview
- **Overview:**
  - Q&A primarily focused on:
    - Traffic and safety concerns for vehicles and pedestrians, particularly related to the narrow street width and increased traffic from staff, delivery vehicles, trash pickup, and emergency vehicles,
    - Compatibility of a group home with nearby residential areas and HOA covenants, and
    - The owners' business and operational plans.
  - Attendees who spoke or submitted questions via chat were mostly opposed to the development, though there were comments in the chat in support of the project because of the need for care services. Attendees were not in support of accommodating a larger 16-bed facility instead of the code limit of eight. Reasons for opposition included safety concerns related to increased vehicle traffic and parking, a concern over the sustainability of the business, and concerns over impacts to property values and neighborhood livability.
  - Though the meeting ending with many high-level questions answered, there were still questions remaining. Another neighborhood meeting is recommended if the plans move forward when applicants can provide clearer answers regarding their business plans. This would also give attendees an opportunity to provide feedback on driveway design, landscaping, etc.

Applicant Overview

- Proposal for an assisted living facility (memory care). Goal is to provide more personalized care at a small scale.
- Additional windows are proposed to be added facing northwest
- The project is for a 16-resident facility
- It is anticipated that a sprinkler system and security system will be added to the home.

- Fence will need to be installed around the perimeter of the rear yard
- Examples of group homes in the community:
    - Turnberry Place
    - Eagles Nest
    - Monarch Greens
    - Seneca House
- Residents will not and cannot have cars
- Visitation by appointment only (this is debated later in the comment summary)
- Three caregivers to provide service for residents
- Normal sized van is used for groceries and day trips
- Deliveries will only happen during the day
- Memory care patients cannot leave unattended
- Electronic locks will be installed on all exterior doors

Question & Answer

C. The City should locate or identify other places for this proposal to go. I would like this project to go away.

C. We are trying to enjoy property in peace. This is commercial in nature.

Q. Who is the buyer?
A. Eric Shenk and Xioma Diaz

Q. Couldn't this turn into a drug rehab facility?
A. The proposal is for a medical care facility.

A. The group home use covers a large group of people who are considered a protected class by the Americans with Disabilities Act and Fair Housing Act. Any approval of the project could be conditioned to limit the scope of group home to what is being proposed by the applicant team.

Streets and Traffic

C. This is a street that is not maintained by the City. There are concerns about snow removal and the ability to access the site.
A. The applicant indicated that they would contract with a snow removal company for their site. It is unclear how the street would be managed or if there are other agreements in place that are covered by the HOA.

Q. There are young children in the area, why is it reasonable to put a use that generates a greater amount traffic.
A. Matt Delich, traffic engineer, commented that a typical single-family home generates 10 trips a day. Could go up 18-20 depending on how many drivers are in the house and that a traffic study has not been generated.

Q. Because this is a private street and is maintained by homeowners. How does the applicant anticipate participating in future maintenance?

A. This property is at the edge of the subdivision and we are happy to talk about what is fair, based on a proportionate impact of the project.

Q. What is the protocol for visitation?
A. Appointment only is anticipated. It works well, allows more control by the facility.

C. This is a low density, large lot neighborhood; this one proposal is close to doubling the amount of people on the street. This is a need that can be met somewhere else.

C. This is a high-density commercial use. We are against the additional impacts of parking and traffic that this project will create.

Q. What will the exterior lighting plan look like?
A. There are no plans for exterior lighting other than what is currently present. Security system will be infrared.

Q. How will this be classified as taxes go?
A. It is not clear.

C. Solid fences are against the HOA rules.

Q. What are the plans on fencing.
A. In order to make the rear yard usable we will be required to fence the space in. Additionally, for privacy purposes we are thinking that a 15-foot long fence would be needed along the northwest property line.

Q. How is parking being met?
A. We anticipate three caregivers to need to park on the site. There are several ways that we think parking can be managed and laid out and would like to receive input from the neighborhood on.

C. It is expected that visitations will go back to being in-person after COVID becomes less prominent. The concern is that less digital or scheduled visitation will happen and that this will in turn generate unexpected traffic in the neighborhood.

C. Two thirds of the fire calls are medical related. There are concerns that fire trucks and ambulances will create additional disruptions such as traffic and noise for the neighborhood.

There are concerns about landscaping in front of the home being modified or removed and creating unscreened parking.
C. There are concerns about encroaching on the privacy of our back yard to the east of the site.

C. Caregivers are responsible for preparing meals, cleaning, and bathing residents. Six residents per one caregiver is the maximum ratio permitted.

C. Pharmacies will bring a 90-day supply of meds for the facility. It is anticipated that a pharmacy would visit 1-2 times a week.

C. Visitation by appointment will be part of the operating protocol of the facility.

C. If the group home goes through there is nothing that says you need to have an ambulatory resident there. Consideration needs to be given to the entire umbrella that the use will allow.

Q. How do we ensure accountability of what happens on the site?
A. There is a very clear distinction of what is allowed by the state. If a resident requires any type of medical attention and if someone declines in health below a threshold defined by the State, a resident will be required to be transferred to a skilled nursing facility.

C. All examples of group homes are 8-people or less. There are state rights to allow visitations from loved ones whenever they would like. It would not be possible to restrict visits to appointment only.

Q. Are you allowing hospice? Are there a limit on the number of hospice residents? There are concerns that this will drive the number of visitors up.
A. We will be allowing hospice and there is not a limit to the number of hospice residents.

Q. When will the plans be submitted to the City?
A. We are expecting to submit by the end of the month.

Q. What are the plans for waste disposal?
A. Medical waste will be limited to pill bottles. They may need to be collected monthly and is contracted by a private company. The receptacle would be in the courtyard, gated. Regular waste will be disposed of in 3-4 65-gallon bins and will be stored in the courtyard area, wheeled out to be picked up by the standard trash service.

Q. The HOA has long standing covenants that require single-family residents only. This is not an appropriate use for this neighborhood.
A. The attorney for the applicant response provided a background on the American with Disability Act. She also indicated that the applicant is here in good faith and the property is zoned for the group home use.

Q. Development to be harmonious with the neighborhood. What is special about the project that allows this project to go beyond eight?
A. Staffing ratios and the cost of memory care homes.

C. This seems like a bad business model.

C. Assisted living facilities required a critical mass to operate. 16-residents allow for an adequate number of caregivers

C. This seems like too small of a house for 16-residents.

Q. What is the required square footage pre resident of the group home.
A. 120 square feet per resident and for bathrooms 6 residents per 1 bathroom.

Q. What if the street does not meet PFA standards? Whose responsibility is it to improve the road?

A. Typically, development is required to pay-its-way. PFA will be required to review the project and provide comment. It is not clear to what extent the development will be required to improve the street.

C. Group home classification could be very broad and that there may be unanticipated impacts if a different type of user takes over operation of the property.

Q. What is the next steps in process to receive clear answers to the project?
A. Conditions can be imposed on the project to help mitigate some of the concerns.

Q. What is the consideration on what the proximity to the school with respect to pick-up and drop-off and pedestrian traffic?
A. We are willing to work through any issues the community might have about these topics and can be addressed through the iterative process.

C. This would be the first group home of 16 in the community.

Q. How would fire access be ensured to the back yard if landscaping were added to the sides of the house?

Q. What type of fencing would be required?
A. Wrought iron is permitted by the covenants; there are design details that need to be reviewed by the HOA.

Community Development and Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522
970.221.6689
970.224.6134 - fax
fcgov.com

December 17, 2020

Eric Shenk
Fort Collins, CO

Re: 636 Castle Ridge Ct Group Home
Description of project: This is a request to convert an existing single-family dwelling located at 636 Castle Ridge Ct (parcel #9601408002) into a group home. The proposed facility would be 16 bedrooms total, with a focus on residential assisted living for retirement age tenants. Access will be taken from Castle Ridge Ct to the southwest. The property is located approximately .4 miles west of S Lemay Ave. The property is within the Low Density Residential (RL) zone district and is subject to Planning & Zoning Board (Type 2) Review.

Please see the following summary of comments regarding 636 Castle Ridge Ct Group Home. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, please contact your Development Review Coordinator, Brandy Bethurem Harras via phone at 970-416-2744 or via email at bbethuremharras@fcgov.com.

Comment Summary

Development Review Coordinator

Contact: Brandy Bethurem Harras, 970-416-2744, bbethuremharras@fcgov.com

1. I will be your primary point of contact throughout the development review and permitting process. If you have any questions, need additional meetings with the project reviewers, or need assistance throughout the process, please let me know and I can assist you and your team. Please include me in all email correspondence with other reviewers and keep me informed of any phone conversations. Thank you!
   Acknowledged
2. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff,

would be present to facilitate the meeting.
A neighborhood meeting was held on April 5th, 2021

3. I will provide you a roadmap specific to your development review project, helping to identify each step of the process. For more detailed process information, see the Development Review Guide at www.fcgov.com/drg . This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
Acknowledged.

4. I will provide a Project Submittal Checklist to assist in your submittal preparation. Please use the checklist in conjunction with the Submittal Requirements located at: http://www.fcgov.com/developmentreview/applications.php.
The checklist provided is specific to this Conceptual project; if there are any significant changes to this project, please let me know so we can adjust the checklist accordingly. I can send an updated copy of the Submittal Checklist to ensure you are submitting the correct materials.
Acknowledged.

5. As part of your submittal you will respond to the comments provided in this letter. This letter is provided to you in Microsoft Word format. Please use this document to insert responses to each comment for your submittal, using a different font color. When replying to the comment letter please be detailed in your responses, as all comments should be thoroughly addressed. Provide reference to specific project plans or explanations of why comments have not been addressed, when applicable.
Acknowledged.

6. The request will be subject to the Development Review Fee Schedule: https://www.fcgov.com/developmentreview/fees.php.
I will provide estimated fees, which are due at time of project submittal for formal review. This is an estimate of the initial fees to begin the development review process based on your Conceptual Review Application. As noted in the comments, there are additional fees required by other departments, and additional fees at the time of building permit. The City of Fort Collins fee schedule is subject to change - please confirm these estimates before submitting. If you have any questions about fees, please reach out to me.
Acknowledged.

7. Submittals are accepted any day of the week, with Wednesday at noon being the cut-off for routing the same week. Upon initial submittal, your project will be subject to a completeness review. Staff has until noon that Friday to determine if the project contains all required checklist items and is sufficient for a round of review. If complete, a formal Letter of Acceptance will be emailed to you and the project would be officially routed with a three-week round of review, followed by a formal meeting.
Acknowledged.

8. When you are ready to submit your formal plans, please make an appointment with me at least 24 hours in advance. Applications and plans are submitted electronically with initial fees. Pre-submittal meetings can be beneficial to ensure you have everything for a complete submittal. Please reach out and I will assist in those arrangements.
Acknowledged.

Planning Services

Contact: Kai Kleer, 970-416-4284, kkleer@fcgov.com

1. Numerous community members have raised concerns about compliance with subdivision covenants. Please know that these are separate, private matters that must be addressed independent from the development review process.
   Acknowledged, this conversation is on-going
2. This project is subject to a Type II review process and will require a neighborhood meeting prior to any formal submittal.
   A neighborhood meeting was held on April 5th, 2021
3. Pursuant to 3.8.5(A), the maximum number of residents for a residential group home is 8.
   A request for reasonable accommodation for 16 beds was approved in June of 2021
4. Pursuant to 3.2.2(K)(1)(f), two (2) parking spaces for every three (3) employees, and in addition, one (1) parking space for each four (4) adult residents, unless residents are prohibited from owning or operating personal automobiles.
   Three employees are anticipated at one time. The residents will not have vehicles. See site plan for parking space locations.
5. In the narrative, there was mention that additional windows would be provided for each bedroom. Please consider the placement of the windows in a way that preserve privacy for the occupants and neighbors. More details may be needed at time of a formal review.
   See elevations
6. Regarding noise, is it anticipated that a commercial exhaust fan will be required for the kitchen? If so, please detail where this would be located and a spec sheet that details decibel rating of the unit. Municipal Code limits the noise level measured at the property line is limited to 50-55 decibels depending on the time of day.
   No commercial exhaust fans are required.
7. How will trash, recycling, and linens be handled on site? Please ensure any containers related these services are fully screened from public view.
   Residential sized bins will be used and stored out of view within the courtyard.
8. Please note that at time of building permit, no permanent certificate of occupancy will be issued by the City for a group home until the person applying for the group home has submitted a valid license, or other appropriate authorization, or copy thereof, from a governmental agency having jurisdiction.
   Acknowledged.
9. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at http://www.colocode.com/ftcollins/landuse/begin.htm.
   Acknowledged.
10. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
    Acknowledged. See modification submitted.

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. OCCUPANCY GROUP CLASSIFICATION & CHANGE OF USE
   Poudre Fire Authority and the City of Fort Collins have adopted the 2018 International Fire Code (IFC). Should this property undergo a change of use, the building will require upgrades consistent with current code requirements for the assigned occupancy group. While the Building Dept. assigns the occupancy classification, it appears from the conceptual material submitted that a Group R-4, Condition 2 occupancy is being proposed with memory care and up to 16 persons. The following comments are based upon that classification. Contact the building department for occupancy group details.
   Acknowledged.
2. FIRE CONTAINMENT VS FIRE SPRINKLER SYSTEM
   With a change of use, local amendment to the IFC requires buildings exceeding 5,000 square feet to be sprinklered or fire contained; however, if the occupancy classification should be a Group R-4, Condition 2 a fire sprinkler system shall be installed.
   Acknowledged. A fire sprinkler system will be installed in accordance with the IFC.
3. AUTOMATIC FIRE SPRINKLER SYSTEM - GROUP R-4
   > An automatic sprinkler system shall be provided throughout buildings with a Group R-4, Condition 2 fire area.
   Acknowledged. A fire sprinkler system will be installed in accordance with the IFC.
   > Indicate the location of the fire service line on the Utility Plan.
   See plans
   > Indicate the location of the Fire Department Connection (FDC), street side on the Utility Plan.
   See plans
4. FIRE ALARM & DETECTION SYSTEMS – GROUP R-4
   Single or multiple-station smoke alarms shall be installed and maintained regardless of occupant load as per IFC 907.2.10.2.
   Acknowledged
5. FIRE APPARATUS ACCESS
   Fire access is required to within 150 feet of all exterior portions of any building's ground floor as measured by an approved route around the perimeter. As measured from Castle Ridge Ct, the total perimeter distance is estimated at 410 feet. That measure exceeds the maximum allowable distance of 300 feet by 110 feet. As the building is required to be equipped with a fire sprinkler system as a Group I-2, the out-of-access condition will be allowed so long as no other changes to the building's area or footprint are being proposed.
   Acknowledged. No changes to the footprint are proposed.
6. WATER SUPPLY
   A fire hydrant capable of providing 1500 gpm at 20 psi residual pressure is required within 300 feet of any commercial building as measured along an approved path of vehicle travel. An existing hydrant located at the SW corner of the property is appropriately located, however it is the responsibility of the applicant to verify pressure and volume.
   Acknowledged. Please provide instructions on how to acquire that information.
7. KEY BOXES REQUIRED
   Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in an approved, exterior location (or locations) on every new or existing building equipped with a required fire sprinkler or fire alarm system. The box shall be positioned 3 to 7 feet above finished floor and within 10 feet of the front door, or closest door to the fire alarm panel.
   Acknowledged

8. ADDRESS POSTING
   New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of eight-inch numerals on a contrasting background.
   The property complies.
9. COMMERCIAL KITCHEN HOODS
   A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.
   There will not be any commercial exhaust hoods or fans needed.

Department: Building Code Review

Contact: Russell Hovland, 970-416-2341, rhovland@fcgov.com

1. A group home with 6 to 16 occupants is a change of occupancy to R-3 in the IBC building code and requires a building permit to approve this occupancy. A fire sprinkler system is required for this change.
   Acknowledged. A sprinkler system is proposed.
2. A group home with 6 to 16 occupants who receive custodial care is a change of occupancy to R-4 in the IBC and requires a building permit to approve this occupancy. A fire sprinkler system is required for this change.
   Acknowledged. A sprinkler system is proposed.

Department: Engineering Development Review

Contact: Spencer Smith, 970-221-6603, smsmith@fcgov.com

1. This project is responsible for dedicating any easements and/or rights-of-way that are necessary or required by the City for this project. If required, the applicant will be required to submit legal descriptions and exhibits to the City to review as part of this project. The legal descriptions and exhibits will need to be prepared by a licensed Colorado Land Surveyor. A completed Transportation Development Review Fee application and associated fees ($250/easement) will need to accompany the submittal of the legal descriptions and exhibits. Please coordinate with Engineering Development Review staff regarding the easement dedication process. Additional information on the dedication process can be found at: http://www.fcgov.com/engineering/devrev.php
   Castle Ridge Court is a private street. We do not anticipate dedication of any easements and or rights-of-way.
2. Larimer County Road Impact Fees and Transportation Expansion Fees are due at the time of building permit. Please contact Kyle Lambrecht at (970)-221-6566 if you have any questions.
   Acknowledged.
   3. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: http://www.fcgov.com/engineering/dev-review.php
   Acknowledged.
4. All public sidewalk, driveways and ramps, existing or proposed, adjacent or within the site, need to meet ADA standards. If they currently do not, they will need to be

reconstructed so that they do meet current ADA standards as a part of this project.
Acknowledged.

Department: Traffic Operations

Contact: Steve Gilchrist, 970-224-6175, sgilchrist@fcgov.com

1. TRAFFIC IMPACT STUDY: We will need the applicant to provide us with a letter or memo detailing the anticipated traffic they can expect on a daily basis at this site. Please include hours of operation, number of staff, deliveries, and expected daily quests. This will allow us to determine if a more thorough evaluation, or Traffic Impact Study, will be needed.
   See submitted memo

Department: Electric Engineering

Contact: Austin Kreager, 970-224-6152, akreager@fcgov.com

1. Due to the change in use for the property, Light and Power would no longer own, or maintain your service conductor. It would become the responsibility of the property owner.
   Acknowledged.
2. Do you anticipate any changes to the existing service capacity? If so, you will be responsible for any system modifications as well as the additional capacity fee.
   Understood.
3. You may contact Austin Kreager, project engineering if you have questions. (970) 224-6152. You may reference Light & Power's Electric Service Standards at http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_18November2016_Amendment.pdf
   You may reference our policies, development charge processes, and use our fee estimator at http://www.fcgov.com/utilities/business/builders-and-developers.
   Acknowledged

Department: Erosion Control

Contact: Chandler Arellano, (970) 420-6963, carellano@fcgov.com

1. No Comment from Erosion Control. Based upon the submitted Planning Materials it has been determined that this project; will disturb less than 10,000 sq. ft., is not proposed to be in a sensitive area, has no steep slopes (greater than 3H:1V) within or adjacent to the project, and is not part of a larger common development that will or is under construction. Therefore, no Erosion Control Material submittal is needed. If this project substantially changes in size or design where the above criteria now apply, erosion control materials should be submitted. Though the project at this time requires no erosion control material submittal, the project still must be swept and maintained to prevent dirt, saw cuttings, concrete wash, trash debris, landscape materials and other pollutants from the potential of leaving the site and entering the storm sewer at all times during the project in accordance with City Code 26-498. If complaint driven or site observation of the project seem not to prevent the pollutant discharge the City may require the project to install erosion and sediment control measures. Nearby inlets that

may be impacted by the pollutants, in particular dirt, should be protected as a good preventative practice and individual lots should be protected from material escaping onto the sidewalk. If at building permit issuance any issues arise please email erosion@fcgov.com to help facilitate getting these permits signed off.
Acknowledged.

Department: Stormwater Engineering
Contact: Matt Simpson, (970)416-2754, masimpson@fcgov.com

2. No site improvements (site specific comment):
No improvements or increases in impervious area are indicated in the application, so there are no Stormwater requirements. Please contact Water Utilities Engineering (WaterUtilitiesEng@FCgov.com) if site improvements are anticipated.
Acknowledged.

Department: Water-Wastewater Engineering

Contact: Matt Simpson, (970)416-2754, masimpson@fcgov.com

1. Other service district (site specific comment):
This project site is located within the Fort Collins Loveland Water District and the South Fort Collins Sanitation District for water and sewer service. Please contact them at (970) 226-3104 for development requirements.
Acknowledged. Messages have been left.

Department: Environmental Planning

Contact: Scott Benton, , sbenton@fcgov.com

1. INFORMATION ONLY: Our city cares about the quality of life it offers its residents now and generations from now. The City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be:
1) Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP) provides communication materials and on-site assessments to support recycling program. Also provides rebates for new compost programs: http://fcgov.com/recycling/wrap.php
2) Solar Rebate Program offers up to $50,000 in rebates to Fort Collins Utility customers for the installation of solar PV: www.fcgov.com/solar, contact Rhonda Gatzke at 970-416-2312 or rgatzke@fcgov.com
3) Integrated Design Assistance Program offers financial incentives and technical support for new construction and major renovation projects. Must apply early in the design phase: http://fcgov.com/idap, contact David Suckling at 970-416-4251 or dsuckling@fcgov.com
Acknowledged. The building is currently equipped with a solar array.

Department: Forestry

Contact: Christine Holtz, , choltz@fcgov.com

1. Is there any tree impact anticipated? If so, please contact City Forestry (choltz@fcgov.com) to obtain tree inventory and mitigation information. This meeting should occur prior to a PDP submittal. Significant trees should be retained to the extent reasonably feasible.

At this time, we do not anticipate any site improvements or tree impacts.

Department: Technical Services

Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

1. As of January 1, 2015, all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work. Please contact our office for up to date Benchmark Statement format and City Vertical Control Network information.
   Acknowledged.

2. If submitting a replat is required for this property/project, addresses are not acceptable in the Subdivision Plat title/name. Numbers in numeral form may not begin the title/name. Please contact our office with any questions.
   No Subdivision Plat is proposed.

Community Development and Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522
970.221.6689
970.224.6134 - fax
fcgov.com/developmentreview

August 17, 2021

Stephanie Hansen
Ripley Design, Inc
419 Canyon Ave.
Suite 200
Fort Collins, CO 80521

RE: Castle Ridge Group Home, PDP210012, Round Number 1

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of Castle Ridge Group Home. If you have questions about any comments, you may contact the individual commenter or direct your questions through your Development Review Coordinator, Brandy Bethurem Harras via phone at 970-416-2744 or via email at bbethuremharras@fcgov.com.

Responses in Orange contact architect

Responses in Purple contact landscape architect

Responses in Blue contact owner

Comment Summary:

Department: Development Review Coordinator
Contact: Brandy Bethurem Harras, 970-416-2744, bbethuremharras@fcgov.com
Topic: General

Comment Number: 1
07/15/2021: INFORMATION:
I will be your primary point of contact throughout the development review and permitting process. If you have any questions, need additional meetings with the project reviewers, or need assistance throughout the process, please let me know and I can assist you and your team. Please include me in all email correspondence with other reviewers and keep me informed of any phone conversations. Thank you!

Response: Will do

Comment Number: 2
07/15/2021: INFORMATION:
As part of your resubmittal you will respond to the comments provided in this letter. This letter is provided to you in Microsoft Word format. Please use this

document to insert responses to each comment for your submittal, using a different font color. When replying to the comment letter please be detailed in your responses, as all comments should be thoroughly addressed. Provide reference to specific project plans or explanations of why comments have not been addressed, when applicable, avoiding responses like noted or acknowledged.

Response: Noted!

Comment Number: 3

07/15/2021: INFORMATION:

Please follow the Electronic Submittal Requirements and File Naming Standards found at https://www.fcgov.com/developmentreview/files/electronic submittal requirements and file naming standards_v1_8 1 19.pdf?1566857888. File names should begin with the file type, followed by the project information, and round number. Example: UTILITY PLANS_PROJECT NAME_PDP_Rd2.pdf It may be appropriate to abbreviate some file types, such as Traffic Impact Study to TIS.

Response: Files names have been updated

Comment Number: 4

07/15/2021: INFORMATION:

Resubmittals are accepted any day of the week, with Wednesday at noon being the cut-off for routing the same week. When you are ready to resubmit your plans, please notify me advanced notice as possible.

Response: Understood

Comment Number: 5

07/15/2021: INFORMATION:

Temporary Service Changes - City of Fort Collins Development Review

In order to continue providing thorough reviews and giving every project the attention it deserves, the City of Fort Collins is implementing temporary changes in how we serve our development customers. As you may be aware, we are experiencing staff shortages in a number of key departments, which has begun to impact the timeliness of our reviews. We recognize that development and construction play a critical role in our community's vibrancy and economic recovery, and we have been exploring options for mitigating impacts to our customers. As a result, we will be making some temporary service changes. Beginning Monday May 10th one additional week of review time will be added to all 1st and 2nd round submittals (increase from 3 weeks to 4 weeks).

Response: Understood

Comment Number: 6

07/15/2021: INFORMATION:

LUC 2.211 Lapse, Rounds of Review: Applicants, within one hundred eighty (180) days of receipt of written comments and notice to respond from the City on any submittal (or subsequent revision to a submittal) of an application for approval of a development plan, shall file such additional or revised submittal documents as are necessary to address such comments from the City. If the additional submittal information or revised submittal is not filed within said period of time, the development application shall automatically lapse and become null and void.

Response: Understood

Comment Number: 7

07/15/2021: FOR HEARING:
This proposed project is processing as a Type 2 Development Plan. The decision maker for Type 2 is the Planning and Zoning (P&Z) Commission. For the hearing, we will formally notify surrounding property owners within 800 feet (excluding public right-of-way and publicly owned open space). Staff would need to be in agreement the project is ready for Hearing approximately 3-5 weeks prior to the hearing. I have attached the P&Z schedule, which has key dates leading up to the hearing.

Response: Understood

Comment Number: 8

07/15/2021: FOR HEARING:
All "For Hearing" comments need to be addressed and resolved prior to moving forward with scheduling the Hearing. Staff would need to be in agreement the project is ready for Hearing approximately 3 5 weeks prior to the hearing.

Response: Understood

Department: Planning Services

Contact: Kai Kleer, 970-416-4284, kkleer@fcgov.com

Topic: General

Comment Number: 1

08/02/2021: FOR HEARING:
The intent of the group home standards are largely to integrate the use into the existing neighborhood and to ensure compatibility through the preservation of residential character.

Modifications to the front façade should be limited to the maximum extent feasible. Regarding the addition of the two doors to the street facing façade, please consider facing the door inward to the courtyard or eliminating the door.

Response: Existing garage doors that face the street are to remain aesthetically. Please see updated elevation on Sheet A9. The proposed man door north of the kitchen has been relocated to exit through the courtyard. Please see updated elevation on Sheet A9.

Comment Number: 2

08/02/2021: FOR HEARING:
Regarding privacy, there are several areas of significant concern. First being the north elevation of the house where seven large side facing windows are proposed to be added. It is required that the placement of the windows maximize the privacy for neighboring properties. Staff recommends the use of a high-transom windows that still allow for daylight into each respective room but preserve the privacy of the neighbors.

Response: Glazed egress windows are located on the bottom with high transom windows above. Glazed windows will be translucent on exterior and transparent on interior.

Comment Number: 3

08/02/2021: FOR HEARING:
Second, along the south property line, additional landscaping should be provided for the rear yard and existing bay window that provide direct views into the neighboring property.
The following elements should be integrated into the overall screening scheme to the extent feasible:

- dense stands of evergreen trees, canopy shade trees, ornamental trees,shrubs,

vines, planters or other plantings
- plant material in conjunction with a screen panel, arbor, garden wall
- berming or other grade changes where it will help screen

Response: Due to a water line and other utilities it isn't possible to add plantings. Therefore, the fence has been extended to the front corner of the home.

Comment Number: 4

08/02/2021: FOR HEARING:
It appears that a fence is proposed around the site, please provide specification sheet of the proposed fencing. Details should include height, material, color, manufacturer. At the neighborhood meeting it was communicated that only certain types of fencing (wrought iron) were permitted within the site. Has the applicant been in contact with the HOA to ensure what is being proposed is consistent with the neighborhood requirement?

Response: The existing fence will remain as-is or be replaced with a matching fence 1'-0" taller. The fence will be extended to the front, south corner of the home.

Comment Number: 5

08/02/2021: FOR HEARING:
Regarding the garage doors, it was communicated at the neighborhood meeting that the doors would remain in an effort to ensure architectural compatibility with the neighborhood. It is now being demonstrated that the garage doors will we reduced in width to accommodate a person door. What opportunities exist to orient the door toward the courtyard or side lot line?

Response: Existing garage doors that face the street are to remain aesthetically. Please see updated elevation on Sheet A9.

Comment Number: 6

08/02/2021: FOR HEARING:
Please demonstrate the bike rack location on the site plan, it is not clear where the four required spaces will be provided. Please also include a specification sheet of the bike rack.

Response: Please see bike rack location in the courtyard. Please see specification sheet. Bike rack will be this bike rack or similar.

Comment Number: 7

08/02/2021: FOR HEARING:
Please provide the specification sheet for newly proposed doors. Doors should be residential in character and provide similar architectural detailing to what exists.

Response: No new street facing exterior doors are proposed. All new exterior doors will face courtyard.

Comment Number: 8

08/02/2021: FOR HEARING:
How trash, recycling, hazardous materials, and laundry be managed on site? For any pick-up service, please indicate the location and size of containers and where they will be stored.

Response: Trash and recycling will be in the courtyard as shown on the revised plans. Typical residential sized containers. Laundry will be done on-site.

Comment Number: 9

08/02/2021: FOR HEARING:
Regarding lighting, it appears many of the wall mounted fixtures are not fully

shielded and down directional. Please provide a cut sheet of the proposed lighting and locations of fixtures.

Response: Please see provided cut sheet.

Comment Number: 10

08/02/2021: FOR HEARING:

Regarding the kitchen, will there be any additional need for a vent fan on the outside of the building? Please consider the location in a way that minimizes noise impacts to neighbors and demonstrate the location on the site plan.

Response: Kitchen cooking and venting capacity are to remain the same.

Comment Number: 11

08/02/2021: FOR HEARING:

Please ensure all on-site landscaping is identified on the site/landscape plan. The goal is to ensure that existing screening around the vehicle parking and other elements around the site are maintained through the life of the project.

Response: Additional landscape is shown on the new tree mitigation sheet.

Comment Number: 12

08/02/2021: FOR HEARING:

How will the central courtyard be secured. It is not clear from the elevation plans or site plan on how this area is secured and it appears that it will be open to the Driveway. Please include specifications of this area.

Response: The courtyard will be secured with a gate that swings outward with the path of egress travel, has panic hardware on the interior side and an automatic closer. A knox box will be provided on one of the adjacent walls for fire access. Please see specification sheet. Gate will be this specific gate or similar.

Department: Engineering Development Review

Contact: Spencer Smith, 970-221-6603, smsmith@fcgov.com

Topic: General

Comment Number: 1

08/03/2021: INFORMATION ONLY:

This project is responsible for dedicating any easements and/or rights-of-way that are necessary or required by the City for this project. If required, the applicant will be required to submit legal descriptions and exhibits to the City to review as part of this project. The legal descriptions and exhibits will need to be prepared by a licensed Colorado Land Surveyor. A completed Transportation Development Review Fee application and associated fees ($250/easement) will need to accompany the submittal of the legal descriptions and exhibits. Please coordinate with Engineering Development Review staff regarding the easement dedication process. Additional information on the dedication process can be found at: http://www.fcgov.com/engineering/devrev.php

Response: No dedications of easements or ROW is anticipated.

Comment Number: 2

08/03/2021: INFORMATION ONLY:

Larimer County Road Impact Fees and Transportation Expansion Fees are due

at the time of building permit.
Please contact Kyle Lambrecht at (970)-221-6566 if you have any questions.

Response: Understood

Comment Number: 3

08/03/2021: INFORMATION ONLY:
All public sidewalk, driveways and ramps, existing or proposed, adjacent or within the site, need to meet ADA standards. If they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.

Response: All existing driveways and ramps meet ADA standards. All proposed driveways and ramps will mee ADA standards.

Department: Traffic Operation
Contact: Steve Gilchrist, 970-224-6175, sgilchrist@fcgov.com
Topic: General

Comment Number: 1

08/03/2021: FOR HEARING:
We have received and reviewed the Traffic Memo and narrative provided by the applicant detailing the anticipated traffic to be generated by this facility. Based on the estimated trip generation provided, this would not meet the threshold outlined in the Larimer County Urban Area Street Standard to require a full Traffic Impact Study.
We would however like to get more information, like an operational plan with regard to the how the shift change will function with staff already utilizing the existing spaces in the driveway. There is also a question about the legality of limiting visitation to residents. This could potentially have an impact on peak hour traffic, that may require further review.

Response: Our research has determined that it is legal to limit visitation. See provided operational plan.

Department: PFA
Contact: Marcus Glasgow, 970-416-2869, marcus.glasgow@poudre-fire.org
Topic: General

Comment Number: 1

07/27/2021: FOR HEARING:
Fire access is required to within 150 feet of all exterior portions of any building, interior courtyard or facility ground floor as measured by an approved route around the perimeter. This measurement is taken from Castle Ridge Ct. Perimeter access around the building is within an allowable distance with an approved automatic fire-sprinkler system. It is unclear how access is provided to the interior courtyard. If a gate is installed, it must be accessible by an approved method. If the courtyard is closed off, an alternative method must be requested for approval.

Response: There is a gate near the front of the house for access into the courtyard.

UPDATED:
The private street used for Fire Access is currently 28 feet in width. 20 feet of access is required for 2 way traffic. The North side of Castle Ridge Ct. will be

required to be striped with signage as no parking, fire lane. Refer to LCUASS detail #1418 & #1419 for sign type, placement, spacing and add details to the plans.

Response: Please see submitted alternative means and methods letter.

Comment Number: 2

07/27/2021: FOR HEARING:

ALTERNATIVE MEANS & METHODS - Where project size and scope and/or site constraints conflict with fire code compliance, the intent of the fire code may be met via alternative means and methods, as approved by the fire marshal. As per IFC 104.8 & 104.9, the fire marshal may allow this approach when perimeter access and/or aerial apparatus access requirements cannot be met on the site plan. A written plan to meet the intent of the code via alternative means and methods will need to be submitted to the Fire Marshal for review and approval prior to FDP approval.

Response: Please see submitted alternative means and methods letter.

Department: Stormwater Engineering

Contact: Matt Simpson, (970)416-2754, masimpson@fcgov.com

Topic: General

Comment Number: 2

08/02/2021: INFORMATION ONLY:

No improvements or increases in impervious area are indicated in the application. If there are no site improvements that require grading or an increase in impervious area, there are no Stormwater requirements. Please contact Water Utilities Engineering (WaterUtilitiesEng@FCgov.com) if site improvements are anticipated.

Response: See site plan for widening of driveway

Department: Water-Wastewater Engineering

Contact: Matt Simpson, (970)416-2754, masimpson@fcgov.com

Topic: General

Comment Number: 1

08/02/2021: INFORMATION ONLY:

This project site is located within the Fort Collins Loveland Water District and the South Fort Collins Sanitation District for water and sewer service. Please contact them at (970) 226-3104 for development requirements.

Response: Redlines have been received and plans have been revised.

Department: Light And Power

Contact: Austin Kreager, 970-224-6152, akreager@fcgov.com

Topic: General

Comment Number: 1

07/22/2021: INFORMATION:

As stated in the conceptual review, this change in use will make this a

commercial service both in monthly billing, and also in practice that the service wire will now be customer owned.
Service Contact
Barb Andrews, Utility Services, 970.221.6394, bandrews@fcgov.com

Response: Understood

Comment Number: 2

07/22/2021: INFORMATION:
Is this project going to need an increase in capacity? If so, please provide a one line diagram and a C-1 form to Light and Power Engineering. The C-1 form can be found at: https://www.fcgov.com/utilities/img/site_specific/uploads/c-1_form.pdf?1597677310

Response: One line diagram and C-1 form to Light and Power Engineering are in the process of being completed.

Comment Number: 3

07/22/2021: INFORMATION:
You may contact Austin Kreager, project engineering if you have questions. (970) 224-6152. You may reference Light & Power's Electric Service Standards at http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_18November2016_Amendment.pdf
You may reference our policies, development charge processes, and use our fee estimator at http://www.fcgov.com/utilities/business/builders-and-developers.

Response: Understood

Department: Environmental Planning
Contact: Scott Benton, (970)416-4290, sbenton@fcgov.com
Topic: General

Comment Number: 1

07/26/2021: INFORMATION ONLY:
Mail Creek Ditch qualifies as a natural habitat or feature meriting protection under LUC 3.4.1. Will the rear landscaping or exterior lighting be altered?

-If rear landscaping is altered please provide a landscape plan that details the species (with scientific names) of the species to be used, quantities, seed mixes/turf varieties, etc.

-If the rear exterior lighting is altered, please provide a photometric plan, fixture cutsheets, etc. to ensure compliance with LUC 3.2.4 that prohibits light spillage into natural habitats and features.

Response: No changes to the rear landscape or lighting are planned. The rear fence will be replaced with a taller fence in the same location. The retaining wall will not be altered.

Department: Forestry
Contact: Christine Holtz, , cholz@fcgov.com
Topic: General

Comment Number: 1

08/02/2021: FOR HEARING:

Thank you for including the existing trees labeled on the landscape plan. Please also include the tree inventory table from the tree inventory conducted in March of 2021—this is available from choltz@fcgov.com if necessary. Although there are no tree impacts anticipated, we still need a record of existing trees.

Response: Please see tree mitigation plan

Comment Number: 2

08/02/2021: FOR HEARING:

Though there are no anticipated site improvements or landscaping anticipated, in addition to the Site Plan notes, please also include the General Landscape notes, and Tree Protection notes on the landscape plan. These are available from the Development Review Coordinator or from choltz@fcgov.com

Response: Notes have been added to the plans

Department: Erosion Control

Contact: Basil Hamdan, 970-222-1801, bhamdan@fcgov.com

Topic: Erosion Control

Comment Number: 1

07/27/2021: INFORMATION ONLY:

Since no outside site improvements are proposed with this proposal, there are no comments or requirements from Erosion and Sediment Control.

Response: A slight increase of concrete driveway is now proposed.

Department: Building Services

Contact: Katy Hand, , khand@fcgov.com

Topic: Building Insp Plan Review

Comment Number: 1

08/02/2021: BUILDING PERMIT:

This will be a complete change of occupancy from a single family house building under the IRC to a group home under the IBC and appears to be classified as an R-4 occupancy.

Response: Understood

Comment Number: 2

08/02/2021: BUILDING PERMIT:

Accessibility upgrades are required throughout for a complete change of occupancy per 305.4.2 (2018 IEBC). Exterior site impacts include: accessible parking with passenger loading zone, accessible route, and entry.

Response: Please see added accessible parking space with passenger loading zone.

Comment Number: 3

08/02/2021: BUILDING PERMIT:

Change of occupancy with an increase in energy usage requires insulation upgrades. For questions on this requirement, Contact Brad Smith Brsmith@fcgov.com

Response: Understood.

Comment Number: 4

08/02/2021: INFORMATION:

Please visit our website for a list of current adopted building codes and local amendments for building permit submittal:

https://www.fcgov.com/building/codes.php
https://www.fcgov.com/building/energycode

Comment Number: 5

08/02/2021: FOR HEARING:
If the 'fire area' of the existing building exceeds 5,000 sf, then a fire suppression system is required.

Response: A fire suppression system is being provided.

Department: Technical Services

Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

Topic: General

Comment Number: 1

08/03/2021: INFORMATION ONLY:
Unless required during PDP, a complete review of all plans will be done at FDP.

Response: Acknowledged.

Department: Outside Agencies

Contact: Sam Lowe, FCLWD/SFCSD, (970) 226-3104 Ext 113, SLowe@FCLWD.com,

Topic: General

Comment Number: 1

08/06/2021: FOR HEARING:
Please see attached.

Response: See updated drawings and responses

Community Development and

Neighborhood Services

281 North College Avenue

PO Box 580

Fort Collins, CO 80522

970.221.6689

970.224.6134 - fax

fcgov.com/developmentreview

Applicant response to comments-12-8-21

November 30, 2021

Stephanie Hansen

Ripley Design, Inc

419 Canyon Ave.

Suite 200

Fort Collins, CO 80521

RE: Castle Ridge Group Home, PDP210012, Round Number 2

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of Castle Ridge Group Home. If you have questions about any comments, you may contact the individual commenter or direct your questions through your Development Review Coordinator, Brandy Bethurem Harras via phone at 970-416-2744 or via email at bbethuremharras@fcgov.com.

Comment Summary:

Department: Development Review Coordinator

Contact: Brandy Bethurem Harras, 970-416-2744, bbethuremharras@fcgov.com

Topic: General

Comment Number: 1

07/15/2021: INFORMATION:

I will be your primary point of contact throughout the development review and permitting process. If you have any questions, need additional meetings with the project reviewers, or need assistance throughout the process, please let me know and I can assist you and your team. Please include me in all email correspondence with other reviewers and keep me informed of any phone conversations. Thank you!

Comment Number: 2

07/15/2021: INFORMATION:

As part of your resubmittal, you will respond to the comments provided in this letter. This letter is provided to you in Microsoft Word format. Please use this document to insert responses to each comment for your submittal, using a different font color. When replying to the comment letter please be detailed in your responses, as all comments should be thoroughly addressed. Provide reference to specific project plans or explanations of why comments have not been addressed, when applicable, avoiding responses like noted or acknowledged.

Comment Number: 3

07/15/2021: INFORMATION:

Please follow the Electronic Submittal Requirements and File Naming Standards found at https://www.fcgov.com/developmentreview/files/electronic submittal requirements and file naming standards_v1_8 1 19.pdf?1566857888.
File names should begin with the file type, followed by the project information, and round number. Example: UTILITY PLANS_PROJECT NAME_PDP_Rd2.pdf
It may be appropriate to abbreviate some file types, such as Traffic Impact Study to TIS.
*Please disregard any references to paper copies, flash drives, or CDs.

Comment Number: 4

07/15/2021: INFORMATION:

Resubmittals are accepted any day of the week, with Wednesday at noon being the cut-off for routing the same week. When you are ready to resubmit your

plans, please notify me advanced notice as possible.

Comment Number: 5

07/15/2021: INFORMATION:

Temporary Service Changes - City of Fort Collins Development Review

In order to continue providing thorough reviews and giving every project the attention it deserves, the City of Fort Collins is implementing temporary changes in how we serve our development customers. As you may be aware, we are experiencing staff shortages in a number of key departments, which has begun to impact the timeliness of our reviews. We recognize that development and construction play a critical role in our community's vibrancy and economic recovery, and we have been exploring options for mitigating impacts to our customers. As a result, we will be making some temporary service changes.

Beginning Monday May 10th one additional week of review time will be added to all 1st and 2nd round submittals (increase from 3 weeks to 4 weeks).

Comment Number: 6

07/15/2021: INFORMATION:

LUC 2.211 Lapse, Rounds of Review: Applicants, within one hundred eighty (180) days of receipt of written comments and notice to respond from the City on any submittal (or subsequent revision to a submittal) of an application for approval of a development plan, shall file such additional or revised submittal documents as are necessary to address such comments from the City. If the additional submittal information or revised submittal is not filed within said period of time, the development application shall automatically lapse and become null and void.

Comment Number: 7

07/15/2021: FOR HEARING:

This proposed project is processing as a Type 2 Development Plan. The decision maker for Type 2 is the Planning and Zoning (P&Z) Commission. For the hearing, we will formally notify surrounding property owners within 800 feet

(excluding public right-of-way and publicly owned open space). Staff would need to be in agreement the project is ready for Hearing approximately 3-5 weeks prior to the hearing. I have attached the P&Z schedule, which has key dates leading up to the hearing.

Comment Number: 8

07/15/2021: FOR HEARING:

All "For Hearing" comments need to be addressed and resolved prior to moving forward with scheduling the Hearing. Staff would need to be in agreement the project is ready for Hearing approximately 3 to 5 weeks prior to the hearing.

Department: Planning Services

Contact: Kai Kleer, 970-416-4284, kkleer@fcgov.com

Topic: General

Comment Number: 2

09/21/2021 FOR HEARING - UPDATED:

Windows should be translucent on both sides. – **Screen trellis have been provided to screen windows. Windows will be transparent.**

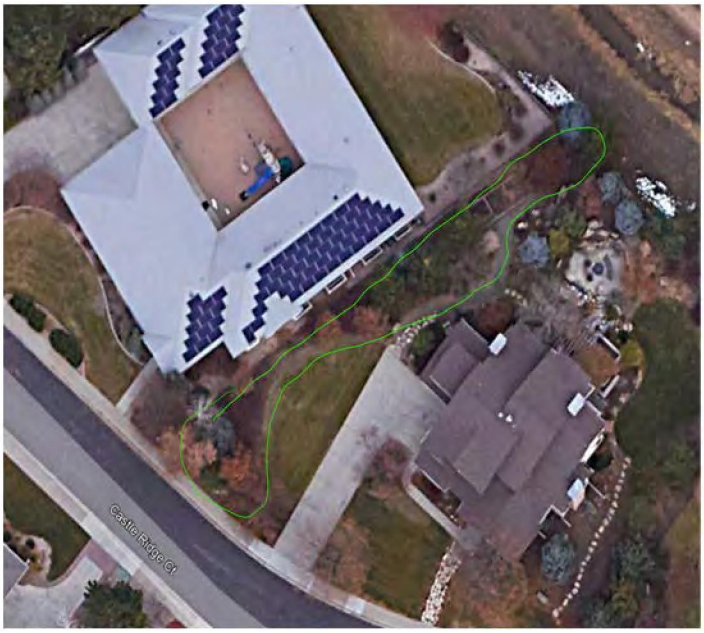
08/02/2021: FOR HEARING:

Regarding privacy, there are several areas of significant concern. First being the north elevation of the house where seven large side facing windows are proposed to be added. It is required that the placement of the windows maximize the privacy for neighboring properties. Staff recommends the use of a high-transom windows that still allow for daylight into each respective room but preserve the privacy of the neighbors.

We have added trellises with vining plants in front of the windows to help maximize the privacy of the neighboring properties.

Comment Number: 3

09/21/2021 FOR HEARING - UNRESOLVED: **- Significant tree and plant material exists on the southern neighbor's property that currently provides screening. Additional plant material between the house and the property line would be in conflict with the neighbor's landscape (see photos below) A waterline also currently runs along the southern property. The separation requirements from shrubs and trees to waterlines makes planting along a portion of the house unfeasible. A screen trellis has been provided to screen the bay window from the neighbor.**



08/02/2021: FOR HEARING:

Second, along the south property line, additional landscaping should be provided for the rear yard and existing bay window that provide direct views into the neighboring property. The following elements should be integrated into the overall screening scheme to the extent feasible:

- dense stands of evergreen trees, canopy shade trees, ornamental trees, shrubs, vines, planters or other plantings
- plant material in conjunction with a screen panel, arbor, garden wall
- berming or other grade changes where it will help screen

The addition of vined trellises in front of the bay window has been added to help obstruct the direct views and maximize the privacy of the neighboring property.

Comment Number: 4

09/21/2021 FOR FINAL PLAN - UPDATED: **- See site plan for fence location and details. Fencing requirements for the backyard will be a 72-inch tall 3 rail wright iron style fence. This request will go through the architectural review committee via a reasonable accommodation request for this project.**

Please add specifications to site plan set.

08/02/2021: FOR HEARING:

It appears that a fence is proposed around the site, please provide specification sheet of the proposed fencing. Details should include height, material, color, manufacturer. At the neighborhood meeting it was communicated that only certain types of fencing (wrought iron) were permitted within the site. Has the applicant been in contact with the HOA to ensure what is being proposed is consistent with the neighborhood requirement?

Comment Number: 6

09/21/2021 FOR FINAL PLAN - UPDATED:

Please add bike rack specs to site plan set.

08/02/2021: FOR HEARING:

Please demonstrate the bike rack location on the site plan, it is not clear where the four required spaces will be provided. Please also include a specification sheet of the bike rack.

Response: Please see location of bike racks in courtyard on the Site Plan – New on Sheet A1. Please see added U Bike Rack to Sheet A2

Comment Number: 8

09/21/2021 FOR HEARING - UNRESOLVED:

How will hazardous materials be handled on site? Container location, size, etc..?

08/02/2021: FOR HEARING:

How trash, recycling, hazardous materials, and laundry be managed on site?

For any pick-up service, please indicate the location and size of containers and where they will be stored.

Please see added trash enclosure to the courtyard on the Site Plan – New on Sheet A1. Trash enclosure can only be accessed by employees. Employees will move trash and recycling bins to the necessary location on trash pick up. There will be no hazardous materials on site. Medical waste (pill bottles) will be in a locked container and removed by professional company approximately once a quarter. All laundry will be managed on site.

Comment Number: 9

09/21/2021 FOR HEARING - UNRESOLVED:

Plan still does not show locations of light fixtures on the building.

08/02/2021: FOR HEARING:

Regarding lighting, it appears many of the wall mounted fixtures are not fully shielded and down directional. Please provide a cut sheet of the proposed lighting and locations of fixtures.

Please see added location of all exterior wall mounted light fixtures that are to be replaced on the Site Plan – New on Sheet A1. Please see added cut sheet of proposed light fixture on Sheet A2.

Comment Number: 10

09/21/2021 FOR HEARING - UPDATED:

Please add note to site plan indicating, "An industrial kitchen vent fan shall not be permitted on the outside of the building."

08/02/2021: FOR HEARING:

Regarding the kitchen, will there be any additional need for a vent fan on the outside of the building? Please consider the location in a way that minimizes noise impacts to neighbors and demonstrate the location on the site plan.

There will be no need for additional venting.

Comment Number: 12

09/21/2021 FOR FINAL PLAN - UPDATED:

Please add these specifications to the site plan.

08/02/2021: FOR HEARING:

How will the central courtyard be secured. It is not clear from the elevation plans or site plan on how this area is secured and it appears that it will be open to the driveway. Please include specifications of this area.

Central courtyard will be secured with a gate equipped with a closer, panic hardware and knox box hardware. Please see location on the Site Plan – New and Courtyard Gate Details on Sheet A1 and A2. Gate opens to driveway in the direction of egress travel for life safety.

Comment Number: 13

09/21/2021 FOR HEARING:

There is significant concern around the removal of existing arborvitae along the driveway. These are seen to provide critical screening for the site and adjacent property. 3.2.2(K) allows for a reduced stall dimension. One compact 8x15 stall can be utilized and the other can be classified as "long-term" and be a dimension of 8.5x18 and the last one "van accessible" space can be 16x18.

Stall dimensions have been adjusted and arborvitae are now to remain.

Comment Number: 14

09/21/2021 FOR HEARING:

Regarding the Operation Plan, staff would only consider the operation of the facility under its full occupancy and not a staged approach. The operational plan should really describe each individual element of traffic (e.g., deliveries, trash, employee 1, 2, 3, mail, etc...). I've asked Traffic Engineering to provide you with an example that would be appropriate.

From the initial review of the Operational Plan staff will be recommending the following conditions:

"Visiting hours shall be limited from 9AM to 6PM, 7-days a week"

"Visitation shall be scheduled in a way that limits the impacts to on-street

parking and staggers traffic in and out of the neighborhood."

"In an effort to mitigate overlap in the need for staff parking during shift changes,

the group home shall provide monetary incentives to encourage: 1) last mile

carpooling from Fossil Creek Park; 2) public transit 3) bicycle ridership"

"Supply, food, and medication delivery shall be limited to certain times of day

that do not overlap employee shift changes and should be limited to 9-6PM, 7-days a week"

We realize that these will require some tweaking based on how the Operation

Plan is updated, however, once finalized we will ask that the notes be added to the site plan.

Operational Plan for Miramont Memory Care

- **Visiting hours shall be limited from 9AM to 6PM, 7 days a week and scheduled in a way that limits the impacts to on street parking and staggers traffic in and out of the neighborhood. Until such a time as COVID is no longer a public health concern we can enforce both scheduled visitation times and numbers of visitors.**
- **To mitigate overlap in the need for staff parking during shift changes, the group home shall provide monetary incentives to encourage: 1) last mile carpooling from Fossil Creek Park; 2) public transit 3) bicycle ridership. Morning and night staff shift changes will not impact traffic and pedestrian concerns with Werner Elementary School as these shift changes occur greater than 2 hours before or after school is in session. The afternoon shift change will be completed at least 30 minutes prior to the last school bell and will have minimal traffic and pedestrian impacts on Werner Elementary School.**
- **Medication delivery, consultants, and planned deliveries shall be limited from 9 AM to 6 PM, 7 days a week and not overlap employee shift changes.**
- **Trash will be picked up with standard residential service on Mondays with the rest of Castle Ridge community.**

Department: Engineering Development Review

Contact: Spencer Smith, 970-221-6603, smsmith@fcgov.com

Topic: General

Comment Number: 4

09/21/2021: FOR HEARING:

Engineering is ready for hearing.

Department: Traffic Operation

Contact: Steve Gilchrist, 970-224-6175, sgilchrist@fcgov.com

Topic: General

Comment Number: 2

09/21/2021: FOR HEARING: -

Thank you for providing the Operational Plan. We would like to get some additional details with regard to how the facility will operate once it is at full capacity, with Covid restrictions lifted in order to gauge the impacts of the peak traffic times for this facility. More information about the staggering of shifts, i.e. will you have six staff members on site during the shift change? Will deliveries, doctors visits, be restricted to certain times outside of shift changes?

Werner Elementary starts at 8:50 AM and lets out at 3:28 PM. Morning shift starts at 6:45 AM (three care givers) and does not conflict with traffic for school drop off or pedestrian students. The evening shift (3 caregivers) will arrive at 2:45, a 15 minute (at most) check out from the morning staff will occur and the morning staff should be off site by 3:00 PM. There should be minimal conflict with any school pick up traffic and no conflict with pedestrian students. The night shift (one care giver) starts at 10:45 PM and there should be no conflicts with traffic or pedestrians. To mitigate traffic and parking constraints between the morning and evening shift changes caregivers will be monetarily incentivized for carpooling and/or using multimodal transit options.

Department: Stormwater Engineering

Contact: Matt Simpson, (970)416-2754, masimpson@fcgov.com

Topic: General

Comment Number: 2

09/21/2021: INFORMATION:

Thank you for the response.

08/02/2021: INFORMATION:

No improvements or increases in impervious area are indicated in the application. If there are no site improvements that require grading or an increase in impervious area, there are no Stormwater requirements. Please

contact Water Utilities Engineering (WaterUtilitiesEng@FCgov.com) if site improvements are anticipated.

Department: Outside Agencies

Contact: Sam Lowe, FCLWD/SFCSD, (970) 226-3104 Ext 113, SLowe@FCLWD.com,

Topic: General

Comment Number: 2

09/21/2021: FOR HEARING:

Please see attached.

Department: Light And Power

Contact: Austin Kreager, 970-224-6152, akreager@fcgov.com

Topic: General

Comment Number: 1

09/21/2021: INFORMATION - UPDATED:

We have been in contact with our legal team within utilities to try to determine what the appropriate billing rate would be for this property after the change of use. There has not been an official determination yet, but we will keep you updated as we receive information.

07/22/2021: INFORMATION:

As stated in the conceptual review, this change in use will make this a commercial service both in monthly billing, and also in practice that the service wire will now be customer owned.

Comment Number: 2

07/22/2021: INFORMATION:

Is this project going to need an increase in capacity? If so, please provide a one line diagram and a C-1 form to Light and Power Engineering. The C-1 form can be found at: https://www.fcgov.com/utilities/img/site_specific/uploads/c-1_form.pdf?1597677310

Comment Number: 3

07/22/2021: INFORMATION:

You may contact Austin Kreager, project engineering if you have questions. (970) 224-6152. You may reference Light & Power's Electric Service Standards at http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_18November2016_Amendment.pdf

You may reference our policies, development charge processes, and use our fee estimator at http://www.fcgov.com/utilities/business/builders-and-developers.

Department: PFA

Contact: Marcus Glasgow, 970-416-2869, marcus.glasgow@poudre-fire.org

Topic: General

Comment Number: 1

07/27/2021: FOR HEARING:

Fire access is required to within 150 feet of all exterior portions of any building, interior courtyard or facility ground floor as measured by an approved route around the perimeter. This measurement is taken from Castle Ridge Ct. Perimeter access around the building is within an allowable distance with an approved automatic fire-sprinkler system. It is unclear how access is provided to the interior courtyard. If a gate is installed, it must be accessible by an approved method. If the courtyard is closed off, an alternative method must be requested for approval.

The private street used for Fire Access is currently 28 feet in width. 20 feet of access is required for 2 way traffic. The North side of Castle Ridge Ct. will be required to be striped with signage as no parking, fire lane. Refer to LCUASS detail #1418 & #1419 for sign type, placement, spacing and add details to the plans.

Central courtyard will be secured with a gate equipped with a closer, panic hardware and knox box hardware. Please see location on the Site Plan – New and Courtyard Gate Details on Sheet A1 and A2. Gate opens to driveway in the direction of egress travel for life safety.

Comment Number: 2

9/17/2021: FOR HEARING - UPDATED:

The submitted alternative method of compliance does not meet the intent of the code. A fire lane for two-way traffic is required to be minimum of 20 ft wide. As the street would be looked at as a fire lane, the width is required the entire distance in order for the fire apparatus to travel and turnaround. The fire lane would need to be dedicated EAE and signed on the north side to allow for this.

The applicant has had further conversations and correspondence with PFA. The issue has been resolved

07/27/2021: FOR HEARING:

ALTERNATIVE MEANS & METHODS - Where project size and scope and/or site constraints conflict with fire code compliance, the intent of the fire code may be met via alternative means and methods, as approved by the fire marshal. As per IFC 104.8 & 104.9, the fire marshal may allow this approach when perimeter access and/or aerial apparatus access requirements cannot be met on the site plan. A written plan to meet the intent of the code via alternative means and methods will need to be submitted to the Fire Marshal for review and approval prior to FDP approval.

Department: Environmental Planning

Contact: Scott Benton, (970)416-4290, sbenton@fcgov.com

Topic: General

Comment Number: 2

09/21/2021: INFORMATION:

Was a turf conversion undertaken at this property?

Turf has been removed from the front lawn. Lower-water use Texas bluegrass has been planted.

Department: Forestry

Contact: Christine Holtz, , choltz@fcgov.com

Topic: General

Comment Number: 3

09/21/2021: FOR HEARING:

Please provide an "Existing Tree Removal Feasibility Letter" for City Forestry staff to review. Proposals to remove significant existing trees must provide a justification letter with specific details of the reasons for removal. For example, tree X removed due t grading; grading proposed to enhance storm water flow in this section of the development. This is required for all development projects proposing significant tree removal regardless of the scale of the project. The purpose of this letter is to provide a document of record with the project's approval and for the City to maintain a record of all proposed significant tree removals and justifications. Existing significant trees within the project's Limits of Disturbance (LOD) and within natural area buffer zones shall be preserved to the extent reasonably feasible. Streets, buildings, and lot layouts shall be designed to minimize the disturbance to significant existing trees.
(Extent reasonably feasible shall mean that, under the circumstances, reasonable efforts have been undertaken to comply with the regulation, that the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from noncompliance with the regulation.) Where it is not feasible to protect and retain significant existing tree(s) or to transplant them to another on-site location, the applicant shall replace such tree(s) according to City mitigation requirements.

The existing trees will now remain with a redesign of the driveway per planning's recommendations

Comment Number: 4

09/21/2021:FOR HEARING:

Now that there are anticipated tree impacts, please include the following City of Fort Collins notes:

Tree Protection Notes

These notes are available from the City Planner or by following the link below and clicking on Standard Plan Set Notes: https://www.fcgov.com/developmentreview/applications.php

Comment Number: 5

09/21/2021: : FOR HEARING:

As 7 mitigation trees are required with the 5 tree removals, please ensure all mitigation trees are the required size (see below). Please also indicate on the landscape plan which trees are mitigation trees.

Required mitigation tree sizes:

Canopy Shade Tree: 2.0" caliper balled and burlapped

Evergreen tree: 8.0' height balled and burlapped

Ornamental tree: 2.0" caliper balled and burlapped

Comment Number: 5

09/21/2021: FOR HEARING:

According to Land Use Code 3.2.1.(D)(c), canopy shade trees shall constitute at least (50%) of all tree plantings. Due do your spatial constraints I understand that ornamental trees are best for this site. Please include a request for variance in your existing tree removal feasibility letter.

Department: Building Services

Contact: Katy Hand, , khand@fcgov.com

Topic: Building Insp Plan Review

Comment Number: 1

08/02/2021: BUILDING PERMIT:

This will be a complete change of occupancy from a single family house building under the IRC to a group home under the IBC and appears to be classified as an R-4 occupancy.

Acknowledged.

Comment Number: 2

08/02/2021: BUILDING PERMIT:

Accessibility upgrades are required throughout for a complete change of occupancy per 305.4.2 (2018 IEBC). Exterior site impacts include: accessible parking with passenger loading zone, accessible route, and entry.

Site is has one ADA space and an accessible route.

Comment Number: 3

08/02/2021: BUILDING PERMIT:

Change of occupancy with an increase in energy usage requires insulation upgrades. For questions on this requirement, Contact Brad Smith Brsmith@fcgov.com

In conversation with building department on what these insulation upgrades may be.

Comment Number: 4

08/02/2021: INFORMATION:

Please visit our website for a list of current adopted building codes and local amendments for building permit submittal:

https://www.fcgov.com/building/codes.php

https://www.fcgov.com/building/energycode

Acknowledged.

Comment Number: 6

09/20/2021: BUILDING PERMIT:

Garage spaces converting to habitable space need to be insulated to current code (walls + floor/foundation + roof).

Acknowledged.

Department: Technical Services

Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

Topic: General

Comment Number: 1

09/20/2021: INFORMATION ONLY:

Unless required during PDP, a complete review of all plans will be done at FDP.

Community Development and Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522
970.221.6689
970.224.6134 - fax
fcgov.com/developmentreview

January 05, 2022

Russ Lee
Ripley Design, Inc
419 Canyon Ave.
Suite 200
Fort Collins, CO 80521

RE: Castle Ridge Group Home, PDP210012, Round Number 3

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of Castle Ridge Group Home. If you have questions about any comments, you may contact the individual commenter or direct your questions through your Development Review Coordinator, Brandy Bethurem Harras via phone at 970-416-2744 or via email at bbethuremharras@fcgov.com.

Landscape Architecture

Architecture

Civil

Comment Summary:
Department: Development Review Coordinator
Contact: Brandy Bethurem Harras, 970-416-2744, bbethuremharras@fcgov.com
Topic: General

Comment Number: 1
07/15/2021: INFORMATION:
I will be your primary point of contact throughout the development review and permitting process. If you have any questions, need additional meetings with the project reviewers, or need assistance throughout the process, please let me know and I can assist you and your team. Please include me in all email correspondence with other reviewers and keep me informed of any phone conversations. Thank you!

Ripley: Acknowledged.

Comment Number: 2
07/15/2021: INFORMATION:
As part of your resubmittal, you will respond to the comments provided in this letter. This letter is provided to you in Microsoft Word format. Please use this

document to insert responses to each comment for your submittal, using a different font color. When replying to the comment letter please be detailed in your responses, as all comments should be thoroughly addressed. Provide reference to specific project plans or explanations of why comments have not been addressed, when applicable, avoiding responses like noted or acknowledge

Ripley: Acknowledged.

Comment Number: 3

01/05/0222: INFORMATION:
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It may be appropriate to abbreviate some file types, such as Traffic Impact Study to TIS.
*Please disregard any references to paper copies, flash drives, or CDs.

Ripley: Acknowledged.

Comment Number: 4

07/15/2021: INFORMATION:
Resubmittals are accepted any day of the week, with Wednesday at noon being the cut-off for routing the same week. When you are ready to resubmit your plans, please notify me advanced notice as possible.

Ripley: Acknowledged.

Comment Number: 5

07/15/2021: INFORMATION:
Temporary Service Changes - City of Fort Collins Development Review

In order to continue providing thorough reviews and giving every project the attention it deserves, the City of Fort Collins is implementing temporary changes in how we serve our development customers. As you may be aware, we are experiencing staff shortages in a number of key departments, which has begun to impact the timeliness of our reviews. We recognize that development and construction play a critical role in our community's vibrancy and economic recovery, and we have been exploring options for mitigating impacts to our customers. As a result, we will be making some temporary service changes.

Beginning Monday May 10th one additional week of review time will be added to all 1st and 2nd round submittals (increase from 3 weeks to 4 weeks).

Ripley: Acknowledged.

Comment Number: 6

07/15/2021: INFORMATION:
Please resubmit within 180 days, approximately 6 months, to avoid the expiration of your project.
(LUC 2.211 Lapse, Rounds of Review).

Ripley: Acknowledged.

Comment Number: 7

07/15/2021: FOR HEARING:
This proposed project is processing as a Type 2 Development Plan. The decision maker for Type 2 is the Planning and Zoning (P&Z) Commission. For the hearing, we will formally notify surrounding property owners within 800 feet (excluding public right-of-way and publicly owned open space). Staff would need to be in agreement the project is ready for Hearing approximately 3-5 weeks prior to the hearing. I have attached the P&Z schedule, which has key dates leading up to the hearing.

Ripley: Acknowledged.

Comment Number: 8

07/15/2021: FOR HEARING:
All "For Hearing" comments need to be addressed and resolved prior to moving forward with scheduling the Hearing. Staff would need to be in agreement the project is ready for Hearing approximately 3 to 5 weeks prior to the hearing.

Ripley: Acknowledged.

Comment Number: 9

01/05/2022: FOR FINAL PLAN:
All plans should be saved as optimized/flattened PDFs to reduce file size and remove layers.
Per the Electronic Submittal Requirements AutoCAD SHX attributes need to be removed from the PDF's.
AutoCAD turns drawing text into comments that appear in the PDF plan set, and these must be removed prior to submittal as they can cause issues with the PDF file. The default setting is "1" ("on") in AutoCAD. To change the setting and remove this feature, type "EPDFSHX" in the command line and enter "0".
Read this article at Autodesk.com for more tips on this topic:
https://knowledge.autodesk.com/support/autocad/troubleshooting/caas/sfdcarticles/sfdcarticles/Drawing-text-appears-as-Comments-in-a-PDF-created-by-AutoCAD.html

Ripley: Acknowledged.

Comment Number: 10

01/05/2022: FOR FINAL PLAN:
The request will be subject to the Development Review Fee Schedule: https://www.fcgov.com/developmentreview/fees.php. Final Development Plan
As noted in the comments, there are additional fees required by other departments, and additional fees at the time of building permit. The City of Fort Collins fee schedule is subject to change – please confirm fees before submitting.

Payments can be made by check or credit card.
If paying by check, make payable to City of Fort Collins. This is accepted at the Development Review Center, 281 N College Ave, Fort Collins, CO 80524 by mail or can be placed in the blue drop box located at the west side of the building. Please mark it to my attention and reference the project it is associated with.
If paying by credit card, I can process the payment over the phone with you.
Credit card payments include a convenience fee of 2% + $0.25 added to all payments under $2,500.00, and 2.75% added to all payments over $2,500.00.

Ripley: Acknowledged.

Comment Number: 11

01/05/2022: INFORMATION:
LUC 2.211(D) Project Development Plan. Following the approval of a project development plan and upon the expiration of any right of appeal, or upon the final decision of the City Council following appeal, if applicable, the applicant must submit a final plan for all or part of the project development plan within three (3) years... If such approval is not timely obtained, the project development plan (or any portion thereof which has not received final approval) shall automatically lapse and become null and void.

Ripley: Acknowledged.

Department: Planning Services
Contact: Kai Kleer, 970-416-4284, kkleer@fcgov.com

Topic: General

Comment Number: 2

01/03/2022: FOR HEARING - POINT OF CONVERSATION:
It is unlikely that the climbing vines will be successful on the north side of the home because the existing vegetation would create too much shading for the plants to be successful. It's suggested that the proposal use some kind of fixed or adjustable louvered window treatment on the exterior of the home. Ultimately, if not resolved before hearing a condition will be recommended to the commission for this to be adequately addressed.

Please see updated proposed screening lattice on Sheet A2. No vegetation will grow on lattice, but lattice has increased in opacity to increase privacy.

An alternative, and unfavorable, option to the lattices would be similar to the following product - https://pcshuttersusa.com/products/bahama-shutters/

This product would increase privacy, but at the cost of the health and well being of the facility's residents due to the lack of natural light, ventilation and views to nature.

09/21/2021 FOR HEARING:
Windows should be translucent on both sides.

08/02/2021: FOR HEARING:
Regarding privacy, there are several areas of significant concern. First being the north elevation of the house where seven large side facing windows are

proposed to be added. It is required that the placement of the windows maximize the privacy for neighboring properties. Staff recommends the use of a high-transom windows that still allow for daylight into each respective room but preserve the privacy of the neighbors.

Comment Number: 3

01/03/2022 FOR HEARING - UNRESOLVED:
Additional screening along the south property line was to block views into the rear yard. There was a previously approved landscape plan that did a good job in vegetating the area, however, it appears that all the plants have since died. Let's chat in greater detail about this.

Ripley: We have added dense landscaping along the south property line to block views into the neighboring rear yard.

09/21/2021 FOR HEARING - UNRESOLVED:

08/02/2021: FOR HEARING:
Second, along the south property line, additional landscaping should be provided for the rear yard and existing bay window that provide direct views into the neighboring property. The following elements should be integrated into the overall screening scheme to the extent feasible:

- dense stands of evergreen trees, canopy shade trees, ornamental trees, shrubs, vines, planters, or other plantings
- plant material in conjunction with a screen panel, arbor, garden wall
- berming or other grade changes where it will help screen

Comment Number: 8

01/03/2022 INFORMATION ONLY:
A point of conversation for the trash, it appears that the location in the courtyard has morphed into being located within an enclosure. This is something that is not required by code. The standard only requires that the bins contain equal capacity between trash/recycling and that they be screened from public view.

This enclosure is to keep residents from tampering with the trash.

09/21/2021 FOR HEARING - UNRESOLVED:
How will hazardous materials be handled on site? Container location, size, etc..?

Ripley: As this is only a memory care facility and not a medical facility, there will be no hazardous materials handled on site.

08/02/2021: FOR HEARING:
How trash, recycling, hazardous materials, and laundry be managed on site? For any pick-up service, please indicate the location and size of containers and where they will be stored.

Comment Number: 10

09/21/2021 FOR HEARING - UPDATED:
Please add note to site plan indicating, "An industrial kitchen vent fan shall not be permitted on the outside of the building."

Note has been added to the Site Plan – New on Sheet A1.

08/02/2021: FOR HEARING:

Regarding the kitchen, will there be any additional need for a vent fan on the outside of the building? Please consider the location in a way that minimizes noise impacts to neighbors and demonstrate the location on the site plan.

Comment Number: 14

01/03/2022 FOR HEARING:
The operational plan has not been updated in accordance with the previous comment.

Ripley: We have provided an updated operational plan that is accordance with the previous comment.

09/21/2021 FOR HEARING:
Regarding the Operation Plan, staff would only consider the operation of the facility under its full occupancy and not a staged approach. The operational plan should really describe each individual element of traffic (e.g., deliveries, trash, employee 1, 2, 3, mail, etc...). I've asked Traffic Engineering to provide you with an example that would be appropriate.

From the initial review of the Operational Plan staff will be recommending the following conditions:

"Visiting hours shall be limited from 9AM to 6PM, 7-days a week"
"Visitation shall be scheduled in a way that limits the impacts to on-street parking and staggers traffic in and out of the neighborhood."
"In an effort to mitigate overlap in the need for staff parking during shift changes, the group home shall provide monetary incentives to encourage: 1) last mile carpooling from Fossil Creek Park; 2) public transit 3) bicycle ridership"
"Supply, food, and medication delivery shall be limited to certain times of day that do not overlap employee shift changes and should be limited to 9-6PM, 7-days a week"

We realize that these will require some tweaking based on how the Operation Plan is updated, however, once finalized we will ask that the notes be added to the site plan.

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

Topic: General

Comment Number: 5

01/04/2022: FOR HEARING:
On the Utility Plans, please correct the depiction of Castle Ridge Court by eliminating "Right Of Way Varies" as this implies a public street. "Right Of Way Varies" should be changed to "Private Street". I would suggest further adding that Caste Ridge Court is "Tract B of Castle Ridge at Miramont P.U.D." and is a "Utility, Drainage and Access Easement" which provides the clarity for the work to occur in the Castle Ridge Court as a private (and not public) street.

RE: Street label name changed to "CASTLE RIDGE COURT, PRIVATE STREET, TRACT B OF CASTLE RIDGE AT MIRAMONT P.U.D."

Comment Number: 6

01/04/2022: FOR HEARING:
Please correct the misspelling of Miramont on the site and utility plans, there is no "u" in Miramont.

RE: Corrected Miramont spelling at all applicable instances.

Comment Number: 7

01/04/2022: FOR FINAL PLAN:

Please provide the utility plan approval block linked below at the bottom right corner of the cover sheet for the utility plan set:
https://www.fcgov.com/engineering/files/utilitysigblock.pdf?1611856399

RE: Utility Plan approval block added to Cover Sheet at bottom right of page.

Department: Light and Power

Contact: Austin Kreager, 970-224-6152, akreager@fcgov.com

Topic: General

Comment Number: 1

01/04/2022: INFORMATION - UPDATED:
After consulting with our legal team and our finance department, it has been determined that this property will remain a residential service, and we will continue maintaining and owning the service wire. Thank you for your patience.
07/22/2021: INFORMATION:
As stated in the conceptual review, this change in use will make this a commercial service both in monthly billing, and also in practice that the service wire will now be customer owned.

Comment Number: 2

07/22/2021: INFORMATION:
Is this project going to need an increase in capacity? If so, please provide a one line diagram and a C-1 form to Light and Power Engineering. The C-1 form can be found at:
https://www.fcgov.com/utilities/img/site_specific/uploads/c-1_form.pdf?1597677310

Comment Number: 3

07/22/2021: INFORMATION:
You may contact Austin Kreager, project engineering if you have questions. (970) 224-6152. You may reference Light & Power's Electric Service Standards at http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_18November2016_Amendment.pdf
You may reference our policies, development charge processes, and use our fee estimator at http://www.fcgov.com/utilities/business/builders-and-developers.

Department: Building Services

Contact: Katy Hand, , khand@fcgov.com

Topic: Building Insp Plan Review

Comment Number: 1

08/02/2021: BUILDING PERMIT:
This will be a complete change of occupancy from a single-family house building under the IRC to a group home under the IBC and appears to be classified as an R-4 occupancy.

RE: Fire Flow Data Block changed to reference 2021 IBC. Occupancy group maintained at R-4 ("Group Homes"). Refer to updated Cover Sheet.

Comment Number: 2

08/02/2021: BUILDING PERMIT:
Accessibility upgrades are required throughout for a complete change of occupancy per 305.4.2 (2018 IEBC). Exterior site impacts include accessible parking with passenger loading zone, accessible route, and entry.

Acknowledged. Site already accessible

Comment Number: 3

08/02/2021: BUILDING PERMIT:
Change of occupancy with an increase in energy usage requires insulation upgrades. For questions on this requirement, Contact Brad Smith Brsmith@fcgov.com

Acknowledged. Already in discussion with Brad

Comment Number: 4

08/02/2021: INFORMATION:
Please visit our website for a list of current adopted building codes and local amendments for building permit submittal:
https://www.fcgov.com/building/codes.php
https://www.fcgov.com/building/energycode

Comment Number: 6

09/20/2021: BUILDING PERMIT:
Garage spaces converting to habitable space need to be insulated to current code (walls + floor/foundation + roof).

Acknowledged. Already in discussion with Brad

Department: Technical Services
Contact: Jeff County, 970-221-6588, jcounty@fcgov.com
Topic: General

Comment Number: 1

01/03/2022: INFORMATION ONLY:
Unless required during PDP, a complete review of all plans will be done at FDP.

Department: Water Conservation
Contact: Eric Olson, 970-221-6704, eolson@fcgov.com
Topic: General

Comment Number: 1

12/27/2021: Irrigation plans are required no later than at the time of building permit. The irrigation plans must comply with the provisions outlined in Section 3.2.1(J) of the Land Use Code. Direct questions concerning irrigation requirements to Eric Olson, at 221-6704 or eolson@fcgov.com

Community Development and Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522
970.221.6689
970.224.6134 - fax
fcgov.com/developmentreview

February 04, 2022

Russ Lee
Ripley Design, Inc
419 Canyon Ave.
Suite 200
Fort Collins, CO 80521

RE: Castle Ridge Group Home, PDP210012, Round Number 4

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of Castle Ridge Group Home. If you have questions about any comments, you may contact the individual commenter or direct your questions through your Development Review Coordinator, Brandy Bethurem Harras via phone at 970-416-2744 or via email at bbethuremharras@fcgov.com.

Comment Summary:

Department: Development Review Coordinator

Contact: Brandy Bethurem Harras, 970-416-2744, bbethuremharras@fcgov.com

Topic: General

Comment Number: 1

07/15/2021: INFORMATION:
I will be your primary point of contact throughout the development review and permitting process. If you have any questions, need additional meetings with the project reviewers, or need assistance throughout the process, please let me know and I can assist you and your team. Please include me in all email correspondence with other reviewers and keep me informed of any phone conversations. Thank you!

Ripley: Acknowledged, thank you.

Comment Number: 2

01/31/2022: FOR FINAL PLAN:
As part of your FDP submittal you will respond to the comments provided in this letter. This letter is provided to you in Microsoft Word format. Please use this document to insert responses to each comment for your submittal, using a different font color. When replying to the comment letter please be detailed in

your responses, as all comments should be thoroughly addressed. Provide reference to specific project plans or explanations of why comments have not been addressed, when applicable, avoiding responses like noted or acknowledged.

Ripley: Acknowledged.

Comment Number: 3

01/31/2022: FOR FINAL PLAN:
Please follow the Electronic Submittal Requirements and File Naming Standards found at https://www.fcgov.com/developmentreview/files/electronic submittal requirements and file naming standards_v1_8 1 19.pdf?1566857888.
File names should begin with the file type, followed by the project information, and round number. Example: UTILITY PLANS_PROJECT NAME_PDP_Rd2.pdf
It may be appropriate to abbreviate some file types, such as Traffic Impact Study to TIS.
*Please disregard any references to paper copies, flash drives, or CDs.

Ripley: Acknowledged.

Comment Number: 4

01/31/2022: FOR FINAL PLAN:
Submittals are accepted any day of the week, with Wednesday at noon being the cut-off for routing the same week. When you are ready to resubmit your plans, please notify me advanced notice as possible.

Ripley: Acknowledged.

Comment Number: 5

01/31/2022: FOR FINAL PLAN:
Temporary Service Changes - City of Fort Collins Development Review

In order to continue providing thorough reviews and giving every project the attention it deserves, the City of Fort Collins is implementing temporary changes in how we serve our development customers. As you may be aware, we are experiencing staff shortages in a number of key departments, which has begun to impact the timeliness of our reviews. We recognize that development and construction play a critical role in our community's vibrancy and economic recovery, and we have been exploring options for mitigating impacts to our customers. As a result, we will be making some temporary service changes.

Beginning Monday May 10th one additional week of review time will be added to all 1st and 2nd round submittals (increase from 3 weeks to 4 weeks).

Ripley: Acknowledged.

Comment Number: 7

01/31/2022: FOR HEARING - UPDATED:
We are anticipating the project will be heard at the March 2022 Planning and Zoning Commission. Final applicant materials are due 02/14/2022, the work session is scheduled for 03/04/2022, and the hearing is scheduled for 03/10/2022.

I will send additional information about the work session and hearing once we are closer to those dates.

07/15/2021: FOR HEARING:
This proposed project is processing as a Type 2 Development Plan. The decision maker for Type 2 is the Planning and Zoning (P&Z) Commission. For the hearing, we will formally notify surrounding property owners within 800 feet (excluding public right-of-way and publicly owned open space). Staff would need to be in agreement the project is ready for Hearing approximately 3-5 weeks prior to the hearing. I have attached the P&Z schedule, which has key dates leading up to the hearing.

Ripley: Acknowledged.

Comment Number: 8
07/15/2021: FOR HEARING:
All "For Hearing" comments need to be addressed and resolved prior to moving forward with scheduling the Hearing. Staff would need to be in agreement the project is ready for Hearing approximately 3 to 5 weeks prior to the hearing.

Ripley: Acknowledged.

Comment Number: 9
01/31/2022: FOR FINAL PLAN:
All plans should be saved as optimized/flattened PDFs to reduce file size and remove layers.
Per the Electronic Submittal Requirements AutoCAD SHX attributes need to be removed from the PDF's.
AutoCAD turns drawing text into comments that appear in the PDF plan set, and these must be removed prior to submittal as they can cause issues with the PDF file. The default setting is "1" ("on") in AutoCAD. To change the setting and remove this feature, type "EPDFSHX" in the command line and enter "0".
Read this article at Autodesk.com for more tips on this topic:
https://knowledge.autodesk.com/support/autocad/troubleshooting/caas/sfdcarticles/sfdcarticles/Drawing-text-appears-as-Comments-in-a-PDF-created-by-AutoCAD.html

Ripley: Acknowledged.

Comment Number: 10
01/31/2022: FOR FINAL PLAN:
The request will be subject to the Development Review Fee Schedule:
https://www.fcgov.com/developmentreview/fees.php
As noted in the comments, there are additional fees required by other departments, and additional fees at the time of building permit. The City of Fort Collins fee schedule is subject to change – please confirm fees before submitting.

Payments can be made by check or credit card.
If paying by check, make payable to City of Fort Collins. This is accepted at the Development Review Center, 281 N College Ave, Fort Collins, CO 80524 by

mail or can be placed in the blue drop box located at the west side of the building. Please mark it to my attention and reference the project it is associated with.
If paying by credit card, I can process the payment over the phone with you.
Credit card payments include a convenience fee of 2% + $0.25 added to all payments under $2,500.00, and 2.75% added to all payments over $2,500.00.

Ripley: Acknowledged.

Comment Number: 11

01/05/2022: INFORMATION:
LUC 2.211(D) Project Development Plan and Plat. Following the approval of a project development plan and upon the expiration of any right of appeal, or upon the final decision of the City Council following appeal, if applicable, the applicant must submit a final plan for all or part of the project development plan within three (3) years... If such approval is not timely obtained, the project development plan (or any portion thereof which has not received final approval) shall automatically lapse and become null and void.

Ripley: Acknowledged.

Department: Planning Services
Contact: Kai Kleer, 970-416-4284, kkleer@fcgov.com
Topic: General

Comment Number: 14

01/31/2022: FOR HEARING - UPDATED:
Further discussion is needed to finalize the operational plan.

~~01/03/2022 FOR HEARING - UNRESOLVED~~:
The operational plan has not been updated in accordance with the previous comment.
~~09/21/2021 FOR HEARING~~:
Regarding the Operation Plan, staff would only consider the operation of the facility under its full occupancy and not a staged approach. The operational plan should really describe each individual element of traffic (e.g., deliveries, trash, employee 1, 2, 3, mail, etc...). I've asked Traffic Engineering to provide you with an example that would be appropriate.

From the initial review of the Operational Plan staff will be recommending the following conditions:

"Visiting hours shall be limited from 9AM to 6PM, 7-days a week"
"Visitation shall be scheduled in a way that limits the impacts to on-street parking and staggers traffic in and out of the neighborhood."
"In an effort to mitigate overlap in the need for staff parking during shift changes, the group home shall provide monetary incentives to encourage: 1) last mile carpooling from Fossil Creek Park; 2) public transit 3) bicycle ridership"
"Supply, food, and medication delivery shall be limited to certain times of day that do not overlap employee shift changes and should be limited to 9-6PM, 7-days a week"

We realize that these will require some tweaking based on how the Operation Plan is updated, however, once finalized we will ask that the notes be added to the site plan.

Ripley: An updated Operational Plan illustrating the facility under full occupancy has been provided.

Department: Traffic Operation

Contact: Steve Gilchrist, 970-224-6175, sgilchrist@fcgov.com

Topic: General

Comment Number: 2

02/01/2022: FOR HEARING - UPDATED:
Staff will want to see a more detailed operational/parking plan that attempts to provide a typical daily schedule for various services, deliveries, etc. that will create site traffic. This should be the basis for an operational plan or standard operating procedure, that will identify how site traffic will be scheduled/planned and dictated to minimize traffic impacts and ensure that the number of on-site parking spaces is sufficient to prevent overflow parking into the adjacent private drive.

09/21/2021: FOR HEARING:
Thank you for providing the Operational Plan. We would like to get some additional details with regard to how the facility will operate once it is at full capacity, with Covid restrictions lifted in order to gauge the impacts of the peak traffic times for this facility. More information about the staggering of shifts, i.e. will you have six staff members on site during the shift change? Will deliveries, doctors visits, be restricted to certain times outside of shift changes?

Ripley: A more detailed Operational Plan illustrating the facility under full occupancy has been provided.

Department: PFA

Contact: Marcus Glasgow, 970-416-2869, marcus.glasgow@poudre-fire.org

Topic: General

Comment Number: 3

02/03/2022: FOR PERMIT:
To prevent obstruction of access to the fire hydrant, fire lane signage or red curb-striping shall installed to prevent parking within 15' of hydrants along access drives or roadways.

Ripley: A note has been added to the site plan stating, “FIRE LANE SIGNAGE OR RED CURB-STRIPING SHALL BE INSTALLED TO PREVENT PARKING WITHIN 15' OF HYDRANTS ALONG ROADWAY,” to address this comment.

From: Katie Salter
To: Alyssa Stephens
Subject: [EXTERNAL]
Date: Monday, April 5, 2021 9:58:51 PM

Hi Alyssa,

This is Doug Salter. Katie Salter and I live at 613 Castleridge Court. We were both on the neighborhood meeting zoom call for the development application in our neighborhood tonight.

First, thanks for preserving through a long call.

Second, I want to ensure that it is clear that we would like to follow all laws in the process - federal, state, and city. I think it would help the neighbors to keep the process clear as to what is in accordance with what law.

There were multiple comments made that I found concerning. I think it is incumbent on the applicant to be not only forthright but also forthcoming as to what is an enforceable commitment and what is not.

Points of concern:

1. The applicants stated in their application that they had talked to neighbors about the development. Tonight they admitted that this was not really the case.

2. The applicants started by saying tonight that they wanted a home that had better ratios of staff to resident than other facilities, but then later stated that they were following the maximum ratio of 6:1 per state law.

3. There was a lot of dialog on parking and most of it unclear and concerning. The applicants were quite loose on the service providers who will need to visit. Please ensure that this is well analyzed.

4. The applicants said that they would use appointment only visitation. State law appears to be in conflict with this assertion. The answer was COVID has allowed it. I think we all hope that COVID is a transitory situation. It is not at all beyond reason to think that on holidays 50% of the residents will have at least one visitor. Clarity on how the appointment scheme complies with state law is required. In addition, the applicants never stated the limit on number of visitors they were planning.

5. They stated that they have read the covenants, but do have not indicated which ones they will look for variances on. I fully understand that some federal, state, and city laws will trump covenants, but I think they should be clear on which they are asking for a variance on and under what basis.

6. I left the conversation completely unclear as to the recourse that neighbors would have legally and practically for any limitations and riders put on the permit by the city. This needs much further explanation to be viewed as an acceptable recourse to concerns.

7. The questions about fire codes on the streets was not answered. The city requires some size

of cul de sac to allow a fire truck to turn around. From the earlier public review it appeared that the street was not compliant. We have no answer to this yet.

8. The comments on what was permitted through the process under city and state law was unclear. It seemed that Kai stated it was broad and the applicants said it was narrow. It was completely not understandable.

Thanks again for your listening, moderating the discussion, and continued transparency in the process.

Finally, I would like it definitively in the record that my wife and I do not support this development proposal. We were never contacted about it prior to the first exploratory meeting with the city. We expect the city to uphold all safety and fire regulations, and justify on the record by responsible city employee for any exception.

Please include my email in addition to my wife's on future communications.

Thanks,
Doug Salter

From: Ruth Fleming
To: Brandy Bethurem Harras; Kai Kleer
Subject: [EXTERNAL] 636 Castle Ridge Court
Date: Friday, July 09, 2021 3:21:01 PM

Mrs Ruth Fleming
970-222-3323
ruth.e.fleming@gmail.com

July 9th, 2021

Brandy Harras (Development Review Coordinator)
BBethuremHarras@fcgov.com

Kai Kleer (City Planner and Coordinator)
kkleer@fcgov.com

Dear Brandy and Kai

RE: PEACOCK ASSISTED LIVING (636 Castle Ridge Ct)

I have direct experience with people living with dementia - my brother-in-law was diagnosed with frontotemporal dementia.

I have learned that residents of such homes are not a problem nor a danger to the community when they are cared for by experienced people. They need to feel reassured by having consistent treatment by people they can trust. Living in a smaller home with a homey feel (rather than a large institution) is a definite advantage for the treatment of dementia. They are reassured by their fellow housemates and don't feel estranged because there are too many people to get to know/recognize.

I have been inside this home and feel it would be ideal for use as an assisted living facility because it would need very little alteration (and therefore not much upheaval for neighbors). The hallways are wide (suitable for wheelchairs) and the open center is ideal for patient recreation. The situation is excellent (being among other family dwellings) which also benefits patients as there is less noise from surrounding dwellings.

I feel that permission should be given to Peacock Assisted Living to go ahead with their plans to convert 636 Castle Ridge Court into a 16-bed facility.

Yours sincerely

Ruth Fleming

Email: ruth.e.fleming@gmail.com

Cell: 970-222-3323

From: Andrea Rogers
To: Development Review Comments
Subject: [EXTERNAL] 636 Castle Ridge Court
Date: Friday, September 3, 2021 12:48:30 PM

To whom it may concern,
My name is Andrea Rogers and I am an owner in Miramont subdivision. It has come to my attention that 636 Castle Ridge Court is seeking "reasonable accommodation" for Peacock Assisted Living LLC.

As a resident owner in the neighborhood I am opposed to this business operating in our small neighborhood. Our neighborhood is not set-up for commercial businesses. In addition, this would cause additional traffic to our neighborhood puting children and families in danger. In addition, this will cause a tremendous amount of noise to our neighborhood. With 16 residents and the likelihood of nightly Emergency and Fire visits this would greatly impact the sleep of surrounding neighbors. According to Sleep Guidelines by the Sleep Foundation (https://www.sleepfoundation.org/sleep-guidelines-covid-19-isolation) they say this about the importance of sleep in today's times, "Sleep is ***critical*** to physical health and effective functioning of the immune system. It's also a key promoter of emotional wellness and mental health, helping to beat back stress, depression, and anxiety."

Lastly, this operation will jeopardize the property value of the entire community making this property an "Institution" not a "Residence". I see this request by Peacock Assisted Living LLC as an individual trying to "skirt" the system. We cannot allow this to happen. Fort Collins has long been a community of safe and well cared for ***residential*** neighborhoods. This property will no longer be operating as a single residence and will jeopardize the safety, wellbeing and financial livelihood of the entire community and should not be allowed to further it's plans in expanding it's resident capacity to operate on a commercial basis.

For these reasons amongst other concerns not mentioned for the sake of valuing your time, I hope that the Planning and Zoning Commission will not approve the request of Peacock Assisted Living. Thank you for your careful examination in this matter.

Sincerely,

Andrea V. Rogers

720-299-5133

From: srsunde@aol.com
To: Alyssa Stephens; Development Review Comments
Cc: troyt@pds-co.com; sashagwoodard25@gmail.com
Subject: [EXTERNAL] 636 Castle Ridge Court
Date: Saturday, February 27, 2021 8:24:53 AM

Alyssa,

Thank you for your recent site visit to our neighborhood to see first hand the issues before us concerning 636 Castle Ridge Court.

More than one of us in our development has filed formal ethics complaints against the selling realtor for intentionally marketing this property to be sold for use in flagrant violation of our HOA Codes and Covenants and also in violation of current city traffic, parking, safety, and zoning regulations of Fort Collins.

I have just received a reply from the Colorado Realtors Association that a citation was issued against both Janelle McGill and Jennifer Kelly of Keller Williams Realty for their ethics violations. There will be more to come as formal ethics hearings against these realtors are being scheduled.

I have enclosed that communication below for you.

Your actions to protect our city and neighborhoods are most appreciated. Please do not allow this opportunist to circumvent our zoning regulations in this beautiful city.

Steve Sunderman, MD
970-215-3162

Copy:
Development Review Board,
Miramont HOA Directors

-----Original Message-----
From: Ryan Summers <rsummers@coloradorealtors.com>
To: srsunde@aol.com <srsunde@aol.com>
Cc: Lauren Feigin <lfeigin@coloradorealtors.com>
Sent: Tue, Feb 23, 2021 10:11 am
Subject: CASE #010521E - Your Ethics Complaint

February 23, 2021

COMPLAINANT:
Steve Sunderman
607 Castle Ridge Ct.
Ft. Collins, CO 80525

RESPONDENTS:
Janelle McGill
Jennifer Kelly, REALTOR Principal
Keller Williams Realty
3720 S College Ave
Ft. Collins, CO 80525

Reference: Case #010521E

Dear Steve,

An email was sent to you previously notifying you that the Grievance Committee of the Colorado Association of REALTORS® (CAR) reviewed your ethics complaint and issued a $300 citation to Janelle McGill and Jennifer Kelly. As Respondents, they had the option to either: 1) Pay the citation and the case would be closed, or 2) Request an ethics hearing. The Respondents have chosen to request an ethics hearing. CAR will proceed with the ethics hearing process in accordance with the procedures of the *Code of Ethics and Arbitration Manual* of the National Association of REALTORS®.

The Colorado Association of REALTORS® Grievance Committee convened on January 28, 2021 to evaluate the filing of Ethics Complaint Case #010521E - *Sunderman vs. McGill & Kelly*, and the Articles of the Code of Ethics that were cited in the complaint: **Articles 1, 2, 11 & 12**. The Grievance Committee determined that the allegations made, if taken as true, may support a violation of **Article 12** of the Code of Ethics, and this case has been forwarded to the Professional Standards Committee for a hearing. However, the Grievance Committee deleted **Articles 1, 2, & 11** from the complaint because they determined the allegations in the complaint do not demonstrate a violation of those Articles.

As the Complainant, if you do not agree with the Grievance Committee's decision to delete Articles, you may appeal the dismissal of **Articles 1, 2, & 11** to the Board of Directors within 20 days of receipt of this notice using the attached Appeal Form. If no appeal is filed, the complaint, as amended, shall be forwarded to the Professional Standards Committee for a hearing. If an appeal is filed, then no hearing will be held until the appeal is heard.

The Respondents have been informed of the complaint filed against them and they will be sent a copy of the complaint. The Respondents will be given 15 days to file a response with the Association. When we receive the response, you will be sent a copy.

After the reply is received, a date shall be set for an ethics hearing. Each party will then be sent a list of potential hearing panel members from CAR's Professional Standards Committee. You will have the opportunity to challenge anyone on the list before the panel is selected. All parties shall have the opportunity to present their case at the ethics hearing to an appointed hearing panel of REALTOR® members.

CAR has received at least one additional ethics complaint against Janelle McGill which is based on similar allegations surrounding 636 Castle Ridge Court in Fort Collins, Colorado. Complaints arising out of the same set of circumstances are to be consolidated and heard in a single hearing. Therefore, both complaints will be heard at the ethics hearing.

In any ethics hearing or other hearing convened to consider the alleged violations of membership duties, the ultimate burden of proving that the Code of Ethics or other membership duty has been violated is at all times on the Complainant(s).

"Clear, strong, and convincing" shall be the standard of proof by which alleged violations of all membership duties, including violations of the Code of Ethics, are determined. Clear, strong, and convincing shall be defined as that measure or degree of proof which will produce a firm belief or conviction as to the allegations sought to be established.

If you have any questions pertaining to these procedures, please call me at 303-785-7125.

Sincerely,

Ryan Summers
Legal & Risk Coordinator

Knowledge Happens Here

309 Inverness Way South, Englewood, CO 80112
D | 303.785.7115
rsummers@coloradorealtors.com
facebook | twitter | linkedin | youtube

This email message, together with any attachments, is intended only for the use of the individual or entity to which it is addressed. It may contain information that is confidential and prohibited from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination or copying of this message or any attachment is strictly prohibited. If you have received this email in error, please notify the original sender at (800)944-6550 and destroy this email, along with any attachments. Thank you.

From: Pete Dauster
To: Alyssa Stephens
Subject: [EXTERNAL] 636 Castle Ridge Court
Date: Wednesday, December 8, 2021 7:07:30 PM
Attachments: Plat.pdf
Notice No. 2.pdf

Good evening Alyssa. I represent the Miramont Planned Community Association. The board has requested that I reach out to the City of Fort Collins to make sure that the City and its representatives fully understand that Castle Ridge Court is a private road that is maintained solely by the residents that live on Castle Ridge Court. This is based on the following:

Attached is the recorded plat for Castle Ridge at Miramont PUD. The last paragraph on the first page of the plat provides: *All maintenance of the above described streets shall be performed by the undersigned (and his/her successors in interest) until such time as the City expressly assumes, in writing, the duty of such maintenance.*

Also attached is the Second Amendment to the Miramont PUD Declaration, which specifically provides in Article I, Section 2, as follows: *On the plat of CASTLE RIDGE AT MIRAMONT P.U.D. the roads and streets named Castle Ridge Court and Castle Ridge Place, also shown on the plat as Tract B, are reserved as private roads and streets and will be conveyed to the Association.* Article I, Section adds a provision to the original Declaration that provides the lots on the Castle Ridge at Miramont Plat shall pay an additional assessment for the maintenance, repair and upkeep of Castle Ridge Court and Castle Ridge Place until the City takes them over.

The City has not taken over Castle Ridge Court so its maintenance remains the responsibility of the residents. The residents want to make sure that the City understands this fact in considering the requests of the owners of 636 Castle Ridge Court moving forward.

Please feel free to give me a call to discuss this matter further. Pete.

Peter J. Dauster
Johnson Muffly & Dauster PC
323 South College Avenue, Suite 1
Fort Collins, Colorado 80524
Office (970) 482-4846
Facsimile (970) 482-3038
E-Mail: pdauster@nocolawgroup.com

I will be out of the country from December 10 through December 17, returning to the office on December 20. During this time I will not be checking or returning emails.

COVID-19 UPDATE
Johnson Muffly & Dauster PC remains open to assist our clients. All of our attorneys and staff are fully vaccinated. For in-person meetings we will continue to observe COVID protocols including social distancing and mask wearing. Please plan to wear a mask while in our office in compliance with Larimer County guidelines. We are also happy to conduct client meetings by Zoom or phone for convenience and safety.

CONFIDENTIALITY NOTICE: This message is confidential and may be privileged. If you have received this message in error, please (1) do not open any attachments, (2) reply to the sender that you have received this message in error, and (3) delete this message. Thank you.

MODIFICATION DISCLAIMER: Any modifications you make to any documents enclosed with this correspondence may change their legal significance, including their interpretation and enforceability. We are not responsible for any modifications made to these documents, which have not been approved by our office. We encourage you to consult with us regarding any proposed changes to the attached documents.

From: Linda Schamaun
To: Kai Kleer
Cc: peacockassistedliving@gmail.com
Subject: [EXTERNAL] 636 Castle Ridge Ct Group Home, CDR200096
Date: Friday, May 07, 2021 3:52:06 PM
Attachments: 2021-04-05.development-review.pdf

Dear folks,

My name is Linda Campbell and I've known Vera and Michael for many years. When Vera told me they were selling their beautiful home, I knew it would take very special buyers to be able to appreciate the magnitude of what they were able to accomplish in that space.

Vera has shared with me the intention of love and service you folks hope to offer to a very underserved community - memory care. She also shared some of the neighborhood "push back" you folks are now experiencing, and I am specifically writing to encourage you!

My mother died with Alzheimer's in 2017. Had we, as a family only had a facility such as you're proposing, for her. One of 4 siblings who all tried to take her in ourselves, I can personally attest to the heartrending sorrow we each experienced watching our mom slip away from us. We did the best we could, but we all felt she would have done so much better in comforting, home-like surroundings - the like that you intend to provide.

I encourage you to pursue this venture with all your hearts. It is a profession, I know - but also a gift of compassion to families in such need. And who knows - maybe one of your present day detractors may find even themselves, one day in such need, and be so grateful you pursued this God-given passion of service.

Hang in there, stay the course. There is a crown waiting for those who persevere!

Linda Campbell

Sent from my iPhone

From: Brian Raisley
To: Julie Pignataro; Alyssa Stephens
Subject: [EXTERNAL] 636 Castle Ridge Ct public comment
Date: Thursday, September 2, 2021 11:36:45 AM

Representatives,
Thank you for providing the opportunity to provide input and perspective. I live directly behind the property in question and have for just over 10 years. Some of the characteristics of the neighborhood that makes it attractive are its walking culture to and from Werner Elementary, the walking path along the canal and bike lanes on High Castle that are heavily traveled. For these reasons, as well as large speed bumps, streets like this are not typically used as access routes for other parts of town. This makes seeing and expecting emergency vehicles a rarity in the area.
If this facility is approved, it is a reasonable expectation that emergency vehicle use on this road will increase on a regular basis. These types of facilities also create increased travel from larger delivery vehicles in order to support medical supply needs, therapy personnel and transport vans for residents needing to move about non-emergent. A typical response for any type of medical emergency is at least 1 ambulance, 1 fire apparatus and often 1 or 2 police vehicles. The police response may not be intuitive, patients with memory care needs often have episodes of violent responses to staff, self or other in house residents. This is why a police response would be indicated.
This would create an access challenge on a regular basis for what would be considered a routine response to this facility. I am unsure how many parking spaces would be provided off the street. 16 residents receiving visitors and care staff parking would place cars on both sides of the street in both directions with the exception of the fire lane in front of the property. Loading patients into an ambulance on a narrow street increases safety concerns for emergency responders as well as the patient.
Due to the fact that there is only one way in and out of this neighborhood, turning large vehicles around also becomes a challenge. This may create a situation due to cars being parked on both sides remote from the property for emergency response vehicles to back all the way out to High Castle. This would also increase safety concerns for responders and motorists alike in the area. The entrance to the neighborhood is at the crest of a hill decreasing visibility for oncoming motorists to see a large apparatus backing out completely blocking the road. The fire apparatus that would be responding to this location would range from 33' long and weigh 40,000 lbs to 46' long and weigh 84,000 lbs.. Keeping in mind this would be for the most basic medical services needs. A fire response to this type of facility would be a minimum of : 3 engines (each 33'L and 40K lb), 2 Support trucks (each 46'L and 82K lb), 1 full size SUV and 1 ambulance. This would be at a minimum, a working fire confirmed would cause this to be upgraded to 2 additional engines (each 33'L and 40K lb) and at least 1 additional ambulance. This would again likely require additional resources based on 16 residents varying in mobility. As you can see, having a facility in an established neighborhood designed like this one comes with significant challenges and safety concerns for all involved.
Thank you again for providing the opportunity to give perspective and input on this important matter.

Brian Raisley

From: Thomas Graff
To: Alyssa Stephens
Subject: [EXTERNAL] 636 Castle Ridge Ct.
Date: Saturday, July 24, 2021 2:16:40 PM

Alyssa, I have just reviewed the plan that went forward to the decision maker. I am shocked that two known errors were included.

This project will require varying degrees of renovation throughout the interior of the house. There are no plans, however, for exterior additions. The only planned modification of the exterior house would be the addition of windows for client rooms.

There are two emergency exit doors being added to the front of the building. This will dramatically change the single family residential appearance.

Informal community outreach has been had with surrounding property owners regarding the conversion of this property to a RAL home. No objections were raised in these talks to the general development principle being outlined in this proposal.

I was present for discussions with the agent named on the application, Janelle, and never heard anything other than objections to the plan. I'm sure you are aware of the amount of concern and objection from the neighbors. I would hope that if the city were to approve this based on false information that there is a reason to expect it to be overturned by council or the courts.

Can you please tell me how I can clarify if the decision was based on this information, and if so, how I should proceed to appeal the decision.

Thanks,
Tom Graff
next door neighbor

From: Janie Arndt
To: Kai Kleer; Brandy Bethurem Harras; Development Review Comments; City Leaders
Subject: [EXTERNAL] 636 Castle Ridge Review
Date: Monday, April 12, 2021 10:56:14 AM

Thank you for the opportunity to virtually attend the neighborhood meeting regarding the property at 636 Castle Ridge Ct. It was very well run by Alyssa Stephens (I don't have her email to include her here). I have lived in my present Miramont home for 22 years. I don't live close enough to the property for its use to have a direct affect on me. I tried to listen to the meeting as if I was the next door neighbor.
I am a retired Registered Nurse and my mother in law had dementia and lived in a memory care facility before her death (Morning Star, Fort Collins). These experiences contribute to my knowledge base on this subject. I like the idea of small group homes to care for the cognitively impaired of any age. I have a little familiarity with the home on Turnberry.
I DO NOT support the Castle Ridge home being allowed to have 16 residents. I probably could support a smaller group home of up to 8 residents with concessions agreed upon by the neighboring homeowners for yard screening and if parking is adequate. My reasons:

- Developers state 3 caregivers can give care and provide meals, cleaning, and laundry for 16 residents. This is unrealistic. They have provided no examples of group homes of 16 doing this.
- Future visitors will not tolerate needing appointments to visit their loved ones. During the Covid pandemic concessions have been made but I maintain family will want to be able to drop in on their resident to help ensure the level of care is acceptable.
- Residents will qualify for various therapies and these practitioners will need parking spaces.
- Residents will have spiritual needs that will also need to be met which will necessitate visits from clergy and laypersons.
- Volunteers are common in group homes to help with recreational needs (music, crafts, nail care) and this would also require parking.

Without these types of services I can't imagine anyone choosing this home. These activities and more are commonplace in larger memory care facilities.

Another concern of mine for the neighbors is smoking of the staff—will smoking be allowed on the property to prevent the staff from crossing the street and smoking? I know that sounds fairly entitled but it's real. People don't like it and cigarette butts end up on the ground.

In conclusion I think it is wrong to introduce this density in this neighborhood. This home will require more parking spaces than can be accommodated. The streets in Miramont are narrower than the city usually allows and I believe this was originally allowed because of the RL zoning and the unlikelihood of any high traffic volumes.

Thank you for your attention.

Mary Jane Arndt (Janie)
1027 Pinnacle Pl
Fort Collins, CO 80525

From: Laurie Johnson
To: Kai Kleer; Marc Virata; Steve Gilchrist
Subject: [EXTERNAL] 636 Group Home - Outside issues with Jan. 22 applicant comments
Date: Sunday, January 30, 2022 5:18:08 PM
Attachments: colorado_code_assistant_living Jan22.pdf
colorado_code_hospice Jan22.pdf
Jan "22 Group Hm comments to Dev Rev.docx

Hi attached are items which Kurt and I have reviewed and would appreciate your review and comments back. Also, there are various items which need cleared up on site, utility, and landscaping plans.

We look forward to your comments/concerns back to us.

Kurt and Laurie Johnson
612 Castle Ridge Court owners

From: Barbara Schwerin
To: Kai Kleer
Subject: [EXTERNAL] Castle Ridge Court Group Home in Miramont
Date: Friday, January 07, 2022 12:19:06 PM

Kai,

I'll be sending pictures in separate emails.

Barbara Schwerin
601 Castle Ridge Court
970.420.0111

Click to Download

From: Barbara Schwerin
To: Kai Kleer
Subject: [EXTERNAL] Castle Ridge Court Group Home in Miramont
Date: Friday, January 07, 2022 12:15:48 PM

Hello Kai,

I am a resident on Castle Ridge Court. I am concerned about vehicle access on our street. I will be sending you several pictures in separate emails of trucks/cars on Castle Ridge Court with limited access to our homes.

In one video there is a small sanitation truck with very limited space with vehicles parked on both sides of the street. Larger trash trucks, FedEx and UPS trucks will have limited space to 'thread the needle'.

I am very concerned about the safety of Castle Ridge Court residents. How will EMS/Fire trucks access our homes in an emergency?

Thank you,

Barbara Schwerin
601 Castle Ridge Court
970.420.0111

From: Barbara Schwerin
To: Kai Kleer
Subject: [EXTERNAL] Castle Ridge Court Group Home in Miramont
Date: Friday, January 07, 2022 12:21:57 PM

Car has very little space on cul de sac

Barbara Schwerin
601 Castle Ridge Court
970.420.0111

Preview attachment IMG_1919.jpgIMG_1919.jpg1 MB

From: KEN PATRICK
To: Kai Kleer; Alyssa Stephens
Subject: [EXTERNAL] Castle Ridge Ct. traffic
Date: Wednesday, December 01, 2021 10:19:19 AM

Hello Kai and Alyssa,

I live in the home right next door to the proposed business on Castle Ridge Ct. I noted in prior documents that there was a request from the proposed business owners to send information to the P&Z about estimated traffic/visits to the business for services to the residents/patients including things such as physical therapy, occupational therapy, etc. (to also include, in my opinion, and not limited to speech therapy, wound care, pharmacy, medical waste, oxygen, food deliveries, counseling, etc.). Have you received any response from the proposed business owners that the neighbors can review? Will you be forwarding any and all responses to the neighbors that you receive from the proposed business owners so we can access and review prior to P&Z?

Please accept this a formal request to notify myself and other neighbors of any documents received from the proposed business owners with attachment of response and/or link to documents. Alyssa, I know you previously sent a link where all documents can be found but I am requesting notification on any updated documents.

Thank you in advance for your time.

Tracey Stefanon

From: Barbara Schwerin
To: Kai Kleer
Subject: [EXTERNAL] Castle Ridge Group Home in Miramont
Date: Friday, January 07, 2022 12:24:46 PM
Attachments: Castle Ridge Group Home in Miramont.eml.msg

Delivery Truck on Castle Ridge Court

Barbara Schwerin
601 Castle RidgeCourt
970.420.0111

From: James Dubler
To: Brandy Bethurem Harras
Subject: [EXTERNAL] Castle Ridge Group Home
Date: Monday, July 19, 2021 10:50:36 AM
Attachments: Castle Ridge Group Home.docx

Letter of support attached.

From:	KEN PATRICK
To:	City Leaders; Kai Kleer; Alyssa Stephens; Kurt Johnson; Lawrence Mauch & Karen Kotecki; Troy Tafoya; Jesus Martin; Steve Chacho; Doug Salter
Subject:	[EXTERNAL] Castle Ridge proposed project
Date:	Thursday, January 06, 2022 8:48:08 PM

Hello all,

This email is in response to the recent documents submitted for the Castle Ridge Group Home proposal. My family and I live in the home next door to this proposed project.

In review of the updated documents, they do not appear to include PFA comments regarding the proposed fire lane. The comment is that this has been "resolved". Please provide further information on how this is "resolved" as I do not see any documents with updated information. The last documentation from PFA noted that nearly the entire street on our side would need to be marked and zoned as a fire lane. If there has been an update or change in PFA response then we would appreciate access to the PFA response to review.

Additional comments on documents reviewed:

Comment 3: This is in regard to privacy measures on our side of the home. Applicants noted they would place a 72" trellis screen" in front of the bay window.

RESPONSE: There are actually two large bay windows and two room windows that directly face our property in the front. It is unclear if the trellis screen would be over both bay windows and no comment on screening of other windows. I request you receive clarification. We would appreciate the applicants provide other solutions in addition to trellis as well as a better conceptualization of what this would actually look like from our vantage point. The trellis does not appear to be consistent with the esthetics of the neighborhood. In addition, applicant notes "significant tree and plant material exists in southern neighbor's property that currently provides screening". This statement is incorrect. The tree and plant material does not provide screening of bay windows noted above nor does it provide screening along a significant portion along the property line in the backyard. The applicants state that "waterlines make planting along a portion of the house unfeasible". This does not include the privacy in the backyard area. The prior owners had plantings and a large tree in the area directly across the fence area in the applicants backyard. The tree and bushes have been removed prior to purchase of the home. It appears that the applicants should be able to provide tree and plant material on their side of the fence for screening.

Finally, the proposed wrought iron fence appears to be slated and therefore would not provide much in the way of screening or privacy nor, as far as I understand it, is it within HOA regulations.

Please see attached photos for details.

Comment 8: This is in regards to trash. Applicant states laundry would be managed on site and medical waste as "pill bottles".

RESPONSE: It would seem unusual that there would not be more medical waste or biohazardous waste for a proposed memory care facility potentially serving 16 residents. Please request clarification from applicants.

Comment 14: This is in regards to traffic. The applicants do not appear to have responded entirely to the question regarding traffic. The request was to "really describe each individual element of traffic, i.e. deliveries, trash, employee, mail, etc.)".

RESPONSE: The amount of traffic and employees needed to run a facility such as this with a possible 16 residents appears to be grossly underrepresented or underestimated by the applicants. The number of staff noted is the state minimum for ratio of caregiver to resident. The applicants also discuss only 3 staff members per shift during the day. Again, this is the minimum required by the state for caregivers. The caregiver to staff ratio is designed for the caring of the residents and not facility tasks. Caregivers at similar facilities are not likely to also provide all food prep and cooking, food delivery, dishes, bed changes, laundry, housecleaning, yard maintenance, facility maintenance, etc.

Additional services performed at similar facilities who care for memory care residents include items such as pharmacy delivery, medication administration by certified personnel, oxygen and other durable medical equipment delivery and maintenance, occupational therapy, physical therapy, exercise class, activities or performances, etc. There is no comment or estimate to the amount of traffic and parking anticipated from such services. One of the applicants stated that she is a therapist by training and worked in several facilities who cared for similar residents. Do the applicants assume that none of their residents will need such services or activities? The residents will need continued medical care, dental care, eye/vision care, hearing care, etc. Will providers be coming on site or will the residents be transported to these appointments? What about religious services or visits? What about resident outings or use of services in the community?

According to the Colorado Compendium of Residential Care and Assisted Living Regulations and Policy: 2015 Edition, “Facilities must provide protective oversight and a physically safe and sanitary environment; personal services (i.e., assistance with activities of daily living, instrumental activities of daily living, individualized social supervision, and transportation); and social and recreational services, both within the facility and in the local community, based on residents’ interests”.

The applicants state they will limit visitation, however, per Colorado Code of Regulations for Assisted Living (CCR 1011-1 Chapter 7, http://havenseniorliving.org/wp-content/uploads/2018/12/State-Rules-for-Assisted-Living-facilities.pdf) – section 13.1, A4 under residents rights indicate a “right to have visitors at any time”. The applicants have noted that they will take residents who are

on hospice care. Hospice patient visitation cannot be restricted. With the potential for 16 residents, some at the end of life, there is likely to be higher traffic levels and parking needs for visitation.

Traffic and parking for the additional services, visitation and for the complete operation of the facility need to be taken into consideration. The solution of carpooling, public transit (closest bus stop is nearly a mile away) and bike ridership does not appear to be a realistic solution for not only staff and visitors but for other traffic such as deliveries that may need closer parking. This neighborhood has only one entrance and exit point with a 3 court area with limited on street parking given driveways.

REQUEST: We request that the applicants provide a full and detailed traffic and parking description and that the planning and zoning department make assessment on accuracy when in comparison to similar facilities. Such an increase in traffic and parking in this neighborhood would substantially alter the nature, character and possibly the safety of the neighborhood. With such increase in business and visitation traffic and parking within the residential neighborhood there is a high likelihood that there would be parking on both sides of the narrow street thus likely impeding emergency response vehicles maneuvering. At current residential levels this is not an issue.

Finally, as previously submitted, we are opposed to the determination of reasonable accommodation for 16 residents in a residential area due to significantly increased impact from a traffic, parking and safety as well as substantially changing the nature and character of the neighborhood.

Thank you for your time and consideration. Again, please see attachments for pictures of areas needing screening.

Please contact me if you have any questions or need further information.

Kindest regards,

Tracey Stefanon and Ken Patrick
642 Castle Ridge Ct.
Traceyken@comcast.net

From:	KEN PATRICK
To:	City Leaders; Kai Kleer; Alyssa Stephens; Kurt Johnson; Lawrence Mauch & Karen Kotecki; Troy Tafoya; Jesus Martin; Steve Chacho; Doug Salter
Subject:	[EXTERNAL] Castle Ridge proposed project
Date:	Thursday, January 6, 2022 8:48:07 PM

Hello all,

This email is in response to the recent documents submitted for the Castle Ridge Group Home proposal. My family and I live in the home next door to this proposed project.

In review of the updated documents, they do not appear to include PFA comments regarding the proposed fire lane. The comment is that this has been "resolved". Please provide further information on how this is "resolved" as I do not see any documents with updated information. The last documentation from PFA noted that nearly the entire street on our side would need to be marked and zoned as a fire lane. If there has been an update or change in PFA response then we would appreciate access to the PFA response to review.

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Thank you for your time and consideration. Again, please see attachments for pictures of areas needing screening.

Please contact me if you have any questions or need further information.

Kindest regards,

Tracey Stefanon and Ken Patrick
642 Castle Ridge Ct.
Traceyken@comcast.net

From: Laurie Johnson
To: Kai Kleer
Cc: "Kurt Johnson"
Subject: [EXTERNAL] Comments from Johnsons, Kurt and Laurie on the December 8, 2021, 636 Group Home proposal
Date: Friday, January 14, 2022 1:41:35 PM
Attachments: Group home ROUND 3 Jan 2021.docx

Hello Kai

Here are Kurt and my comments on the latest group home applicant responses to the city on 12-8-21.

This is from us, not me as an ACC lead. There is so much more we could add, but it has been said before. We look forward to your responses. Kurt does have the PFA letter; he had to do a FOIA. Once we respond to the fire marshal, we shall copy you too. We want all our comments on public record. Can you have this uploaded into the appropriate files?

I have attached quite a few pictures which show the property with no blooming bushes. It shows some we just took with snow which really allows you to see where there is no shielding/screening. The rear ones were taken across the Mail Creek Ditch.

They did add cameras in the front but they did not put them where they said they were going to be. We are very skeptical that they will follow rules or do what they said they would do.

As stated, look forward to your responses. Note, we have not seen the water district persons comments. Can those be uploaded too?

Take care,

Kurt and Laurie Johnson
612 Castle Ridge Court

From: JAMES H BARNETT
To: Development Review Comments
Subject: [EXTERNAL] Comments on Castle Ridge Group Home Proposal / Parcel # 9601408002
Date: Monday, April 5, 2021 6:03:30 PM

Sirs:
I wish to express my opposition to the group home proposal on Castle Ridge Court in Fort Collins.

My mother currently resides in an eight resident group home in Fort Collins. While we like the care she receives there, I often wonder how the neighbors feel about this business venture in their neighborhood.

There are two employees on duty during the day and (I believe) only one employee there at night. This home sits on a corner lot on a major east/west street in Fort Collins.
So, there is parking along the front of the home and probably at least six cars can park in designated parking spaces along the west side of the home. Now, compare that to Castle Ridge Court. Castle Ridge is not a major thoroughfare! Other than the driveway and maybe a couple of spaces in front, there is NO parking! With cars parked on each side of the street, only one car can get through!

On Easter Sunday, at my mother's home, all but one lady, (seven residents) had visitors and they were all there in the morning! I realize every day isn't a holiday; but, on any given day, in addition to the regular visitors, there are hospice employees who come in twice a week to check and bathe the ladies (3) on Hospice, physical therapists, one lady has speech pathology regularly, some families have hired healthcare agencies to check on their loved ones, the Hospice chaplain comes every so often, as does Assoc. in Family Medicine to check on their patients, the hairdresser just received permission to come in again every two weeks, and, upon a death or emergency, a fire truck and ambulance will arrive. I admit even I have been amazed at all the different people, representing many different entities coming and going!

Since I now have first hand knowledge of such a facility, it is beyond my imagination how a little narrow street could possibly accommodate a group home of any size, let alone a facility for 16 residents! It would really ruin the peace and quiet those homeowners now enjoy when they chose to live there.

The saying, "it takes a village" is so relevant in a care facility for our valued senior citizens. Please consider thoughtfully my comments when you make your decision.

Respectfully submitted,
Peggy Barnett
821 Southridge Greens Blvd
Fort Collins, CO. 80525

Sent from my iPad

From: lhaake35@aol.com
To: Brandy Bethurem Harras
Subject: [EXTERNAL] Diaz Memory Care community
Date: Wednesday, July 28, 2021 8:44:18 AM

Brandy Harras,
I am writing in regards to the development of the new memory care community in Fort Collins with the Diaz family. I have personally worked with Xioma and find her an outstanding physical therapist. She is very conscientious about her clients and I foresee that she would also be the same with this memory care community.
I highly recommend the Diaz's to run a smaller community where staffing is based more on a personal basis than a larger community.
I hope that you will consider them in the development and encourage the small business to care for a senior population in Fort Collins.
Sincerely,
LouAnne McBride PTA

Sent from the all new AOL app for Android

From: Mike Leuzze
To: Alyssa Stephens
Subject: [EXTERNAL] Follow-up questions from neighborhood meeting
Date: Monday, April 5, 2021 7:47:23 PM

Hi Alyssa,

Thanks for organizing and moderating the neighborhood meeting today for 636 Castle Ridge Ct.

I have some questions for you more related to the overall process than the specifics of resolving this dispute.

What was the expected purpose of the meeting today? It appears to me the process was to enable the Applicants and the Residents to share concerns with each other, however, I don't really see any of the discussions today either swaying the Applicants from their plans (unless they are convinced their plans won't go through, or will be limited such that they aren't financially viable) nor the residents significantly swayed from their concerns and their desire not to have this happen from any discussions that took place today.

I suspect most or all residents expected this discussion to include the people who would be responsible for either making the decision or mitigating the decision (such as limiting to 8 residents instead of 16), instead we just apparently spoke to each other. Our thinking was that we'd be able to let the decision makers aware of the concerns, not the Applicants.

And being a resident and being generally opposed to this group home, it feels all we actually did today was to equip the Applicants with the details of all the objections, to enable them to analyze these and think up of reasons and rationales to convince this city it should go through.

Is there a future part of the process where the residents speak to the decision makers directly with their concerns?

Thanks, Mike

From:	Kurt Johnson
To:	Alyssa Stephens
Subject:	[EXTERNAL] Fw: Email regarding Castle Ridge Roads.pdf
Date:	Tuesday, March 23, 2021 6:19:29 PM
Attachments:	10-19-2016 Existing Pavement Evaluation (EEC).pdf Castle Ridge Street Acceptance Report.pdf

---

Alyssa, attached are the two relevant reports concerning the road.

Kurt

----- Forwarded Message -----
From: Laurie Johnson <lbjmom@comcast.net>
To: "kejlbj@yahoo.com" <kejlbj@yahoo.com>
Sent: Saturday, March 6, 2021, 08:53:47 AM MST
Subject: Fwd: Email regarding Castle Ridge Roads.pdf

Sent from my iPad

Begin forwarded message:

> **From:** Robert Mosbey <rmosbey@fcgov.com>
> **Date:** March 5, 2021 at 2:14:04 PM MST
> **To:** Laurie Johnson <lbjmom@comcast.net>
> **Cc:** Alyssa Stephens <astephens@fcgov.com>
> **Subject: RE: Email regarding Castle Ridge Roads.pdf**
>
> Hi Laurie,
>
> Attached are the reports and a couple of invoices for repairs that were provided to me when we were evaluating acceptance of the roadways.
>
> Let me know if you have any further questions.
>
> Thanks and enjoy the weekend!
>
> Rob
>
> . . . . . .
>
> **ROB MOSBEY, MNAS**
> Asset Manager – Engineering
>
> City of Fort Collins
> 970-416-4259 office

From: Laurie Johnson <lbjmom@comcast.net>
Sent: Thursday, March 4, 2021 10:34 AM
To: Robert Mosbey <rmosbey@fcgov.com>
Cc: Alyssa Stephens <astephens@fcgov.com>
Subject: [EXTERNAL] Email regarding Castle Ridge Roads.pdf

Hi
This is Laurie Johnson, Of Castle Ridge Court.
Here is the email I was given by Faith who is property mgr for Miramont PUD.

It cites boring results, other items which must have been measured in person. We are looking for the detailed engineering report analyses.

Does this help locate those detailed reports? They should be in your file during that date timeframe.

Thanks we the residents need those please. There is a proposed P&Z change so that is why we the residents need the detailed engineering reports.

Regards
Laurie Johnson
Castle ridge resident

Sent from my iPad

From: Don Huss
To: Kai Kleer
Cc: Development Review Comments
Subject: [EXTERNAL] Group home at 636 Castle Ridge Ct. Ft Collins 80525
Date: Monday, April 5, 2021 1:10:07 PM

This is a residential neighborhood and is zoned as such.
There is no business zoning within several thousand yards
Of the proposed business. There is no place for ample parking
In the neighborhood. The business would require 8 to 12 spaces
And there is no room for that many spaces.

Traffic is a major problem as we have a grade school a block
From the proposed business at 636 Castle Ridge Ct. We have
Children being dropped off and picked up less than a block from
This proposed business. We have a lot of traffic up and down
Highcastle as it is, with houses and apartments to our south.
People use Highcastle as a short-cut to shopping on Harmony Road.
The next thing they will want to do is put a stop light at Castle Ridge Ct
And Highcastle.

Last, other than devaluing our neighborhood, it would be dangerous
For residents of this home because of all of the activity in the area.
We live on Highcastle and love our neighborhood. Because of the added
Employees and visitors to group home, this will add a huge burden on
The neighborhood.

Sent from Mail for Windows 10

From: Debbie Graff
To: KEN PATRICK
Cc: Alyssa Stephens; Kurt Johnson; cbsisson@gmail.com; srsunde@aol.com; schacho@aol.com; Karen Kotecki; tomjgraff@gmail.com; sarahmdoing@yahoo.com; lbjmom@comcast.net; ednjoj@gmail.com; Jen Ryan; kchacho@aol.com; JESSIEMARTIN_2000@yahoo.com
Subject: [EXTERNAL] No objections!!!!! What???
Date: Saturday, July 24, 2021 2:26:56 PM

Also. In the comments:

As an RAL home this project would fall under the licensing prevue of the Colorado Department of Public Health and Environment. In addition to local building codes this project would have to comply with the 2018 Facility Guidelines Institute Guidelines for Design and Construction of Residential Health, Care, and Support Facilities.
Informal community outreach has been had with surrounding property owners regarding the conversion of this property to a RAL home. No objections were raised in these talks to the general development principle being outlined in this proposal.
Thank you for you time and expertise in reviewing the project.

Debbie's iPhone

> On Jul 7, 2021, at 9:19 PM, KEN PATRICK <traceyken@comcast.net> wrote:
>
> Thank you for the update Alyssa. I would like further clarification on the implications of Mr. Sizemore's approval of the request as stated in the attachment and what the next steps including timing are with regards to further meetings and hearing.
> Thank you.
> Tracey Stefanon
>
> > On 07/07/2021 2:47 PM Alyssa Stephens <astephens@fcgov.com> wrote:
> >
> > Hi all,
> >
> > I'm reaching out to provide an update on the Reasonable Accommodation process for 636 Castle Ridge Ct. The attached letter includes the findings by CDNS Director Paul Sizemore. Apologies that this wasn't shared sooner—I was out of office last week.
> >
> > As of this morning, an application has been received for the project, and is being checked for completeness. All the comments previously received on this project will be attached to this application, and shared with decision-makers if the project goes to a hearing.

I'd be happy to set up a time to chat about what the process looks like from here if folks are interested.

Please do share this with your neighbors—I know this isn't everyone who has emailed me regarding this project in the past.

Best,

Alyssa Stephens MA

Neighborhood Development Liaison

City of Fort Collins Neighborhood Services

Submit a public comment| Track Development Proposals

From: nancypell@aol.com
To: Julie Pignataro; Alyssa Stephens
Subject: [EXTERNAL] Proposal at 636 Castle Ridge Ct.
Date: Tuesday, September 7, 2021 6:18:02 PM

Dear Ms. Pignataro and Ms. Stephens,

We have read the documents regarding the proposal to convert the residential home at 636 Castle Ridge Ct. into a 16 resident Assisted Living business. We are much opposed to the proposal. We understand that the group doing this has claimed that they should be allowed to do this under the Fair Housing Amendment. That may be the case for 8 residents, but why are they being granted "accommodation" for 16 residents. Our city ordinance allows 8 residents. The Fair Housing Act does not require any community to give special "accommodation" that goes against set city ordinances. We are concerned this was offered without the community's input and wonder how that could have happened.

Having a 16 Resident Assisted Living business in the neighborhood will be a major safety issue. The increased traffic and parking from residents, service providers and visitors is concerning as we have a school close by and a lot of small children living in the area.

The modifications necessary to accommodate 16 residents will change the entire community. What was once a beautiful residential community will now look like an industrial development. The city ordinances require so much land front and back to make residents look attractive. Again why are you giving special "accommodation" to this proposal? We are much opposed.

Thank you!

Nancy and Mark Pellman
815 Napa Valley Drive
Fort Collins, CO 80525
#970-690-0524-Nancy
#970-691-0524-MArk

From: SHERRY GARDNER
To: Julie Pignataro; Alyssa Stephens
Subject: [EXTERNAL] Proposed Castle Ridge Group Home
Date: Sunday, September 12, 2021 9:44:06 PM

Ms. Pignataro and Ms. Stephens

Like those who attended the Sept 7, 2021, City Council meeting, we too are frustrated at the lack of follow up information regarding the proposed group home to be located at 636 Castle Ridge Ct.

To date, it seems like City staff are merely accumulating information and not sharing what happens with the information. Moreover, our neighborhood members would like to know how this process works so that we can proactively express our concerns about the proposal.

This group home would have a significant impact on the neighborhood. Safety would be compromised, the facility will look and feel like an industrial institution following the proposed modifications, and the number of proposed residents is completely outside of the current number allowed in Fort Collins.

We appreciate your adding these comments to those submitted by others as this process has drawn on or forwarding them as appropriate.

Thank you
Hank and Sherry Gardner
5331 Highcastle Ct

From:	Lisa Whittington
To:	Development Review Comments
Cc:	eric.shenk@gmail.com; peacockassistedliving@gmail.com; Brandy Bethurem Harras; stephanie@ripleydesigninc.com
Subject:	[EXTERNAL] Re the Castle Ridge Group Home – PDP210012
Date:	Sunday, September 5, 2021 3:45:08 PM

DATE:
September 5, 2021
TO:
Fort Collins Development Review, @Development Review Comments
devreviewcomments@fcgov.com
cc to:
Brandy Harras, City of Fort Collins Development Review Coordinator
BBethuremHarras@fcgov.com
cc to:
Eric Shenk, *ceric.shenk@gmail.com*
Xioma Diaz, *peacockassistedliving@gmail.com*
cc to:
Stephanie Hansen, *stephanie@ripleydesigninc.com*
FROM:
Lisa Whittington, *lisawhittington28@gmail.com*
RE:
Castle Ridge Group Home – PDP210012

Dear Fort Collins Development Review, and to whom it may concern:

I am writing this letter in support of the Castle Ridge Group Home project and wish to express my personal opinions based on my experiences touring the home and also on my experiences helping a family member live with disabilities. I'd also like to note that I have a degree in Urban Studies & Planning from UCSD.

1. My undergraduate degree and my research.
My degree's thesis focused specifically on how communities can better provide accommodations for people living with age-related infirmities and intellectual disabilities. My understanding of the Castle Ridge Group Home is that it appears to be in line with my undergraduate research, which showed that people requiring help exist on a spectrum of needs and they do best when they are involved with the design and functioning of their own home environments such that that those environments meet their specific needs as they understand them within the framework of legal and institutional safety and health regulations of the community.

a. Specifically, my research revealed that people who need to live in congregate settings for support overwhelmingly prefer to live in their own rooms without roommates, and further, they prefer to have control over their own lighting and environmental controls, including doors to the rooms over which they have some measure of control and input. My understanding of the Castle Ridge Group Home is that the home will provide accommodations for 1 person per room, which is ideally suited for meeting the specific needs of that 1 person's specific level of limitations, with accompanying necessary monitoring by staff for safety and health purposes. A room of one's own for each person living with a limitation or disability provides a safe haven, which research shows supports thriving and growing to the best of that person's ability.

b. The layout also means that residents' private doors open only to the inside of the house and not

the outside, which adds an extra layer of security and protection for all stakeholders. My research showed that residents of group homes overwhelmingly preferred that their doors lead to the inside of the house.

c. The Castle Ridge Group Home's layout is further conducive to supporting multiple levels of needs within a framework of safety for residents' specific limitations as well as minimizing disturbance to the neighborhood surroundings. For instance, I feel the home offers a secluded, private, completely enclosed courtyard that allows the safe social interaction that residents need to enjoy fresh air and sunshine securely with close monitoring by the on-site staff, who as I understand it will be present in abundant staff-patient ratios.

2. My personal experience.
I speak of these issues from a perspective of personal experience. I strongly feel this home meets a need and not a want in the community. My mother lived with a spinal cord disorder most of her adult life, and my father was her primary caretaker. After he died, she wanted to live as independently as possible and therefore turned down offers to live with me and my sister, so we spent months looking for a group-home situation that would allow her to live out her days in safety and independence as she wished. But such a home did not exist in our community. My mother ended up deciding to live in an impersonal, corporate-owned retirement-apartment community that did not fully meet her needs because that was all that was available to her at the time. The Castle Ridge Home, on the other hand, would clearly have been able to meet her needs had it been available to us.

I wish the Castle Ridge Home had been an option for my family. We would have jumped on it and I believe my mother would have thrived in it and lived out her days peacefully in its comfort and safety, and I feel it would have been of great benefit not only to her but also to our entire family and our surrounding community.

Thank you for your consideration.

Respectfully submitted,
Lisa Whittington
lisawhittington28@gmail.com

From: nancypell
To: Alyssa Stephens
Subject: [EXTERNAL] RE: Proposal at 636 Castle Ridge Ct.
Date: Thursday, September 9, 2021 10:41:01 AM

Thank you for your response. We still dont understand why "Reasonable accommodation" was given to this project when what they are doing is anything but reasonable for our neighborhood. Having read the Federal Housing Act and the American with Disabilities Act we still feel that the project goes beyond their requirements by allowing 16 units, not 8. 8 units meet the standards of those acts and our city ordinances. Makes us feel like something was done that should be scrutinized more closely. Hopefully, you will not rush into making this happen before it can be researched fully.
As for us, we still do not support the project and will not support the city council members and other city employees who dont realize the negative impact this will have on our neighborhood community.

Nancy and Mark Pellman
815 Napa Valley Drive
Fort Collins, CO 80525

Sent from my T-Mobile 4G LTE Device

-------- Original message --------
From: Alyssa Stephens <astephens@fcgov.com>
Date: 9/9/21 10:20 AM (GMT-07:00)
To: nancypell@aol.com
Subject: RE: Proposal at 636 Castle Ridge Ct.

Hi Nancy,

Thank you so much for reaching out and sharing your concerns about the potential group home on Castle Ridge Ct. As you may have heard, the property recently went through a “Reasonable Accommodation” process. This is a process designed to protect the housing rights of what the federal government calls “protected classes”, including folks with a disability.

The Reasonable Accommodation process is a bit different than other development review processes as far as neighbor feedback goes. It is very narrowly focused on whether the property should be exempted from certain zoning regulations (in this case, the maximum number allowed in a group home) in order to allow equal housing access to a protected class (eg, disabled people). The process is based in the Federal Fair Housing Act and Americans with Disabilities Act, and local governments are limited in how they can regulate these types of facilities.

There's also a strong privacy component that is meant to protect the personal information and rights of those with disabilities. As a result, there aren't any public hearings or public notice for a Reasonable Accommodation determination, and it doesn't consider many of things like parking or architecture that are a huge part of the development review process. You can find the City's codes related to Reasonable Accommodations are located here: https://library.municode.com/co/fort_collins/codes/land_use?nodeId=ART2AD_DIV2.19REACPR.

The RA was approved for 16 people, but there was a condition of approval that they go through the development review process and meet all the standards for group homes in the RL zone. While the Land Use Code (LUC) was written with "complete" neighborhoods in mind —where people can find a mix of different types of housing to meet their needs, as well as access services nearby, the LUC does recognize that some types of uses (including group homes) are a bit more "intensive" or impactful than others, which is why there are generally additional reviews and requirements in place for group homes (including neighborhood meetings, parking requirements, review by the Planning and Zoning Commission, etc.).

Issues like increased traffic and parking are being considered as part of the development review process, so I would encourage you to review the application materials (posted here about one week after they are received) and provide feedback on these elements. The development review process provides a greater opportunity for public input, testimony, and appeal of a project, as well as more specific discussion of the impacts of a group home on the surrounding neighborhood (parking, traffic, etc.).

The project is currently undergoing staff review to ensure it meets the standards in the Land Use Code. Once the project goes through staff review, it would go to the Planning and Zoning Commission for a decision. That would mean a public hearing with opportunity for testimony from you and your neighbors. If you got a letter in the mail for the neighborhood meeting, you'll also get one prior to any hearing. The Commission makes a decision at the hearing. There's then a fourteen day appeal period where applicants or neighbors can appeal a decision to City Council.

I know this is a lot of information—please let me know if you'd like to chat on the phone about what to expect in the development review process, and how you can provide comments on traffic, parking, etc.

Best,

Alyssa Stephens MA

Neighborhood Development Liaison

City of Fort Collins Neighborhood Services

Submit a public comment| Track Development Proposals

From: nancypell@aol.com <nancypell@aol.com>
Sent: Tuesday, September 7, 2021 6:18 PM
To: Julie Pignataro <jpignataro@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>
Subject: [EXTERNAL] Proposal at 636 Castle Ridge Ct.

Dear Ms. Pignataro and Ms. Stephens,

We have read the documents regarding the proposal to convert the residential home at 636 Castle Ridge Ct. into a 16 resident Assisted Living business. We are much opposed to the proposal. We understand that the group doing this has claimed that they should be allowed to do this under the Fair Housing Amendment. That may be the case for 8 residents, but why are they being granted "accommodation" for 16 residents. Our city ordinance allows 8 residents. The Fair Housing Act does not require any community to give special "accommodation" that goes against set city ordinances. We are concerned this was offered without the community's input and wonder how that could have happened.

Having a 16 Resident Assisted Living business in the neighborhood will be a major safety issue. The increased traffic and parking from residents, service providers and visitors is concerning as we have a school close by and a lot of small children living in the area.

The modifications necessary to accommodate 16 residents will change the entire community. What was once a beautiful residential community will now look like an industrial development. The city ordinances require so much land front and back to make residents look attractive. Again why are you giving special "accommodation" to this proposal? We are much opposed.

Thank you!

Nancy and Mark Pellman

815 Napa Valley Drive

Fort Collins, CO 80525

#970-690-0524-Nancy

#970-691-0524-MArk

From:	KEN PATRICK
To:	jessiemartin_2000@yahoo.com; Development Review Comments; Alyssa Stephens; Kai Kleer
Cc:	cbsisson@gmail.com; srsunde@aol.com; schacho@aol.com; Karen Kotecki; kchacho@aol.com; debbiegraff@gmail.com; tomjgraff@gmail.com; sarahmdoing@yahoo.com; kejlbj@yahoo.com; lbjmom@comcast.net; ednjoj@gmail.com; Jen Ryan
Subject:	[EXTERNAL] RE: 636 Castle Ridge Court Development Proposal
Date:	Wednesday, April 7, 2021 2:45:03 PM

Hello Kai,
We are a family of four living in the home on the corner, direct neighbor to the house proposed for this project. We would also like to thank you for holding the neighborhood meeting and we agree with other said sentiments that we are even more opposed to the project proposed. The applicants made what appears to be, at least in part, a fraudulent application to the city stating they had talked with the neighbors and that the appearance of the house from the street would not change. I agree with previous comments from other neighbors that their responses were ad hoc and inconsistent. I have no confidence that what the applicants are presenting to the city is exactly what the project entails.
Initially, they stated that the appearance of the front of the house would not change then l ater in the meeting it was revealed that they would remove the front landscaping and replace with parking. There is not enough room for a turn around or drive thru in the front of the house without taking out all of the landscaping and further impacting the proposed spaces in the driveway. This would totally change the appearance of the house and not consistent with the neighborhood. In addition, the question regarding how they were going to deal with the exposure to our backyard (which is a much larger line) was not addressed nor did it appear that the applicants had even taken this into consideration.
I feel they are misrepresenting the type of residents that would be at the facility therefore misrepresenting the project and the amount of traffic and emergency calls. They stated in the meeting that the residents would not have significant medical issues and even stated taking insulin as an example to decline a resident. Then later stated that they would take residents on hospice. It is unclear to me how a person could be on hospice and have no significant medical conditions.
I feel they are misrepresenting the amount of traffic that would be coming in and out of the facility with regards to not only staff, but also visitors, delivery trucks, other ancillary medical providers and medical equipment, etc. The average number of visits (from all sources) should be based on data and not on a best guess or the applicants prior experience in working in larger facilities as it would be quite unusual that an employed physical therapist not living at the facility would be privy to all the comings and goings at the facility at all hours of the day and night. I would request in the traffic study there be accurate data on the average number of EMS calls/response to similar facilities. As stated in the meeting, EMS (ambulance) response is often accompanied by a fire truck in respiratory related calls and many other medical calls that require lift and/or assistance. I have a study from Poudre Fire Authority noting that 2/3 of the response calls they attend on an annual basis are medical calls. With regards to visitation, it appears unrealistic to have a long term policy for visitation of the residents on an appointment only basis. I would request that the city consider an independent assessment of the traffic.
I hope that you will take all of the concerns and considerations sent to you when

looking at this project.
Thank you in advance for your time.
Kindest regards,
Tracey Stefanon and Ken Patrick
642 Castle Ridge Ct.

On 04/07/2021 1:25 PM jessiemartin_2000@yahoo.com wrote:

Hello Kai,

My name is Jesus Martin, I live across the street from 636 Castle Ridge. Thank you for holding the neighborhood meeting regarding this project.

I couldn't agree more with the emails below.

I was not moved by the introductory speech by Ms. Diaz, as the applicants deserve no trust what so ever after it was demonstrated that they blatantly lied in their preliminary application to the city.

I have a 6 year old and a 3 year old, and we hope to make our home and our street a safe and pleasant environment for them to grow up in. My daughter keeps asking me when is the new family going to move to the house across the street. I know this has no bearing on the decision criteria, and neither do the motives explained by Ms. Diaz in her presentation.

Ms. Diaz and Mr. Shenk's presentation only demonstrated a lack of understanding of what a project like this requires and the carelessness of the impact to the surrounding neighbors and community. Should a project like this move forward it will forever condemn this property to a commercial activity. We all know that businesses can fail, specially if managed by unexperienced owners. I don't question the capacity of the applicants, however should this business fail, the property would be left in a state that will not be suitable for a family to move in, leaving a property with 8-10 small rooms, a number of shared bathrooms and no garage. In an area with hefty prices for homes, there will be no family interested in such a property.

Furthermore, Castle Ridge Court is a private street that was never intended to support commercial activity. The applicants have not provided a traffic study and apparently do not even have one to base their assumptions on.

Parking is an obvious show stopper for this project. Not only the applicants do not know the actual use they will have, but their sloppy proposals violate the covenants, completely alter the look of the property, and effectively turn the home into a motel-like design.

You will also understand the problem that emergency vehicles will have when there is a need for speedy intervention. The dimensions of Castle Ridge Ct do not allow a large emergency vehicle to pass through with cars parked on the street, and to add more difficulty, the access from Highcastle Dr to Castle Ridge is further restricted by the divider island.

To end my comments, I would like to state that there is no reasonable accommodation here which can be made, the project would have an adverse impact on the public good and establish a terrible precedent. I reiterate my opposition to the project, and would like to emphasize the absolute general feeling of the surrounding community to also oppose this project.

Thank you.

Jesus Martin Roman

(970) 999-2332

From: Karen Kotecki <kotecki_mauch@msn.com>
Sent: Wednesday, April 7, 2021 12:38 PM
To: srsunde@aol.com; devreviewcomments@fcgov.com; kkleer@fcgov.com; astephens@fcgov.com
Cc: cbsisson@gmail.com; schacho@aol.com; kchacho@aol.com; jessiemartin_2000@yahoo.com; debbiegraff@gmail.com; tomjgraff@gmail.com; sarahmdoing@yahoo.com; kejlbj@yahoo.com; lbjmom@comcast.net; traceyken@comcast.net; ednjoj@gmail.com
Subject: Re: 636 Castle Ridge Court Development Proposal

Kai,

I agree that the meeting provided an opportunity for the neighborhood to understand the latest thinking of the applicant.

My opposition increased during the meeting because of the applicant's ad hoc and inconsistent responses to critically important issues - and, the "on the fly" design changes. (eg. concrete parking area at front of property)

As you know, the Fort Collins Land Use and Municipal Code contains several references that any development should be "harmonious w.r.t. residential character, design, aesthetic, views, material of the neighborhood".

I assume those rules and regulations have been put in place to codify that intent.

So much of what I heard is inconsistent and not harmonious with our, or any, neighborhood.

In my opinion, the applicant is asking for the neighborhood and the city for "unreasonable accomodations".

I strongly urge the city departments involved to not set the precedent of allowing a group home greater than 8 people. In my opinion, to do so would be in direct violation of established code and intent.

Respectfully,

Lawrence Mauch

625 Castle Ridge Ct.

Sent from Nine

From: srsunde@aol.com
Sent: Wednesday, April 7, 2021 10:53 AM
To: devreviewcomments@fcgov.com; kkleer@fcgov.com; astephens@fcgov.com
Cc: srsunde@aol.com; cbsisson@gmail.com; schacho@aol.com; kchacho@aol.com; jessiemartin_2000@yahoo.com; debbiegraff@gmail.com; tomjgraff@gmail.com; sarahmdoing@yahoo.com; kejlbj@yahoo.com; lbjmom@comcast.net; kotecki_mauch@msn.com; traceyken@comcast.net; ednjoj@gmail.com
Subject: 636 Castle Ridge Court Development Proposal

To Mr Kai Kleer and to the Development Review Committee for Fort Collins

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The City Development Team of Fort Collins does not have any duty to a pair of selfish opportunists who are trying to circumvent longstanding zoning requirements and residential covenants in an attempt to enrich themselves at the expense of surrounding neighbors. This team, though, does have an absolute duty to our current homeowners and residents of our community to enforce the zoning rules and covenants exactly as written.

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for access,

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Respectfully submitted,

Steve Sunderman, MD

970-215-3162

From:	jessiemartin_2000@yahoo.com
To:	Development Review Comments; Alyssa Stephens; Kai Kleer
Cc:	cbsisson@gmail.com; srsunde@aol.com; schacho@aol.com; "Karen Kotecki"; kchacho@aol.com; debbiegraff@gmail.com; tomjgraff@gmail.com; sarahmdoing@yahoo.com; kejlbj@yahoo.com; lbjmom@comcast.net; traceyken@comcast.net; ednjoj@gmail.com
Subject:	[EXTERNAL] RE: 636 Castle Ridge Court Development Proposal
Date:	Wednesday, April 7, 2021 1:25:56 PM

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Furthermore, Castle Ridge Court is a private street that was never intended to support commercial activity. The applicants have not provided a traffic study and apparently do not even have one to base their assumptions on.

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Steve Sunderman, MD
970-215-3162

From: Anthony Doing
To: Alyssa Stephens
Subject: [EXTERNAL] RE: 636 Castle Ridge Court Development Proposal
Date: Thursday, April 8, 2021 7:33:44 PM

Greetings, I am hoping this email can also make it to the decision making team.

I am just re-iterating that the proposed group home is on a private street that does not receive snow plow service. We requested service but were told the road was too narrow.

Any snow storm over 8-12 inches will be a real problem for a normal car. We have 2 SUV's but still had to hand shovel the road 50 feet to get out 3 days after the last storm. The landscaping company we had hired to shovel our drive way did not make it until Thursday (5 days after storm) bc they could not get through the neighborhood.

It makes no sense to put 16 at risk people on a street that does not get plowed. They have done so little home work (although they had a "traffic engineer") they did not know that the street was narrow (you can't turn around) or private. To take care of 16 people there will be: food, medicine, laundry, physical therapy, occupational therapy, doctors visits. That's a lot of traffic to assume they would be ok on unplowed roads.

Also that is a lot of traffic across the street from 3 year old and a 6 year children. Also a lot of traffic in a school zone for an elementary school with foot traffic from the neighborhood.

Lastly for the above reasons street parking is limited. Is the plan to put a parking lot in the front yard? Is there other neighborhoods where that's ok. Are there examples of group homes on private streets in Colorado? This street and neighborhood is not a reasonable choice for a place of business.

Thank you
Anthony Doing

Sent from Mail for Windows 10

From:	kchacho@aol.com
To:	"KEN PATRICK"; jessiemartin_2000@yahoo.com; Development Review Comments; Alyssa Stephens; Kai Kleer
Cc:	cbsisson@gmail.com; srsunde@aol.com; schacho@aol.com; "Karen Kotecki"; debbiegraff@gmail.com; tomjgraff@gmail.com; sarahmdoing@yahoo.com; kejlbj@yahoo.com; lbjmom@comcast.net; ednjoj@gmail.com; "Jen Ryan"
Subject:	[EXTERNAL] RE: 636 Castle Ridge Court Development Proposal
Date:	Wednesday, April 7, 2021 8:03:36 PM

Hello Kai,

My family is in agreement with all of the comments and concerns stated by the other homeowners during the zoom meeting on April 5th and in the emails below. The meeting was very informative and revealed how Ms. Diaz and Mr. Shenk are completely inexperienced, unprepared and not forthcoming with their development proposal or their intentions. I am more opposed now than even before the meeting.

They didn't have answers or statistics to support the most basic of issues and concerns for this project. They stated that the exterior of the home would blend in with the neighborhood and then proceeded to describe a home with a parking lot for a front yard, high/solid fences lining the perimeter and windows similar to a motel. They didn't seem to consider the school zone nor have a basis of what the HOA covenants allow and don't allow. They began their presentation with a deep concern for the elderly population who need better care in smaller surroundings, but their business plan is no different than larger facilities who have similar staff ratios and better resources. They plan to re-design this home to accommodate 16 resident rooms, adjoining bathrooms, add security and fire systems and then they had the nerve to state that it could easily convert back to a single-family home if the business disbanded.

Their accountability was extremely weak. They did not make me feel confident in their long-term intentions or in the success of their business. They have the ability to walk away and leave the neighborhood with a blighted residence or one which could serve other types of residents in the future who drive, own pets, require more caregivers or need more accommodations.

Allowing a 16-bed group home at 636 Castle Ridge Court will set a precedence in Fort Collins that will be very difficult to reverse. If allowed, this will open the flood gates to other opportunistic, inexperienced and short-term entrepreneurs who don't care about the fallout of a flawed business plan or who it affects (including the group home residents themselves).

I hope that you and your team will sincerely consider the devastating, long-term effects of allowing a 16-bed group home in any neighborhood in Fort Collins.

Respectfully,
Kathy Chacho

From: KEN PATRICK <traceyken@comcast.net>

Sent: Wednesday, April 7, 2021 2:45 PM
To: jessiemartin_2000@yahoo.com; devreviewcomments@fcgov.com; astephens@fcgov.com; kkleer@fcgov.com
Cc: cbsisson@gmail.com; srsunde@aol.com; schacho@aol.com; Karen Kotecki <kotecki_mauch@msn.com>; kchacho@aol.com; debbiegraff@gmail.com; tomjgraff@gmail.com; sarahmdoing@yahoo.com; kejlbj@yahoo.com; lbjmom@comcast.net; ednjoj@gmail.com; Jen Ryan <ryantj2@hotmail.com>
Subject: RE: 636 Castle Ridge Court Development Proposal

Hello Kai,

We are a family of four living in the home on the corner, direct neighbor to the house proposed for this project. We would also like to thank you for holding the neighborhood meeting and we agree with other said sentiments that we are even more opposed to the project proposed. The applicants made what appears to be, at least in part, a fraudulent application to the city stating they had talked with the neighbors and that the appearance of the house from the street would not change. I agree with previous comments from other neighbors that their responses were ad hoc and inconsistent. I have no confidence that what the applicants are presenting to the city is exactly what the project entails.

Initially, they stated that the appearance of the front of the house would not change then l ater in the meeting it was revealed that they would remove the front landscaping and replace with parking. There is not enough room for a turn around or drive thru in the front of the house without taking out all of the landscaping and further impacting the proposed spaces in the driveway. This would totally change the appearance of the house and not consistent with the neighborhood. In addition, the question regarding how they were going to deal with the exposure to our backyard (which is a much larger line) was not addressed nor did it appear that the applicants had even taken this into consideration.

I feel they are misrepresenting the type of residents that would be at the facility therefore misrepresenting the project and the amount of traffic and emergency calls. They stated in the meeting that the residents would not have significant medical issues and even stated taking insulin as an example to decline a resident. Then later stated that they would take residents on hospice. It is unclear to me how a person could be on hospice and have no significant medical conditions.

I feel they are misrepresenting the amount of traffic that would be coming in and out of the facility with regards to not only staff, but also visitors, delivery trucks, other ancillary medical providers and medical equipment, etc. The average number of visits (from all sources) should be based on data and not on a best guess or the applicants prior experience in working in larger facilities as it would be quite unusual that an employed physical therapist not living at the facility would be privy to all the comings and goings at the facility at all hours of the day and night. I would request in the traffic study there be accurate data on the average number of EMS calls/response to similar facilities. As stated in the meeting, EMS (ambulance) response is often

accompanied by a fire truck in respiratory related calls and many other medical calls that require lift and/or assistance. I have a study from Poudre Fire Authority noting that 2/3 of the response calls they attend on an annual basis are medical calls. With regards to visitation, it appears unrealistic to have a long term policy for visitation of the residents on an appointment only basis. I would request that the city consider an independent assessment of the traffic.

I hope that you will take all of the concerns and considerations sent to you when looking at this project.

Thank you in advance for your time.

Kindest regards,
Tracey Stefanon and Ken Patrick
642 Castle Ridge Ct.

On 04/07/2021 1:25 PM jessiemartin_2000@yahoo.com wrote:

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(970) 999-2332

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Cc: srsunde@aol.com; cbsisson@gmail.com; schacho@aol.com; kchacho@aol.com; jessiemartin_2000@yahoo.com; debbiegraff@gmail.com; tomjgraff@gmail.com; sarahmdoing@yahoo.com; kejlbj@yahoo.com; lbjmom@comcast.net; kotecki_mauch@msn.com; traceyken@comcast.net; ednjoj@gmail.com
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Subject: [EXTERNAL] Re: 636 Castle Ridge Court Development Proposal
Date: Wednesday, April 7, 2021 12:38:07 PM

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Furthermore, Castle Ridge Court is a private street that was never intended to support commercial activity. The applicants have not provided a traffic study and apparently do not even have one to base their assumptions on.

Parking is an obvious show stopper for this project. Not only the applicants do not know the actual use they will have, but their sloppy proposals violate the covenants, completely alter the look of the property, and effectively turn the home into a motel-like design.

You will also understand the problem that emergency vehicles will have when there is a need for speedy intervention. The dimensions of Castle Ridge Ct do not allow a large emergency vehicle to pass through with cars parked on the street, and to add more difficulty, the access from Highcastle Dr to Castle Ridge is further restricted by the divider island.

To end my comments, I would like to state that there is no reasonable accommodation here which can be made, the project would have an adverse impact on the public good and establish a terrible

precedent. I reiterate my opposition to the project, and would like to emphasize the absolute general feeling of the surrounding community to also oppose this project.

Thank you.

Jesus Martin Roman
(970) 999-2332

From: Karen Kotecki <kotecki_mauch@msn.com>
Sent: Wednesday, April 7, 2021 12:38 PM
To: srsunde@aol.com; devreviewcomments@fcgov.com; kkleer@fcgov.com; astephens@fcgov.com
Cc: cbsisson@gmail.com; schacho@aol.com; kchacho@aol.com; jessiemartin_2000@yahoo.com; debbiegraff@gmail.com; tomjgraff@gmail.com; sarahmdoing@yahoo.com; kejlbj@yahoo.com; lbjmom@comcast.net; traceyken@comcast.net; ednjoj@gmail.com
Subject: Re: 636 Castle Ridge Court Development Proposal

Kai,

I agree that the meeting provided an opportunity for the neighborhood to understand the latest thinking of the applicant.

My opposition increased during the meeting because of the applicant's ad hoc and inconsistent responses to critically important issues - and, the "on the fly" design changes. (eg. concrete parking area at front of property)

As you know, the Fort Collins Land Use and Municipal Code contains several references that any development should be "harmonious w.r.t. residential character, design, aesthetic, views, material of the neighborhood".

I assume those rules and regulations have been put in place to codify that intent.

So much of what I heard is inconsistent and not harmonious with our, or any, neighborhood.

In my opinion, the applicant is asking for the neighborhood and the city for "unreasonable accomodations".

I strongly urge the city departments involved to not set the precedent of allowing a group home greater than 8 people. In my opinion, to do so would be in direct violation of established code and intent.

Respectfully,

Lawrence Mauch
625 Castle Ridge Ct.

Sent from Nine

From: srsunde@aol.com
Sent: Wednesday, April 7, 2021 10:53 AM
To: devreviewcomments@fcgov.com; kkleer@fcgov.com; astephens@fcgov.com
Cc: srsunde@aol.com; cbsisson@gmail.com; schacho@aol.com; kchacho@aol.com; jessiemartin_2000@yahoo.com; debbiegraff@gmail.com; tomjgraff@gmail.com; sarahmdoing@yahoo.com; kejlbj@yahoo.com; lbjmom@comcast.net; kotecki_mauch@msn.com; traceyken@comcast.net; ednjoj@gmail.com
Subject: 636 Castle Ridge Court Development Proposal

To Mr Kai Kleer and to the Development Review Committee for Fort Collins

Thank you for the opportunity to attend the neighborhood Zoom meeting 4/5/2021 to discuss the proposal for 636 Castle Ridge Court. This was highly attended by well over 70 persons due to tremendously high opposition to this terribly flawed proposal. It would totally devastate our community if it should be allowed to go through. There was not nearly enough time for all of us with severe concerns about this proposal to get our feelings across at that Zoom meeting.

Even so, it was very clear that Eric Shenk and Xioma Diaz are trying to convince the city to give them special treatment so they can set up a business to profit off of what would be a tremendous loss of value from all of the surrounding neighbors.

Zoning Rules, Codes, and Covenants, are in place in Fort Collins for a purpose. They are there to preserve the safety, the beauty, and the value of our communities. Eric Shenk and Xioma Diaz appear to feel a sense of entitlement in which those rules should apply to everyone else but them.

The City Development Team of Fort Collins does not have any duty to a pair of selfish opportunists who are trying to circumvent longstanding zoning requirements and residential covenants in an attempt to enrich themselves at the expense of surrounding neighbors. This team, though, does have an absolute duty to our current homeowners and residents of our community to enforce the zoning rules and covenants exactly as written.

636 Castle Ridge Court does not even come close to meeting the most basic requirements of our current zoning rules and covenants if this property were to be used in the manner proposed by the potential buyers. I've outlined just a few below:

The street is too narrow

The driveway is too narrow

There is grossly inadequate parking

The road is a private road

There would be fire code violations:

for access,

for turn around space,

for required sprinkler systems,

for inadequate building evacuation options

for a basement which is a fire trap

You cannot allow special consideration to someone seeking to circumvent longstanding Zoning Rules and Covenants if that would take away from the beauty, from the safety, and from the property values of surrounding households. This proposal would totally devastate our planned residential neighborhood if it would be allowed to go through. Both the City of Fort Collins and the Miramont HOA have an absolute duty to reject this entire flawed and selfish proposal and to uphold the zoning requirements and the Development Covenants exactly as written.

Respectfully submitted,

Steve Sunderman, MD
970-215-3162

From:	Karen Kotecki
To:	srsunde@aol.com; Development Review Comments; Kai Kleer; Alyssa Stephens
Cc:	cbsisson@gmail.com; schacho@aol.com; kchacho@aol.com; jessiemartin_2000@yahoo.com; debbiegraff@gmail.com; tomjgraff@gmail.com; sarahmdoing@yahoo.com; kejlbj@yahoo.com; lbjmom@comcast.net; traceyken@comcast.net; ednjoj@gmail.com
Subject:	[EXTERNAL] Re: 636 Castle Ridge Court Development Proposal
Date:	Wednesday, April 7, 2021 12:38:07 PM

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I agree that the meeting provided an opportunity for the neighborhood to understand the latest thinking of the applicant.

My opposition increased during the meeting because of the applicant's ad hoc and inconsistent responses to critically important issues - and, the "on the fly" design changes. (eg. concrete parking area at front of property)

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I strongly urge the city departments involved to not set the precedent of allowing a group home greater than 8 people. In my opinion, to do so would be in direct violation of established code and intent.

Respectfully,

Lawrence Mauch
625 Castle Ridge Ct.

Sent from Nine

From: srsunde@aol.com
Sent: Wednesday, April 7, 2021 10:53 AM

To: devreviewcomments@fcgov.com; kkleer@fcgov.com; astephens@fcgov.com
Cc: srsunde@aol.com; cbsisson@gmail.com; schacho@aol.com; kchacho@aol.com; jessiemartin_2000@yahoo.com; debbiegraff@gmail.com; tomjgraff@gmail.com; sarahmdoing@yahoo.com; kejlbj@yahoo.com; lbjmom@comcast.net; kotecki_mauch@msn.com; traceyken@comcast.net; ednjoj@gmail.com
Subject: 636 Castle Ridge Court Development Proposal

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Respectfully submitted,

Steve Sunderman, MD
970-215-3162

From: cbsisson@gmail.com
To: Alyssa Stephens
Cc: srsunde@aol.com
Subject: [EXTERNAL] RE: 636 Castle Ridge Ct. Applicant Neighborhood Development Meeting Sign Posted
Date: Friday, April 2, 2021 12:52:54 PM

Questions:

There are several issues that must be addressed.

1. City Codes are not met.
2. Fort Collins has a U + 2 is violated.
3. Financial Burden of putting a group home on 600 Castle Ridge Court on City of Fort Collins and Miramont HOA.
4. Consumer Fraud in Marketing the home by the seller and the realtor.
5. Bait and switch potential of the buyer and seller with respect to FHA statues.
6. Failure of buyer to follow City of Fort Collins due process proceedings from day one.
7. Ethical issues of buyer seller and realtor.
8. City statues permit eight beds not sixteen.
9. No parking requirements for a healthcare facility are not even close to being met.
10. Decline in property values, loss of tax revenue.

Is the city going to enforce its own statues?

The street is a private street.
The street of 600 Castle Ridge does not meet city codes.
There is no snow removal.
It was not built nor cannot handle the weight of fire trucks and emergency vehicles on a routine basis.
The cul de sac is NOT 200 feet in diameter.
Will the buyer pay for these upgrades?
The city should not.
The HOA should not.
There is clear legal precedence that a group home should NOT be permitted if it puts undo financial burden on the city or on the HOA.
Please address.

The city statutes only allow for eight beds the buyer wants sixteen. This is not a reasonable accommodation and the city should prohibit it.
It is ridiculous based on the square footage of building and the size of the lot and the lack of parking that is no where near city and state codes.
Please address.

The HOA statues clearly prohibit a group home.
The owner of home and relator knew this and marketed home as a group home site.

This is consumer fraud.
The buyer and the DA would be well within there rights to sue the seller, the realtor, and the realty company for consumer fraud.

The buyer claims this will be a memory care facility.
However, since they are liars how does the city plan to insure this.
Alternative uses such as a sober home does not meet FHA disability statues nor do halfway houses for convicted criminals and they can do whatever they want if they get city approval.
Please address.

The buyer NEVER spoke to a sole in the neighborhood before submitting a request to the city.
This is a violation of the due process in the city requirement.
Since they have not followed the cities rules from day one why the city should not believe a thing these people say.
They have proven themselves to be liars and deny any consideration to move forward.
Please address.

I have reason to believe the seller and the realtor are investors in the group home and is conspiring with the buyer.
This is an unethical conflict of interest.
They must be required to disclose the business plan and the investors.
If the business fails, the next thing will be having a halfway house living across the street from a grade school.
Will the buyer be willing to compensate the street for the decline in the neighborhood property values?
Will the city lower our property taxes as a result?
Please address.

Thank you,

Brad Sisson

From: Alyssa Stephens <astephens@fcgov.com>
Sent: Friday, April 2, 2021 11:41 AM
To: schacho@aol.com; Kurt Johnson <kejlbj@yahoo.com>; Laurie Johnson <lbjmom@comcast.net>
Cc: troyt@pds-co.com; ctafoya@pds-co.com; traceyken@comcast.net; ryantj2@hotmail.com; kchacho@aol.com; debbiegraff@gmail.com; pam@pamsundermandesign.com; ANGIE.LEE05@gmail.com; btschwerin@gmail.com; ednjoj@gmail.com; kathleenmcnamaraphd@gmail.com; kotecki_mauch@msn.com; sarahmdoing@yahoo.com; Kathleenmary127@gmail.com; danclawson9@gmail.com; tomjgraff@gmail.com; JESSIEMARTIN_2000@yahoo.com; kejlbj@yahoo.com; clawson42@comcast.net; cbsisson@gmail.com; lbjmom@comcast.net; Wiselyinvest@aol.com; sleuzze@vmware.com; srsunde@aol.com
Subject: RE: 636 Castle Ridge Ct. Applicant Neighborhood Development Meeting Sign Posted

Good morning!
I'm reaching out to provide the meeting information for Monday night at 6:00 PM:

On your phone: Dial +1 301 715 8592 and enter Meeting ID: 992 6195 0723

Online: Visit https://fcgov.zoom.us/j/99261950723

In the Zoom app: Enter Meeting ID: 992 6195 0723

As I believe I mentioned previously, the meeting will include time for Q&A. If you would like to submit questions in advance, you are welcome to email those to me and I'll make sure we get through as many of them as we can during our meeting on Monday.

Please do let me know if you have any other questions for me about what to expect on Monday!

Thanks,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: schacho@aol.com <schacho@aol.com>
Sent: Monday, March 22, 2021 8:23 AM
To: Alyssa Stephens <astephens@fcgov.com>
Cc: troyt@pds-co.com; ctafoya@pds-co.com; traceyken@comcast.net; ryantj2@hotmail.com; kchacho@aol.com; debbiegraff@gmail.com; pam@pamsundermandesign.com; ANGIE.LEE05@gmail.com; btschwerin@gmail.com; ednjoj@gmail.com; kathleenmcnamaraphd@gmail.com; kotecki_mauch@msn.com; sarahmdoing@yahoo.com; Kathleenmary127@gmail.com; danclawson9@gmail.com; tomjgraff@gmail.com; JESSIEMARTIN_2000@yahoo.com; kejlbj@yahoo.com; clawson42@comcast.net; cbsisson@gmail.com; lbjmom@comcast.net; Wiselyinvest@aol.com; sleuzze@vmware.com; srsunde@aol.com
Subject: [EXTERNAL] 636 Castle Ridge Ct. Applicant Neighborhood Development Meeting Sign Posted

Alyssa, we see a neighborhood development meeting sign posted on the front lawn of 636 Castle Ridge Ct. Please reply to all with the date and time when scheduled.
Thanks, Steve Chacho

-----Original Message-----
From: Alyssa Stephens <astephens@fcgov.com>
To: schacho@aol.com <schacho@aol.com>; Laurie Johnson <lbjmom@comcast.net>; Kurt Johnson <kejlbj@yahoo.com>; jessiemartin_2000@yahoo.com <jessiemartin_2000@yahoo.com>
Sent: Tue, Mar 9, 2021 11:31 am
Subject: Castle Ridge Ct. Neighborhood Meeting

Hi all,
Just wanted to reach out and let you know that the Castle Ridge Ct. applicant did email the City requesting a neighborhood meeting. We don't have a date set yet, but I wanted to make sure you knew that it would be coming, likely in early April. Generally those meetings are on a Monday, Wednesday, or Thursday from 6:00-7:30 PM. I'll send another email to you once it's scheduled, and perhaps then we can set up a Zoom call to talk about the process and prepare any documents or information before the meeting. Please do share this with your neighbors, and feel free to reach out with questions in the meantime.

Best,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Barbara Schwerin
To: Kai Kleer
Subject: [EXTERNAL] Re: Castle Ridge Court Group Home in Miramont
Date: Friday, January 07, 2022 9:17:38 PM

Thank you Kai. I appreciate it.

Barbara Schwerin

> On Jan 7, 2022, at 3:12 PM, Kai Kleer <kkleer@fcgov.com> wrote:
>
> Hello Barbara,
>
> Thanks for your comments and pictures. I'm going to loop in Marcus Glasgow with Poudre Fire Authority to help answer your question. Marcus, would you mind speaking to minimum access widths and service expectations for this neighborhood?
>
> Sincerely,
>
> .....
> **KAI KLEER, AICP**
> City Planner
> City of Fort Collins
>
> ---
>
> **From:** Barbara Schwerin <btschwerin@gmail.com>
> **Sent:** Friday, January 07, 2022 12:15 PM
> **To:** Kai Kleer <kkleer@fcgov.com>
> **Subject:** [EXTERNAL] Castle Ridge Court Group Home in Miramont
>
> Hello Kai,
>
> I am a resident on Castle Ridge Court. I am concerned about vehicle access on our street. I will be sending you several pictures in separate emails of trucks/cars on Castle Ridge Court with limited access to our homes.
>
> In one video there is a small sanitation truck with very limited space with vehicles parked on both sides of the street. Larger trash trucks, FedEx and UPS trucks will have limited space to 'thread the needle'.
>
> I am very concerned about the safety of Castle Ridge Court residents. How will EMS/Fire trucks access our homes in an emergency?
>
> Thank you,

Barbara Schwerin
601 Castle Ridge Court
970.420.0111

From: Troy Tafoya
To: Steve Gilchrist
Cc: Brandy Bethurem Harras; Alyssa Stephens; Kai Kleer
Subject: [EXTERNAL] RE: Castle Ridge Group Home, PDP210012
Date: Friday, August 20, 2021 1:25:23 PM
Attachments: image001.png

Thank you Steve, that clarified a lot of things and I apologize it really is not in your bucket; we clearly do not meet, or come near that threshold, in this case. Have a great weekend, and thank you for the quick response, the City employee's during this whole process, have been top notch. Thank you again.

Troy Tafoya | President
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From: Steve Gilchrist <sgilchrist@fcgov.com>
Sent: Friday, August 20, 2021 11:09 AM
To: Troy Tafoya <troyt@pds-co.com>
Cc: Brandy Bethurem Harras <BBethuremHarras@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>; Kai Kleer <kkleer@fcgov.com>
Subject: RE: Castle Ridge Group Home, PDP210012

Mr. Tafoya,

Thank you for reaching out with your concerns. I understand the issues that you have expressed and would like to clarify the general purpose of a Traffic Impact Study and the standards that we follow in making these determinations. These standards are outlined in Chapter 4 of the *Larimer County Urban Area Street Standards (LCUASS.)* The purpose of a traffic impact Study (or TIS) is to evaluate the impacts to the transportation system from a proposed development. This includes the evaluation of intersection capacity for vehicles as well as bicycle and pedestrian facilities. This evaluation is considered only in the context of whether or not the transportation system can accommodate the total traffic based on those Level of Service standards.

In most cases, the threshold for when a traffic study is required is when the proposed development will generate at least 200 daily trips and/or 20 trips in the peak hour. (As an example, this roughly equates to a proposal for 20 new homes.) The type and scale of study is dependent on the size of the proposal and this criteria is detailed in *(LCUASS)* and identifies Level of Service (LOS) standards that a development must meet. These standards outline the procedure to evaluate vehicle delay at

intersections and report those using letter grades A – F (including E). The City of Fort Collins standards within LCUASS focus on the intersection level of service and not the street level of service.

When determining the amount of traffic that will be generated by a development, the *Trip Generation Manual* from the Institute of Transportations Engineers is typically used. This data within the *Trip Generation Manual* is the result of traffic studies completed on actual sites for different land uses, such as Assisted Living Facilities. The results provide an average daily, and peak hour volume of all traffic entering and existing the site, including deliveries, trash, employees, guests, etc. This data is then used to compile a Traffic Impact Study under the supervision of, and sealed by, a Licensed Professional Engineer in the state of Colorado with experience in traffic engineering and transportation planning. It is the responsibility of the applicant to provide the assessment of traffic impacts for a development, while the City serves only in a review capacity.

For this development, we requested a letter with information in regard to the anticipated traffic generated by this site with details about the expected numbers of employees, deliveries, and guests, etc., even though we did not expect this site to meet the threshold for a full Traffic Impact Study. That information that was provided by their Traffic Engineer and is what we based our determination on, that a Full Traffic Impact Study would not be required. We have asked for further clarification on the limitations on visitations that they have described, and hope to get a better explanation from the applicant.

With regard to parking issues you have detailed, these requirements are not covered within a Traffic Impact Study, but are determined through the Land Use Code by the Planning Department. The amount and placement of available parking for a development is based on the different land uses. The availability of on street parking and fire lanes are based on the Engineering and Poudre Fire Authority standards for each street as they were built. In the case of Castle Ridge, this street was built to a standard that allowed on street parking on both sides of the street, even though this creates a narrow shared spaced for cars to transverse if vehicles are parked on both sides of the street from this development or any other area of this neighborhood. As we continue to coordinate the review of this project internally, we will coordinate with Engineering, PFA and our Planning Department to make sure all their standards are met as well.

If you have any further questions, please feel free to reach out.

Steve

STEVEN GILCHRIST
Technical Project Manager
City of Fort Collins
Traffic Operations
626 Linden Street
970-224-6175 office
sgilchrist@fcgov.com

From: Brandy Bethurem Harras <BBethuremHarras@fcgov.com>
Sent: Wednesday, August 18, 2021 2:06 PM
To: Alyssa Stephens <astephens@fcgov.com>
Cc: Steve Gilchrist <sgilchrist@fcgov.com>
Subject: FW: Castle Ridge Group Home, PDP210012

Thanks Alyssa

Brandy Bethurem Harras
Development Review Coordinator
City of Fort Collins Planning & Development Services
281 N. College Ave.
Fort Collins, CO 80524
970.416.2744
BBethuremHarras@fcgov.com

From: Troy Tafoya <troyt@pds-co.com>
Sent: Wednesday, August 18, 2021 1:57 PM
To: Steve Gilchrist <sgilchrist@fcgov.com>
Cc: Brandy Bethurem Harras <BBethuremHarras@fcgov.com>
Subject: [EXTERNAL] Castle Ridge Group Home, PDP210012

Steve, I want to state I am not against a group home, just one of this size, and want to voice the neighborhoods biggest concern about this group home, it is traffic and safety for elderly and children (there are 2 toddlers across the street)and all parking for visitors to other nearby homes will be taken by staff and visitors for this proposed group home. Neighbors will be trapped in their homes due to one way traffic, and may not have a place for friends and family to park when visiting. I believe there does to be a traffic study, due to the size of this house 16 beds combined with a narrow private street (the 18 homeowners pay for the upkeep) since the city would not take it over because it did not meet code (it originally was going to be a gated community). The largest group home in the state in a planned urban development (PUD) is 8 beds (8 beds is also current city code), which this is twice that size, nobody has an idea of the impact of this size group home in a PUD because there is not one. The garages are going to be bedrooms, so the only parking is in the driveway, which if planned could accommodate one shift, during shift changes, the rest will be on the street. I do not see this as a huge problem, what will be a problem is during birthdays, holidays, and emergency vehicles, with 16 residents there could easily be 30 cars at peak times. Cars parked on both sides of road, renders it to one way traffic, which in my mind is a traffic safety hazard. Marcus Glasgow(PFD) in his report stated “the North side of Castle Ridge Ct. will be required to be striped with signage as no parking, fire lane” since that is the only way for two way traffic”. So all cars are parked on the other side of the road impacting other homes? I know the proposers of the group home also say they can limit visitation, but that is only true now, due to COVID 19 protocols, that limit the spread to these very vulnerable elderly. Group homes under normal everyday traffic

will include, doctors, therapists, hospice, daily deliveries, emergency vehicles, and of course visitors to loved ones. I see my father at Brookdale every other day. I guess, I am hoping you would reconsider and look at the road, and traffic concerns with this many people, and consider a traffic study. Thank you for your time, I know you will do what is best for the city, and I have no experience with traffic, just wanted to make you aware of the narrow street and very limited parking situation, compared to the 4406 seneca group home in Fort Collins that has street parking on both sides, bike lanes on both sides, and easy two way traffic. The Seneca home is 8 beds.

Troy Tafoya | President
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From: KEN PATRICK
To: Kai Kleer
Cc: Alyssa Stephens; Kurt Johnson; Lawrence Mauch & Karen Kotecki; Troy Tafoya; Jesus Martin; Steve Chacho; Doug Salter
Subject: [EXTERNAL] RE: Castle Ridge proposed project
Date: Wednesday, January 12, 2022 9:47:17 AM

Good morning Kai,

I want to thank you for your timely and thoughtful response to our concerns. I have to say with regards to the multiple submissions of concerns regarding this project, that this is the first time a clear and detailed response has been received and I cannot thank you enough. This has been such a stressful process for the neighbors and it is nice to feel heard. If you can forward, or make us aware of any updated documents, we would certainly appreciate it.

Have a nice day.

Tracey

> On 01/12/2022 9:25 AM Kai Kleer <kkleer@fcgov.com> wrote:
>
> ---
>
> Hello Tracey and Ken,
>
> Thank you for the time you spent reviewing the Castle Ridge Group Home resubmittal and waiting on a response from me. Please see my responses to your comments below in green. City staff has a follow-up meeting with the applicant today in order to go over similar concerns.
>
> Please feel free to reach out to me directly by calling 970-416-4284.
>
> Sincerely,
>
> Kai Kleer
>
> **From:** KEN PATRICK <traceyken@comcast.net>
> **Sent:** Thursday, January 06, 2022 8:48 PM

To: City Leaders <CityLeaders@fcgov.com>; Kai Kleer <kkleer@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>; Kurt Johnson <kjlbj@yahoo.com>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Troy Tafoya <troyt@pds-co.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Steve Chacho <schacho@aol.com>; Doug Salter <doug.salter@woodward.com>
Subject: [EXTERNAL] Castle Ridge proposed project

Hello all,

This email is in response to the recent documents submitted for the Castle Ridge Group Home proposal. My family and I live in the home next door to this proposed project.

In review of the updated documents, they do not appear to include PFA comments regarding the proposed fire lane. The comment is that this has been "resolved". Please provide further information on how this is "resolved" as I do not see any documents with updated information. The last documentation from PFA noted that nearly the entire street on our side would need to be marked and zoned as a fire lane. If there has been an update or change in PFA response then we would appreciate access to the PFA response to review.

The status of the comment was changed to “resolved” to reflect the decision of the Chief Fire Marshal to withdraw the comment requiring the fire lane. Kurt Johnson has made a request to PFA for a release of the record, however, I’m unsure of where that request is within PFA’s process. The best person to contact about it would be Sarah Carter, Assistant Fire Marshal – she can be contacted at 970-290-6764 or sarah.carter@poudre-fire.org.

Additional comments on documents reviewed:

Comment 3: This is in regard to privacy measures on our side of the home. Applicants noted they would place a 72" trellis screen" in front of the bay window.

RESPONSE: There are actually two large bay windows and two room windows that directly face our property in the front. It is unclear if the

trellis screen would be over both bay windows and no comment on screening of other windows. I request you receive clarification. We would appreciate the applicants provide other solutions in addition to trellis as well as a better conceptualization of what this would actually look like from our vantage point. The trellis does not appear to be consistent with the esthetics of the neighborhood. In addition, applicant notes "significant tree and plant material exists in southern neighbor's property that currently provides screening". This statement is incorrect. The tree and plant material does not provide screening of bay windows noted above nor does it provide screening along a significant portion along the property line in the backyard. The applicants state that "waterlines make planting along a portion of the house unfeasible". This does not include the privacy in the backyard area. The prior owners had plantings and a large tree in the area directly across the fence area in the applicants backyard. The tree and bushes have been removed prior to purchase of the home. It appears that the applicants should be able to provide tree and plant material on their side of the fence for screening.

Great feedback on this topic. City staff has consistently made comments regarding this that have gone unaddressed. We have a follow up meeting with the applicant to let them know that we will be recommending a condition to require additional landscape and screening elements on this and other sides of the property. My hope is that they respond with an update to their plan so that we do not have to craft a condition to address this. I'll mention you comments regarding the bay windows, trellis, lack of evergreen material, and back-yard landscaping. City staff comments largely align with what you've mentioned in your response.

Finally, the proposed wrought iron fence appears to be slated and therefore would not provide much in the way of screening or privacy nor, as far as I understand it, is it within HOA regulations.

Please see attached photos for details.

Staff is recommending the use of additional landscaping to provide screening because of the fence type.

Comment 8: This is in regards to trash. Applicant states laundry would be managed on site and medical waste as "pill bottles".

RESPONSE: It would seem unusual that there would not be more medical waste or biohazardous waste for a proposed memory care facility potentially serving 16 residents. Please request clarification from applicants.

Acknowledged. Staff has been pressing to get a full response on this.

Comment 14: This is in regards to traffic. The applicants do not appear to have responded entirely to the question regarding traffic. The request was to "really describe each individual element of traffic, i.e. deliveries, trash, employee, mail, etc.)".

RESPONSE: The amount of traffic and employees needed to run a facility such as this with a possible 16 residents appears to be grossly underrepresented or underestimated by the applicants. The number of staff noted is the state minimum for ratio of caregiver to resident. The applicants also discuss only 3 staff members per shift during the day. Again, this is the minimum required by the state for caregivers. The caregiver to staff ratio is designed for the caring of the residents and not facility tasks. Caregivers at similar facilities are not likely to also provide all food prep and cooking, food delivery, dishes, bed changes, laundry, housecleaning, yard maintenance, facility maintenance, etc.

Additional services performed at similar facilities who care for memory care residents include items such as pharmacy delivery, medication administration by certified personnel, oxygen and other durable medical equipment delivery and maintenance, occupational therapy, physical therapy, exercise class, activities or performances, etc. There is no comment or estimate to the amount of traffic and parking anticipated from such services. One of the applicants stated that she is a therapist by training and worked in several facilities who cared for similar residents. Do the applicants assume that none of their residents will need such services or activities? The residents will need continued medical care, dental care, eye/vision care, hearing care, etc. Will providers be coming on site or will the residents be transported to these appointments? What about religious services or visits? What about resident outings or use of services in the community?

According to the Colorado Compendium of Residential Care and Assisted Living Regulations and Policy: 2015 Edition, "Facilities must provide protective oversight and a physically safe and sanitary environment; personal services (i.e., assistance with activities of daily living, instrumental activities of daily living, individualized social supervision, and transportation); and social and recreational services, both within the facility and in the local community, based on residents' interests".

The applicants state they will limit visitation, however, per Colorado Code of Regulations for Assisted Living (CCR 1011-1 Chapter 7, http://havenseniorliving.org/wp-content/uploads/2018/12/State-Rules-for-Assisted-Living-facilities.pdf) – section 13.1, A4 under residents rights indicate a "right to have visitors at any time". The applicants have noted that they will take residents who are on hospice care. Hospice patient visitation cannot be restricted. With the potential for 16 residents, some at the end of life, there is likely to be higher traffic levels and parking needs for visitation.

Traffic and parking for the additional services, visitation and for the complete operation of the facility need to be taken into consideration. The solution of carpooling, public transit (closest bus stop is nearly a mile away) and bike ridership does not appear to be a realistic solution for not only staff and visitors but for other traffic such as deliveries that may need closer parking. This neighborhood has only one entrance and exit point with a 3 court area with limited on street parking given driveways.

REQUEST: We request that the applicants provide a full and detailed traffic and parking description and that the planning and zoning department make assessment on accuracy when in comparison to similar facilities. Such an increase in traffic and parking in this neighborhood would substantially alter the nature, character and possibly the safety of the neighborhood. With such increase in business and visitation traffic and parking within the residential neighborhood there is a high likelihood that there would be parking on both sides of the narrow street thus likely impeding emergency response vehicles maneuvering. At current residential levels this is not an issue.

Great comment, City planning and traffic staff fully agree. The response to our request for additional information has been largely insufficient. We have a follow-up meeting with the applicant to see why this has gone unaddressed. Stay tuned.

Finally, as previously submitted, we are opposed to the determination of reasonable accommodation for 16 residents in a residential area due to significantly increased impact from a traffic, parking and safety as well as substantially changing the nature and character of the neighborhood.

Thank you for your comment.

Thank you for your time and consideration. Again, please see attachments for pictures of areas needing screening.

Please contact me if you have any questions or need further information.

Kindest regards,

Tracey Stefanon and Ken Patrick

642 Castle Ridge Ct.

Traceyken@comcast.net

From: KEN PATRICK
To: Kai Kleer
Cc: Alyssa Stephens; Kurt Johnson; Lawrence Mauch & Karen Kotecki; Troy Tafoya; Jesus Martin; Steve Chacho; Doug Salter
Subject: [EXTERNAL] RE: Castle Ridge proposed project
Date: Monday, January 24, 2022 5:13:40 PM

Hello Kai,

Hope all is well with you. I am checking in to see if the applicants have submitted any response to questions both you and I posed noted in the letter I submitted to you and city leaders regarding traffic, parking, screening, etc.

In addition, has there been any explanation by the applicants of what they mean by "therapeutic" in their request for reasonable accommodation for the increased number of residents? I feel this is a significant issue as the word may be misconstrued or misinterpreted to imply that there is a medical or other care benefit that the residents receive by having 16 residents at the facility. As stated in my letter, the applicants are only meeting state minimum ratio for residents to staff with the staffing model. In the review process to the P&Z it should be clearly stated what the applicant is implying or stating with the use of the term "therapeutic" and what the benefit is to the residents.

I would be happy to send additional pictures if needed.

Thank you for your time.

Tracey Stefanon and Ken Patrick

> On 01/12/2022 9:25 AM Kai Kleer <kkleer@fcgov.com> wrote:
>
> ---
>
> Hello Tracey and Ken,
>
> Thank you for the time you spent reviewing the Castle Ridge Group Home resubmittal and waiting on a response from me. Please see my responses to your comments below in green. City staff has a follow-up meeting with the applicant today in order to go over similar concerns.
>
> Please feel free to reach out to me directly by calling 970-416-4284.
>
> Sincerely,

Kai Kleer

From: KEN PATRICK <traceyken@comcast.net>
Sent: Thursday, January 06, 2022 8:48 PM
To: City Leaders <CityLeaders@fcgov.com>; Kai Kleer <kkleer@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>; Kurt Johnson <kjlbj@yahoo.com>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Troy Tafoya <troyt@pds-co.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Steve Chacho <schacho@aol.com>; Doug Salter <doug.salter@woodward.com>
Subject: [EXTERNAL] Castle Ridge proposed project

Hello all,

This email is in response to the recent documents submitted for the Castle Ridge Group Home proposal. My family and I live in the home next door to this proposed project.

In review of the updated documents, they do not appear to include PFA comments regarding the proposed fire lane. The comment is that this has been "resolved". Please provide further information on how this is "resolved" as I do not see any documents with updated information. The last documentation from PFA noted that nearly the entire street on our side would need to be marked and zoned as a fire lane. If there has been an update or change in PFA response then we would appreciate access to the PFA response to review.

The status of the comment was changed to “resolved” to reflect the decision of the Chief Fire Marshal to withdraw the comment requiring the fire lane. Kurt Johnson has made a request to PFA for a release of the record, however, I’m unsure of where that request is within PFA’s process. The best person to contact about it would be Sarah Carter, Assistant Fire Marshal – she can be contacted at 970-290-6764 or sarah.carter@poudre-fire.org.

Additional comments on documents reviewed:

Comment 3: This is in regard to privacy measures on our side of the home. Applicants noted they would place a 72" trellis screen" in front of the bay window.

RESPONSE: There are actually two large bay windows and two room windows that directly face our property in the front. It is unclear if the trellis screen would be over both bay windows and no comment on screening of other windows. I request you receive clarification. We would appreciate the applicants provide other solutions in addition to trellis as well as a better conceptualization of what this would actually look like from our vantage point. The trellis does not appear to be consistent with the esthetics of the neighborhood. In addition, applicant notes "significant tree and plant material exists in southern neighbor's property that currently provides screening". This statement is incorrect. The tree and plant material does not provide screening of bay windows noted above nor does it provide screening along a significant portion along the property line in the backyard. The applicants state that "waterlines make planting along a portion of the house unfeasible". This does not include the privacy in the backyard area. The prior owners had plantings and a large tree in the area directly across the fence area in the applicants backyard. The tree and bushes have been removed prior to purchase of the home. It appears that the applicants should be able to provide tree and plant material on their side of the fence for screening.

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Do the applicants assume that none of their residents will need such services or activities? The residents will need continued medical care, dental care, eye/vision care, hearing care, etc. Will providers be coming on site or will the residents be transported to these appointments? What about religious services or visits? What about resident outings or use of services in the community?

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that there would be parking on both sides of the narrow street thus likely impeding emergency response vehicles maneuvering. At current residential levels this is not an issue.

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Thank you for your comment.

Thank you for your time and consideration. Again, please see attachments for pictures of areas needing screening.

Please contact me if you have any questions or need further information.

Kindest regards,

Tracey Stefanon and Ken Patrick

642 Castle Ridge Ct.

Traceyken@comcast.net

From: Andrea Buus
To: Alyssa Stephens
Subject: [EXTERNAL] Re: Letter for Castle Ridge Ct.
Date: Wednesday, July 21, 2021 7:28:47 PM

Hi Alyssa,
Here is the letter I sent....

To Whom It May Concern,

I am writing this letter in support of smaller, boutique, residential memory care communities vs. larger, more institutionalized memory care facilities because of the numerous benefits this kind of environment has on the residents. I am an Occupational Therapist and have been working with patients with a variety of diagnosis in a variety of settings for over 18 years, including Alzheimers and Dementia in secured memory care communities.
With smaller, residential memory care communities, the focus is on meeting not just the residents' basic needs but also puts in place programs and activities to address their physical and psychosocial needs as well as emotional wellbeing. Unfortunately, with the larger, more institutional facilities, residents often fall between the cracks for a variety of reasons. They often have a low staff to resident ratio where caregiver burden is so great, mistakes are often made and severe changes in the condition of the resident's health and behavior go unnoticed, leading to detrimental problems that could have easily been prevented. With the larger, institutional facilities, the focus is not on the resident as a whole, taking into account who this person was or how they lived their lives up until that point. Instead, they barely get their basic nutritional and hygienic needs met, let alone making sure they feel supported and comfortable in their environment.
With a higher staff to resident ratio and less residents living in a community, resident changes in condition rarely go unnoticed and mistakes with meds or residents falling through the cracks rarely occur. Also with the philosophy these smaller, residential memory care communities adopt, the focus is on creating a safe, comfortable and happy environment for each individual person.
If I needed to have a loved one move into a memory care facility, I would definitely be seeking out a smaller, residential memory care community over a large, institutional facility in order to ensure the best, most supportive environment with the most competent care provided.

Sincerely,
Andrea Buus OTR

On Wed, Jul 21, 2021 at 3:23 PM Alyssa Stephens <astephens@fcgov.com> wrote:

Hi Andrea,

I was forwarded your email with a letter regarding the potential group home facility on Castle Ridge Ct, but wasn't able to open the file. Would you be able to re-send it?

Thanks!

Alyssa Stephens MA

Neighborhood Development Liaison

City of Fort Collins Neighborhood Services

Submit a public comment| Track Development Proposals

From:	srsunde@aol.com
To:	Alyssa Stephens; rosenberg.2@hotmail.com; Kai Kleer
Cc:	schacho@aol.com; jennifer@faithproperty.com; mike@faithproperty.com; kchacho@aol.com; Brandy Bethurem Harras; traceyken@comcast.net; ryantj2@hotmail.com; debbiegraff@gmail.com; pam@pamsundermandesign.com; ANGIE.LEE05@gmail.com; btschwerin@gmail.com; ednjoj@gmail.com; hlcp187@aol.com; kathleenmcnamaraphd@gmail.com; kotecki_mauch@msn.com; sarahmdoing@yahoo.com; Kathleenmary127@gmail.com; lbjmom@comcast.net; danclawson9@gmail.com; sleuzze@vmware.com; tomjgraff@gmail.com; JESSIEMARTIN_2000@yahoo.com; kejlbj@yahoo.com; ctafoya@pds-co.com; rosenberg.2@hotmail.com; sashagwoodard25@gmail.com; cliffmoore80525@gmail.com; troyt@pds-co.com; pdauster@gjmlawfirm.com
Subject:	[EXTERNAL] Re: Objection to 636 Castle Ridge Ct. Retirement Home Proposal
Date:	Wednesday, December 16, 2020 6:56:13 AM

I would like to take this opportunity to add my vehement objections to the proposal by the potential buyer of 636 Castle Ridge Court to convert this single family residence in our neighborhood into a nursing home facility.

Any claim made by the potential buyer that he has canvassed the neighborhood about his proposal and has not seen any resistance is untrue. I, for one, have never been contacted by the buyer nor by any representative of the buyer. My objections are huge.

Miramont and the Castle Ridge Sub-development within Miramont were designed and developed with great forethought to keep this as a highly desirable residential area within Fort Collins. The codes and covenants that were originally drawn up were done with the specific purpose of preserving this single family neighborhood as one of the most desirable in Fort Collins. We must protect that.

Whether the proposal from the potential buyer is to convert this beautiful single family home into a 16 bed, 8 bed, or 4 bed nursing home facility is immaterial. The numbers don't matter. The entire concept is wrong on every level. This was designed as a single family, and as a strictly residential neighborhood. It must remain that way.

Several individuals have already outlined multiple codes and covenants that the proposed new use would violate. Several individuals have already pointed out the concerns of safety, congestion, and the inadequacy of the width of the street in front of 636 Castle Ridge Court. This street is a private street, not a public street. It is owned and maintained by the households it serves. The proposals by this buyer are entirely illegal.

This proposal by this one self-centered businessman is a proposal that would completely destroy the beautiful atmosphere of our neighborhood - all for the financial benefit of one outsider. It is wrong on every level.

My sincere request to the City of Fort Collins, to the Miramont HOA, to the Castle Ridge Sub-development, and to all the surrounding neighbors is that we must all stand together and flatly reject this wrongful proposal outright.

Thank you,

Steve Sunderman, MD
607 Castle Ridge Court

-----Original Message-----
From: Alyssa Stephens <astephens@fcgov.com>
To: Amy and Dave Rosenberg <rosenberg.2@hotmail.com>; Kai Kleer <kkleer@fcgov.com>
Cc: schacho@aol.com <schacho@aol.com>; jennifer@faithproperty.com <jennifer@faithproperty.com>; mike@faithproperty.com <mike@faithproperty.com>; kchacho@aol.com <kchacho@aol.com>; Brandy Bethurem Harras <BBethuremHarras@fcgov.com>; 'Tracey Patrick' <traceyken@comcast.net>; 'Tom Ryan' <ryantj2@hotmail.com>; 'Debbie Graff' <debbiegraff@gmail.com>; 'Pam Sunderman'

<pam@pamsundermandesign.com>; 'Steve Sunderman' <srsunde@aol.com>; 'Angie Lee' <ANGIE.LEE05@gmail.com>; 'Barbara Schwerin' <btschwerin@gmail.com>; ednjoj@gmail.com <ednjoj@gmail.com>; 'Stacy Lesartre' <hlcp187@aol.com>; 'Kate McNamara' <kathleenmcnamaraphd@gmail.com>; 'Karen Kotecki' <kotecki_mauch@msn.com>; 'Sarah Doing' <sarahmdoing@yahoo.com>; 'Katie Salter' <Kathleenmary127@gmail.com>; 'Laurie Johnson' <lbjmom@comcast.net>; danclawson9@gmail.com <danclawson9@gmail.com>; 'Stacey Leuzze' <sleuzze@vmware.com>; 'Tom Graff' <tomjgraff@gmail.com>; 'Jesus Martin' <JESSIEMARTIN_2000@yahoo.com>; 'Kurt Johnson' <kejlbj@yahoo.com>; ctafoya@pds-co.com <ctafoya@pds-co.com>; Amy and Dave Rosenberg <rosenberg.2@hotmail.com>; sashagwoodard25@gmail.com <sashagwoodard25@gmail.com>; cliffmoore80525@gmail.com <cliffmoore80525@gmail.com>; troyt@pds-co.com <troyt@pds-co.com>; pdauster@GJMLawfirm.com <pdauster@gjmlawfirm.com>
Sent: Tue, Dec 15, 2020 9:42 am
Subject: Re: Re: Objection to 636 Castle Ridge Ct. Retirement Home Proposal

Hi Dave,
I was just working on an email to you! It was great to speak with you on the phone yesterday about the conceptual review process.

As I mentioned, this is the very earliest stage in the development review process, so nothing official has been submitted and nothing will be decided at this meeting. These reviews are meant to provide an opportunity for discussion between staff and potential applicants.

Community members are always welcome to attend conceptual review meetings as observers. We ask that you remain muted throughout the meeting. Any questions or comments you have during or after the meeting can be emailed to myself or Kai.

10:15am Conceptual Review Meeting
https://zoom.us/j/96246475877
Meeting ID: 962 4647 5877
Dial +1 301 715 8592

If you're having trouble connecting to the meeting, or if there's anything else you need before Thursday, please don't hesitate to reach out! I'm here as a resource for you.

Best,

Alyssa

Get Outlook for iOS

From: Amy and Dave Rosenberg <rosenberg.2@hotmail.com>
Sent: Tuesday, December 15, 2020 9:33:11 AM
To: Kai Kleer <kkleer@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>
Cc: schacho@aol.com <schacho@aol.com>; jennifer@faithproperty.com <jennifer@faithproperty.com>; mike@faithproperty.com <mike@faithproperty.com>; kchacho@aol.com <kchacho@aol.com>; Brandy Bethurem Harras <BBethuremHarras@fcgov.com>; 'Tracey Patrick' <traceyken@comcast.net>; 'Tom Ryan' <ryantj2@hotmail.com>; 'Kathy Chacho' <kchacho@aol.com>; 'Steve Chacho' <schacho@aol.com>; 'Debbie Graff' <debbiegraff@gmail.com>; 'Pam Sunderman' <pam@pamsundermandesign.com>; 'Steve Sunderman' <srsunde@aol.com>; 'Angie Lee' <ANGIE.LEE05@gmail.com>; 'Barbara Schwerin' <btschwerin@gmail.com>; ednjoj@gmail.com <ednjoj@gmail.com>; 'Stacy Lesartre' <hlcp187@aol.com>; 'Kate McNamara' <kathleenmcnamaraphd@gmail.com>; 'Karen Kotecki'

<kotecki_mauch@msn.com>; 'Sarah Doing' <sarahmdoing@yahoo.com>; 'Katie Salter' <Kathleenmary127@gmail.com>; 'Laurie Johnson' <lbjmom@comcast.net>; danclawson9@gmail.com <danclawson9@gmail.com>; 'Stacey Leuzze' <sleuzze@vmware.com>; 'Tom Graff' <tomjgraff@gmail.com>; 'Jesus Martin' <JESSIEMARTIN_2000@yahoo.com>; 'Kurt Johnson' <kejlbj@yahoo.com>; ctafoya@pds-co.com <ctafoya@pds-co.com>; Amy and Dave Rosenberg <rosenberg.2@hotmail.com>; sashagwoodard25@gmail.com <sashagwoodard25@gmail.com>; cliffmoore80525@gmail.com <cliffmoore80525@gmail.com>; troyt@pds-co.com <troyt@pds-co.com>; 'Mike Adams' <mike@faithproperty.com>; 'Jennifer Adams' <jennifer@faithproperty.com>; pdauster@GJMLawfirm.com <pdauster@gjmlawfirm.com>
Subject: [EXTERNAL] RE: Re: Objection to 636 Castle Ridge Ct. Retirement Home Proposal

Alyssa,

Please send the zoom link to me and all others in the “Copy” line of this email.

Thank you,
Dave Rosenberg

From: Kai Kleer <kkleer@fcgov.com>
Sent: Tuesday, December 15, 2020 8:56 AM
To: schacho@aol.com; Alyssa Stephens <astephens@fcgov.com>; mike@faithproperty.com; jennifer@faithproperty.com; Rosenberg.2@hotmail.com
Cc: kchacho@aol.com; Brandy Bethurem Harras <BBethuremHarras@fcgov.com>
Subject: RE: Re: Objection to 636 Castle Ridge Ct. Retirement Home Proposal

Brandy or Alyssa,

Would you mind sending Steve the Zoom information and general ground rules for this Thursday’s Conceptual Review meeting?

Best,

Kai

From: schacho@aol.com <schacho@aol.com>
Sent: Tuesday, December 15, 2020 8:46 AM
To: Kai Kleer <kkleer@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>; mike@faithproperty.com; jennifer@faithproperty.com; Rosenberg.2@hotmail.com
Cc: kchacho@aol.com
Subject: [EXTERNAL] Re: Objection to 636 Castle Ridge Ct. Retirement Home Proposal

Thank you and yes I would like to receive a copy of the Conceptual Review Comment Letter and attend the Conceptual Review meeting scheduled this Thursday. Is it a Zoom type meeting?

Steve Chacho
970-217-7344

-----Original Message-----
From: Kai Kleer <kkleer@fcgov.com>
To: schacho@aol.com <schacho@aol.com>; Alyssa Stephens <astephens@fcgov.com>; mike@faithproperty.com <mike@faithproperty.com>; jennifer@faithproperty.com <jennifer@faithproperty.com>; Rosenberg.2@hotmail.com <Rosenberg.2@hotmail.com>
Sent: Tue, Dec 15, 2020 8:40 am
Subject: RE: Objection to 636 Castle Ridge Ct. Retirement Home Proposal

Hello Mr. Chacho,

Thanks for your input. Your comment will be added to the record for this project. As for the proposal, we are currently in the process of a preliminary review and nothing formal has been submitted. Based on City-staff comments It is likely that the scope of the project will change (only 8 beds are permitted under current law). When finalized on Friday, would you like to receive a copy of the Conceptual Review Comment Letter? You're also welcome to attend the Conceptual Review meeting that is scheduled for this Thursday @ 10:15.

Please let me know if this is something you're interested in and I'll have our development review coordinator reach out to you with the details.

Sincerely,

Kai Kleer

From: schacho@aol.com <schacho@aol.com>
Sent: Tuesday, December 15, 2020 8:13 AM
To: Kai Kleer <kkleer@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>; mike@faithproperty.com; jennifer@faithproperty.com; Rosenberg.2@hotmail.com
Subject: [EXTERNAL] Objection to 636 Castle Ridge Ct. Retirement Home Proposal

We have just been made aware that a 16 bed retirement home is being proposed for 636 Castle Ridge Ct. As residents of Castle Ridge Court we are opposed to this and have never been contacted by anyone for our consideration.

Steve Chacho
631 Castle Ridge Ct.
Fort Collins, CO 80525
970-217-7344

From:	KEN PATRICK
To:	Kai Kleer
Cc:	Alyssa Stephens; Kurt Johnson; Lawrence Mauch & Karen Kotecki; Troy Tafoya; Jesus Martin; Steve Chacho; Doug Salter
Subject:	[EXTERNAL] RE: RE: Castle Ridge proposed project
Date:	Thursday, January 27, 2022 3:02:12 PM

Thank you for the update Kai. A couple of questions as you review the documents:

1. How tall will the projected plantings in the back?
2. Visitation cannot be limited and the estimation of visits appears grossly underestimated or misrepresented. Can they provide a reference where they are getting the estimation of "1 visitor per resident per week and 1 hour visit"? This appears to be a guess and an underestimation. We request city personnel be verify the accuracy of the data presented by the applicants via objective measures, standards, and/or state codes.

In addition, I appreciate your research into "therapeutic" but, just to reiterate so I am conveying my question accurately, I feel it is appropriate and necessary for us not to make assumptions on the applicants intended meaning of the word. If the applicant is requesting accommodation based on a "therapeutic" model or basis then it should be clearly stated for all involved parties, decision making personnel and volunteers to understand what they mean by "therapeutic". It appears that it would be difficult to make a determination on accommodation for a condition that is not clearly understood or stated. We request that the applicant provide a clear description and statement of what they mean by "therapeutic" model and what benefit this is to the residents.

Thank you again for your time and we look forward to your review.

Kindest regards,
Tracey Stefanon and Ken Patrick

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KAI KLEER, AICP
City Planner

City of Fort Collins

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RESPONSE: There are actually two large bay windows and two room windows that directly face our property in the front. It is unclear if the trellis screen would be over both bay windows and no comment on screening of other windows. I request you receive clarification. We would appreciate the applicants provide other solutions in addition to trellis as well as a better conceptualization of what this would actually look like from our vantage point. The trellis does not appear to be consistent with the esthetics of the neighborhood. In addition, applicant notes "significant tree and plant material exists in southern neighbor's property that currently provides screening". This statement is incorrect. The tree and plant material does not provide screening of bay windows noted above nor does it provide screening along a significant portion along the property line in the backyard. The applicants state that "waterlines make planting along a portion of the house unfeasible". This does not include the privacy in the backyard area. The prior owners had plantings and a large tree in the area directly across the fence area in the applicants backyard. The tree and bushes have been removed prior to purchase of the home. It appears that the applicants should be able to provide tree and plant material on their side of the fence for screening.

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staff ratio is designed for the caring of the residents and not facility tasks. Caregivers at similar facilities are not likely to also provide all food prep and cooking, food delivery, dishes, bed changes, laundry, housecleaning, yard maintenance, facility maintenance, etc.

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According to the Colorado Compendium of Residential Care and Assisted Living Regulations and Policy: 2015 Edition, “Facilities must provide protective oversight and a physically safe and sanitary environment; personal services (i.e., assistance with activities of daily living, instrumental activities of daily living, individualized social supervision, and transportation); and social and recreational services, both within the facility and in the local community, based on residents’ interests”.

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Please contact me if you have any questions or need further information.

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642 Castle Ridge Ct.

Traceyken@comcast.net

From: KEN PATRICK
To: Kai Kleer
Subject: [EXTERNAL] RE: RE: Castle Ridge proposed project
Date: Thursday, February 10, 2022 11:39:42 AM

Good morning Kai,

Hope all is well with you. I was wondering if you would have time to chat about this project over the phone? I promise not to take too much time but thought it would be easier and more efficient to have a brief fluid conversation as I prepare for P&Z meeting.

If so, can you send some times? Otherwise, you can just call my cell (970) 988-7440.

Thank you,
Tracey Stefanon

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Tracey Stefanon and Ken Patrick

642 Castle Ridge Ct.

Traceyken@comcast.net

From: Pia Chamberlain
To: Brandy Bethurem Harras
Subject: [EXTERNAL] support for group home project at 636 Castle Ridge Ct.
Date: Friday, July 09, 2021 5:53:57 PM

Ms. Harras,

I wanted to reach out in support of the group home project at 636 Castle Ridge Ct. The design of that property is a great match for that kind of use. On top of that, keeping group homes small and integrated into the community is a huge win for all of us (because we are all getting older!). I hope you will support this project and give the green light for it to go ahead.

-Pia Chamberlain

From: Andrea Buus
To: Brandy Bethurem Harras
Subject: [EXTERNAL] support for small, residential memory care communities
Date: Tuesday, July 13, 2021 4:18:19 PM
Attachments: memory care facilities.webarchive

I have included my letter of support, thank you for your time and consideration on this matter.

Please let me know if you have any further questions.

Take care,
Andrea Buus OTR

From: Merry Phillips
To: Brandy Bethurem Harras; Kai Kleer
Cc: Merry Phillips
Subject: [EXTERNAL] Support in Favor of 636 Castle Ridge Court Group Home
Date: Sunday, July 25, 2021 6:21:10 PM

Dear Development Review Coordinators & Planners (Brandy & Kai),

I'm writing to express my strong support for the Memory Care Project (Group Home) at 636 Castle Ridge Court in Fort Collins. With the aging population and increase in memory related illnesses among our loved ones, there is a growing need for this type of quality care facility in a lovely setting run by experts such as Xioma and Eric. Xioma has been working as a skilled nurse in the memory field for over 20 years and Eric has the administrative skills to make this a well-run, highly sought after senior care facility in a domestic setting.

Having spent time in the area, I believe it's an excellent location and if approved, I'm certain it will only augment the neighborhood and the lives of those being cared for. I hope that you will give it your sincere consideration for immediate planning and zoning.

Please feel free to contact me via phone or text at 916-660-3610.

Thanks & Regards,
Meredith Phillips

EARTH ENGINEERING CONSULTANTS, LLC

October 19, 2016

Castle Ridge at Miramont HOA
c/o Faith Property Management
300 East Boardwalk Drive; Building 6, Suite B
Fort Collins, Colorado 80525

Attn: Ms. Lauren Winn (lauren@faithproperty.com)

Re: Existing Pavements Evaluation
Castle Ridge Court and Castle Ridge Place
Fort Collins, Colorado
EEC Project No. 1162090

Ms. Winn;

Earth Engineering Consultants, LLC (EEC) personnel have completed the subsurface exploration and engineering evaluation requested for the existing roadways within the Castle Ridge at Miramont development located west of Highcastle Drive and south of the Mail Creek Ditch in Fort Collins, Colorado. The roadways in this evaluation include Castle Ridge Court and Castle Ridge Place. Results of the field and laboratory testing for this project as well as our evaluation of those test results are provided with this report.

Earth Engineering Consultants, Inc. completed a geotechnical exploration for this development in 1993. We believe the reference roadways were constructed shortly thereafter. The 1993 pavement section recommendations suggested at least 3-inches of hot bituminous pavement (HBP) over at least 6-inches of aggregate base, which was consistent with the minimum standards at that time. The in-place roadways appear to be in reasonably good shape based on visual observations. Several areas of concrete curb-and-gutter appear to have been replaced and the roadways appear to have been seal coated relatively recently. Photographs of the pavement areas taken at the time of our field exploration are included with this report.

To help determine the existing pavement sections and evaluate existing subgrade conditions, soil borings were completed at four (4) locations within the referenced roadway alignments. A diagram indicating the approximate boring locations is included with this report. Those borings were extended to depths of approximately 10 feet below existing surface grades with samples of the subsurface materials encountered obtained using split-barrel and California barrel sampling techniques in general accordance with ASTM Specifications D1586 and D3550, respectively.

4396 GREENFIELD DRIVE
WINDSOR, COLORADO 80550
(970) 545-3908 FAX (970) 663-0282

In the split-barrel and California barrel sampling procedures, standard sampling spoons are driven into the ground by means of a 140-pound hammer falling a distance of 30 inches. The number of blows required to advance the split-barrel and California barrel samplers is recorded and is used to estimate the in-situ relative density of cohesionless soils and, to a lesser degree of accuracy, the consistency of cohesive soils and hardness of weathered bedrock. In the California barrel sampling procedure, relatively intact samples are obtained in removable brass liners. Samples obtained in the field were sealed and returned to our laboratory for further examination, classification and testing.

Laboratory moisture content tests were completed on each of the recovered samples. Select samples were tested for dry density, unconfined strength, swell/consolidation, fines content and plasticity. Results of the outlined tests are indicated on the attached boring logs and summary sheets. One (1) Hveem stabilometer R-value was completed on a composite sample of the subgrade soils. As a part of the testing program, all samples were examined in the laboratory and classified in general accordance with the attached General Notes and the Unified Soil Classification System, based on the soil's texture and plasticity. The estimated group symbol for the Unified Soil Classification System is indicated on the borings and a brief description of that classification system is included with this report.

Based on results of the field borings and laboratory testing, subsurface conditions can be generalized as follows. The existing pavement surface observed in the field borings consisted of approximately 2½ to 4 inches of hot bituminous pavement in the cul-de-sacs (i.e. general vicinity of borings B-1, B-3 and B-4) and approximately 3½ inches in the local roadway (i.e. general vicinity of boring B-2). The HBP was underlain by approximately 6½ to 10 inches of aggregate base course. At all boring locations, the pavement sections were underlain by moderate plasticity lean clays with varying amounts of sand. The cohesive subgrade soils were generally moist and stiff to very stiff. The moist soils showed generally low potential for swelling at current moisture and density conditions. The lean clay soils were underlain at depths of approximately 3½ to 9 feet by claystone/siltstone/sandstone bedrock. The test borings were terminated at depths on the order of 10 feet below existing pavement surface in moderately to highly plastic bedrock.

Observations were made while drilling and after completion of the borings to detect the presence and depth to free groundwater. No free water was observed in the test borings at the time of drilling. The borings were backfilled after drilling and the pavements patched so that longer-term observations of groundwater levels were not possible.

Fluctuations in groundwater levels can occur over time depending on variations in hydrologic conditions and other conditions not apparent at the time of this report. Perched groundwater may be encountered in the subgrade soils particularly immediately above the low permeability bedrock. Soil stratification boundaries indicated on the boring logs were based on visual and tactual observation of the field samples. In-situ, the change of materials may be gradual and indistinct.

ANALYSIS AND RECOMMENDATIONS

The pavement section observed within the roadway borings consisted of 2½ to 4 inches of HBP on 6½ to 10 inches of aggregate base. The pavement sections are generally deficient on HBP surfacing based on a current minimum standard of 4 inches of hot bituminous pavement overlying 6 inches of aggregate base course for local residential streets and 5 inches of HBP over 6 inches of aggregate base for cul-de-sacs. Furthermore, the contribution of the approximate 25 year old HBP is substantially less than new HBP, further contributing to the deficiency of the pavement.

Reconstruction or a significant overlay of the existing roadways would be required to upgrade the roadways into current LCUASS standards.

For reconstruction, the existing pavement surface and adjacent concrete pans should be removed along with sufficient aggregate base/subgrade to establish top-of-subgrade or top-of-base elevations. We expect the subgrades would be unstable upon removal of the pavements thereby requiring stabilization. If the exposed materials are unstable, it might be necessary to remove base materials to a depth where the subgrades can be stabilized and appropriate base placed for the roadways. Stabilization of the subgrades, if required, could include incorporation of at least 12 percent Class C fly ash in the top 12 inches of subgrade. The stabilized zone would be adjusted in moisture content to slightly dry of standard Proctor optimum moisture and compacted to at least 95% of standard Proctor maximum dry density.

Pavement sections for the thru-streets classified as local residential, should consist of 4 inches of hot bituminous pavement overlying 6 inches of base course. The new pavement section for the cul-de-sacs should include 5 inches of hot bituminous pavement overlying 6 inches of base course. Aggregate base course should consist of Class 5 or Class 6 aggregate base in accordance with LCUASS standards. Hot bituminous pavement should consist of Grading S 75 with 58-28

binder. Aggregate base course should be compacted to at least 95% of standard Proctor maximum dry density at a workable moisture content. Hot bituminous pavement should be compacted to be with the range of 92 to 96% of maximum theoretical specific gravity (Rice Value) at the time of placement.

Concerning an overlay approach, we suggest at least 2½ inches of new asphalt would be required in the cul-de-sacs and 1½ inches required in the local roadways to bring the structural number of the streets up to meet current design. As an alternative, 2-inches of the in-place HBP could be milled and overlay of 4 inches and 3 inches, respectively, placed in the cul-de-sacs and roadways. Adding 2 to 2½ inches of pavement above the existing grades would significantly alter the roadway cross slopes; care would be needed to match existing curb-and-gutter and driveways. Areas of thinner pavements may not provide adequate support of the milling operation.

Positive drainage should be developed across and away from the new pavements to prevent wetting of the pavement subgrades. Pavement subgrades allowed to become wetted subsequent to construction can result in an unacceptable performance of the pavements. In addition, care should be taken to place and compact cohesive soil subgrades behind the new curbs lines to prevent ponding of water behind curbs.

General Comments

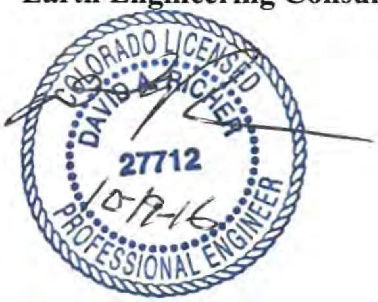
The analysis and recommendations presented in this report are based upon the data obtained from the borings completed at the indicated locations and from any other information discussed in this report. This report does not reflect any variations which may occur between borings or across the site. The nature and extent of such variations may not become evident until construction. If variations appear evident, it will be necessary to re-evaluate the recommendations of this report.

It is recommended that the geotechnical engineer be retained to review the plans and specifications so that comments can be made regarding the interpretation and implementation of our geotechnical recommendations in the design and specifications. It is further recommended that the geotechnical engineer be retained for testing and observations during earthwork and pavement construction phases to help determine that the design requirements are fulfilled.

This report has been prepared for the exclusive use of Castle Ridge at Miramont HOA c/o Faith Property Management personnel for specific application to the project discussed, and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranty, express or implied, is made. In the event that any changes in the nature, design or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions of this report modified or verified in writing by the geotechnical engineer.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning this report, or if we can be of further service to you in any other way, please do not hesitate to contact us.

Very truly yours,
Earth Engineering Consultants, LLC



David A. Richer, P.E.
Senior Geotechnical Engineer

Reviewed by: Lester L. Litton, P.E.
Principal Engineer

DAR/LLL/dla

cc: Shear Engineering Corporation – Brian Shear (bshear@shearengineering.com)

DRILLING & SAMPLING SYMBOLS:

SS: Split Spoon - 13/8" I.D., 2" O.D., unless otherwise noted
ST: Thin-Walled Tube - 2" O.D., unless otherwise noted
R: Ring Barrel Sampler - 2.42" I.D., 3" O.D. unless otherwise noted
PA: Power Auger
HA: Hand Auger
DB: Diamond Bit = 4", N, B
AS: Auger Sample
HS: Hollow Stem Auger
PS: Piston Sample
WS: Wash Sample
FT: Fish Tail Bit
RB: Rock Bit
BS: Bulk Sample
PM: Pressure Meter
WB: Wash Bore

Standard "N" Penetration: Blows per foot of a 140 pound hammer falling 30 inches on a 2-inch O.D. split spoon, except where noted.

WATER LEVEL MEASUREMENT SYMBOLS:

WL : Water Level
WCI: Wet Cave in
DCI: Dry Cave in
AB : After Boring
WS : While Sampling
WD : While Drilling
BCR: Before Casing Removal
ACR: After Casting Removal

Water levels indicated on the boring logs are the levels measured in the borings at the time indicated. In pervious soils, the indicated levels may reflect the location of ground water. In low permeability soils, the accurate determination of ground water levels is not possible with only short term observations.

DESCRIPTIVE SOIL CLASSIFICATION

Soil Classification is based on the Unified Soil Classification system and the ASTM Designations D-2488. Coarse Grained Soils have move than 50% of their dry weight retained on a #200 sieve; they are described as: boulders, cobbles, gravel or sand. Fine Grained Soils have less than 50% of their dry weight retained on a #200 sieve; they are described as : clays, if they are plastic, and silts if they are slightly plastic or non-plastic. Major constituents may be added as modifiers and minor constituents may be added according to the relative proportions based on grain size. In addition to gradation, coarse grained soils are defined on the basis of their relative in-place density and fine grained soils on the basis of their consistency. Example: Lean clay with sand, trace gravel, stiff (CL); silty sand, trace gravel, medium dense (SM).

CONSISTENCY OF FINE-GRAINED SOILS

Unconfined Compressive Strength, Qu, psf	Consistency
< 500	Very Soft
500 - 1,000	Soft
1,001 - 2,000	Medium
2,001 - 4,000	Stiff
4,001 - 8,000	Very Stiff
8,001 - 16,000	Very Hard

RELATIVE DENSITY OF COARSE-GRAINED SOILS:

N-Blows/ft	Relative Density
0-3	Very Loose
4-9	Loose
10-29	Medium Dense
30-49	Dense
50-80	Very Dense
80 +	Extremely Dense

PHYSICAL PROPERTIES OF BEDROCK

DEGREE OF WEATHERING:

Slight	Slight decomposition of parent material on joints. May be color change.
Moderate	Some decomposition and color change throughout.
High	Rock highly decomposed, may be extremely broken.

HARDNESS AND DEGREE OF CEMENTATION:

Limestone and Dolomite:

Hard	Difficult to scratch with knife.
Moderately Hard	Can be scratched easily with knife.
Hard	Cannot be scratched with fingernail.
Soft	Can be scratched with fingernail.

Shale, Siltstone and Claystone:

Hard	Can be scratched easily with knife, cannot be scratched with fingernail.
Moderately Hard	Can be scratched with fingernail.
Soft	Can be easily dented but not molded with fingers.

Sandstone and Conglomerate:

Well Cemented	Capable of scratching a knife blade.
Cemented	Can be scratched with knife.
Poorly Cemented	Can be broken apart easily with fingers.

UNIFIED SOIL CLASSIFICATION SYSTEM

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests					Soil Classification: Group Symbol	Soil Classification: Group Name
Coarse - Grained Soils more than 50% retained on No. 200 sieve	Gravels more than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels Less than 5% fines	Cu≥4 and 1<Cc≤3[E]		GW	Well-graded gravel [F]
			Cu<4 and/or 1>Cc>3[E]		GP	Poorly-graded gravel [F]
		Gravels with Fines more than 12% fines	Fines classify as ML or MH		GM	Silty gravel [G,H]
			Fines Classify as CL or CH		GC	Clayey Gravel [F,G,H]
	Sands 50% or more coarse fraction passes No. 4 sieve	Clean Sands Less than 5% fines	Cu≥6 and 1<Cc≤3[E]		SW	Well-graded sand [I]
			Cu<6 and/or 1>Cc>3[E]		SP	Poorly-graded sand [I]
		Sands with Fines more than 12% fines	Fines classify as ML or MH		SM	Silty sand [G,H,I]
			Fines classify as CL or CH		SC	Clayey sand [G,H,I]
Fine-Grained Soils 50% or more passes the No. 200 sieve	Silts and Clays Liquid Limit less than 50	inorganic	PI>7 and plots on or above "A" Line		CL	Lean clay [K,L,M]
			PI<4 or plots below "A" Line		ML	Silt [K,L,M]
		organic	Liquid Limit - oven dried / Liquid Limit - not dried	<0.75	OL	Organic clay [K,L,M,N] / Organic silt [K,L,M,O]
	Silts and Clays Liquid Limit 50 or more	inorganic	PI plots on or above "A" Line		CH	Fat clay [K,L,M]
			PI plots below "A" Line		MH	Elastic Silt [K,L,M]
		organic	Liquid Limit - oven dried / Liquid Limit - not dried	<0.75	OH	Organic clay [K,L,M,P] / Organic silt [K,L,M,O]
Highly organic soils		Primarily organic matter, dark in color, and organic odor			PT	Peat

[A]Based on the material passing the 3-in. (75-mm) sieve

[B]If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.

[C]Gravels with 5 to 12% fines required dual symbols:
GW-GM well graded gravel with silt
GW-GC well-graded gravel with clay
GP-GM poorly-graded gravel with silt
GP-GC poorly-graded gravel with clay

[D]Sands with 5 to 12% fines require dual symbols:
SW-SM well-graded sand with silt
SW-SC well-graded sand with clay
SP-SM poorly graded sand with silt
SP-SC poorly graded sand with clay

[E]$Cu=D_{60}/D_{10}$ $Cc=\frac{(D_{30})^2}{D_{10} \times D_{60}}$

[F]If soil contains ≥15% sand, add "with sand" to

[G]If fines classify as CL-ML, use dual symbol GC-CM, or SC-SM.

[H]If fines are organic, add "with organic fines" to group name

[I]If soil contains >15% gravel, add "with gravel" to group name

[J]If Atterberg limits plots shaded area, soil is a CL-ML, Silty clay

[K]if soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel", whichever is predominant.

[L]If soil contains ≥ 30% plus No. 200 predominantly sand, add "sandy" to group name.

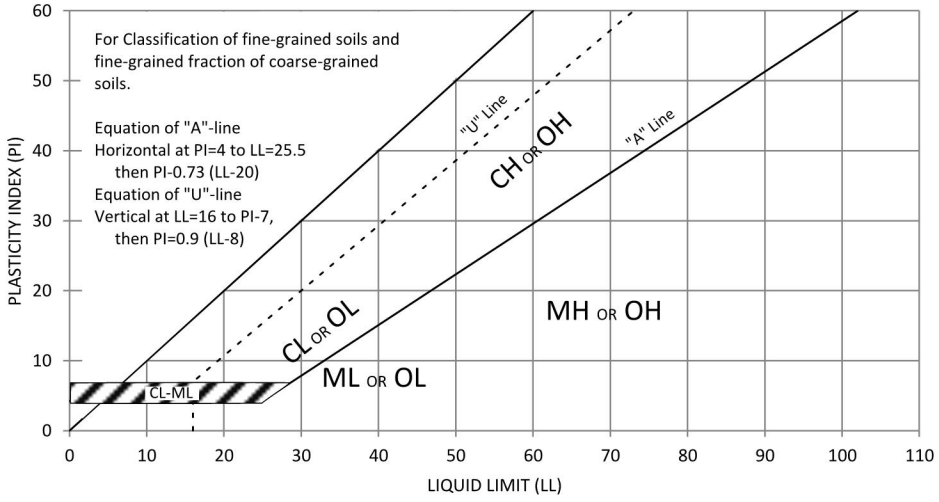
[M]If soil contains ≥30% plus No. 200 predominantly gravel, add "gravelly" to group name.

[N]PI≥4 and plots on or above "A" line.

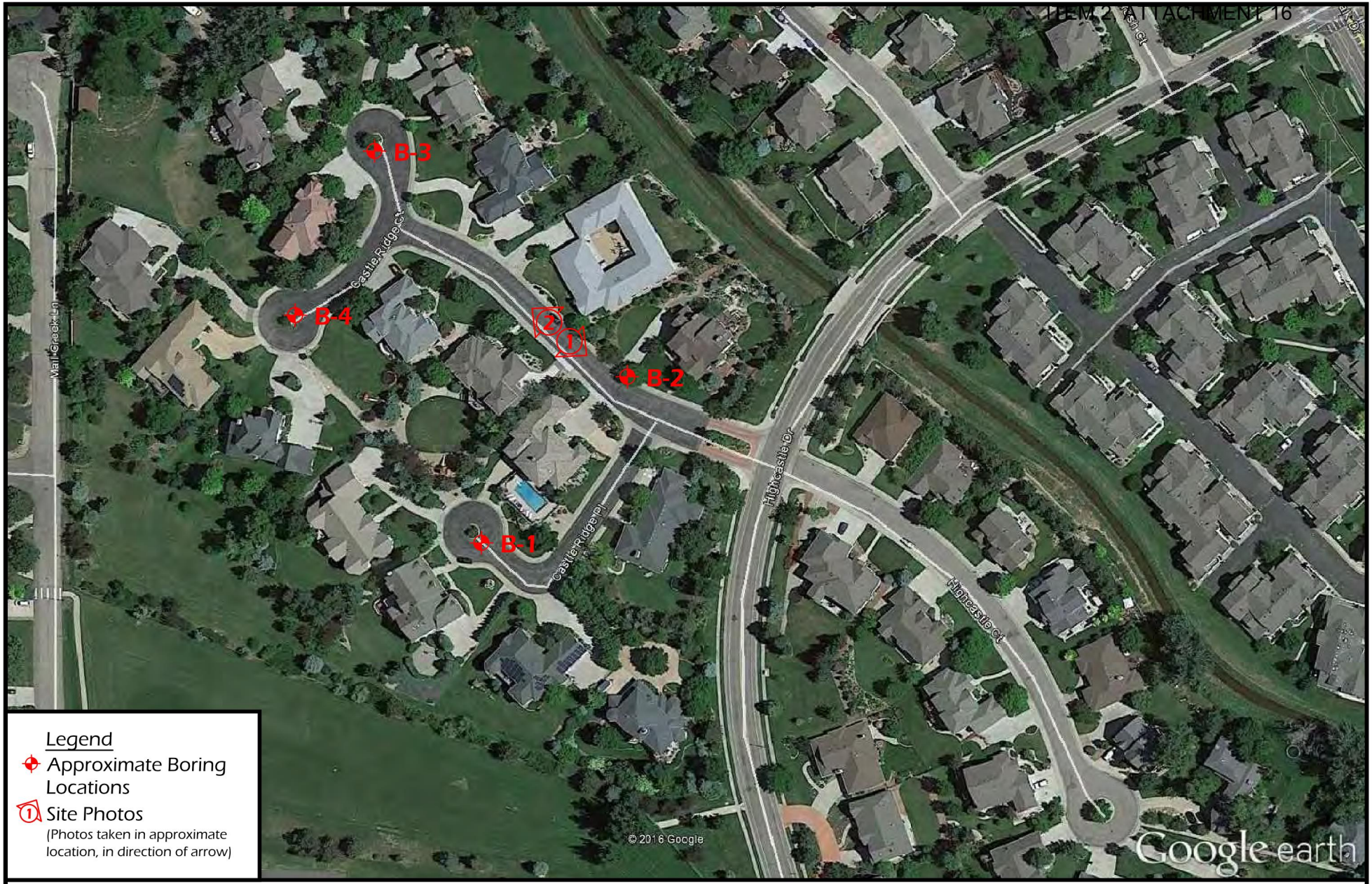
[O]PI≤4 or plots below "A" line.

[P]PI plots on or above "A" line.

[Q]PI plots below "A" line.



CASTLE RIDGE COURT PAVEMENTS
FORT COLLINS, COLORADO
EEC PROJECT NO. 1162090
SEPTEMBER 2016



Legend
- Approximate Boring Locations
- Site Photos (Photos taken in approximate location, in direction of arrow)

North
Not to Scale

Boring Location Diagram
Castle Ridge at Miramont HOA
Fort Collins, Colorado
EEC Project #: 1162090 Date: September 2016

CASTLE RIDGE AT MIRAMONT

FORT COLLINS, COLORADO

PROJECT NO: 1162090	**LOG OF BORING B-1**		**DATE: SEPTEMBER 2016**
RIG TYPE: CME55	*SHEET 1 OF 1*		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**9/23/2016**	**WHILE DRILLING** **None**
AUGER TYPE: 4" CFA	**FINISH DATE**	**9/23/2016**	**AFTER DRILLING** **N/A**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
ASPHALT - 4"		1									
ABC - 6.5"											% @ 150 psf
SANDY LEAN CLAY (CL)	CS	2	9	8000	15.2	115.0	36	22	59.7	1500 psf	1.9%
brown / grey		3									
very stiff											
with calcareous deposits		4									
	SS	5	13	9000+	16.2						
		6									
		7									
		8									
SILTSTONE / CLAYSTONE / SANDSTONE		9									
brown / grey / rust	SS		53	8000	17.4		36	16	75.8		
*bedrock classified as LEAN CLAY with SAND (CL)		10									
BOTTOM OF BORING DEPTH 10.0'		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

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CASTLE RIDGE AT MIRAMONT

FORT COLLINS, COLORADO

PROJECT NO: 1162090	**LOG OF BORING B-2**		**DATE: SEPTEMBER 2016**
RIG TYPE: CME55	*SHEET 1 OF 1*		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**9/23/2016**	**WHILE DRILLING** **None**
AUGER TYPE: 4" CFA	**FINISH DATE**	**9/23/2016**	**AFTER DRILLING** **N/A**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
ASPHALT - 3.5"		0									
ABC - 8"		1									% @ 150 psf
SANDY LEAN CLAY (CL)	CS	2	**12**	**7500**	**17.8**	**106.5**				**1400 psf**	**1.6%**
brown / grey / rust											
very stiff		3									
		4									
with traces of gravel	SS	**5**	**10**	**9000+**	**17.4**						
		6									
		7									
CLAYSTONE / SILTSTONE		8									
brown / grey / rust		9									
highly weathered	SS	**10**	**55**	**9000+**	**18.3**						
BOTTOM OF BORING DEPTH 10.5'		11									
		12									
		13									
		14									
		15									
		16									
		17									
		18									
		19									
		20									
		21									
		22									
		23									
		24									
		25									

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CASTLE RIDGE AT MIRAMONT

FORT COLLINS, COLORADO

PROJECT NO: 1162090	**LOG OF BORING B-3**		**DATE: SEPTEMBER 2016**
RIG TYPE: CME55	*SHEET 1 OF 1*		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**9/23/2016**	**WHILE DRILLING** **None**
AUGER TYPE: 4" CFA	**FINISH DATE**	**9/23/2016**	**AFTER DRILLING** **N/A**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
ASPHALT - 3.5"		0									
ABC - 10"		1									
											% @ 150 psf
LEAN CLAY with SAND (CL)	CS	2	10	8000	18.2	109.9	38	23	70.2	1750 psf	1.3%
brown		3									
very stiff											
with calcareous deposits		4									
	SS	5	13	9000+	16.4						
		6									
		7									
		8									
		9									
SILTSTONE / CLAYSTONE / SANDSTONE	SS	10	6	5000	27.8						
brown / grey / rust, highly weathered											
BOTTOM OF BORING DEPTH 10.0'		11									
		12									
		13									
		14									
		15									
		16									
		17									
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Earth Engineering Consultants, LLC

CASTLE RIDGE AT MIRAMONT

FORT COLLINS, COLORADO

PROJECT NO: 1162090	**LOG OF BORING B-4**		**DATE: SEPTEMBER 2016**
RIG TYPE: CME55	*SHEET 1 OF 1*		**WATER DEPTH**
FOREMAN: DG	**START DATE**	**9/23/2016**	**WHILE DRILLING** **None**
AUGER TYPE: 4" CFA	**FINISH DATE**	**9/23/2016**	**AFTER DRILLING** **N/A**
SPT HAMMER: AUTOMATIC	**SURFACE ELEV**	**N/A**	**24 HOUR** **N/A**

SOIL DESCRIPTION	TYPE	D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS LL	A-LIMITS PI	-200 (%)	SWELL PRESSURE	SWELL % @ 500 PSF
ASPHALT - 2.5"											
ABC - 10"		1									% @ 150 psf
SANDY LEAN CLAY (CL)	CS	2	6	2000	16.3	106.7	38	21	59.2	1000 psf	1.1%
brown / grey											
medium stiff to very stiff		3									
	SS	4	48	9000+	17.1		36	16	72		
CLAYSTONE / SILTSTONE / SANDSTONE		5									
grey / brown / rust											
with calcareous deposits		6									
		7									
*bedrock classified as LEAN CLAY with SAND (CL)		8									
		9									
	SS	10	78/11"	9000+	19.5						
BOTTOM OF BORING DEPTH 10.0'		11									
		12									
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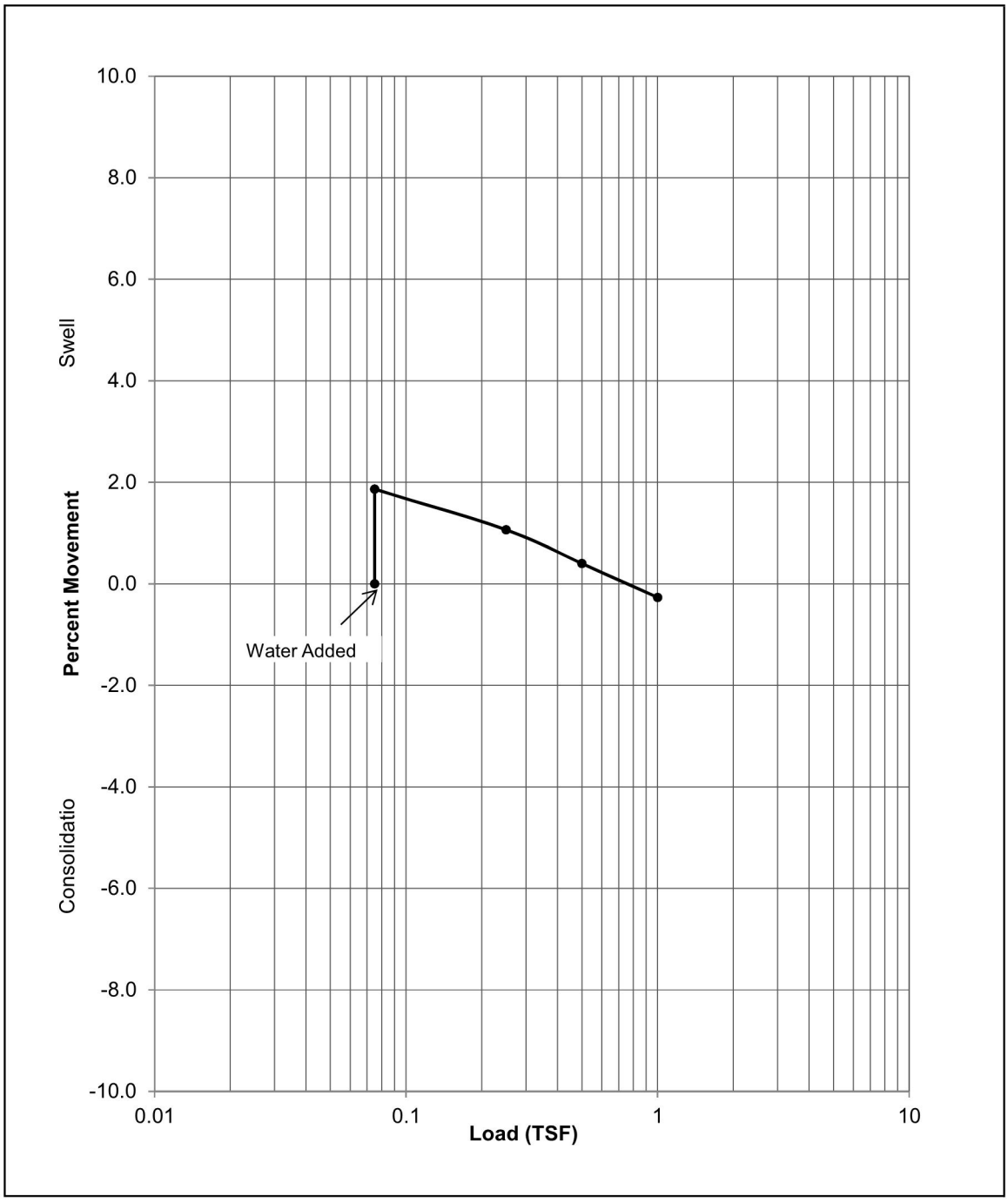
SWELL / CONSOLIDATION TEST RESULTS

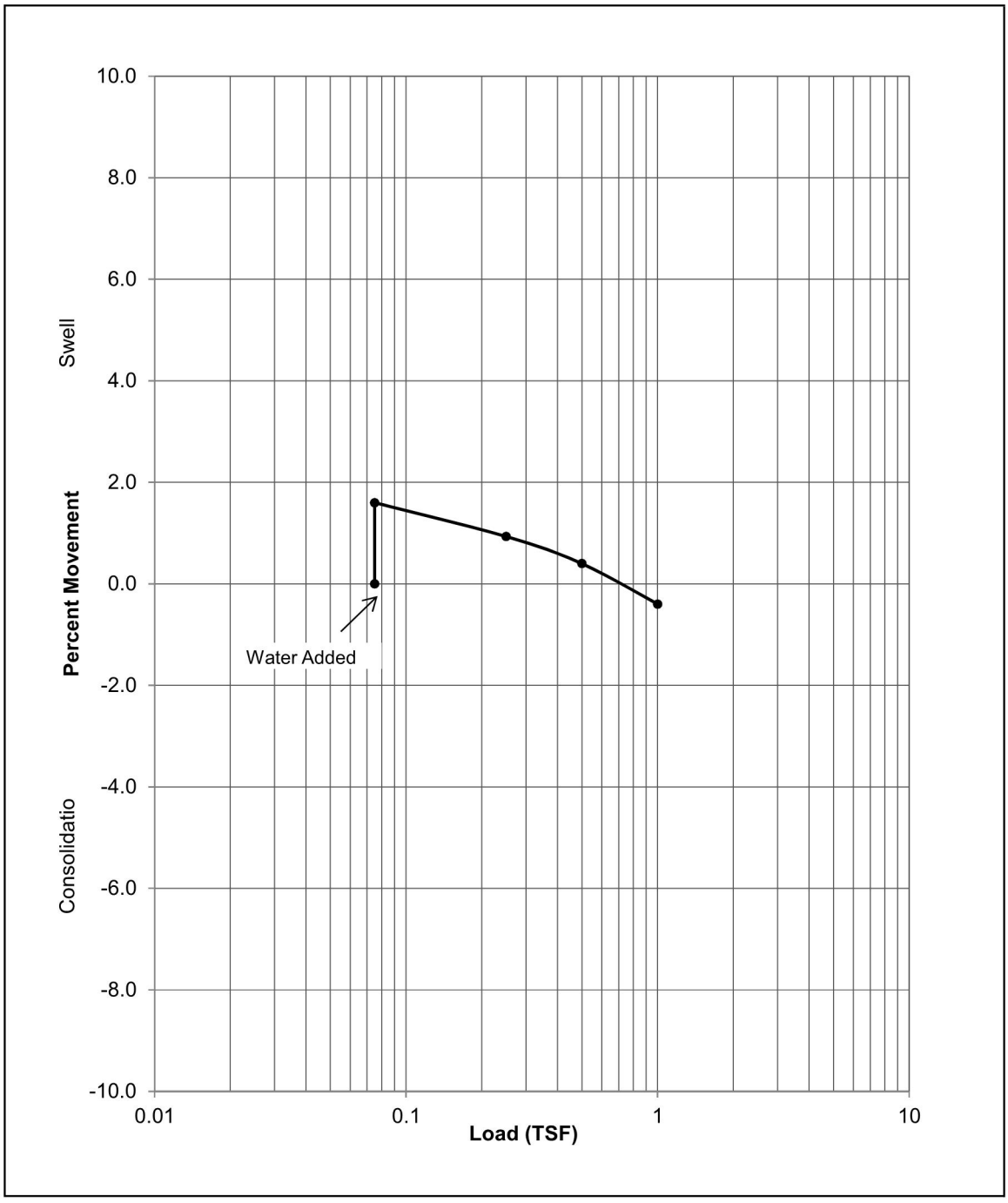
Material Description:	Brown / Grey Lean Clay (CL)	
Sample Location:	Boring 1, Sample 1, Depth 1'	
Liquid Limit: 36	Plasticity Index: 22	% Passing #200: 59.7%
Beginning Moisture: 15.2%	Dry Density: 115.6 pcf	Ending Moisture: 18.4%
Swell Pressure: 1500 psf	% Swell @ 150: 1.9%	



Project: Castle Ridge at Miramont
Location: Fort Collins, Colorado
Project #: 1162090
Date: October 2016

SWELL / CONSOLIDATION TEST RESULTS

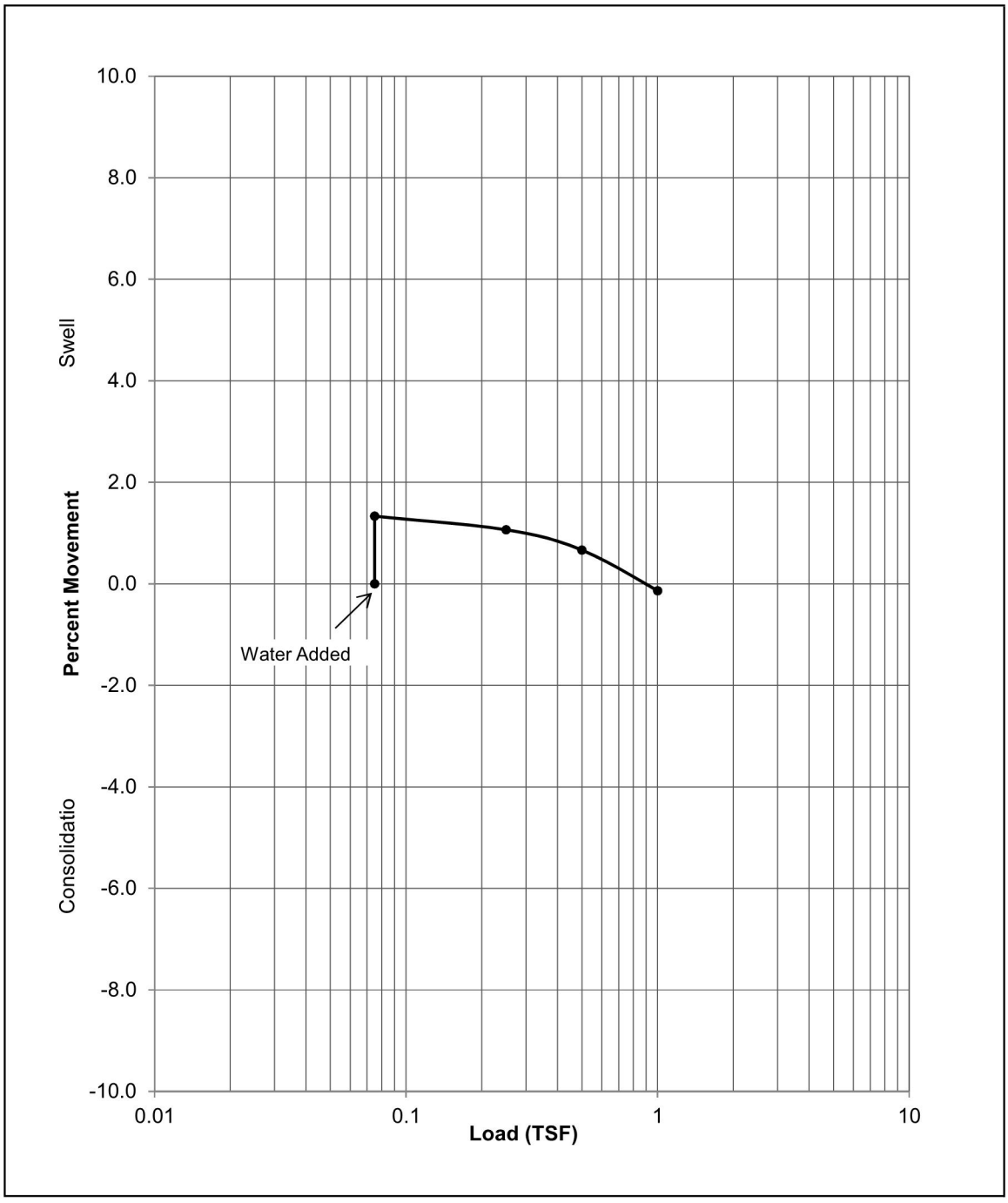
Material Description:	Brown / Grey / Rust Lean Clay (CL)	
Sample Location:	Boring 2, Sample 1, Depth 1'	
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 17.8%	Dry Density: 126 pcf	Ending Moisture: 17.5%
Swell Pressure: 1400 psf	% Swell @ 150: 1.6%	



Project: Castle Ridge at Miramont
Location: Fort Collins, Colorado
Project #: 1162090
Date: October 2016

SWELL / CONSOLIDATION TEST RESULTS

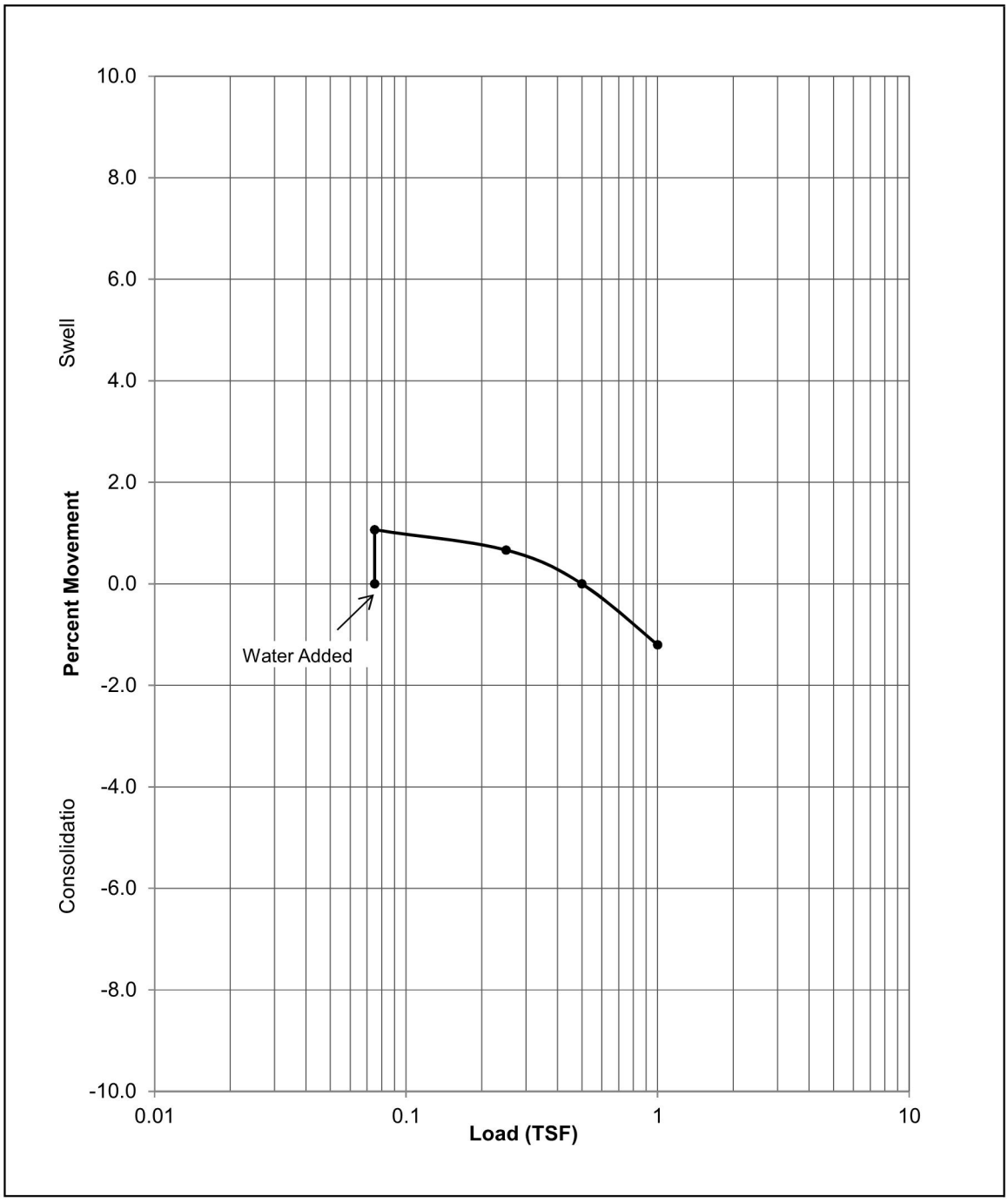
Material Description:	Brown Lean Clay with Sand (CL)		
Sample Location:	Boring 3, Sample 1, Depth 1'		
Liquid Limit: 38	Plasticity Index: 23	% Passing #200: 70.2%	
Beginning Moisture: 18.2%	Dry Density: 105.6 pcf	Ending Moisture: 18.3%	
Swell Pressure: 1750 psf	% Swell @ 150: 1.3%		



Project: Castle Ridge at Miramont
Location: Fort Collins, Colorado
Project #: 1162090
Date: October 2016

SWELL / CONSOLIDATION TEST RESULTS

Material Description:	Brown / Grey Sandy Lean Clay (CL)	
Sample Location:	Boring 4, Sample 1, Depth 1'	
Liquid Limit: 38	Plasticity Index: 21	% Passing #200: 59.2%
Beginning Moisture: 16.3%	Dry Density: 112.8 pcf	Ending Moisture: 20.4%
Swell Pressure: 1000 psf	% Swell @ 150: 1.1%	



Project: Castle Ridge at Miramont
Location: Fort Collins, Colorado
Project #: 1162090
Date: October 2016

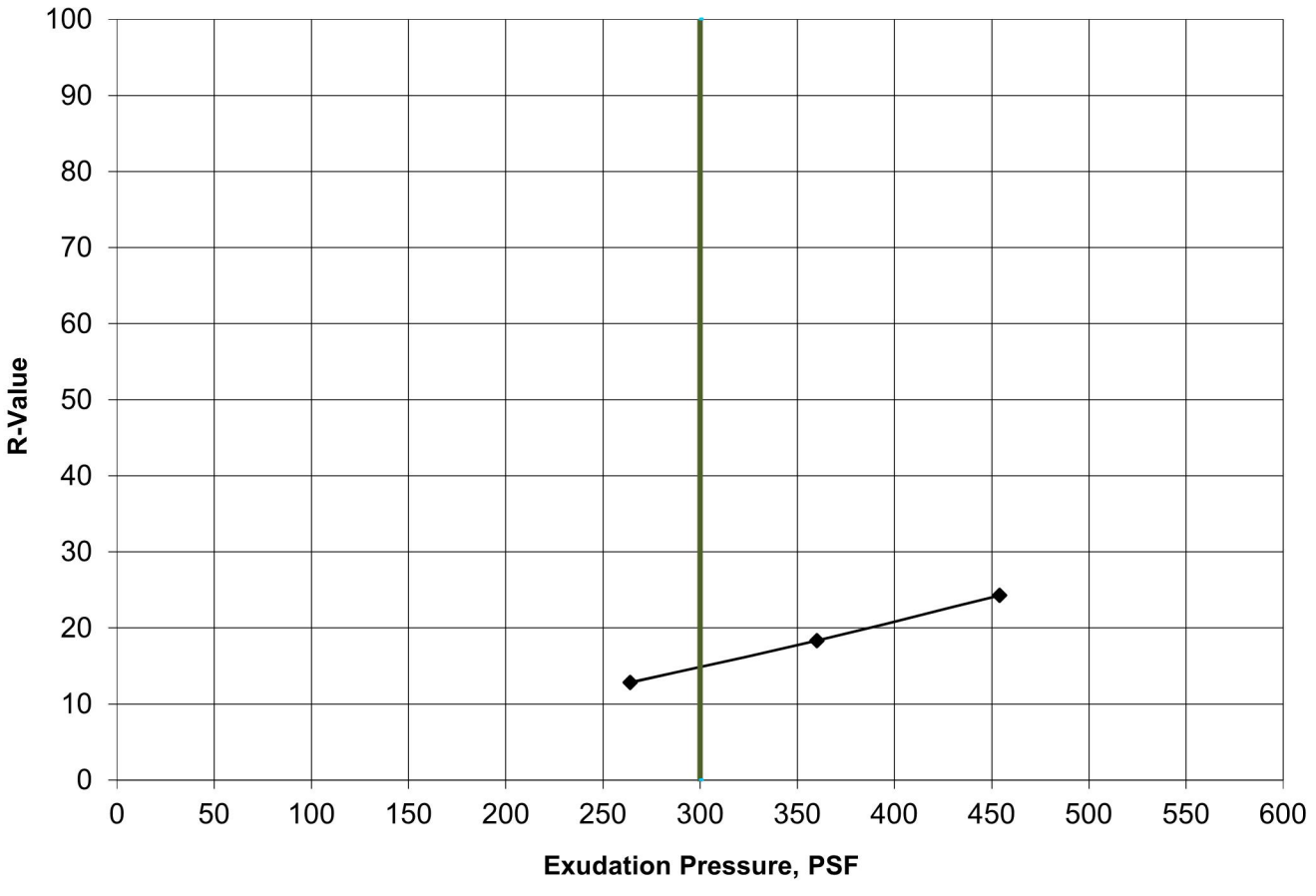
RESISTANCE R-VALUE & EXPANSION PRESSURE OF COMPACTED SOIL - ASTM D2844

PROJECT:	High Castle Court - Pavement Evaluation	**PROJECT NO.**	1162090
LOCATION:	Fort Collins, Colorado	**DATE**	Sep-16
MATERIAL DESCRIPTION:	Sandy Lean Clay (CL) AASHTO A-6		
SAMPLE LOCATION:	Composite Subgrade Sample Borings B-1 thru B-4 @ 1.0' - 5.0'		
LIQUID LIMIT:	36	**PLASTICITY INDEX:** 16	**%PASSING #200:** 63

R-VALUE LABORATORY TEST RESULTS

TEST SPECIMEN NO.	**1**	2	3
COMPACTION PRESSURE (PSI)	125	150	175
DENSITY (PCF)	110.1	111.9	113.2
MOISTURE CONTENT (%)	17.6	16.6	15.6
EXPANSION PRESSURE (PSI)	0.00	0.00	0.00
HORIZONTAL PRESSURE @ 160 PSI	132	121	110
SAMPLE HEIGHT (INCHES)	2.50	2.45	2.45
EXUDATION PRESSURE (PSI)	264.0	360.1	454.1
UNCORRECTED R-VALUE	12.8	18.3	24.3
CORRECTED R-VALUE	12.8	18.3	24.3

R-VALUE @ 300 PSI EXUDATION PRESSURE = 15	**RESILIENT MODULUS, PSI = 4,195**



Request for acceptance of Private Drives, Private Streets, and Privately Maintained Public Streets as Publicly Maintained Right-of-Way

for

Castle Ridge at Miramont P.U.D.

(Castle Ridge Court / Castle Ridge Place)

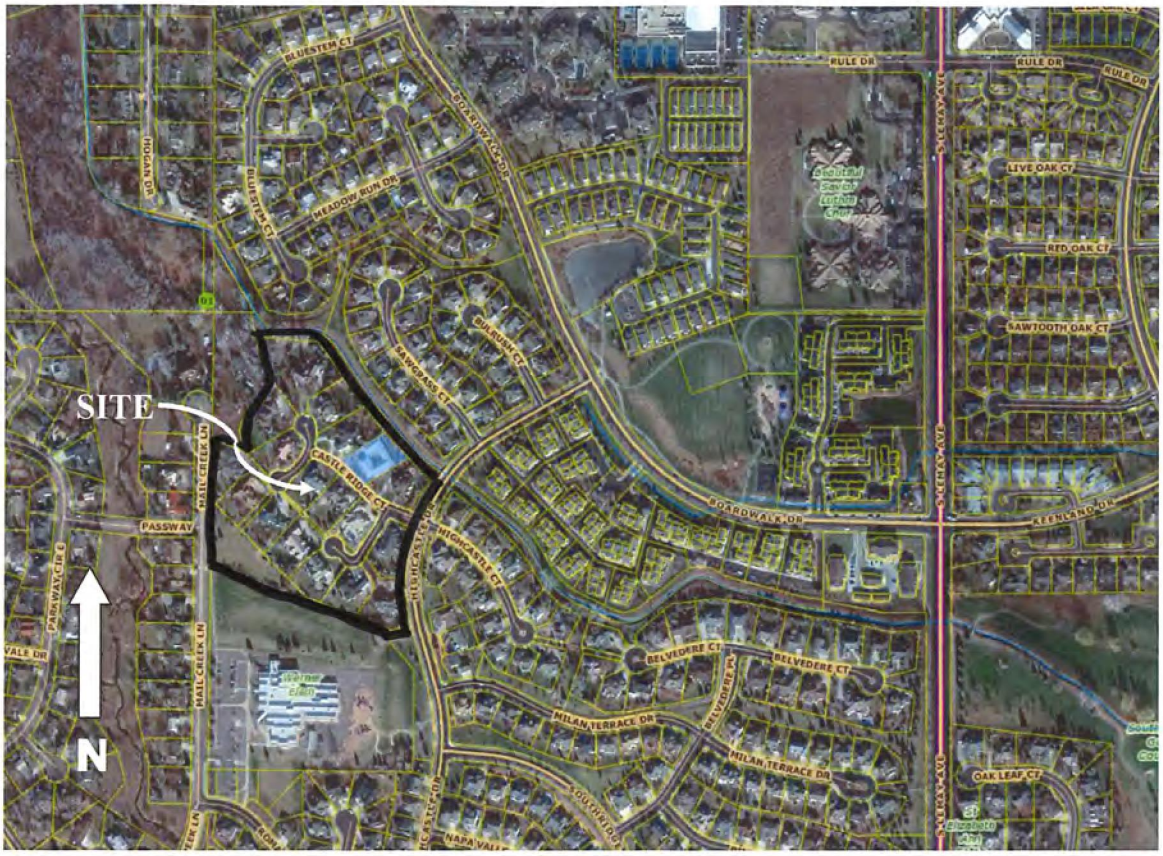
Fort Collins, Colorado

Prepared for:

Castle Ridge at Miramont Home Owner's Association
c/o Faith Property Management, Inc.
300 East Boardwalk, Building 6B
Fort Collins, Colorado 80525

Prepared by:

SHEAR ENGINEERING CORPORATION
Project No: 2504-11-16
Date: December, 2016



VICINITY MAP

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Vicinity Map

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APPENDIX I

final plat of Castle Ridge at Miramont P.U.D.

APPENDIX II

Utility Plans for Castle Ridge at Miramont P.U.D.

APPENDIX III

Castle Ridge at Miramont Preliminary & Final Site Plan
Lot 1, Castle Ridge at Miramont P.U.D. (642 Castle Ridge Court) Site Plan

APPENDIX IV

LCUASS Figure 7-10F; Narrow Residential Local Street
LCUASS Drawing 1607; Truncated Dome Warning for Access Ramp

I. INTRODUCTION:

1. This report presents a complete summary of the minimal requirements for private streets to be accepted as public streets for Castle Ridge at Miramont P.U.D. based on the following items provided by the City of Fort Collins Engineering Department:

    a. Process for requesting acceptance of Private Drives, Private Streets, and Privately Maintained Public Streets (hereafter to be known as "Private Streets") as Publicly Maintained Right-of-Way.

    b. Minimal Requirements for a Private Street to be accepted as a Public Street.

II. GENERAL LOCATION AND DESCRIPTION

A. Property location

1. Castle Ridge at Miramont P.U.D. is located in the East half of Section 1, Township 6 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado.

    a. Refer to final plat of Castle Ridge at Miramont P.U.D. in Appendix I.

2. Castle Ridge at Miramont P.U.D. is located in the Miramont P.U.D. neighborhood. It is west of Highcastle Drive, east of Fossil Creek Meadows and directly north and adjacent to Werner Elementary School.

3. Refer to the vicinity map located near the beginning of this report.

B. Description of Property

1. Castle Ridge at Miramont P.U.D. was approved in 1993 and developed in 1994.

2. Castle Ridge at Miramont P.U.D. was developed prior to the adoption of the Larimer County Urban Area Street Standards (LCUASS).

3. Castle Ridge at Miramont P.U.D. consists of eighteen (18) single family lots on 14.061 acres.

    a. Refer to final plat of Castle Ridge at Miramont P.U.D. in Appendix I.

III. MINIMAL REQUIRMENTS FOR A PRIVTESTREET TO BE ACCEPTED AS A PUBLIC STREET

A. Building setbacks

1. Approved setbacks are noted on the Castle Ridge at Miramont Preliminary & Final Site Plan prepared by Cityscape Urban Design, Inc.; plan dated 06/07/1993

2. The Castle Ridge at Miramont Preliminary & Final Site Plan as approved by the City of Fort Collins Planning and Zoning Board in 1993.

    a. Refer to Castle Ridge at Miramont Preliminary & Final Site Plan in Appendix III.

3. Several individual lot site plans were found on City e-docs including Lots 1, 2, 5, 8, 9,10,12, 13, 14, 15, and 17.

4. Based on our review of those site plans, it appears that all lots meet all setback requirements noted on the approved Castle Ridge at Miramont Preliminary & Final Site Plan.

5. We have included a site-specific site plan for Lot 1, Castle Ridge at Miramont P.U.D. for reference.

    a. Refer to Lot 1, Castle Ridge at Miramont P.U.D. (642 Castle Ridge Court) Site Plan in Appendix III.

B. Right-of-way

1. Castle Ridge Court and Castle Ridge Place are contained in Tract B defined as a utility, drainage and access easement according to the final plat for Castle Ridge at Miramont P.U.D. prepared by RBD, Inc. Engineering Consultants. The width of Tract B is thirty-eight feet (38.40').

    a. Refer to final plat of Castle Ridge at Miramont P.U.D. in Appendix I.

2. Right-of-way was not dedicated with the final plat for Castle Ridge Court and Castle Ridge Place.

    a. Refer to final plat of Castle Ridge at Miramont P.U.D. in Appendix I.

3. Right-of-way will need to be dedicated by separate document in accordance with the City of Fort Collins right-of-way dedication process.

C. Sidewalks

1. Driveover curb, gutter and sidewalk was installed on both sides of the streets.

Viewing west on east-west portion of Castle Ridge Court

a. Driveover curb, gutter and sidewalk was installed according to the standard at the time with a 3'-9" width walk.

i. Refer to Sheet 14 of 15 (Details) of the Utility Plans for Castle Ridge at Miramont P.U.D. in Appendix II.

2. All sidewalks and driveway crossings appear to be ADA (Americans with Disability Act) compliant.

3. Sidewalk ramps exist at corners and crossings and appear to meet ADA standards.

D. Curb and Gutter

1. Driveover curb, gutter and sidewalk was installed on both sides of the streets. Refer to item C. Sidewalks above.

E. On street parking

1. The streets are twenty-eight feet (28') wide according to the typical street section provided on Sheet 15 of 15 (Details) of the Utility Plans for Castle Ridge at Miramont P.U.D. prepared by RBD, Inc. Engineering Consultants; plan dated August, 1993; Director of Engineering approval date: 11/12/93.

2. The City of Fort Collins "Narrow Residential Local Street" section is twenty-four feet (24') wide in a forty-five foot (45') right-of-way. This section allows parking on one side.

    a. Refer to Figure 7-10F "Narrow Residential Local Street" from the Larimer County Urban Area Street Standards in the Appendix IV.

3. Based on the narrower twenty-four feet (24') wide "Narrow Residential Local Street" allowing parking on one side, it is assumed that the wider twenty-eight foot (28') wide Castle Ridge streets would allow parking on one side.

F. Connection to a Public Street

1. Castle Ridge Court intersects with Highcastle Drive.

Castle Ridge Court viewing west from Highcastle Court intersecting with Highcastle Drive

2. Highcastle Drive is a thirty-six foot (36') wide street in a fifty-four foot (54') right-of-way according to the typical street section provided on Sheet 15 of 15 (Details) of the Utility Plans for Castle Ridge at Miramont P.U.D. prepared by RBD, Inc. Engineering Consultants; plan dated August, 1993; Director of Engineering approval date: 11/12/93.

G. Paving

1. Pavement design was initially provided in the original subdivision subsurface exploration report by Earth Engineering Consultants, Inc. titled "Subsurface Engineering Report Proposed Castle Ridge Estates"; report dated August 10, 1993; EEC Project No. 1932024. **3" of asphalt over 6" base** is the pavement section represented in the original subdivision subsurface exploration report.

Existing pavement / Viewing east on east-west portion of Castle Ridge Place

2. According to Table 10-1 from the Larimer County Urban Area Street Standards the default pavement section for local streets is 4" of asphalt over 6" of base.

3. An existing pavement evaluation has been completed by Earth Engineering Consultants, LLC and is titled "Existing Pavements Evaluation Castle Ridge Court and Castle Ridge Place Fort Collins, Colorado"; report dated October 19, 2016; EEC Project No. 1162090. Report was completed in accordance with current Larimer County Urban Area Standards (LCUASS).

a. Boring B-1: existing pavement section in the Castle Ridge Place cul-de-sac is 4" of pavement over 6.5" of base.

b. Boring B-2: existing pavement section in the Castle Ridge Court near the intersection of Castle Ridge Court and Castle Ridge Place is 3.5" of pavement over 8" of base.

c. Boring B-3: existing pavement section in the Castle Ridge Court north cul-de-sac is 3.5" of pavement over 10" of base.

d. Boring B-4: existing pavement section in the Castle Ridge Court south cul-de-sac is 2.5" of pavement over 10" of base.

4. The existing pavement evaluation report by Earth Engineering Consultants, LLC is a separate report and is not included with this report but is being submitted as separate document with this request.

H. Maintenance History

1. Faith Property Management reported that their research indicates that there was an asphalt seal coat placed in 2007 and concrete repair work conducted in 2014.

2. There is field evidence of the 2014 concrete repair work. Concrete is stamped with a 2014 date. Vogel Concrete did the work.

3. At least one intersection ramp was replaced with a truncated dome warning pad detection.

    a. Refer to LCUASS Drawing 1607; Truncated Dome Warning for Access Ramp detail in Appendix V.

Southeast corner of Castle Ridge Court and Castle Ridge Place

I. Bridges and Box Culverts

1. A box culvert was installed for the Mail Creek Ditch on the north side of Castle Ridge at Miramont P.U.D. under Highcastle Drive with this project. However, this structure has no effect on this request.

J. Street Lighting

1. Street lighting exists. It is assumed that these lights were installed by City of Fort Collins Light and Power with the City electric system and therefore met City standards at the time of installation.

Viewing north on north-south portion of Castle Ridge Court

K. Utilities

1. The water system is within the Fort Collins – Loveland Water District.

2. The sanitary sewer system is within the South Fort Collins Sanitation District.

3. Electric facilities provided by City of Fort Collins Light and Power.

L. Storm Drainage System

1. The drainage and erosion control report for Castle Ridge at Miramont P.U.D. was prepared by RBD, Inc. Engineering Consultants and is titled "Final Drainage and Erosion Control Study for Castle Ridge at Miramont First Filing"; report dated: October 7, 1993; RBD Job No. 504-004.

2. Drainage design was in general conformance with City of Fort Collins storm drainage design criteria current at the time of construction. The detention pond outfall is a direct pipe outfall to the Mail Creek Drive drainage swale. There is no outlet control or water quality structure.

Sidewalk culvert at low point of Castle Ridge Court cul-de-sac pond outfall pipe in far background

Detention pond viewing west / pond outfall pipe in far background

Detention pond viewing east from Mail Creek Drive / pond outfall pipe in foreground

3. A total of 20.46 acres contribute runoff to the detention pond with a 100-year storm peak runoff of 31.1 cfs based on storm design intensities current at the time of design. Refer to Sheet 4 of 15 (Drainage and Erosion Control Plan) of the Utility Plans for Castle Ridge at Miramont P.U.D. prepared by RBD, Inc. Engineering Consultants; plan dated August, 1993; Director of Engineering approval date: 11/12/93.

M. Groundwater

1. Groundwater was not noted in any of the borings provided by Earth Engineering Consultants, LLC in the existing pavement evaluation report titled "Existing Pavements Evaluation Castle Ridge Court and Castle Ridge Place Fort Collins, Colorado".

2. The following statement is made in the existing pavement evaluation report: *Fluctuations in groundwater levels can occur over time depending on variations in hydrologic conditions and other conditions not apparent at the time of this report. Perched groundwater may be encountered in the subgrade soils particularly immediately above the low permeability bedrock. Soil stratification boundaries indicated on the boring logs were based on visual and tactual observation of the field samples. In-situ, the change of materials may be gradual and indistinct.*

3. Page 5 of the original subsurface engineering report by Earth Engineering Consultants, Inc. titled "Subsurface Engineering Report Proposed Castle Ridge Estates" indicates that groundwater was noted at depths on the order of seven feet (7') to eleven feet (11').

4. A subdrain system was not included with the initial subdivision design.

N. Larimer County Urban Area Street Standards (LCUASS)

1. All required improvements that may be necessary for the City of Fort Collins to accept Castle Ridge Court and Castle Ridge Place as publicly maintained streets, will need to meet current Larimer County Urban Area Street Standards.

IV. VARIANCE REQUESTS

A. Variance from City of Fort Collins Requirements or Larimer County Street standards may be required.

1. No variances have been identified at this time.

V. REFERENCES

A. City of Fort Collins Stormwater Criteria Manual; City of Fort Collins, December 2011

B. Final Plat for Castle Ridge at Miramont P.U.D. recorded in Larimer County records at Reception # 93082809; RBD, Inc. Engineering Consultants; 1994

C. Utility Plans for Castle Ridge at Miramont P.U.D.; RBD, Inc. Engineering Consultants; plan dated August, 1993; Director of Engineering approval date: 11/12/93

D. Final Drainage and Erosion Control Study for Castle Ridge at Miramont First Filing; report dated: October 7, 1993; RBD Job No. 504-004

E. Castle Ridge at Miramont Preliminary & Final Site Plan; Cityscape Urban Design, Inc.; plan 06/07/1993

F. Subsurface Engineering Report Proposed Castle Ridge Estates; Earth Engineering Consultants, Inc.; report dated August 10, 1993; EEC Project No. 1932024

G. Existing Pavements Evaluation Castle Ridge Court and Castle Ridge Place Fort Collins, Colorado; report dated October 19, 2016; EEC Project No. 1162090

APPENDIX I

final plat of Castle Ridge at Miramont P.U.D.

RCPTN # 93082809 11/04/93 10:54:00 # PAGES - 2 FEE - $20.00
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REPORDAR BY RAINBO CPSAR
PERSON EDGE OF PAGE ON THIS LINE
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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
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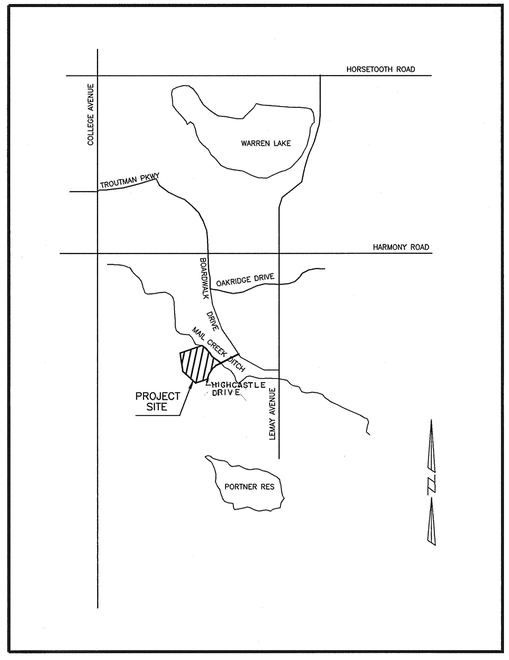


VICINITY MAP
SCALE: 1"=2000'

A PLAT OF
CASTLE RIDGE AT MIRAMONT P.U.D.

LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6th P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

ATTORNEY'S CERTIFICATE

This is to certify that on the 10th day of August, 1993, I examined the title to the property as described hereon and established that the owners and proprietors of record of the said property as construed in C.R.S. 1973, 31-23-111, are as shown hereon as of said date.

Michael A. Mascall
Address: Sixth Floor, Home Federal Building
Fort Collins, Colo. 80521
Registration No. 8755

Approved as to form by the Director of Engineering of the City of Fort Collins, on the 22nd day of November, A.D., 1993.

Michael R. Klanzig
Director of Engineering

Approved by the City of Fort Collins Planning and Zoning Board 26th day of July, A.D., 1993

Sherry Albertson-Clark
Secretary of Planning and Zoning Board

SURVEYOR'S STATEMENT

I, Terry G. Everett, a Professional Land Surveyor in the State of Colorado, do hereby state that the survey and legal description shown heron was made under my direct responsibility, supervision and checking and that this plat accurately represents said survey and that all monuments exist as shown hereon.

Terry G. Everett
Terry G. Everett
Registered Land Surveyor
Colorado Registration No. 17483

8/9/93
Date

NOTICE: According to Colorado Law, you must commence any legal action based upon any defect on this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of survey shown hereon.

Witness our hands and seals this 12th day of August, A.D., 1993.

By: Oak Farm Inc.
A Colorado Corporation

By: Michael S. Byrne, President Attest Roberta S. Martin, Sec.

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 12th day of August, A.D., 1993 by Michael S. Byrne and Roberta S. Martin, as President and Secretary, respectively, of Oak Farm Inc., a Colorado Corporation.

Subscribed and sworn before me this 12th day of August, A.D., 1993.

My Notarial Commission expires February 8, 1994

Notary Public
3555 Stanford Road Suite 105
Address
Fort Collins CO 80525
City, State, ZIP Code

STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION

Know all men by these presents; that the undersigned being owners of the following described land:

A tract of land located in the East Half of Section 1, Township 6 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the East line of the Northeast Quarter of said Section 1 as bearing, South 00°10'00" West from a number four rebar with a yellow cap at the Northeast corner of said Section 1 to a rebar in a valve box at the East Quarter corner of said Section 1 and with all bearings contained herein relative thereto:

Commencing at the North Quarter corner of said Section 1; thence along said East line of the Third Filing of Fairway Estates according to the plat recorded in the records of said County, South 00°11'05" West, 2400.26 feet; thence, South 32°08'15" East, 284.12 feet to a point on the Southerly line of Upper Meadow at Miramont, First Filing recorded in the records of said County and being the POINT OF BEGINNING; thence along said Southerly line South 46°03'16" East, 61.87 feet to a point on a curve concave to the North having a central angle of 46°34'36", a radius of 78.88 feet and the chord of which bears South 69°20'34" East, 62.37 feet; thence along the arc of said curve 64.12 feet; thence, North 87°22'08" East, 75.05 feet to a point on a curve concave to the South having a central angle of 57°35'48", a radius of 141.35 feet and the chord of which bears South 63°49'58" East, 136.18 feet; thence along said Southerly line of Upper Meadow at Miramont, First Filing and continuing along the Southerly line of Upper Meadow at Miramont, Second Filing and along the arc of said curve 142.09 feet; thence continuing along said Southerly line of said Second Filing, South 35°02'04" East, 194.59 feet; thence, South 37°46'34" East, 92.36 feet to a point on a curve concave to the Northeast having a central angle of 15°09'26", a radius of 1030.41 feet and the chord of which bears South 45°21'17" East, 271.79 feet; thence along the arc of said curve 272.59 feet; thence, South 52°56'00" East, 81.75 feet to a point on a curve concave to the East having a central angle of 54°04'43", a radius of 576.00 feet and the chord of which bears South 10°39'39" West, 523.70 feet; thence departing said Southerly line of said Second Filing and along the arc of said curve 543.66 feet; thence, South 79°50'54" West, 151.03 feet to a point on the North line of Werner Elementary School parcel described in Reception Number 86016017, recorded in the records of said County; thence along said North line, North 41°28'30" West, 12.70 feet; thence, North 69°17'00" West, 680.00 feet to a point on the East line of Fossil Creek eadows, First Filing recorded in the records of said County; thence along said East line North 00°43'06" East, 442.19 feet to a point on the South line of a parcel of land described in Reception Number 91046333; thence along said South line, South 70°37'00" East, 126.42 feet; thence continuing along the East line of said Reception Number 91046333, thence, North 14°10'00" West, 79.38 feet; thence, North 19°07'00" East, 32.15 feet; thence, North 47°47'00" East, 112.02 feet; thence, North 16°55'30" East, 73.67 feet; thence, North 21°18'00" West, 129.60 feet; thence, North 13°20'00" West, 114.43 feet; thence departing said East line of Reception Number 91046333, South 89°57'09" East, 16.15 feet to the Point of Beginning.

The above described tract contains 14.061 acres more or less.

The undersigned have cause the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this plat to be known as Castle Ridge at Miramont P.U.D., subject to all easements and rights-of-ways now of record or existing or indicated on this plat.

The undersigned does hereby dedicate and convey to and for public use, forever, the streets and easements as laid out and designated on this plat; provided, however, that: 1) acceptance by the City a duty to maintain the easements so dedicated and 2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the street are inspected and accepted by the Director of Engineering.

All maintenance of the above described streets shall be performed by the undersigned (and his/her successors in interest) until such time as the City expressly assumes, in writing, the duty of such maintenance.

RBD Inc.
Engineering Consultants
209 South Meldrum Street
Fort Collins, Colorado 80521
(303) 482-5922

1421

DRAWING NUMBER 1421
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 070341
REVISION DATE OF PRINT ON THIS SHEET
DRAWING NUMBER 2 of 2
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 070341
REVISION DATE OF PRINT ON THIS SHEET
DRAWING NUMBER 1421
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 070341
REVISION DATE OF PRINT ON THIS SHEET

A PLAT OF
CASTLE RIDGE AT MIRAMONT P.U.D.

LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6th P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

Name	Delta	Radius	Length	Bearing	Chord	Tangent	
CA1	Δ=46°34'36"	78.88	64.12	S 69°20'34" E	62.37	33.95	
CA2	Δ=57°35'48"	141.35	142.09	S 63°49'58" E	136.18	77.70	
CA3	Δ=15°09'26"	1030.41	272.59	S 45°21'17" E	271.79	137.10	
CA4	Δ=54°04'43"	576.00	543.66	S 10°39'39" W	523.70	293.98	
CA5	Δ=53°46'13"	603.00	565.90	S 10°47'11" W	545.36	305.72	
CA6	Δ=53°29'19"	630.00	588.14	S 10°54'05" W	567.01	317.47	
CA7	Δ=14°29'30"	630.00	159.35	S 30°23'59" W	158.92	80.10	
CA8	Δ=2°51'51"	630.00	31.49	S 21°43'19" W	31.49	15.75	
CA9	Δ=2°51'51"	630.00	31.49	S 18°51'28" W	31.49	15.75	
CA10	Δ=33°16'07"	630.00	365.81	S 00°47'29" W	360.69	188.22	
CA11	Δ=44°41'46"	14.80	11.55	S 47°21'44" E	11.25	6.08	
CA12	Δ=44°41'46"	14.80	11.55	N 87°56'30" E	11.25	6.08	
CA13	Δ=23°58'49"	240.00	100.45	S 57°43'13" E	99.72	50.97	
CA14	Δ=18°30'13"	240.00	77.51	S 54°58'55" E	77.17	39.09	
CA15	Δ=5°28'35"	240.00	22.94	S 66°58'19" E	22.93	11.48	
CA16	Δ=2°28'47"	265.20	11.48	S 68°28'13" E	11.48	5.74	
CA17	Δ=87°00'12"	14.80	22.47	N 69°16'04" E	20.38	14.05	
CA18	Δ=79°00'48"	14.80	20.41	S 13°44'26" E	18.83	12.20	
CA19	Δ=23°58'49"	214.80	89.90	S 57°43'13" E	89.25	45.62	
CA20	Δ=7°31'02"	265.20	34.79	S 49°29'19" E	34.77	17.42	
CA21	Δ=9°10'16"	165.00	26.41	N 30°21'06" E	26.38	13.23	
CA22	Δ=9°10'16"	145.80	23.34	N 30°21'06" E	23.31	11.69	
CA23	Δ=9°10'16"	184.20	29.48	N 30°21'06" E	29.45	14.77	
CA24	Δ=89°45'58"	34.00	53.27	N 79°49'13" E	47.98	33.86	
CA25	Δ=89°45'58"	14.80	23.19	N 79°49'13" E	20.89	14.74	
CA26	Δ=101°24'55"	45.74	80.96	N 82°09'29" E	70.80	55.90	
CA27	Δ=13°30'48"	45.74	10.79	S 53°53'28" E	10.76	5.42	
CA28	Δ=71°25'15"	45.74	57.02	N 83°38'31" E	53.40	32.88	
CA29	Δ=16°28'52"	45.74	13.16	N 39°41'27" E	13.11	6.62	
CA30	Δ=10°26'39"	350.00	63.80	S 50°04'29" E	63.71	31.99	
CA31	Δ=2°31'10"	330.80	14.55	S 54°02'13" E	14.55	7.27	
CA32	Δ=3°29'13"	103.80	6.32	N 33°11'38" E	6.32	3.16	
CA33	Δ=50°48'45"	19.80	17.56	S 72°32'26" E	16.99	9.40	
CA34	Δ=53°32'16"	19.80	18.50	S 26°00'30" E	17.84	9.99	
CA35	Δ=278°42'27"	40.20	195.55	N 41°24'25" E	52.37	−34.51	
CA36	Δ=136°32'57"	40.20	95.81	S 67°30'50" E	74.69	100.89	
CA37	Δ=52°19'10"	40.20	36.71	S 18°03'06" W	35.45	19.75	
CA38	Δ=89°50'19"	40.20	63.03	S 53°01'39" E	56.77	40.09	
CA39	Δ=22°58'23"	240.00	96.23	S 57°12'59" E	95.59	48.77	
CA40	Δ=22°58'23"	259.20	103.93	S 57°12'59" E	103.23	52.67	
CA41	Δ=13°29'01"	259.20	61.00	S 61°57'40" E	60.86	30.64	
CA42	Δ=9°29'22"	259.20	42.93	S 50°28'29" E	42.88	21.51	
CA43	Δ=22°58'23"	220.80	88.53	S 57°12'59" E	87.94	44.87	
CA44	Δ=20°35'39"	220.80	79.36	S 58°24'21" E	78.94	40.11	
CA45	Δ=2°22'44"	220.80	9.17	S 46°55'10" E	9.17	4.58	
CA46	Δ=71°14'49"	165.00	205.18	S 23°41'56" W	192.21	118.23	
CA47	Δ=38°01'31"	165.00	109.51	S 40°18'35" W	107.51	56.85	
CA48	Δ=33°13'17"	165.00	95.67	S 04°41'11" W	94.34	49.22	
CA49	Δ=23°23'02"	184.20	75.18	S 00°13'57" E	74.66	38.12	
CA50	Δ=13°02'47"	184.20	41.94	S 05°24'05" W	41.85	21.06	
CA51	Δ=10°20'15"	184.20	33.23	S 06°17'27" W	33.19	16.66	
CA52	Δ=37°46'12"	145.80	96.11	S 38°17'34" W	94.38	49.88	
CA53	Δ=26°59'31"	184.20	86.78	S 44°37'50" W	85.98	44.21	
CA54	Δ=80°09'45"	14.80	20.71	N 71°12'57" E	19.06	12.45	
CA55	Δ=80°09'45"	14.80	20.71	S 28°37'18" E	19.06	12.45	
CA56	Δ=80°09'04"	35.80	50.08	S 20°40'04" E	46.10	30.12	
CA57	Δ=228°49'08"	40.20	160.54	N 53°39'58" E	73.21	−88.58	
CA58	Δ=44°30'03"	40.20	31.22	S 38°29'34" E	30.44	16.45	
CA59	Δ=64°19'45"	40.20	45.13	S 15°55'20" W	42.80	25.28	
CA60	Δ=49°30'27"	40.20	34.74	N 72°50'26" E	33.66	18.54	
CA61	Δ=70°28'53"	40.20	49.45	S 47°09'54" E	46.39	28.40	
CA62	Δ=47°37'28"	29.80	24.77	N 80°59'24" E	24.06	13.15	
CA63	Δ=44°25'50"	29.80	23.11	N 35°54'41" E	22.53	12.17	
CA64	Δ=271°06'22"	40.20	190.21	S 30°45'03" E	56.30	−39.43	
CA65	Δ=82°02'28"	40.20	57.56	N 63°46'54" E	52.77	34.97	
CA66	Δ=32°02'19"	40.20	22.48	S 06°44'30" W	22.19	11.54	
CA67	Δ=41°41'57"	40.20	29.26	S 30°07'38" E	28.62	15.31	
CA68	Δ=14°37'47"	40.20	10.26	S 58°17'30" E	10.24	5.16	
CA69	Δ=31°07'36"	40.20	21.84	S 81°10'12" E	21.57	11.20	
CA70	Δ=19°40'53"	40.20	13.81	N 73°25'34" E	13.74	6.97	
CA71	Δ=49°53'22"	40.20	35.00	N 38°38'27" E	33.91	18.70	
CA72	Δ=33°10'19"	55.00	31.84	N 74°07'56" E	31.40	16.38	
CA73	Δ=33°10'19"	75.00	43.42	N 74°07'56" E	42.82	22.34	
CA74	Δ=76°43'25"	75.00	100.43	S 84°05'31" E	93.09	59.36	
CA75	Δ=76°43'25"	55.00	73.65	S 84°05'31" E	68.27	43.53	

NOTE:
THE 20' WIDE TEMPORARY EMERGENCY ACCESS EASEMENT SHOWN ON LOT 8 WILL BE VACATED WHEN ANOTHER P.F.A. APPROVED SECONDARY ACCESS IS CONSTRUCTED TO SERVE THIS SUBDIVISION. NO BUILDING PERMIT WILL BE ISSUED FOR LOT 8 UNTIL THE TEMPORARY EMERGENCY ACCESS EASEMENT IS VACATED. EASEMENT TO BE VACATED BY REPLAT OR BY RESOLUTION AT PLANNING AND ZONING BOARD.

Scale 1" = 50'
−50 −25 0 50 100 150

FBD Inc.
Engineering Consultants
209 South Meldrum Street
Fort Collins, Colorado 80521
(303) 482-5922

SHEET 2 OF 2

APPENDIX II

Utility Plans for Castle Ridge at Miramont P.U.D.

C-3 1362

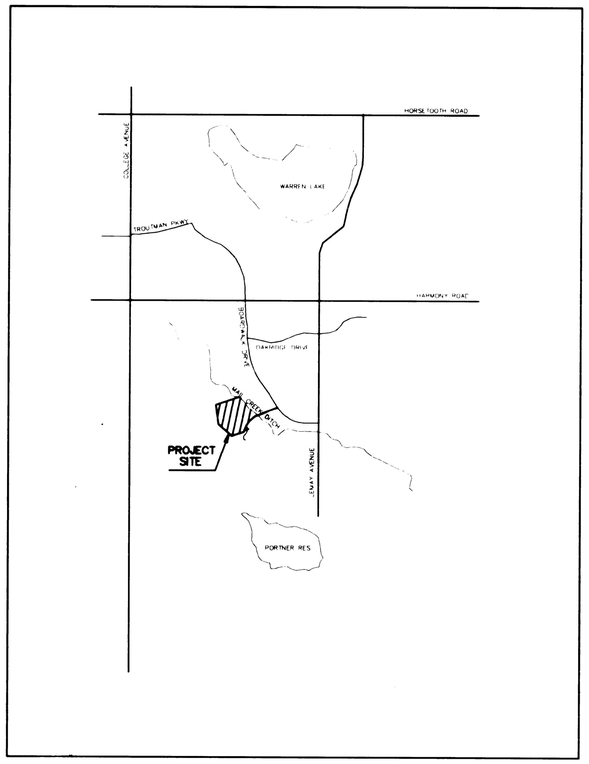
UTILITY PLANS FOR

Castle Ridge at MiraMont

P.U.D.

FORT COLLINS, COLORADO

AUGUST 1993



VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES

1. ALL STREET AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE CITY OF FORT COLLINS STANDARDS AND SPECIFICATIONS CURRENT TO DATE OF APPROVAL OF THESE PLANS. ANY CONSTRUCTION OCCURRING THREE YEARS AFTER THE APPROVAL OF THESE PLANS SHALL REQUIRE RE-EXAMINATION OF THE PLANS BY THE DIRECTOR OF ENGINEERING, WHO MAY REQUIRE THAT THEY BE MADE TO CONFORM TO STANDARDS AND SPECIFICATIONS CURRENT AT THAT TIME.
2. STREET PAVING SHALL NOT START UNTIL THE SOILS REPORT AND PAVEMENT DESIGN ARE APPROVED BY THE DIRECTOR OF ENGINEERING AND SUBGRADE COMPACTION TESTS ARE TAKEN AND APPROVED.
3. THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AS SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UNKNOWN UNDERGROUND UTILITIES.
4. THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREOF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE CITY AND FORT COLLINS AS A BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THE PLANS BY THE CITY OR THE DISTRICT ENGINEER SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ALL SUCH RESPONSIBILITY.
5. WHEN EXISTING ASPHALT MUST BE CUT, THE ASPHALT MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING CONDITION SHALL BE DOCUMENTED BY THE CITY CONSTRUCTION INSPECTOR BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN CONFORMANCE WITH THE CITY OF FORT COLLINS STREET REPAIR STANDARDS. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.
6. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO COORDINATE SCHEDULES, AND CONTACT THE CITY FORESTER TO SCHEDULE A SITE INSPECTION FOR ANY TREE REMOVAL REQUIRING A PERMIT.
7. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL GIVE THE CITY ENGINEERING DEPARTMENT TWENTY-FOUR (24) HOURS ADVANCE NOTICE.
8. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION THAT WILL EFFECT TRAFFIC SIGNS OF ANY TYPE, THE CONTRACTOR SHALL CONTACT THE CITY OF FORT COLLINS STREETS DIVISION, WHO WILL TEMPORARILY REMOVE OR RELOCATE THE SIGN AT NO COST TO THE CONTRACTOR; HOWEVER, IF THE CONTRACTOR MOVES THE TRAFFIC SIGN HIMSELF, THE CONTRACTOR WILL BE CHARGED FOR THE LABOR, MATERIALS AND EQUIPMENT TO REINSTALL THE SIGN AS NEEDED.
9. ALL EXISTING CONCRETE CURB, GUTTER & SIDEWALK DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
10. BENCHMARKS:

    NORTH BONNET BOLT OF FIRE HYDRANT @ W. ENTRANCE & SOUTH SIDE OF BUILDERS SQUARE, N. SIDE OF OAKRIDGE DRIVE. ELEV. 4998.22

    NORTH BONNET BOLT OF FIRE HYDRANT @ S.W. CORNER OF PACE NORTH SIDE OF OAKRIDGE DRIVE & 200' + EAST OF BOARDWALK DRIVE. ELEV. 4998.07
11. ALL RECOMMENDATIONS OF FINAL DRAINAGE AND EROSION CONTROL STUDY FOR CASTLERIDGE AT MIRAMONT FORT COLLINS, COLORADO BY RBD INC. SHALL BE COMPLIED WITH.
12. CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ONSITE STORM DRAINAGE FACILITIES, OR THE OFFSITE SWALE(S) SHOWN ON THESE PLANS. DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OFFSITE SWALES & TEMPORARY DETENTION POND. HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF PERMANENT DETENTION FACILITIES.
13. THE DESIGN OF THESE PLANS CONFORM TO THE CITY OF FORT COLLINS REQUIREMENTS FOR SPECIFICATION AND CRITERIA.
14. PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE CITY, CERTIFICATION OF THE DRAINAGE FACILITIES, BY A REGISTERED ENGINEER, MUST BE SUBMITTED TO AND APPROVED BY THE STORMWATER UTILITY.
15. IF DEWATERING IS USED TO INSTALL UTILITIES THEN A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DISCHARGE INTO A STORMSEWER, CHANNEL, IRRIGATION DITCH, OR ANY WATERS OF THE UNITED STATES.
16. THIS DEVELOPMENT IS ADJACENT TO THE MAIL CREEK IRRIGATION DITCH AND SEEPAGE FROM SAID DITCH MAY IMPACT THE GROUNDWATER LEVELS IN THE DEVELOPMENT. ACCORDINGLY, THE CITY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR INJURIES SUSTAINED IN THE DEVELOPMENT AS A RESULT OF GROUNDWATER SEEPAGE, WHETHER RESULTING FROM GROUNDWATER FLOODING, STRUCTURAL DAMAGE OR OTHER DAMAGE UNLESS SUCH DAMAGES OR INJURIES ARE SUSTAINED AS A RESULT OF THE CITY'S FAILURE TO PROPERLY MAINTAIN ITS WATER, WASTEWATER AND/OR STORM DRAINAGE FACILITIES IN THE DEVELOPMENT.
17. ALL CONSTRUCTION ACTIVITY MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES". FOR INFORMATION, PLEASE CONTACT COLORADO DEPT. OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, ATTN: PERMITS & ENFORCEMENT SECTION, PHONE (303)692-3590.
18. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE SOUTH FORT COLLINS SANITATION DISTRICT STANDARD SPECIFICATIONS FOR SANITARY SEWER LINE CONSTRUCTION.
19. ALL WATER LINE CONSTRUCTION SHALL CONFORM TO THE FORT COLLINS-LOVELAND WATER DISTRICT STANDARD SPECIFICATIONS FOR WATER DISTRIBUTIONS.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR **534-6700** IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CASTLE RIDGE SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2-3	FILING PLAT
4	DRAINAGE & EROSION CONTROL PLAN
5	FHA GRADING PLAN
6	OVERALL UTILITY PLAN
7-9	STREET PLAN AND PROFILES
10-11	SANITARY SEWER PLAN AND PROFILES
12	BOX CULVERT SITE LAYOUT & STRUCTURAL DETAILS
13-15	DETAIL SHEETS

Nordic Homes, Inc.

RBD Inc
Engineering Consultants

FORT COLLINS - LOVELAND WATER DISTRICT
SOUTH FORT COLLINS SANITATION DISTRICT
UTILITY PLAN APPROVAL

APPROVED _____ MANAGER
DATE 8-25-93

APPROVED _____ SYSTEMS ENGINEER
DATE 8-26-93

APPROVED: Michael R. Klemp, Director of Engineering — 11/16/93 Date
CHECKED BY: NA, Water & Wastewater Utility — Date
CHECKED BY: _____, Stormwater Utility — 11-05-93 Date
CHECKED BY: NA, Parks & Recreation — Date
CHECKED BY: _____ — Date
CHECKED BY _____ — Date

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For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA

NPDES PERMIT NOTES

1. SITE DESCRIPTION
   a. Residential home construction including streets, water, sewer, and storm sewer utility construction is planned on the site.
   b. The major activities are planned in the following sequence: Overlot grading, utility installation, street installation, and residential home construction.
   c. The site contains 14.06 acres of which all the area is to undergo clearing, excavation or grading.
   d. Rational "C" = 0.20 before construction, Rational "C" = 0.41 after construction. The site within the Moderate Rainfall Erodibility Zone and Moderate Wind Erodibility Zone per the City of Fort Collins zone maps. With the existing site slopes of approximately 4.0%, the new improvements will be subjected to both wind and rainfall erosion.
   e. The property has consisted of cultivated farm land. Before construction, the site consisted of 100% cultivated farm land.
   f. No other potential pollution sources are located near the site.
   g. The Mail Creek Ditch runs along the northerly boundary line of this site.
   h. The downstream receiving water is Mail Creek. Runoff from the site will ultimately Mail Creek after first entering either a storm sewer system, grass swale, or detention pond. All devices eventually discharge into Mail Creek, which drains into Fossil Creek Reservoir, which eventually outlets to the Cache La Poudre River.
2. SITE MAP
   a. See Drainage and Erosion Control Plan (this sheet)
3. BMP'S FOR STORMWATER POLLUTION PREVENTION
   a. Erosion and Sediment Controls

      See Erosion Control Notes and Sequence Table this sheet.
   b. Materials Handling and Spill Prevention

      Measures should be undertaken to control building materials and waste, and dispose of excess asphalt and concrete to ensure these materials do not leave the site and enter the detention pond which eventually outlets to Mail Creek. Asphalt, concrete, building materials, waste, and cleanup by products should not be discharged into the on-site drainage swales and ditches nor should they enter the detention pond. In the event of a spill from the site into an on-site drainage swale or ditch, appropriate measures should be undertaken immediately to remove the spilled materials and prevent future spills from occurring.
4. FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT
   a. See Erosion Control notes on this sheet for final stabilization measures to control pollutants in stormwater discharges. Final stabilization of the soils on individual lots will be reached upon the closing sale of each individual lot. Until the closing of each individual lot, interim measures should be undertaken to control pollutants per this sheet.
5. OTHER CONTROLS
   a. Measures should be undertaken to remove excess waste products from the site and dispose of these waste materials off-site in an appropriate manner. In addition, measures should be undertaken to limit off-site soil tracking of mud and debris spillage from vehicles leaving the site. Mud and debris should not be tracked along roadways and allowed to enter non-protected drainageways which discharge eventually into the Cache La Poudre River.
6. INSPECTION AND MAINTENANCE
   a. Inspection and maintenance should be undertaken on a regular basis as outlined in Section 6 of the Terms and Conditions of the CDPS General Permit.

Table 11.2 Recommended Species and Application Rates of Seeds for Temporary Vegetation and/or Cover Crops.

Species	Season(1)	Drilled Pounds/Acre
Annual Ryegrass	Cool	20
Oats	Cool	70
Cereal Rye	Cool	40
Wheat – Winter	Cool	40
Wheat – Spring	Cool	60
Barley	Cool	60
Millet	Warm	30
Hybrid Sudan	Warm	15
Sorghum	Warm	10

Cool season grasses make their major growth in the spring. Warm season grasses make their major growth in late spring and summer. Table 11.4 identifies planting dates for perennial and temporary/cover crop grasses.

Table 11.4. Planting Dates for Perennial and Temporary/Cover Crop Grasses.

DATE	PERENNIAL GRASSES		TEMPORARY/COVER CROP GRASSES	
	Warm	Cool	Warm	Cool
Jan 01 – Feb 28	Yes	Yes	No	No
Mar 01 – May 15	Yes	Yes	No	Yes
May 16 – May 31	Yes	No	Yes	No
Jun 01 – Jul 31	No	No	Yes	No
Aug 01 – Aug 31	No	Yes	No	Yes
Sep 01 – Sep 30	No	No	No	Yes
Oct 01 – Dec 31	Yes	Yes	No	No

Mulching shall be used to assist in establishment of vegetation. One or more of the following mulches shall be used with a perennial dryland grass seed mixture, or a temporary vegetation or cover crop.

Mulch	Acceptable Dates of use	Application Rate
Straw or Hay	Jan 01 – Dec 31	2 tons/acre
Hydraulic (wood or paper)	Mar 15 – May 15	2 tons/acre
Erosion control (mats or blankets)	Jan 01 – Dec 31	Not applicable

Hay or straw mulch shall be free of noxious weeds and at least 50% of the fiber shall be 10 inches or more in length. When seeding with native grasses hay from a native grass is a suggested mulching material, if available.

If irrigation is used, hydraulic mulches may be applied from March 15 through September 30.

Hay or Straw Mulch

1. Hay or straw mulch will be anchored to the soil by one of the following methods:
   (a) A crimper which will crimp the fiber four inches or more into the soil. At least 50% of the fiber shall be 10 inches or more in length.
   (b) Manufactured mulch netting installed over the hay or straw according to manufacturers' instructions.
   (c) Tackifiers sprayed on the mulch to the manufacturer's recommendation.
2. All straw or hay must be free of noxious weeds.

EXISTING SITE HYDROLOGY

Total Disturbed Area – 13.60 acres
Rational "C" – 0.20

DRAINAGE BASIN STATISTICS

Gross Platted Area – 14.06 acres
Gross Area "C" – 0.41
Net Platted Area – 12.17 acres
Net Area "C" – 0.33

DEVELOPED SITE HYDROLOGY

DESIGN POINT	BASIN	AREA (ac)	"C"	Q_2 (cfs)	Q_{100} (cfs)
1	1	1.91	0.31	1.0	3.7
2	2	1.77	0.63	2.7	10.3
3	3	1.66	0.44	2.0	7.5
4	4	1.00	0.53	1.5	5.4
5	5	3.02	0.34	1.7	6.5
6	3,4,5,6	9.87	0.41	6.7	24.7
7	1,2,7	4.35	0.49	3.4	12.5
8	1,2,7,8	6.36	0.45	4.5	16.0
9	1,2,7,8,9	20.46	0.31	8.5	31.1

CONSTRUCTION SEQUENCE

PROJECT: CASTLE RIDGE AT MIRAMONT STANDARD FORM C

SEQUENCE FOR 1993/94 ONLY COMPLETED BY: TJB DATE: 6-3-93

Indicate by use of a bar line or symbols when erosion control measures will be installed. Major modifications to an approved schedule may require submitting a new schedule for approval by the City Engineer.

YEAR / MONTH	1993 S	O	N	D	J	F	M	A	M	J	J	A	U	G
OVERLOT GRADING														
WIND EROSION CONTROL: Soil Roughening, Perimeter Barrier, Additional Barriers, Vegetative Methods, Soil Sealant, Other														
RAINFALL EROSION CONTROL STRUCTURAL: Sediment Trap/Basin, Inlet Filters, Straw Barriers, Silt Fence Barriers, Sand Bags, Bare Soil Preparation, Contour Furrows, Terracing, Asphalt/Concrete Paving, Other														
VEGETATIVE: Permanent Seed Planting, Mulching/Sealant, Temporary Seed Planting, Sod Installation, Nettings/Mats/Blankets, Other														

STRUCTURES: INSTALLED BY _____ MAINTAINED BY _____

VEGETATION/MULCHING CONTRACTOR _____

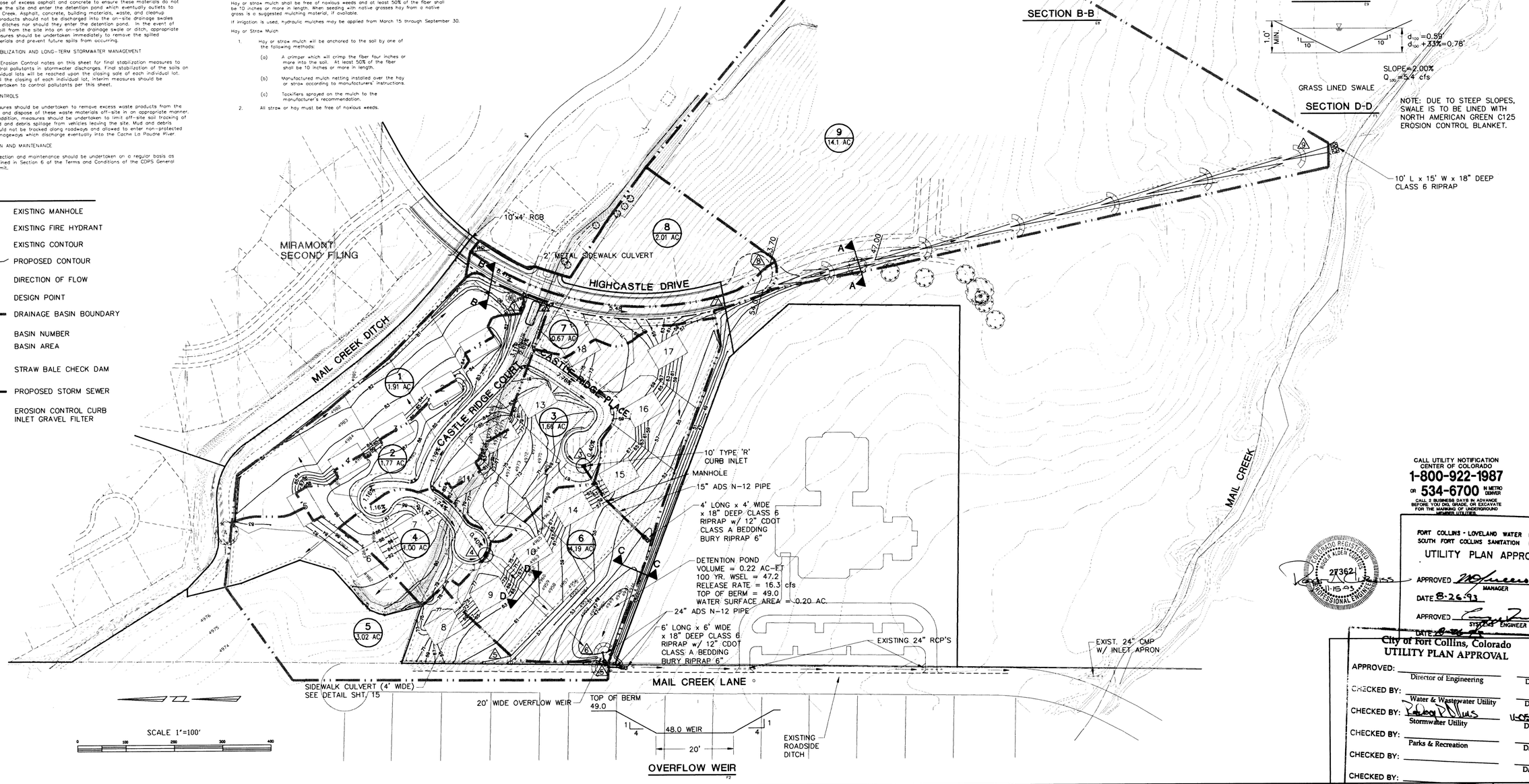
DATE SUBMITTED _____ APPROVED BY CITY OF FORT COLLINS ON _____

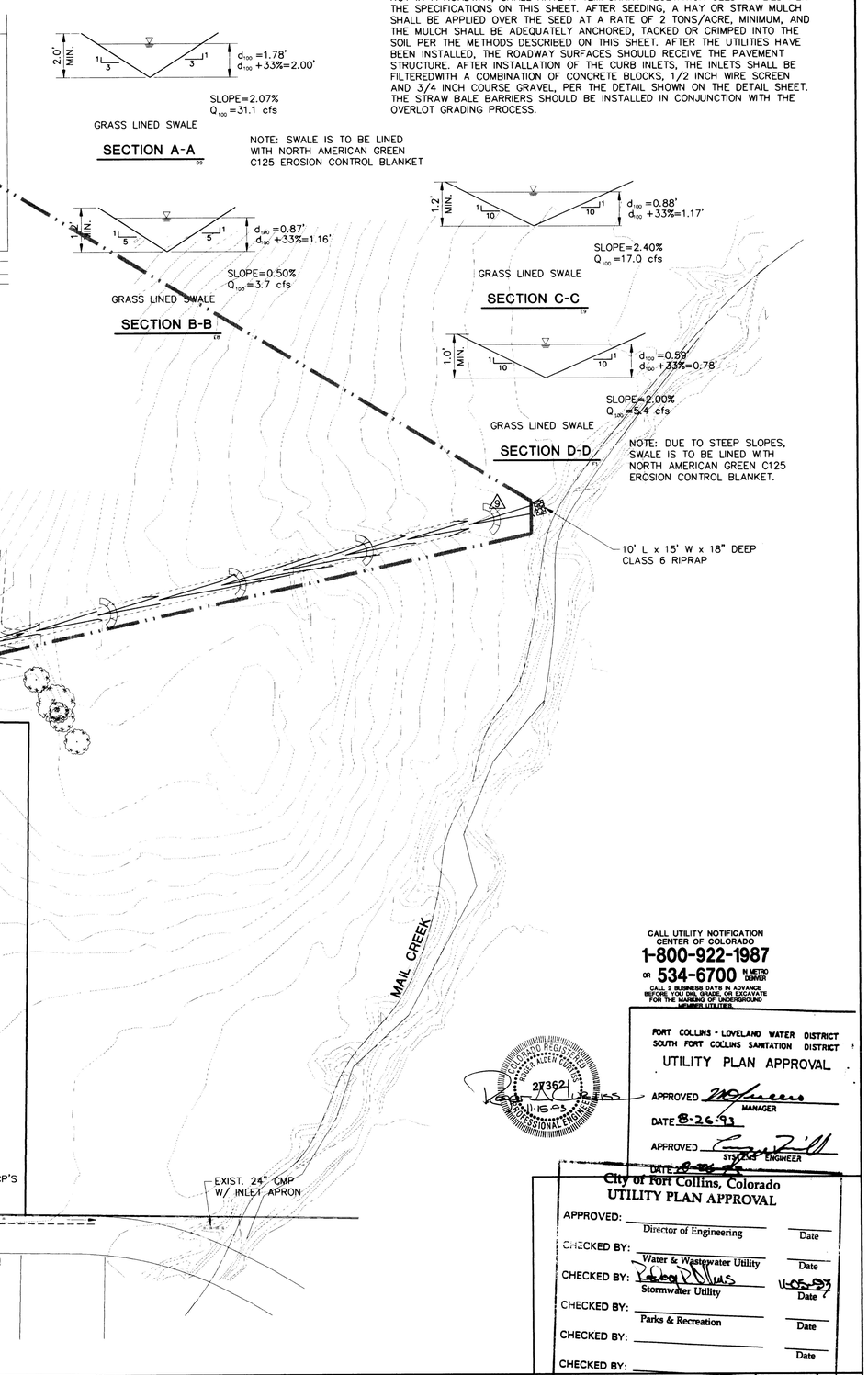
EROSION CONTROL NOTES

AFTER THE OVERLOT GRADING HAS BEEN COMPLETED, ALL DISTURBED AREAS, NOT IN A ROADWAY, SHALL HAVE A TEMPORARY VEGETATION SEED APPLIED PER THE SPECIFICATIONS ON THIS SHEET. AFTER SEEDING, A HAY OR STRAW MULCH SHALL BE APPLIED OVER THE SEED AT A RATE OF 2 TONS/ACRE, MINIMUM, AND THE MULCH SHALL BE ADEQUATELY ANCHORED, TACKED OR CRIMPED INTO THE SOIL PER THE METHODS DESCRIBED ON THIS SHEET. AFTER THE UTILITIES HAVE BEEN INSTALLED, THE ROADWAY SURFACES SHOULD RECEIVE THE PAVEMENT STRUCTURE. AFTER INSTALLATION OF THE CURB INLETS, THE INLETS SHALL BE FILTEREDWITH A COMBINATION OF CONCRETE BLOCKS, 1/2 INCH WIRE SCREEN AND 3/4 INCH COURSE GRAVEL, PER THE DETAIL SHOWN ON THE DETAIL SHEET. THE STRAW BALE BARRIERS SHOULD BE INSTALLED IN CONJUNCTION WITH THE OVERLOT GRADING PROCESS.

LEGEND

- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- 4982 EXISTING CONTOUR
- 86 PROPOSED CONTOUR
- DIRECTION OF FLOW
- DESIGN POINT
- DRAINAGE BASIN BOUNDARY
- 1 / 1.44 AC BASIN NUMBER / BASIN AREA
- STRAW BALE CHECK DAM
- PROPOSED STORM SEWER
- EROSION CONTROL CURB INLET GRAVEL FILTER





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1-800-922-1987
OR **534-6700** IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

COLORADO REGISTERED 27362 PROFESSIONAL ENGINEER

FORT COLLINS - LOVELAND WATER DISTRICT
SOUTH FORT COLLINS SANITATION DISTRICT
UTILITY PLAN APPROVAL
APPROVED _____ MANAGER
DATE 8-26-93
APPROVED _____ SYSTEMS ENGINEER
DATE 8-26-93

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL
APPROVED: _____ Director of Engineering Date
CHECKED BY: _____ Water & Wastewater Utility Date
CHECKED BY: _____ Stormwater Utility Date 11-05-93
CHECKED BY: _____ Parks & Recreation Date
CHECKED BY: _____ Date
CHECKED BY: _____ Date

NO.	BY	DATE	REVISION DESCRIPTION

JBB DRAWN | TJB DESIGNED | . . . CHECKED
. . . APPROVED | AUG 1993 DATE | 504-004 PROJECT NO.

RBD Inc. Engineering Consultants
209 South Meldrum Street, Fort Collins, Colorado 80521, 303 / 482-5922
2480 W. 26th Ave., Suite 46, Bldg. C, Denver, Colorado 80211, 303 / 458-5526
953 So. Frontage Rd. West, # 202, Vail, Colorado 81657, 303 / 476-6340

CASTLE RIDGE AT MIRAMONT P.U.D.
FIRST FILING

DRAINAGE AND EROSION CONTROL PLAN

SHEET 15 OF SHEET 4

C-3 1362

DWG NAME: 504DR42.DWG ATTACHED XREFS = 504DR09.E1:E2.E3.E4.E5.E8.E9.F1:F2.02

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OR **534-6700** IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

THIS PLAN HAS BEEN REVIEWED AND IS ACCEPTABLE TO THE NEW MERCER DITCH CO.

9-7-93
BY Pres. New Mercer Irrigation Co. DATE

SCALE 1"=50'

MIRAMONT SECOND FILING

BOARDWALK DRIVE

MAIL CREEK DITCH

MAIL CREEK LANE

HIGHCASTLE DRIVE

20' WIDE EMERGENCY ACCESS ROAD WITH 4" AGGREGATE BASE

OVERLOT GRADING NOTES

1. All overlot drainage shall be graded to a minimum slope of 2%.
2. All lots shall be graded with a minimum fall of 0.5' in the first 10' away from foundations.
3. The minimum cover for finished grade to the lowest extremity of the foundation wall shall be 36".
4. The finished grade around the lower end of houses on steep streets may be dropped to minimize the slope down to the protective swales as long as 36" minimum cover is maintained.
5. The minimum foundation exposure above finished grade shall be 8".
6. Slopes of 4:1 or greater shall be sodded to minimize erosion.
7. The driveway shall be constructed on the high side of the lot in all cases unless lot grading is specifically designed to allow driveway construction otherwise.
8. All lots with overlot grading fills of 8" or greater shall be constructed in accordance with data sheet 79G (FHA).
9. Sanitary sewer Service lines shall be installed with a minimum slope of 2% to the sanitary sewer main.
10. The maximum driveway centerline grade shall be 10% unless separate sidewalk to the house is installed at 10% in which case maximum driveway centerline grade shall be 14%.
11. Each lot shall be evaluated by a registered soils engineer at the time of construction to determine the type and extent of the subdrain system required.
12. The minimum distance from house finished floor elevation to the sanitary sewer main invert shall be 12' vertically.
13. The finished grade and finished top of foundation elevations are based on a scaled building setback shown from property line and an assumed house envelope of 47' x 70'. Any variation of setback or building size enlargement may require the finished top of foundation elevations to change.
14. This development is adjacent to the Mail Creek Irrigation ditch and seepage from said ditch may impact the groundwater levels in the development.Accordingly, the City shall not be responsible for any damages or injuries sustained in the development as a result from groundwater seepage, whether resulting from groundwater flooding, structural damage or other damage unless such damages or injuries are sustained as a result of the City's failure to properly maintain its water, wastewater and/or storm drainage facilities in the development.

COLORADO REGISTERED ROGER ALDEN FORBES 27362 11-15-94 PROFESSIONAL ENGINEER

FORT COLLINS - LOVELAND WATER DISTRICT
SOUTH FORT COLLINS SANITATION DISTRICT
UTILITY PLAN APPROVAL
APPROVED _____ MANAGER
DATE 9-26-93
APPROVED _____ SYSTEMS ENGINEER
DATE 9-26-93

CITY OF FORT COLLINS, COLORADO
UTILITY PLAN APPROVAL
Michael R Roberts 11/16/93
NA
9/16/93
NA

LEGEND

A or B	FHA GRADING DESIGNATION
85.50	PROPOSED SPOT ELEVATION
83	PROPOSED CONTOUR
	EXISTING CONTOUR
TF	TOP OF CONCRETE FOUNDATION WALL
FFLL	FINISHED FLOOR LOWER LEVEL

NO.	BY	DATE	REVISION DESCRIPTION

JBB DRAWN | TJB DESIGNED | . . CHECKED
. . APPROVED | AUG 1993 DATE | 504-004 PROJECT NO.

RBD Inc. Engineering Consultants

CASTLE RIDGE AT MIRAMONT P.U.D.
FIRST FILING

FHA GRADING PLAN

SHEETS 15 | SHEET 5

C-3 1362

DWG. NAME: 50400403.DWG ATTACHED XREFS = 50400485

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MIRAMONT SECOND FILING

BOARDWALK DRIVE

MAIL CREEK DITCH

MAIL CREEK LANE

HIGHCASTLE DRIVE

FH ASS'Y

MH 11

MH 10

MH 9

MH 8

MH 7

MH 7A

MH 6

MH 5

MH 5A

MH 4

MH 3

MH 2

MH 2A

MH 1

8" 45° BEND

8"x 8"x 8" TEE w/ T.B. 8" G.V. S & E

8" x 6" REDUCER

111 L.F. 8" PVC

156 L.F. 8" PVC

139 L.F. 8" PVC

242 L.F. 8" PVC

117 L.F. 8" PVC

8"x 8"x 6" TEE w/ T.B. 6" G.V. S

138 L.F. 8" PVC

187 L.F. 8" PVC

50 L.F. 8" PVC

100 L.F. 8" PVC

8"x 8"x 8" TEE w/ T.B. 8" G.V. S, W & E

185 L.F. 6" PVC

108 L.F. 6" PVC

35 L.F. 6" PVC

179 L.F. 8" PVC

376 L.F. 8" PVC

200 L.F. 8" PVC

8" PLUG w/ T.B.

40 L.F. 8" PVC

125 L.F. 8" PVC

80' DIA. TEMP. TURNAROUND

106 L.F. 8" PVC

310 L.F. 8" PVC

381 L.F. 8" PVC

294 L.F. 8" PVC

215 L.F. 8" PVC

83 L.F. 8" PVC

42 L.F. 8" PVC

6" 45° BEND w/ T.B.

24" ADS PIPE

15" ADS PIPE

10' TYPE 'R' CURB INLET

DRIVEOVER SIDEWALK CULVERT

METAL SIDEWALK CULVERT

FH ASS'Y w/ T.B.

TAP INTO EXIST. WATER w/ T.B. 8" G.V. W

SAN

8"W

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

SCALE 1"=50'

0 50 100 150 200

LEGEND

- EXISTING CONTOUR
- SAN — EXISTING SANITARY SEWER w/ MANHOLE
- 16"W — EXISTING WATERLINE (w/VALVE AND FIRE HYDRANT)
- PROPOSED WATERLINE w/ VALVE
- FIRE HYDRANT ASSEMBLY w/ THRUST BLOCK (F.H. ASS'Y & T.B.)
- PROPOSED SANITARY SEWER w/ MANHOLE
- PROPOSED STORM DRAIN PIPE
- ROAD RIGHT-OF-WAY OR PROPERTY LINE

NOTES:

1. ALL WATER SERVICES SHALL BE 3/4" DIAMETER.
2. ALL SANITARY SEWER SERVICES SHALL BE 4" DIAMETER.
3. ALL WATERLINES SHALL HAVE A MINIMUM OF 5' COVER AND A MAXIMUM OF 5 1/2' COVER UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE SOUTH FORT COLLINS SANITATION DISTRICT STANDARD SPECIFICATIONS FOR SANITARY SEWER LINE CONSTRUCTION.
5. ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES.

COLORADO REGISTERED ROGER ALDEN BRANNEN 27862 PROFESSIONAL ENGINEER

FORT COLLINS - LOVELAND WATER DISTRICT
SOUTH FORT COLLINS SANITATION DISTRICT

UTILITY PLAN APPROVAL

APPROVED _____ MANAGER
DATE 8-26-93

APPROVED _____ SYSTEMS ENGINEER
DATE 8-26-93

UTILITY PLAN APPROVAL

APPROVED: Michael R. Rosenberg Director of Engineering 11/12/93 Date

CHECKED BY: NA Water & Wastewater Utility Date

CHECKED BY: Debby D. Ellis Stormwater Utility 11-26-93 Date

CHECKED BY: NA Parks & Recreation Date

CHECKED BY: Date

CHECKED BY: Date

DWG. NAME: 504004-04.DWG ATTACHED XREFS = ...

NO.	BY	DATE	REVISION DESCRIPTION

JBB DRAWN | TJB DESIGNED | RAC CHECKED | JUNE 1993 DATE | 504-004 PROJECT NO.

RBD Inc. Engineering Consultants

CASTLE RIDGE AT MIRAMONT P.U.D.
FIRST FILING

OVERALL UTILITY PLAN

SHEETS 15 | SHEET 6

C-3 1362

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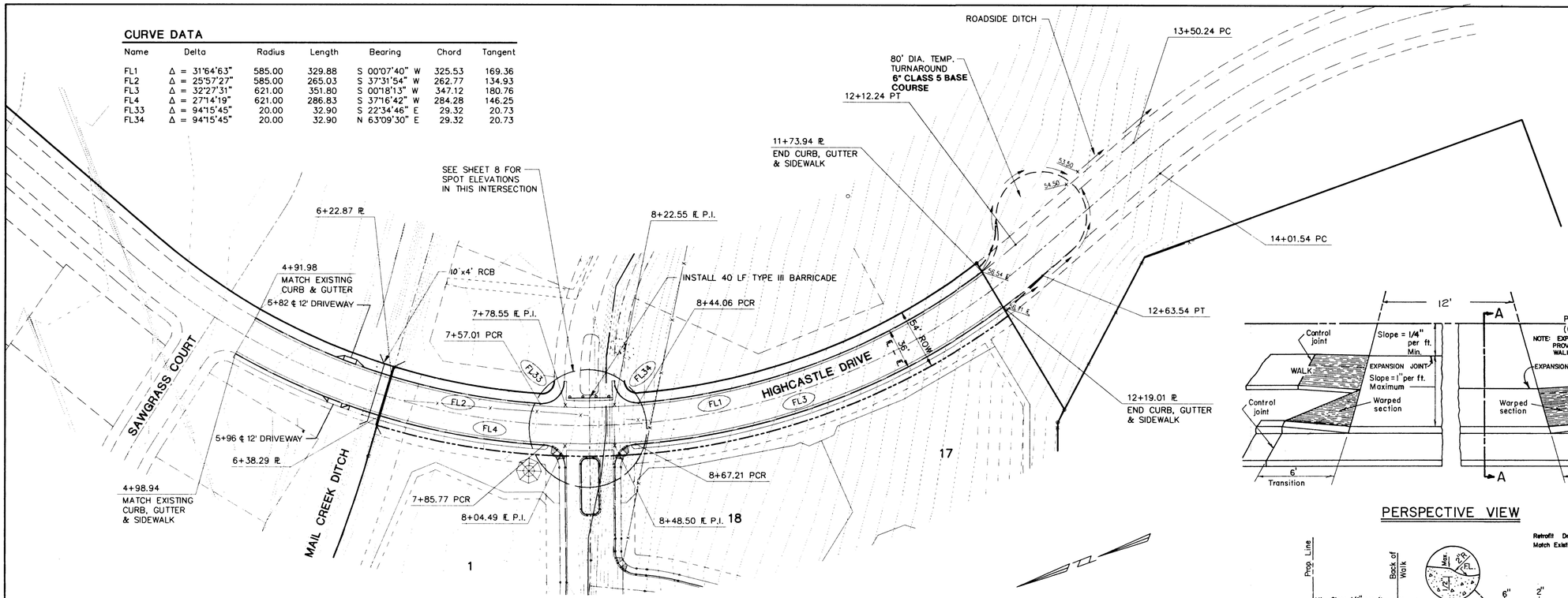
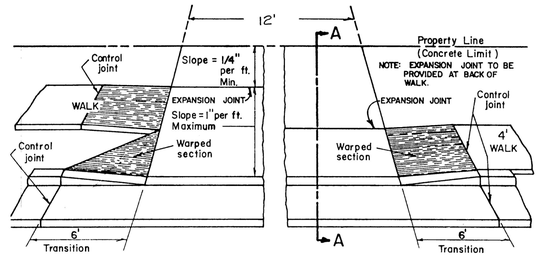
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA

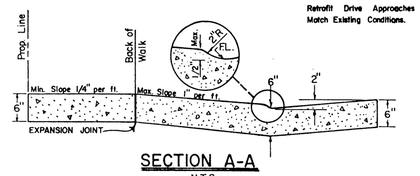
CURVE DATA

Name	Delta	Radius	Length	Bearing	Chord	Tangent
FL1	Δ = 31°64'63"	585.00	329.88	S 00°07'40" W	325.53	169.36
FL2	Δ = 25°57'27"	585.00	265.03	S 37°31'54" W	262.77	134.93
FL3	Δ = 32°27'31"	621.00	351.80	S 00°18'13" W	347.12	180.76
FL4	Δ = 27°14'19"	621.00	286.83	S 37°16'42" W	284.28	146.25
FL33	Δ = 94°15'45"	20.00	32.90	S 22°34'46" E	29.32	20.73
FL34	Δ = 94°15'45"	20.00	32.90	N 63°09'30" E	29.32	20.73





PERSPECTIVE VIEW



SECTION A-A
N.T.S.

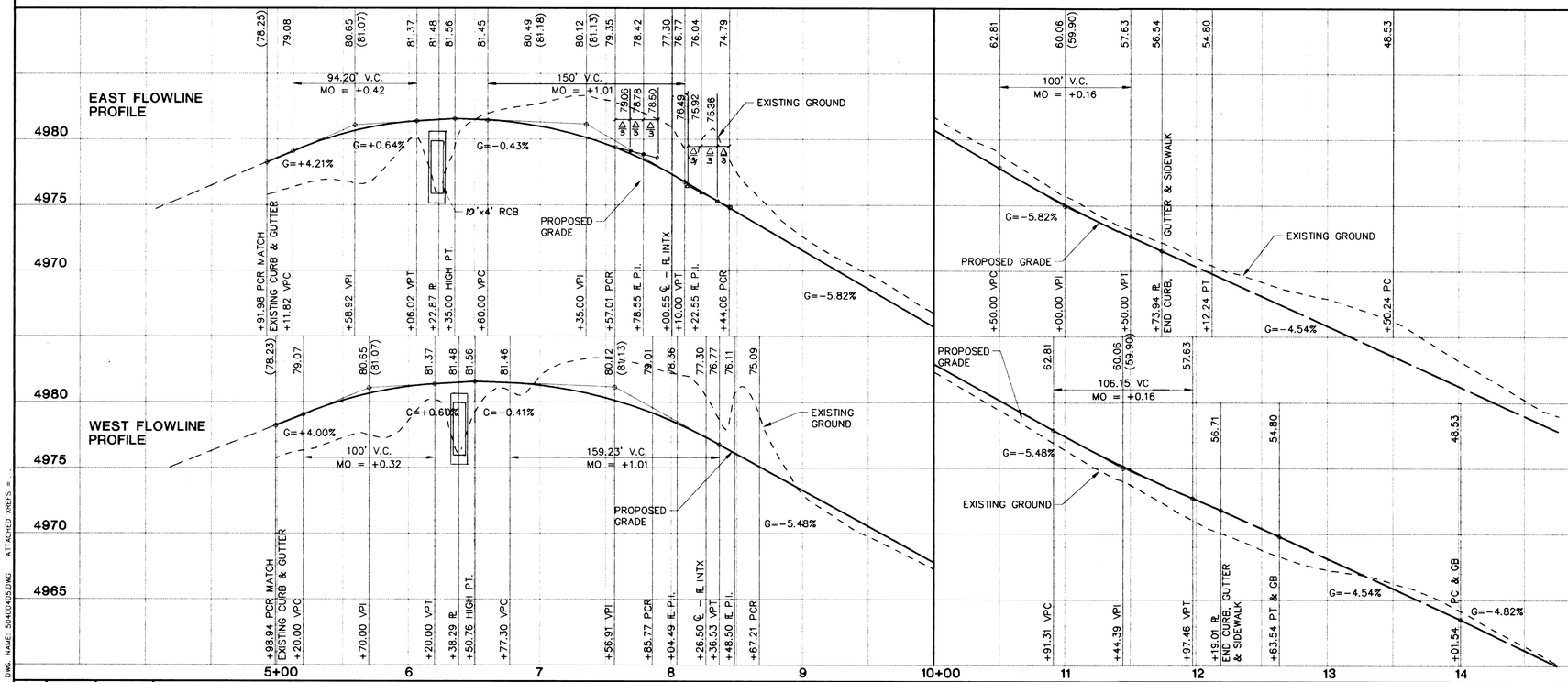
NOTE
Retrofit Drive Approaches Shall Match Existing Conditions.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR **534-6700** IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

FORT COLLINS - LOVELAND WATER DISTRICT
SOUTH FORT COLLINS SANITATION DISTRICT
UTILITY PLAN APPROVAL
APPROVED _____ MANAGER
DATE 8-26-93
APPROVED _____ SYSTEMS ENGINEER
DATE 8-26-93

Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	Director of Engineering	11/12/93 Date
CHECKED BY:	NA Water & Wastewater Utility	Date
CHECKED BY:	Stormwater Utility	11-05-93 Date
CHECKED BY:	NA Parks & Recreation	Date
CHECKED BY:		Date
CHECKED BY:		Date



COLORADO REGISTERED ROGER ALDEN GRIGGS 27362 PROFESSIONAL ENGINEER

NO.	BY	DATE	REVISION DESCRIPTION

JBB DRAWN | TJB DESIGNED | . . CHECKED
. . APPROVED | AUG 1993 DATE | 504-004 PROJECT NO.

RBD Inc. Engineering Consultants

CASTLE RIDGE AT MIRAMONT P.U.D.
FIRST FILING

HIGHCASTLE DRIVE PLAN & PROFILE

SHEETS 15 | SHEET 7

C-3 1362

DWG. NAME: 504004S.DWG ATTACHED XREFS =

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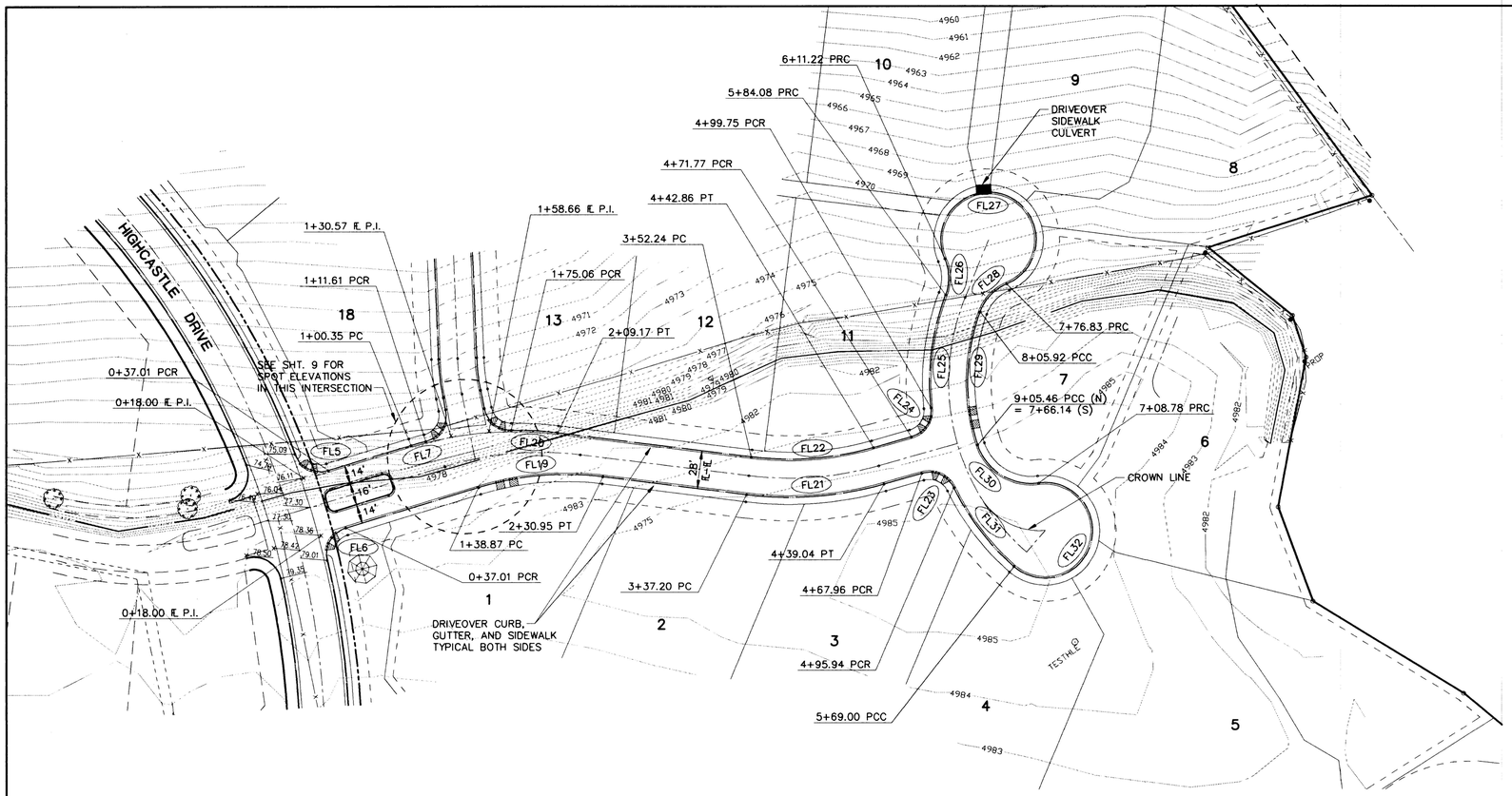


CURVE DATA

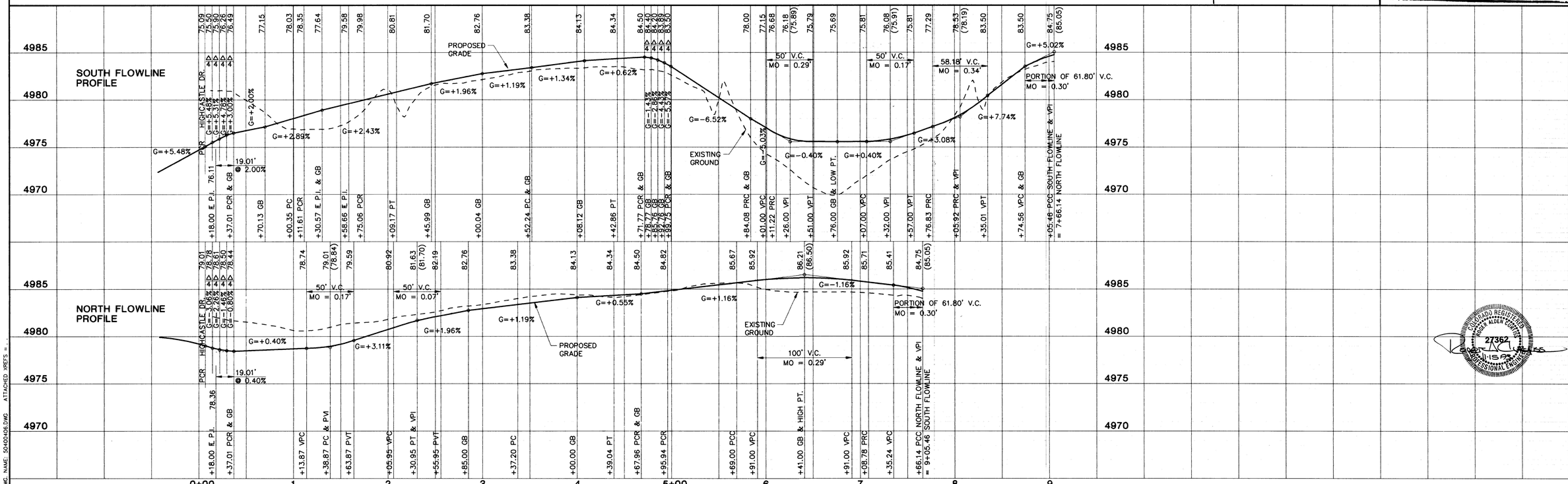
Name	Delta	Radius	Length	Bearing	Chord	Tangent
FL5	Δ = 86°14'35"	20.00	30.10	N 26°35'19" W	27.34	18.73
FL6	Δ = 86°14'35"	20.00	30.10	S 67°10'06" W	27.34	18.73
FL7	Δ = 2°28'47"	260.00	11.25	N 68°28'13" W	11.25	5.63
FL19	Δ = 23°58'49"	220.00	92.08	N 57°43'13" W	91.41	46.72
FL20	Δ = 7°31'02"	260.00	34.11	N 49°29'19" W	34.09	17.08
FL21	Δ = 22°58'23"	254.00	101.84	N 57°12'59" W	101.16	51.61
FL22	Δ = 22°58'23"	226.00	90.62	N 57°12'59" W	90.01	45.92
FL23	Δ = 80°09'45"	20.00	27.98	N 28°37'18" W	25.75	16.83
FL24	Δ = 80°09'45"	20.00	27.98	S 71°12'57" W	25.75	16.83
FL25	Δ = 26°59'31"	179.00	84.33	S 44°37'50" W	83.55	42.96
FL26	Δ = 44°25'50"	35.00	27.14	S 35°54'41" W	26.47	14.29
FL27	Δ = 271°06'22"	35.00	165.61	N 30°45'03" W	49.02	−34.33
FL28	Δ = 47°37'28"	35.00	29.09	N 80°59'24" E	28.26	15.45
FL29	Δ = 37°46'12"	151.00	99.54	N 38°17'34" E	97.75	51.65
FL30	Δ = 80°09'04"	41.00	57.35	N 20°40'04" W	52.79	34.50
FL31	Δ = 2°32'02"	179.00	73.05	N 00°13'57" W	72.55	37.04
FL32	Δ = 228°49'08"	35.00	139.78	S 53°39'58" W	63.74	−77.12

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR **534-6700** IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

HORZ. 0 10 25 50
VERT. 0 1 2.5 5
SCALE IN FEET

FORT COLLINS - LOVELAND WATER DISTRICT
SOUTH FORT COLLINS SANITATION DISTRICT
UTILITY PLAN APPROVAL
APPROVED _____ MANAGER
DATE 8-26-93
APPROVED _____ SYSTEMS ENGINEER
DATE 8-26-93

City of Fort Collins
UTILITY PLAN APPROVAL
APPROVED: Michael R. Herzig, Director of Engineering — 11/16/95 Date
CHECKED BY: _____ Water & Wastewater Utility — Date
CHECKED BY: Pelton Phillips, Stormwater Utility — 11-06-95 Date
CHECKED BY: _____ Parks & Recreation — Date
CHECKED BY: NA — Date
CHECKED BY: NA



DWG. NAME: 504004.06.DWG ATTACHED XREFS =

NO.	BY	DATE	REVISION DESCRIPTION

JBB DRAWN | TJB DESIGNED | . . . CHECKED
. . . APPROVED | AUG 1993 DATE | 504-004 PROJECT NO.

RBD Inc. Engineering Consultants
209 South Meldrum Street, Fort Collins, Colorado 80521, 303 / 482-5922
2480 W. 26th Ave., Suite 46, Bldg. C, Denver, Colorado 80211, 303 / 458-5526
953 So. Frontage Rd. West, # 202, Vail, Colorado 81657, 303 / 476-6340

CASTLE RIDGE AT MIRAMONT P.U.D.
FIRST FILING

CASTLE RIDGE COURT
STREET PLAN & PROFILE

SHEETS 15 | SHEET 8

C-3 1362

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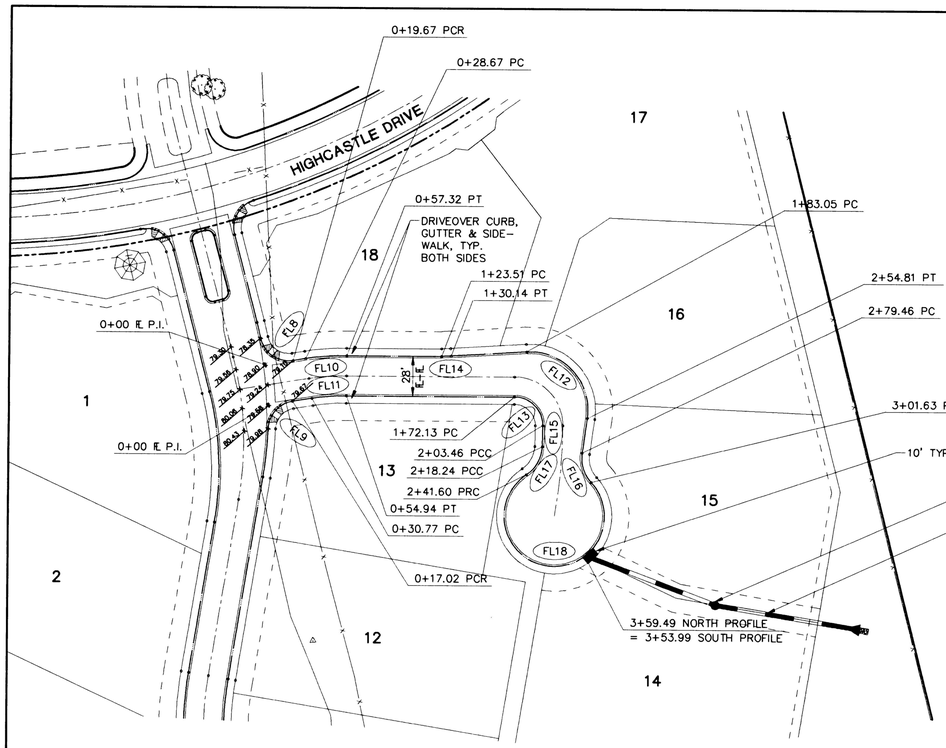
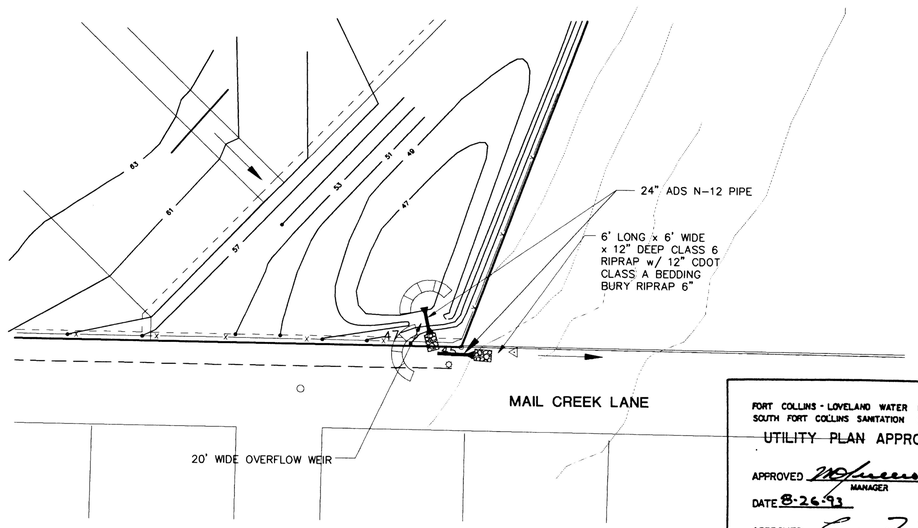


CURVE DATA

Name	Delta	Radius	Length	Bearing	Chord	Tangent
FL8	Δ = 87°00'12"	20.00	30.37	S 69°16'04" W	27.54	18.98
FL9	Δ = 79°00'48"	20.00	27.58	S 13°44'26" E	25.45	16.49
FL10	Δ = 9°10'16"	179.00	28.65	S 30°21'06" W	28.62	14.36
FL11	Δ = 9°10'16"	151.00	24.17	S 30°21'06" W	24.14	12.11
FL12	Δ = 101°24'55"	40.54	76.76	S 82°09'28" W	62.75	49.55
FL13	Δ = 89°45'58"	20.00	31.33	S 79°49'13" W	28.23	19.92
FL14	Δ = 3°29'13"	109.00	6.63	N 33°11'37" W	6.63	3.32
FL15	Δ = 2°31'10"	336.00	14.78	N 54°02'13" W	14.77	7.39
FL16	Δ = 50°48'45"	25.00	22.17	N 72°32'26" W	21.45	11.87
FL17	Δ = 53°32'16"	25.00	23.36	N 26°00'30" W	22.52	12.61
FL18	Δ = 278°42'27"	35.00	170.25	S 41°24'25" W	45.60	-30.05

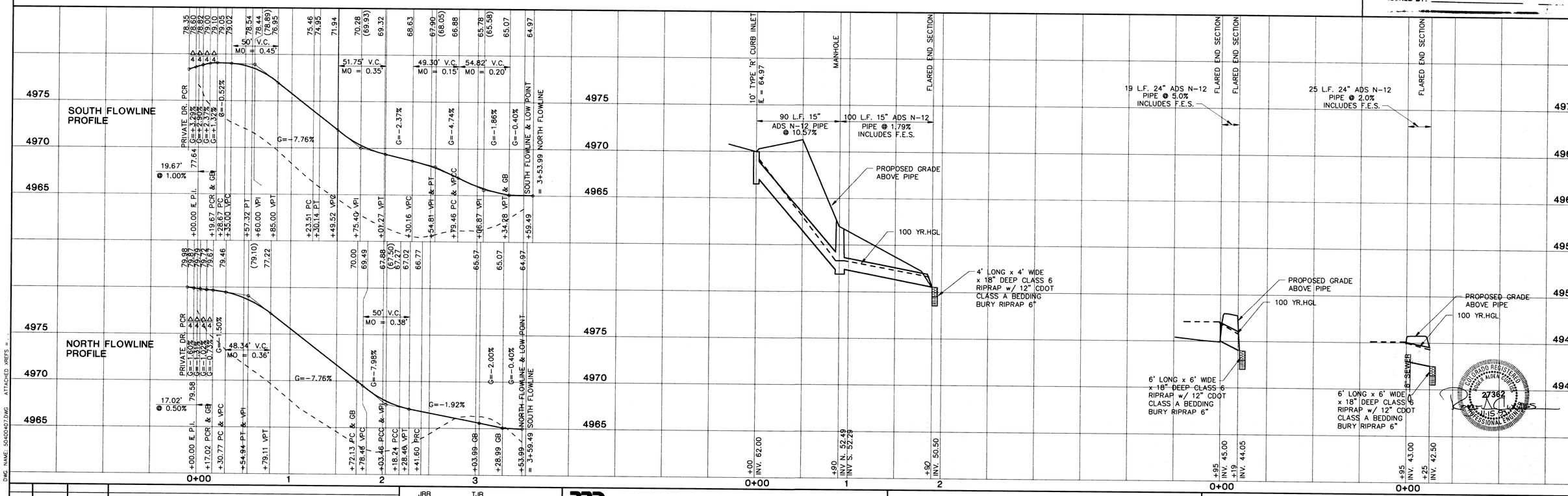


HORZ. 0 10 25 50
VERT. 0 1 2.5 5
SCALE IN FEET

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR **534-6700** IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

FORT COLLINS - LOVELAND WATER DISTRICT
SOUTH FORT COLLINS SANITATION DISTRICT
UTILITY PLAN APPROVAL
APPROVED _____ MANAGER
DATE 8-26-93
APPROVED _____ SYSTEMS ENGINEER

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL
APPROVED: Michael P. Herzig, Director of Engineering — 11/12/93 Date
CHECKED BY: NA, Water & Wastewater Utility — Date
CHECKED BY: Stormwater Utility — 11-05-93 Date
CHECKED BY: NA, Parks & Recreation — Date
CHECKED BY: _____ — Date



DWG NAME: 5040407.DWG ATTACHED XREFS =

NO.	BY	DATE	REVISION DESCRIPTION

JBB DRAWN | TJB DESIGNED | . . CHECKED
. . . APPROVED | AUG 1993 DATE | 504-004 PROJECT NO.

RBD Inc. Engineering Consultants
209 South Meldrum Street, Fort Collins, Colorado 80521, 303 / 482-5922
2480 W. 26th Ave., Suite 46, Bldg. C, Denver, Colorado 80211, 303 / 458-5526
953 So. Frontage Rd. West, # 202, Vail, Colorado 81657, 303 / 476-6340

CASTLE RIDGE AT MIRAMONT P.U.D.
FIRST FILING

CASTLE RIDGE PLACE
STREET PLAN & PROFILE

SHEETS 15 | SHEET 9

C-3 1362

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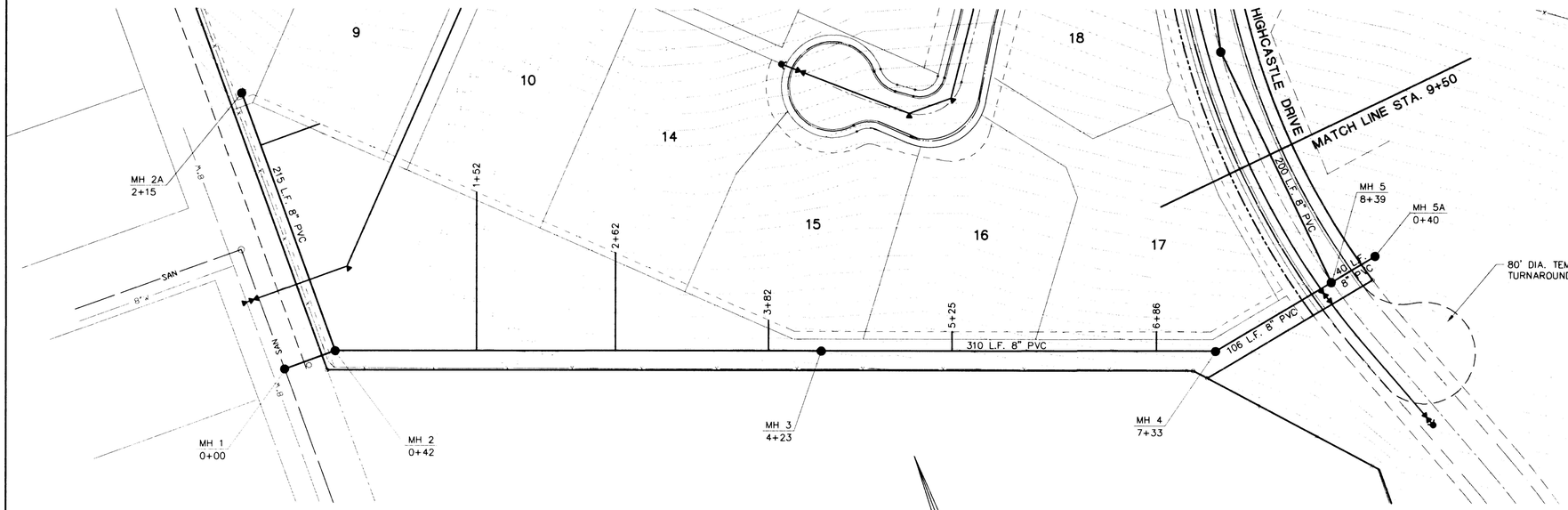


HORZ. 0 10 25 50

VERT. 0 1 2.5 5

SCALE IN FEET

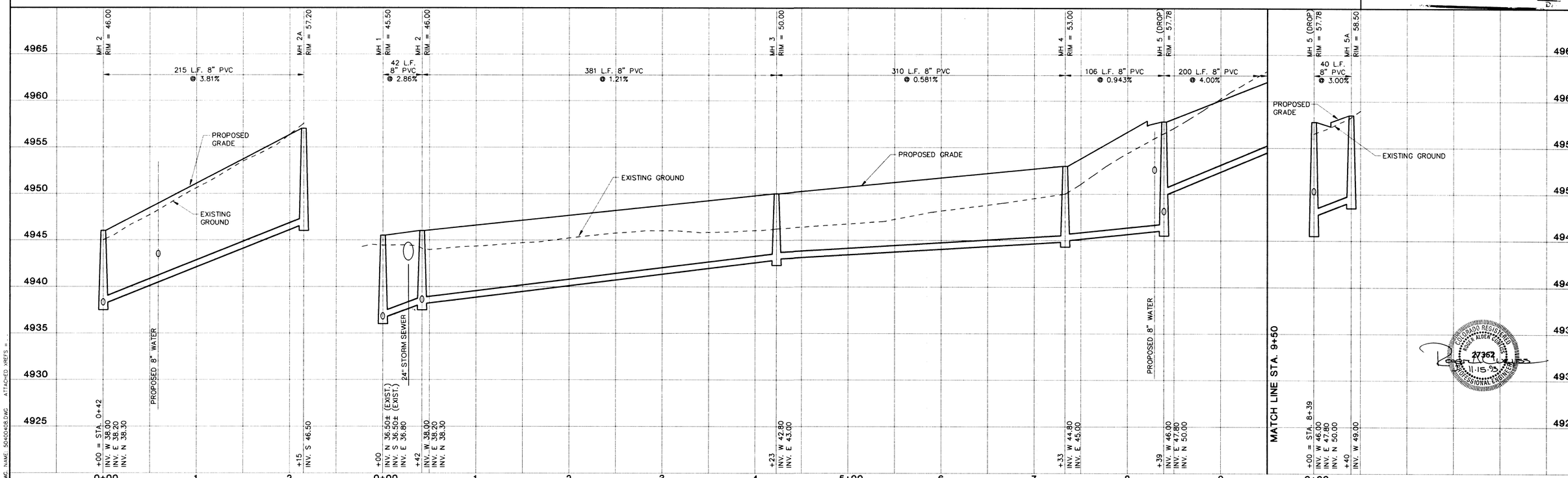
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR **534-6700** IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

FORT COLLINS - LOVELAND WATER DISTRICT
SOUTH FORT COLLINS SANITATION DISTRICT
UTILITY PLAN APPROVAL

APPROVED _____ MANAGER
DATE 8-26-93
APPROVED _____ SYSTEMS ENGINEER
DATE 8-26-93

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: Michael R. Herzig Director of Engineering 11/16/93 Date
CHECKED BY: NA Water & Wastewater Utility Date
CHECKED BY: Stormwater Utility 11-05-93 Date
CHECKED BY: NA Parks & Recreation Date
CHECKED BY: _____ Date
CHECKED BY: _____ Date



COLORADO REGISTERED ROBERT ALDEN CONNER 27362 11-15-93 PROFESSIONAL ENGINEER

DWG. NAME: 9340408.DWG ATTACHED XREFS =

NO.	BY	DATE	REVISION DESCRIPTION

JBB DRAWN | TJB DESIGNED | . . CHECKED
. . APPROVED | AUG 1993 DATE | 504-004 PROJECT NO.

RBD Inc. Engineering Consultants

CASTLE RIDGE AT MIRAMONT P.U.D.
FIRST FILING

SANITARY SEWER PLAN & PROFILE

SHEETS 15 | SHEET 10

C-3 1362

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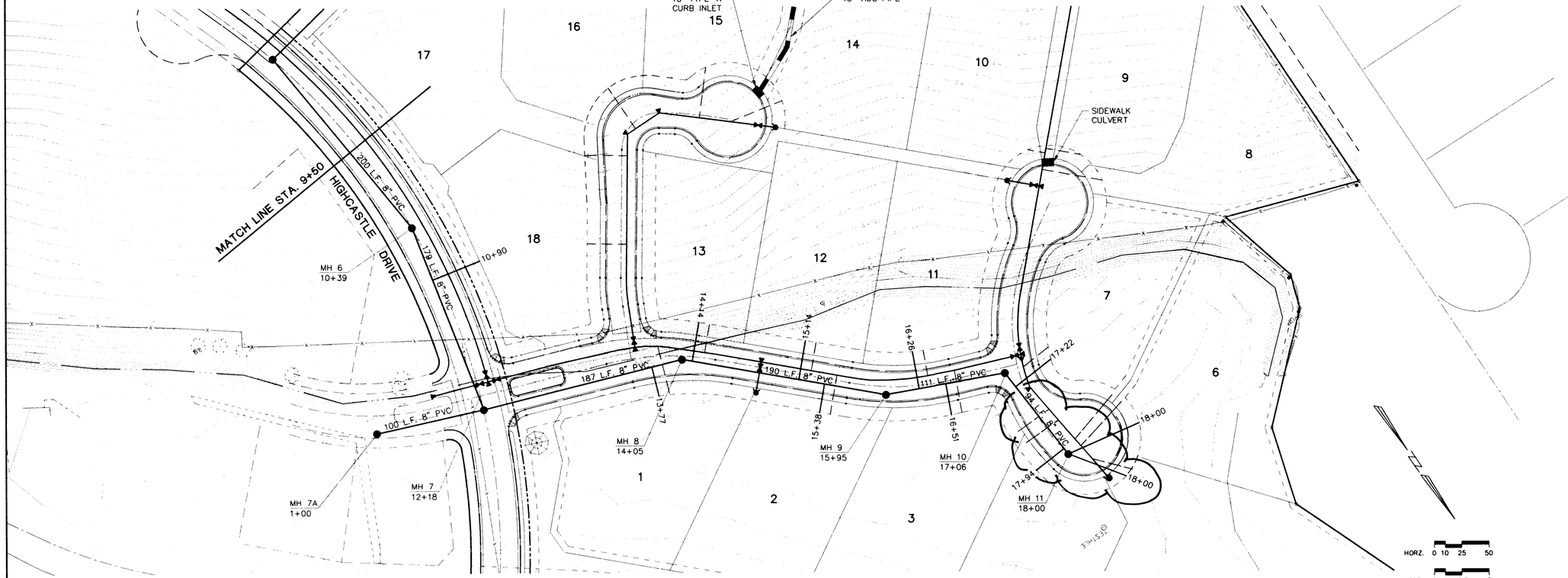


FORT COLLINS - LOVELAND WATER DISTRICT
SOUTH FORT COLLINS SANITATION DISTRICT

UTILITY PLAN APPROVAL

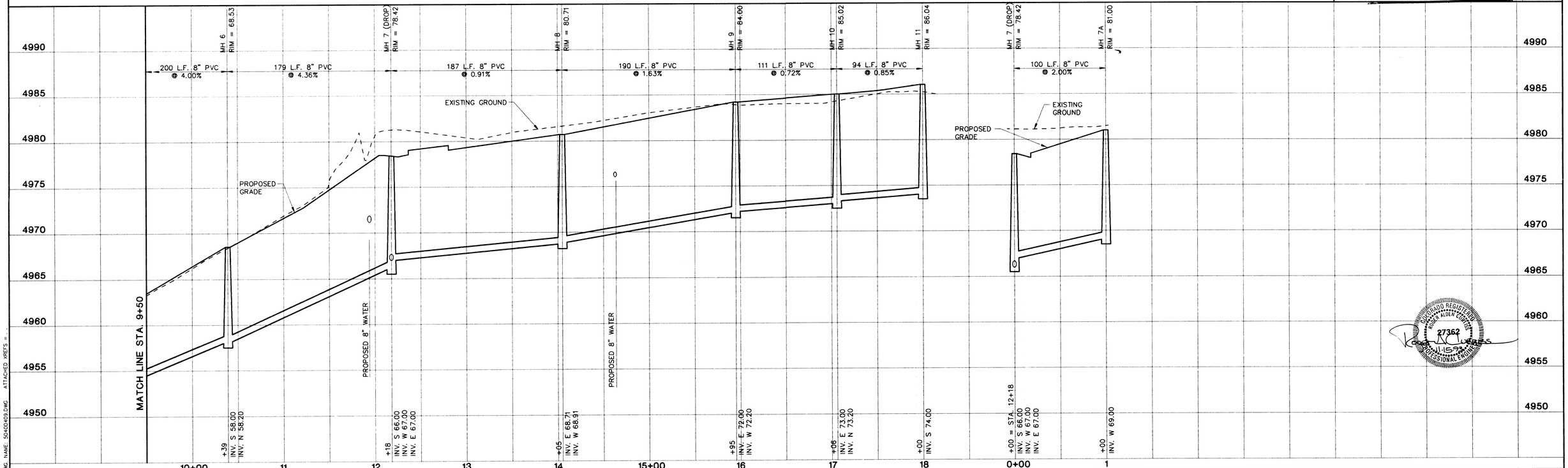
APPROVED _____ MANAGER
DATE 8-26-93

APPROVED _____ SYSTEMS ENGINEER
DATE 8-26-93

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR **534-6700** IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ DIRECTOR OF ENGINEERING — 11/2/93 Date
CHECKED BY: NA Water & Wastewater Utility — Date
CHECKED BY: _____ Stormwater Utility — 11-05-93 Date
CHECKED BY: NA Parks & Recreation — Date
CHECKED BY: _____ — Date
CHECKED BY: _____ — Date



COLORADO REGISTERED ROGER ALDEN CURTIS 27362 PROFESSIONAL ENGINEER
11-1-93

NO.	BY	DATE	REVISION DESCRIPTION

JBB DRAWN | TJB DESIGNED | RAC CHECKED
APPROVED | AUG 1993 DATE | 504-004 PROJECT NO.

RBD Inc. Engineering Consultants

CASTLE RIDGE AT MIRAMONT P.U.D.
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SANITARY SEWER PLAN & PROFILE

SHEETS 15 | SHEET 11

C-3 1362

DWG. NAME: 50400409.DWG ATTACHED XREF'S = .

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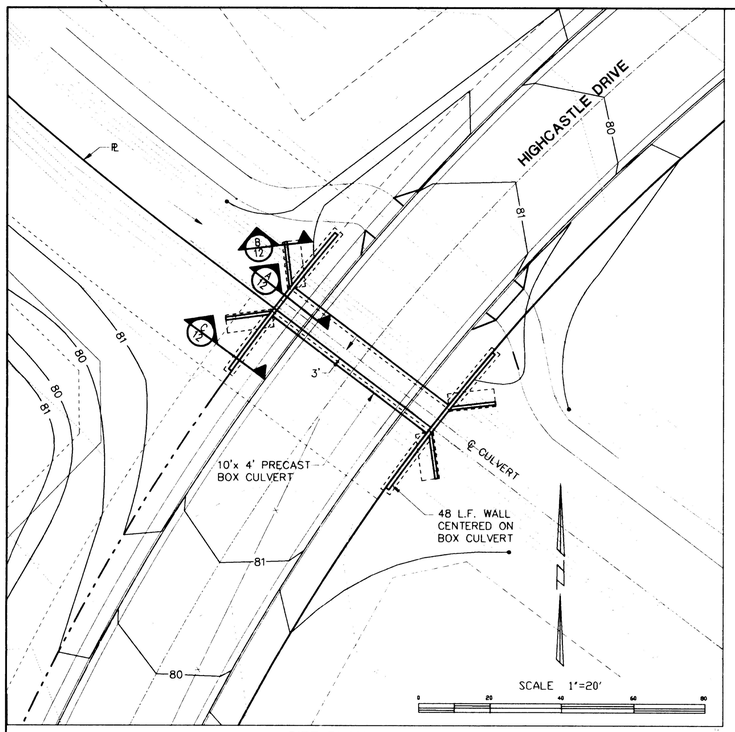
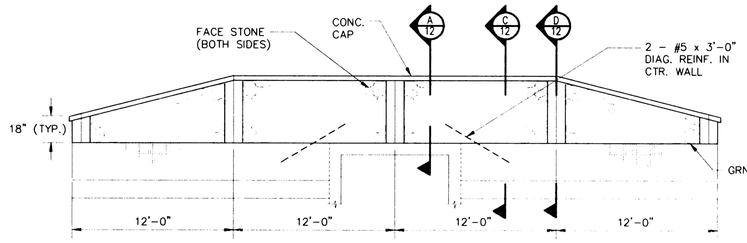
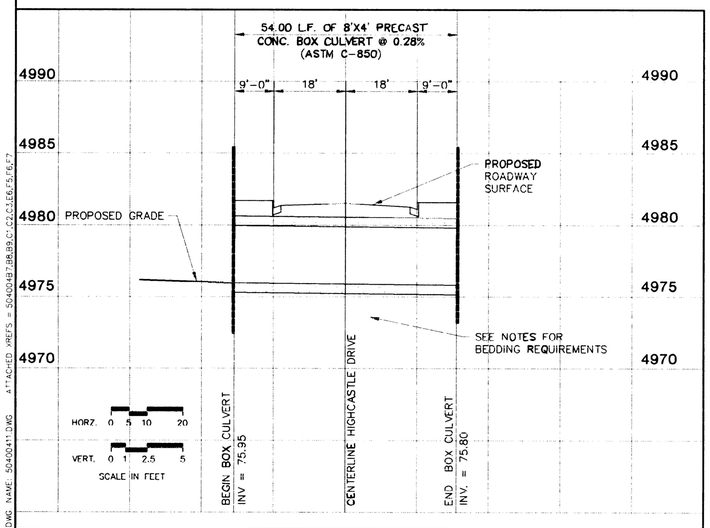
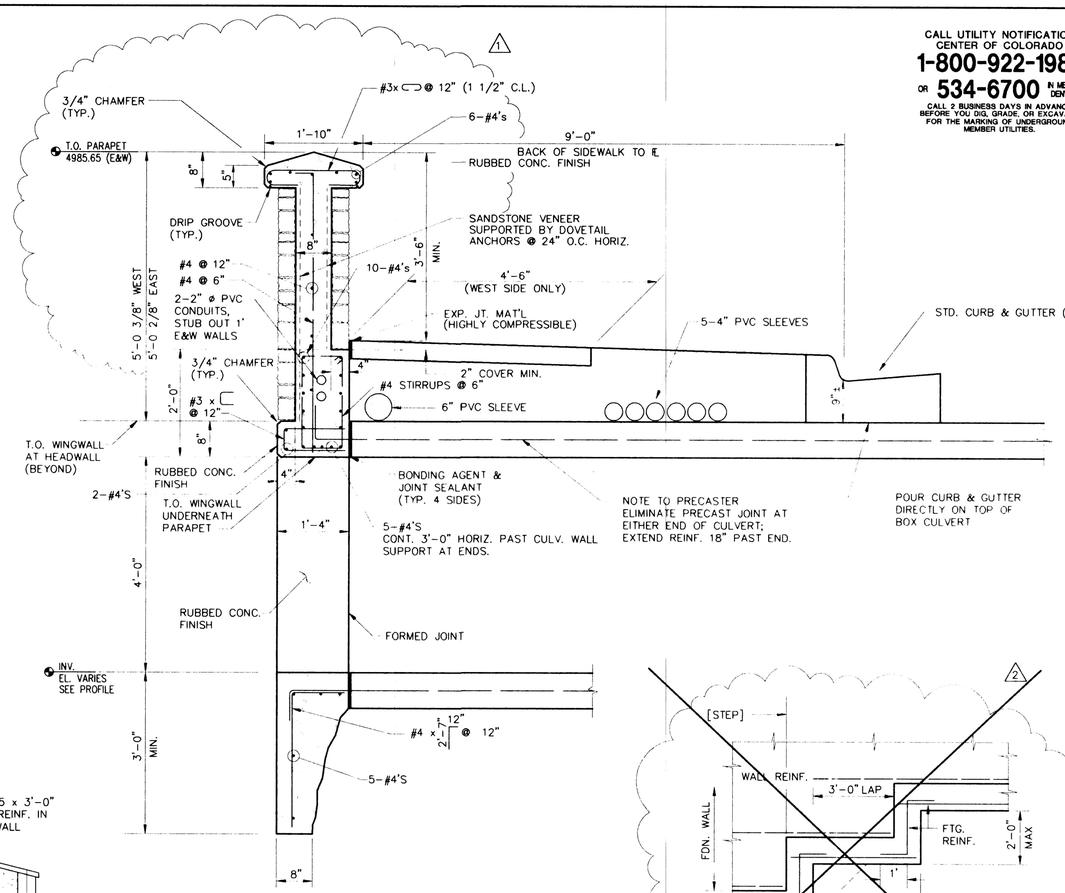


SITE PLAN

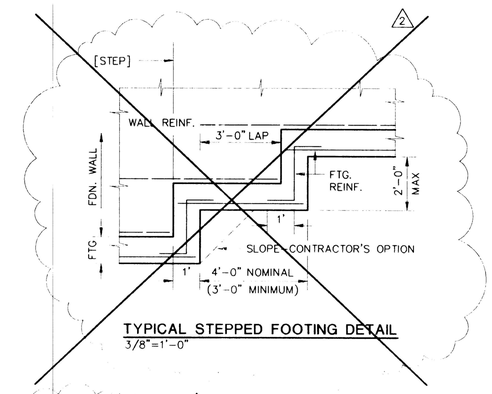


CULVERT RAILING ELEVATION
NTS

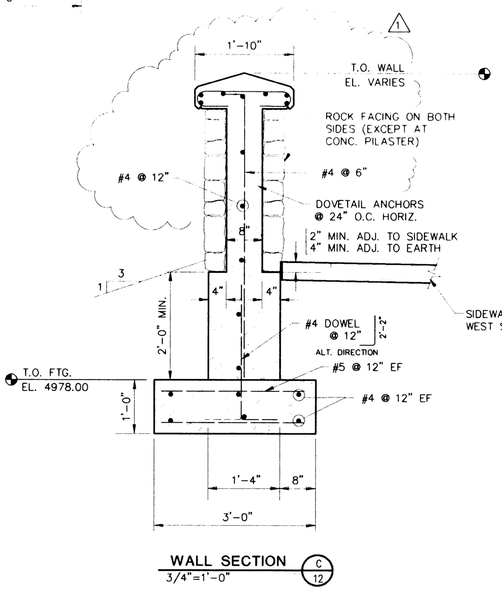




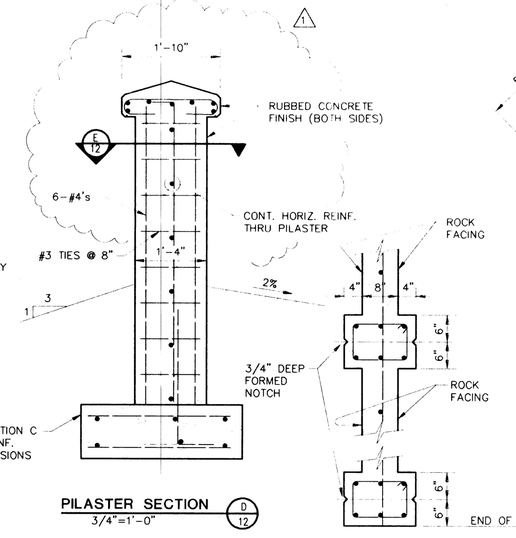
END SECTION
3/4"=1'-0"



TYPICAL STEPPED FOOTING DETAIL
3/8"=1'-0"

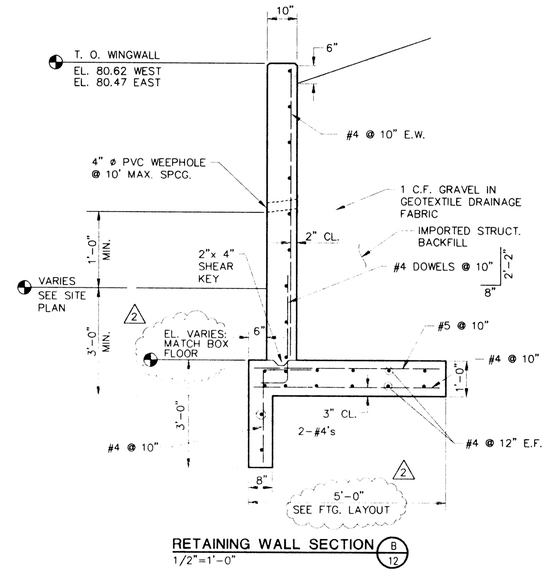


WALL SECTION
3/4"=1'-0"



PILASTER SECTION
3/4"=1'-0"

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR **534-6700** IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



RETAINING WALL SECTION B/12
1/2"=1'-0"

STRUCTURAL BACKFILL

IMPORTED STRUCTURAL BACKFILL SHALL CONFORM TO THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE SIZE	% BY WEIGHT PASSING SQUARE MESH SIEVES
2 inch	100
No. 4	30 - 100
No. 50	10 - 60
No. 200	5 - 20

THE BACKFILL MATERIAL SHALL HAVE A LIQUID LIMIT NOT EXCEEDING 35 AND A PLASTICITY INDEX OF NOT OVER SIX WHEN DETERMINED IN CONFORMITY WITH AASHTO T89 AND T90 RESPECTIVELY.

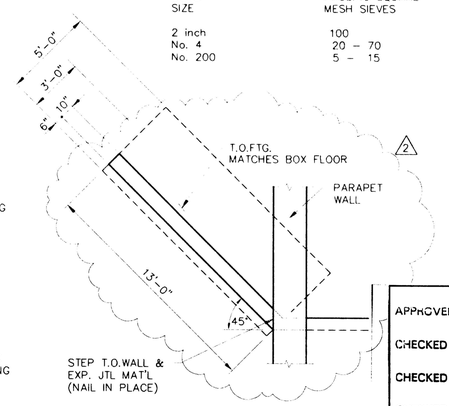
BEDDING REQUIREMENTS

BEDDING MATERIAL FOR THE PRECAST BOX CULVERT SHALL CONSIST OF ONE OF THE FOLLOWING ALTERNATIVES:

1) 6" OF AGGREGATE BASE COURSE (CDOT CLASS 6), COMPACTED TO NOT LESS THAN 95% MAXIMUM DENSITY, BY AASHTO T180.

2) 3" OF LEAN CONCRETE BASE, WITH MINIMUM CONCRETE CONTENT OF 250 LBS. PER CUBIC YARD. THE AGGREGATE GRADATION SHALL BE AS FOLLOWS:

SIEVE SIZE	% BY WEIGHT PASSING SQUARE MESH SIEVES
2 inch	100
No. 4	20 - 70
No. 200	5 - 15



FOOTING LAYOUT
1/4"=1'-0"
(TYPICAL 4 CORNERS)

COLORADO REGISTERED JOANELLE K. OSBORN 25485 1/14/94 PROFESSIONAL ENGINEER

APPROVED:	Director of Engineering	Michael R. Herzog	1/26/94 Date
CHECKED BY:	Water & Wastewater Utility	NA	Date
CHECKED BY:	Stormwater Utility	[illegible]	1-25-94 Date
CHECKED BY:	Parks & Recreation	NA	Date
CHECKED BY:			Date
CHECKED BY:			Date

NO.	BY	DATE	REVISION DESCRIPTION
1	JKO	12/30/93	REVISE PARAPET WALL: PEAKED CAP, TALLER HT.
2	JKO	12/30/93	REVISE T.O. FTG. ELEV. TO ELIMINATE STEP

TAR/JBB DRAWN | JKO DESIGNED | CHECKED
APPROVED | AUG. 1993 DATE | 504-004 PROJECT NO.

RBD Inc. Engineering Consultants

CASTLE RIDGE AT MIRAMONT P.U.D.
FIRST FILING

BOX CULVERT SITE LAYOUT & STRUCTURAL DETAILS

SHEETS 15 | SHEET 12

DWG NAME: 5040041.DWG ATTACHED XREFS = 5040047,BB,BB,C-C2,C3,E6,F5,F6,F7

Rev

C 3 1362

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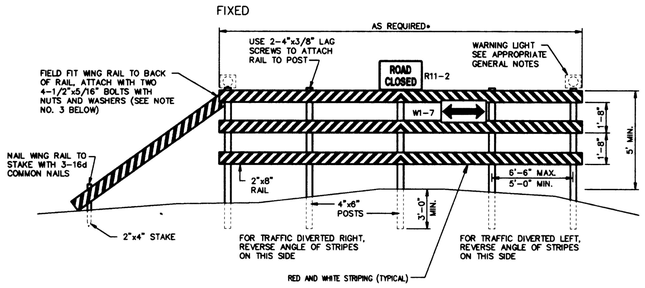
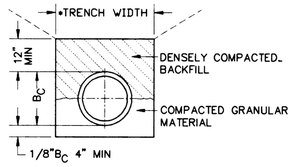


RAIL LENGTH TABLE•		
TYPE 3 BARRICADE		LENGTH
FIXED	MOVABLE	
F-A	M-A	8'-14'
F-B	M-B	15'-24'
F-C	M-C	25'-35'
F-D	M-D	> 35'

1. MAY BE FABRICATED OF LUMBER, ALUMINUM OR OTHER SUITABLE LIGHT WEIGHT MATERIALS OF STRUCTURAL SOUNDNESS.
2. TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 IF FACING TRAFFIC IN TWO DIRECTIONS.
3. FIXED BARRICADES FABRICATED WITH TIMBER POSTS SHALL HAVE THE PORTION OF THE POSTS BELOW THE GROUND LINE DIPPED IN HOT CREOSOTE OIL. THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPIATE GENERAL NOTE.
4. DETACHABLE EXTENSION RAILS FOR BYPASSING OF CONSTRUCTION EQUIPMENT ARE PERMITTED, WHEN NECESSARY, ON FIXED OR MOVABLE TYPE 3 BARRICADES. THE LENGTH SHALL BE ADEQUATE TO CLOSE THE BORROW PIT AND/OR SHOULDER AS REQUIRED.

TYPICAL TYPE 3 BARRICADE

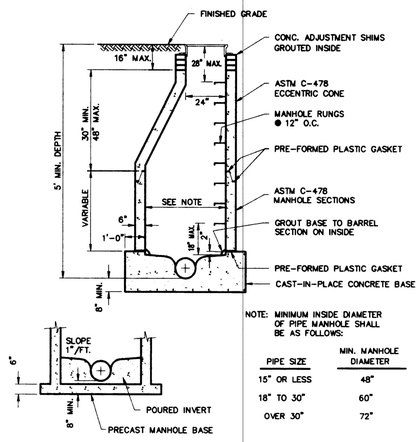


• PER CITY OF FT. COLLINS, SPEC.

WATER AND SEWER BEDDING

NOTE: 1. FOR SANITARY SEWER BEDDING EXTEND COMPACTED GRANULAR MATERIAL TO A POINT 12" ABOVE TOP OF PIPE

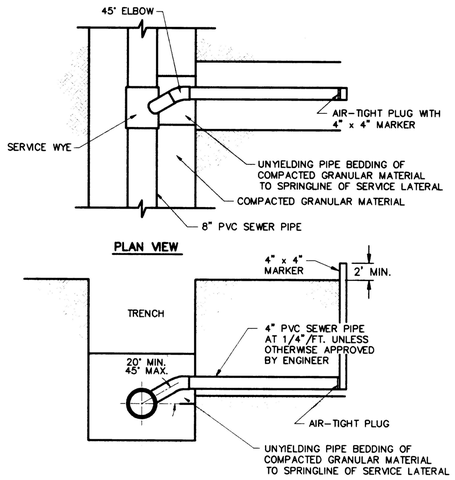
2. USE CLASS B BEDDING PER DETAIL ABOVE FOR STORM DRAIN PIPE. TRENCH WIDTH = B_C + 24"



NOTE: MINIMUM INSIDE DIAMETER OF PIPE MANHOLE SHALL BE AS FOLLOWS:

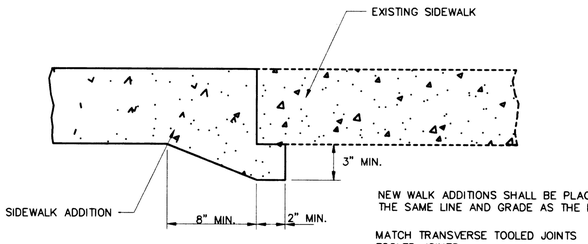
PIPE SIZE	MIN. MANHOLE DIAMETER
15" OR LESS	48"
18" TO 30"	60"
OVER 30"	72"

STANDARD MANHOLE



NOTE: WYE CONNECTION NOT ALLOWED ON VCP

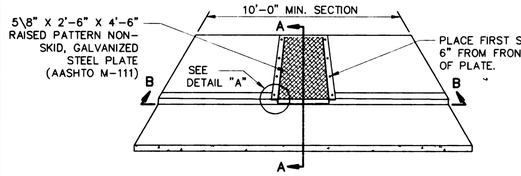
SEWER SERVICE WYE



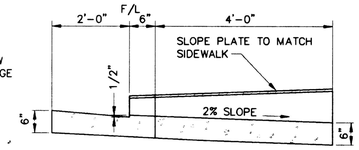
NEW WALK ADDITIONS SHALL BE PLACED TO THE SAME LINE AND GRADE AS THE EXISTING WALK

MATCH TRANSVERSE TOOLED JOINTS TO EXISTING TOOLED JOINTS

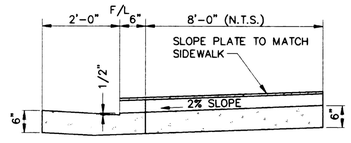
ADDITIONS TO EXISTING SIDEWALKS



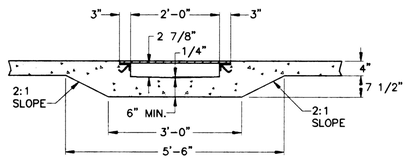
PLAN VIEW



SECTION A-A (ALTERNATE)

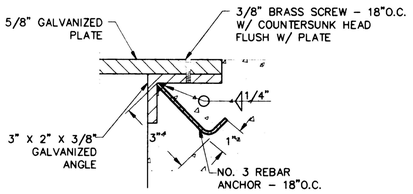


SECTION A-A



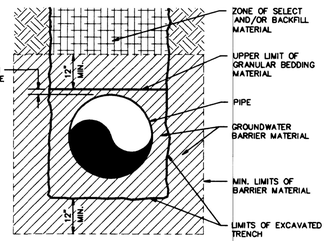
SECTION B-B

NOTE: WHEN THE CURB IS SEPARATED FROM THE SIDEWALK, THE STEEL PLATE SHALL BE PLACED ON THE SIDEWALK AND THE CONCRETE CHANNEL (WITH 6" THICK WALLS ON EACH SIDE) CONTINUED INTO THE CURB AND GUTTER.

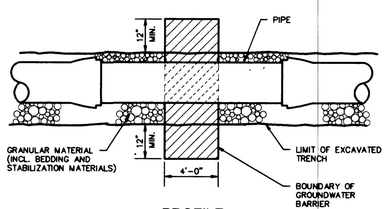


DETAIL "A"

METAL SIDEWALK CULVERT FOR CURB, GUTTER AND SIDEWALK



SECTION

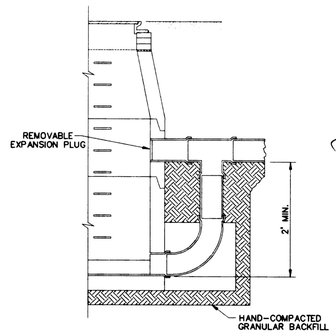


PROFILE

GROUNDWATER BARRIER DETAIL

NTS F9

BARRIERS TO BE PLACED 10' DOWNSTREAM OF SEWER MANHOLES



DROP MANHOLE

FORT COLLINS - LOVELAND WATER DISTRICT
SOUTH FORT COLLINS SANITATION DISTRICT

UTILITY PLAN APPROVAL

APPROVED _____ MANAGER
DATE 8-26-93
APPROVED _____ SYSTEMS ENGINEER
DATE 8-26-93

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR **534-6700** IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REGISTERED PROFESSIONAL ENGINEER — ROGER ALDEN CHAFFEE — 11593
Roger A. Chaffee

City of Fort Collins, Colo.
UTILITY PLAN APPROVAL

APPROVED: _____ Director of Engineering — Date 11/16/93
CHECKED BY: NA Water & Wastewater Utility — Date
CHECKED BY: _____ Stormwater Utility — Date 11-08-93
CHECKED BY: NA Parks & Recreation — Date
CHECKED BY: _____ — Date
CHECKED BY: _____ — Date

NO.	BY	DATE	REVISION DESCRIPTION

TAR DRAWN | DESIGNED | CHECKED
APPROVED | AUG 1993 DATE | 504-004 PROJECT NO.

RBD Inc. Engineering Consultants
209 South Meldrum Street, Fort Collins, Colorado 80521, 303 / 482-5922
2480 W. 26th Ave., Suite 100B Bldg. B, Denver, Colorado 80211, 303 / 458-5545
953 Sir Frontage Rd. West, # 230, Vail, Colorado 81657, 303 / 476-6340

CASTLE RIDGE AT MIRAMONT P.U.D.
FIRST FILING

DETAILS

SHEETS 15 | SHEET 13

C-3 1362

DWG. NAME: 504004401.DWG
ATTACHED XREFS = 504004A1,A2,A4,B6,F3,F8,F9,G1

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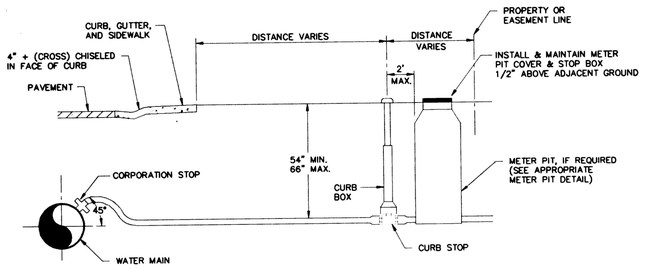
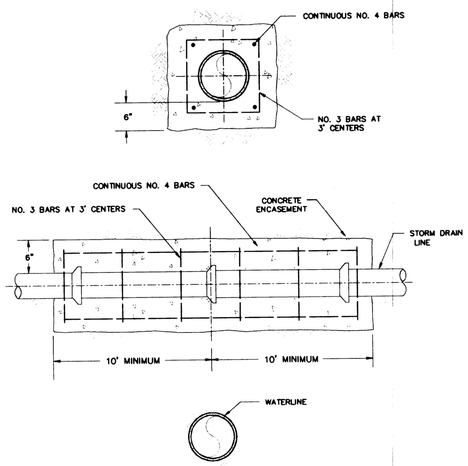


GENERAL NOTES:

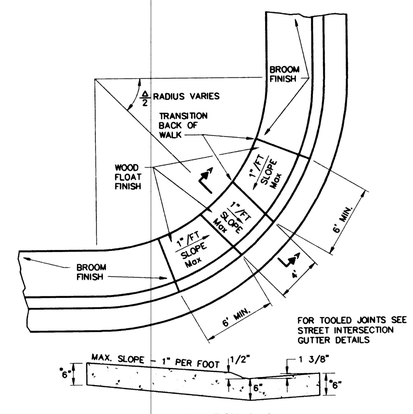
1. FOR 3/4-INCH AND 1-INCH SERVICES, USE DIRECT TAP AS SHOWN.
2. FOR 1 1/2-INCH AND 2-INCH SERVICES, INSTALL WITH TAPPED TEE AND CORPORATION STOP AT TIME OF CONSTRUCTION OR USE A TAPPING SADDLE.
3. LOCATION OF CURB BOX AND METER PIT SHALL BE ACCORDING TO APPROVED UTILITY DRAWINGS.
4. CITY'S RESPONSIBILITY FOR MAINTENANCE SHALL BE THE WATER MAIN, CORPORATION STOP, SERVICE PIPING UP TO AND INCLUDING THE CURB STOP. OWNER'S RESPONSIBILITY SHALL BE FROM CURB STOP (INCLUDING THE OUTLET COUPLING) TO THE BUILDING.
5. NO COUPLINGS SHALL BE ALLOWED BETWEEN CURB STOP AND METER SETTER.
6. SERVICE SHALL BE TYPE K COPPER FROM CORPORATION STOP TO 5-FEET PAST METER PIT (MINIMUM).

TYPICAL SERVICE DETAIL



NOTE: CONCRETE ENCASEMENT WILL BE REQUIRED ON STORM DRAIN WHEN CLEAR VERTICAL DISTANCE FROM WATERLINE IS LESS THAN 1'-6" OR HORIZONTAL DISTANCE IS LESS THAN 10' BETWEEN PARALLEL LINES. CONCRETE ENCASEMENT REQUIRED IN ALL CASES WHERE STORM DRAIN IS ABOVE WATERLINE OR IS UNDER A WATERWAY CROSSING.

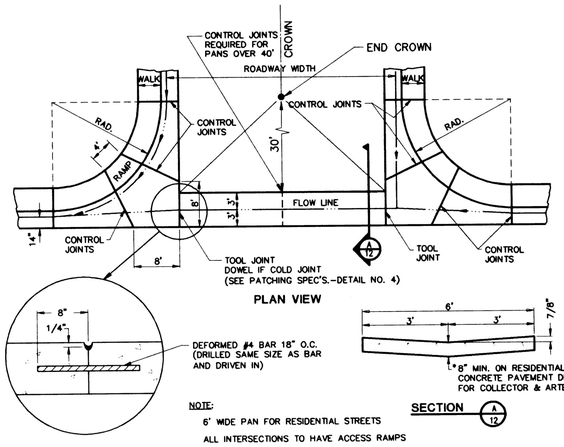
CONCRETE ENCASEMENT DETAIL



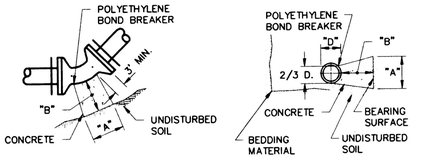
SECTION A-A
N.T.S.

*6" DEPTH APPLIES FOR ENTIRE CURB RETURN AREA (PC TO PC)

ACCESS RAMP DETAIL

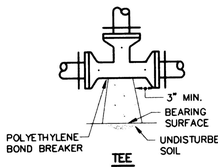


STREET INTERSECTION GUTTER DETAIL DRIVEOVER CURB, GUTTER & SIDEWALK



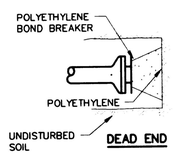
TYPICAL BEND

TYPICAL CROSS SECTION



TEE

MINIMUM BEARING SURFACE AREA (SQ. FT.)					
PIPE SIZE	BENDS				TEE OR DEAD END
	11 1/4°	22 1/2°	45°	90°	
6"	1.0	1.5	2.5	4.5	3.5
8"	1.5	2.5	4.5	8.0	5.5
12"	3.0	4.5	9.0	16.5	12.0

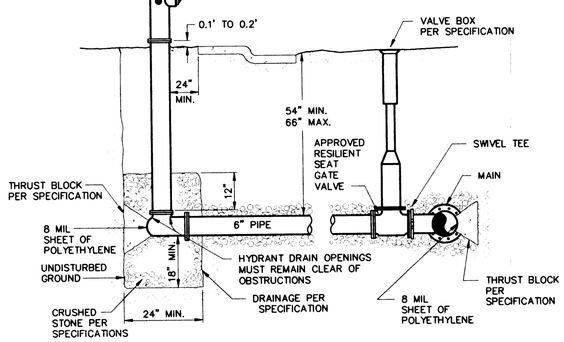


DEAD END

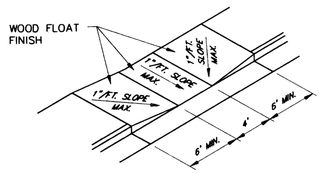
GENERAL NOTES:

1. Bearing surface areas shown in chart are minimum.
2. All fittings to be wrapped with polyethylene.
3. Pipe installed under conditions different from those normally encountered shall require thrust blocks designed for those particular conditions.
4. Thrust blocks on pipe larger than 12" shall be designed for conditions existing at the installation site.
5. Refer to Section 03300 City of Fort Collins std. specification for concrete requirements.

THRUST BLOCK DETAIL



FIRE HYDRANT DETAIL



MID-BLOCK ACCESS RAMP DETAIL

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR **534-6700** IN METRO DENVER
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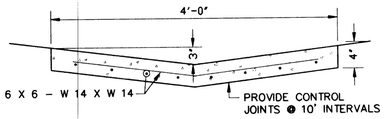
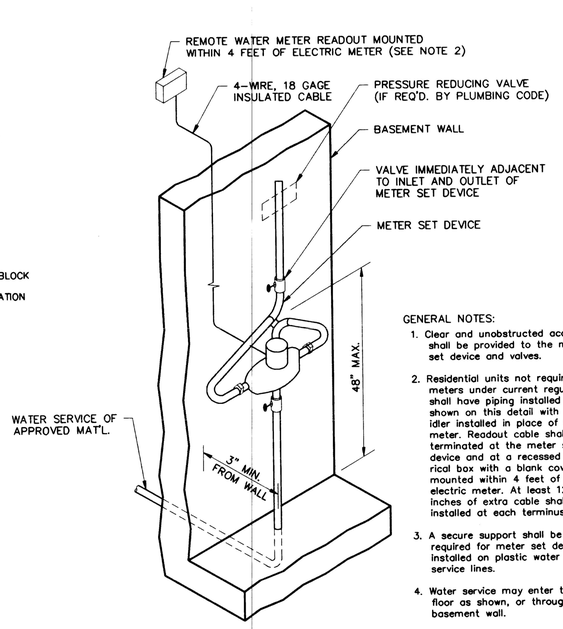


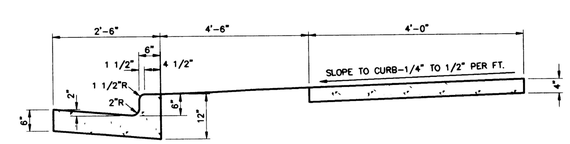
CONCRETE TRICKLE PAN



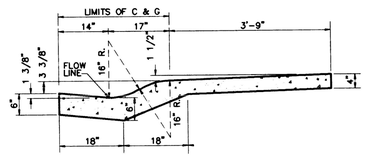
GENERAL NOTES:

1. Clear and unobstructed access shall be provided to the meter set device and valves.
2. Residential units not requiring meters under current regulations shall have piping installed as shown on this detail with an idler installed in place of the meter. Readout cable shall be terminated at the meter set device and at a recessed electrical box with a blank cover mounted within 4 feet of the electric meter. At least 12 inches of extra cable shall be installed at each terminus.
3. A secure support shall be required for meter set devices installed on plastic water service lines.
4. Water service may enter through floor as shown, or through the basement wall.
5. All tees and connections shall be a minimum of 2 feet past outlet valve.

STANDARD METER SETTING FOR 3/4" & 1" METERS



VERTICAL 6" CURB, GUTTER AND SIDEWALK



DRIVEOVER CURB, GUTTER & SIDEWALK

COLORADO REGISTERED ROGER ALDEN CONTROS 27362 11-15-93 PROFESSIONAL ENGINEER

FORT COLLINS - LOVELAND WATER DISTRICT
SOUTH FORT COLLINS SANITATION DISTRICT
UTILITY PLAN APPROVAL
APPROVED [signature] MANAGER
DATE 8-26-93
APPROVED [signature] STORM ENGINEER
DATE 8-26-93

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL
APPROVED: Michael R. Rennig 11/12/93
Director of Engineering Date
CHECKED BY: NA
Water & Wastewater Utility Date
CHECKED BY: [signature] 11-05-93
Stormwater Utility Date
CHECKED BY: NA
Parks & Recreation Date
CHECKED BY: Date
CHECKED BY: Date

NO.	BY	DATE	REVISION DESCRIPTION

JBB DRAWN | TJB DESIGNED | CHECKED
APPROVED | AUG 1993 DATE | 505-004 PROJECT NO.

RBD Inc. Engineering Consultants
209 South Meldrum Street, Fort Collins, Colorado 80521, 303 / 482-5422
2480 W. 26th Ave., Suite 4F, Bldg. B, Denver, Colorado 80211, 303 / 458-1629
643 So. Frontage Rd. West, # 202, Vail, Colorado 81657, 303 / 479-6740

CASTLE RIDGE AT MIRAMONT P.U.D.
FIRST FILING

DETAILS

SHEETS 15 | SHEET 14

C-3 1362

DWG. NAME: 505D0410.DWG ATTACHED XREFS = 50400425,06,07,08,09,D1,D2,D3,D4,F4,D5

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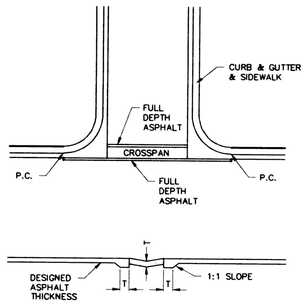
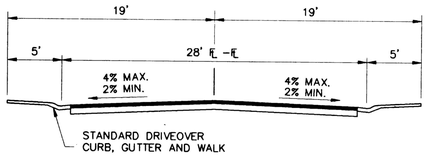
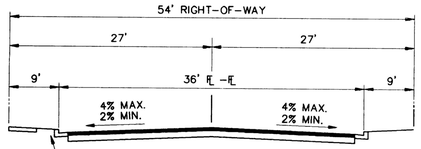


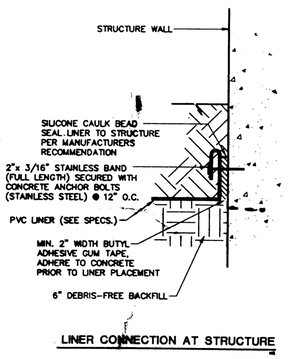
ASPHALT PAVING DETAIL AT CROSSPANS



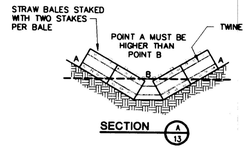
TYPICAL SECTION PRIVATE DRIVE

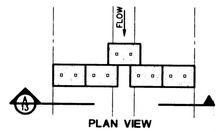


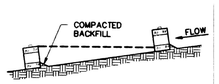
TYPICAL SECTION LOCAL STREET
HIGHCASTLE DRIVE



LINER CONNECTION AT STRUCTURE

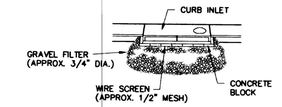


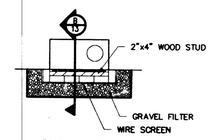


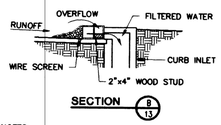


GENERAL NOTES:
1. INSPECT, REPAIR, AND REPLACE, (IF NECESSARY) THE FILTERS AFTER EACH STORM EVENT.
2. ALL BALES MUST BE REPLACED AFTER 12 MONTHS UNLESS APPROVAL IS GRANTED BY THE ENGINEERING DIVISION FOR LONGER USE.

EROSION BALE CHECK DAM
B7

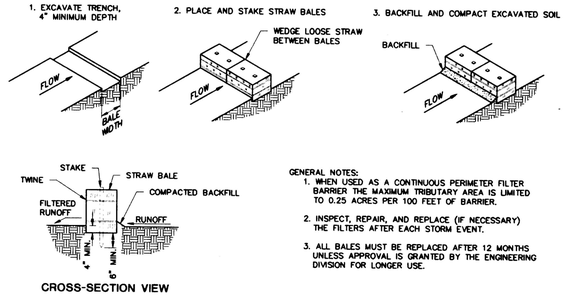






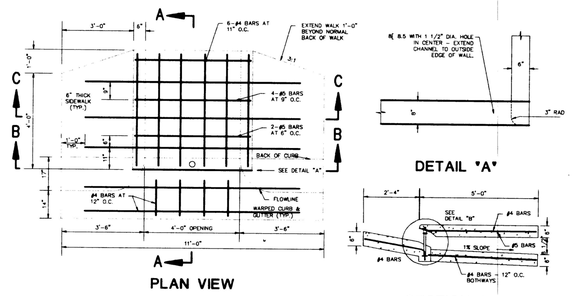
GENERAL NOTES:
1. INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN ONE HALF OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE.
2. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM TRAVELED WAY OF ROADS.

EROSION CONTROL CURB INLET GRAVEL FILTER
B7

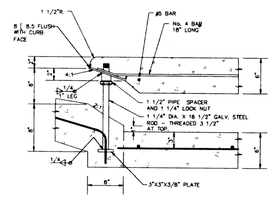


GENERAL NOTES:
1. WHEN USED AS A CONTINUOUS PERIMETER FILTER BARRIER THE MAXIMUM TRIBUTARY AREA IS LIMITED TO 0.25 ACRES PER 100 FEET OF BARRIER.
2. INSPECT, REPAIR, AND REPLACE (IF NECESSARY) THE FILTERS AFTER EACH STORM EVENT.
3. ALL BALES MUST BE REPLACED AFTER 12 MONTHS UNLESS APPROVAL IS GRANTED BY THE ENGINEERING DIVISION FOR LONGER USE.

SEDIMENT COLLECTION BARRIER
S1



DETAIL "A"



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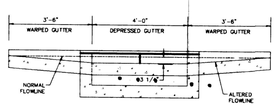
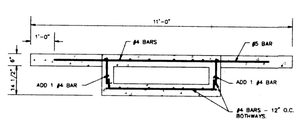


SECTION B-B
(REINFORCEMENT NOT SHOWN)



SECTION C-C

GENERAL NOTES:
1. SIDEWALK SHALL BE 6" THICK FOR 3'-0" ON EITHER SIDE OF CULVERT.
2. TOP SLAB OF CULVERT SHALL BE SLOPED TO MATCH SIDEWALK. SEE D-6.
3. EXPOSED STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH AASHTO M-111.
4. KEY JOINTS WHERE WALLS CONNECT TO TOP SLAB AND BASE.
5. REINFORCEMENT IN WALLS AND BASE SHALL BE 3" FROM THE SIDE EXPOSED TO EARTH. REINFORCEMENT IN TOP SLAB SHALL BE 1 1/2" CLEAR.
6. FOR 8'-0" WIDTH USE 6" WIDE CENTER WALL.

CONCRETE SIDEWALK CULVERT FOR DRIVEOVER CURB, GUTTER AND WALK
C4

GRADATION FOR FILTER MATERIAL

SIEVE SIZE	% BY WEIGHT PASSING SQUARE MESH SIEVES TYPE I (CDOH CONCRETE SAND SPECIFICATION (AASHTO M6) SECTION 703.01)	TYPE II (CDOH CLASS A, SECTION 703.09)
3"	....	90–100
1-1/2"	....	....
3/4"	....	20–90
3/8"	100	....
#4	95–100	0–20
#16	45–80	....
#50	10–30	....
#100	2–10	....
#200	0–2	0–3

B1

TYPICAL PAVEMENT SECTION ALTERNATIVE

HIGHCASTLE DRIVE AND PRIVATE DRIVES (EDLA=5) WSN=2.14

FULL DEPTH ASPHALT	
SURFACE COURSE	2"
BASE COURSE	4"
ASPHALT WITH AGGREGATE BASE	
SURFACE COURSE A/C	3"
AGGREGATE BASE	7 1/2"
ASPHALT WITH BASE AND SUBBASE	
SURFACE COURSE A/C	2"
AGGREGATE BASE	6"
AGGREGATE SUBBASE	6"

B2

CLASSIFICATION AND GRADATION OF ORDINARY RIPRAP

RIPRAP DESIGNATION	% OF TOTAL WEIGHT SMALLER THAN THE GIVEN SIZE	STONE SIZE (IN POUNDS)	d_{50}† (INCHES)
CLASS 6 ††	70–100	85	
	50–70	35	
	25–50	10	6
	2–10	<1	
CLASS 12	70–100	440	
	50–70	275	
	25–50	85	12
	2–10	3	
CLASS 18	100	1275	
	50–70	655	
	25–50	275	18
	2–10	10	
CLASS 24	100	3500	
	50–70	1700	
	25–50	655	24
	2–10	35	

†d_{50}=MEAN PARTICLE SIZE. AT LEAST 50 PERCENT OF THE MASS SHALL BE STONES EQUAL TO OR LARGER THAN THIS DIMENSION.
†† BURY ON 4 TO 1 SIDE SLOPES OR GROUT ROCK IF SLOPES ARE STEEPER.

B4

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR **534-6700** IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

COLORADO REGISTERED ROGER ALDEN CONNER 27382 11-15-93 PROFESSIONAL ENGINEER

FORT COLLINS - LOVELAND WATER DISTRICT
SOUTH FORT COLLINS SANITATION DISTRICT
UTILITY PLAN APPROVAL
APPROVED _____ MANAGER
DATE 8-26-93
APPROVED _____ SYSTEMS ENGINEER
DATE 8-26-93

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL
APPROVED: Director of Engineering — Date 11/4/93
CHECKED BY: Water & Wastewater Utility — Date NA
CHECKED BY: Stormwater Utility — Date 11/05/93
CHECKED BY: Parks & Recreation — Date NA
CHECKED BY: _____ — Date _____
BY: _____

NO.	BY	DATE	REVISION DESCRIPTION

TAR DRAWN | . . DESIGNED | . . CHECKED
. . APPROVED | AUG 1993 DATE | 504-004 PROJECT NO.

RBD Inc. Engineering Consultants
209 South Meldrum Street, Fort Collins, Colorado 80521, 303 / 482-5932
3483 W. 26th Ave., Suite 110B, Bldg. B, Denver, Colorado 80211, 303 / 458-5574
458 So. Frontage Rd. West, # 202, Vail, Colorado 81657, 303 / 476-6140

CASTLE RIDGE AT MIRAMONT P.U.D.
FIRST FILING

DETAILS

SHEETS 15 | SHEET 15

C-3 1362

DWG. NAME: 504004A7.A8,A8.B1,B2,B3,B4,C4,D5,D7
ATT:XCHED. XREFS = 504004A7.A8,A8.B1,B2,B3,B4,C4,D5,D7

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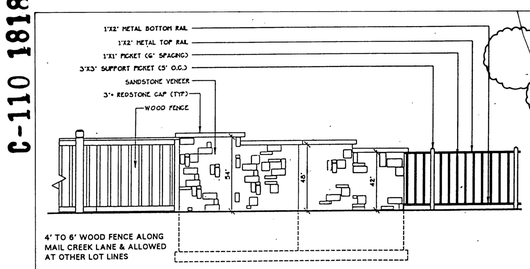
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA

APPENDIX III

Castle Ridge at Miramont Preliminary & Final Site Plan

Lot 1, Castle Ridge at Miramont P.U.D. (642 Castle Ridge Court) Site Plan

C-110 1818



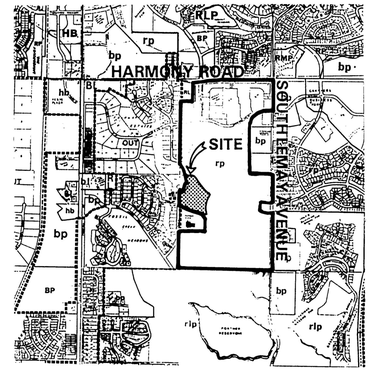
TYPICAL STREETSCAPE FENCE (ALONG HIGHCASTLE)

NOT TO SCALE

GENERAL NOTES

1. Final subdivision plat and utility plans to define all easements, lot areas and dimensions, and design of streets and walks.
2. All public streets meet or exceed City of Fort Collins design criteria unless variances are granted. Private drives are to be clearly marked as such, and maintained by the Castle Ridge Homeowners' Association.
3. Common open space areas are to be maintained by a Homeowners Association or other appropriate entity.
4. Signs to comply with City Sign Code unless a specific variance is granted.
5. Open space tracts are landscape, drainage and utility easements.
6. Accent lighting of the project identity sign, entry feature, decorative walls, sculpture, and/or special landscape features is allowed at Castle Ridge.
7. Fencing on property lines adjacent to the open space/detention areas exceeding 30' in width to be restricted to 4' for solid fences. Above 4', up to a 2' extension of framed lattice work or other "open" design may be allowed.
8. All lots included in Castle Ridge at Miramont are over 15,000 sq. ft. in area, and are therefore exempt from the solar orientation ordinance.
9. A variance to the minimum density standard of 3 du/ac. is a part of this development. The lower density at this location is justified because:
   - The overall density of the residential portions of the Oak/Cottonwood Farm Amended ODP is over 4 du/ac.
   - This site includes some of the steepest slopes at Oak/Cottonwood Farm; spectacular views of Long's Peak; a wooded area of approximately ¾ acre; the Mail Creek ditch along the north boundary; Werner Elementary School immediately adjacent to the south; and is the most highly visible phase of the development from the adjacent large (¾ to ¾ acre) lots in Fossil Creek Meadows. Sensitivity to all these elements is best achieved with the proposed plan and a density of between 1 du/ac. and 1.8 du/ac.

VICINITY MAP



DESCRIPTION

A tract of land located in the East Half of Section 1, Township 6 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the East line of the Northeast Quarter of said Section 1 as bearing, South 00°10'00" West from a number four rebar with a yellow cap at the Northeast corner of said Section 1 to a rebar in a valve box at the East Quarter corner of said Section 1 and with all bearings contained herein relative thereto:

Commencing at the North Quarter corner of said Section 1; thence along said East line of the Third Filing of Fairway Estates according to the plat recorded in the records of said County, South 00°11'05" West, 2400.26 feet; thence, South 32°08'15" East, 284.12 feet to a point on the Southerly line of Upper Meadow at Miramont, First Filing recorded in the records of said County; to the true point of beginning thence along said Southerly line South 46°03'16" East, 61.87 feet to a point on a curve concave to the North having a central angle of 46°34'36", a radius of 78.88 feet and the chord of which bears South 69°20'34" East, 62.37 feet; thence along the arc of said curve 64.12 feet; thence, North 87°22'08" East, 75.05 feet to a point on a curve concave to the South having a central angle of 57°35'48", a radius of 141.35 feet and the chord of which bears South 63°49'58" East, 136.18 feet; thence along said Southerly line of Upper Meadow at Miramont, First Filing and continuing along the Southerly line of Upper Meadow at Miramont, Second Filing and along the arc of said curve 142.09 feet; thence continuing along said Southerly line of said Second Filing, South 35°02'04" East, 194.59 feet; thence, South 37°46'34" East, 92.36 feet to a point on a curve concave to the Northeast having a central angle of 15°09'26", a radius of 1030.41 feet and the chord of which bears South 45°21'17" East, 271.79 feet; thence along the arc of said curve 272.59 feet; thence, South 52°56'00" East, 81.75 feet to a point on a curve concave to the East having a central angle of 54°04'43", a radius of 576.00 feet and the chord of which bears South 10°39'39" West, 523.70 feet; thence departing said Southerly line of said Second Filing and along the arc of said curve 543.66 feet; thence, South 79°50'54" West, 151.03 feet to a point on the North line of Werner Elementary School parcel described in Reception Number 86016017, recorded in the records of said County; thence along said North line, North 41°26'30" West, 12.70 feet; thence, North 89°17'00" West, 680.00 feet to a point on the East line of Fossil Creek Meadows, First Filing recorded in the records of said County; thence along said East line North 00°43'06" East, 442.19 feet to a point on the South line of a parcel of land described in Reception Number 91046333; thence along said South line, South 70°37'00" East, 126.42 feet; thence continuing along the East line of said Reception Number 91046333, North 14°10'00" West, 79.38 feet; thence, North 19°07'00" East, 32.15 feet; thence, North 47°47'00" East, 112.02 feet; thence, North 16°55'30" East, 73.67 feet; thence, North 21°18'00" West, 129.60 feet; thence, North 13°20'00" West, 114.43 feet; thence departing said East line of Reception Number 91046333, South 89°57'09" East, 16.15 feet to the Point of Beginning.

The above described tract of land contains 14.061 acres and is subject to all easements and rights-of-way now on record or existing.

LAND USE BREAKDOWN

Area				
Gross	588,383	sq. ft.	13.74	acres
Net	580,648	sq. ft.	13.33	acres
Dwelling Units				
Single Family	18			
Other	0			
Total Units	18			
Density				
Gross			1.31	du/ac
Net			1.35	du/ac
Coverage				
Buildings	63,000	sq. ft.	10.83	%
Street R.O.W.	17,817	sq. ft.	2.88	%
Parking & Drives	78,778	sq. ft.	13.17	%
Open Space:				
Common	108,370	sq. ft.	17.78	%
Private	332,397	sq. ft.	56.55	%
Total Open Space	438,767	sq. ft.	73.33	%
Floor Area				
Residential	72,000	sq. ft.		
Parking Provided				
Garages	38	spaces	2.00	/ unit
Other		spaces		
Total Vehicles	38	spaces	2.00	/ unit
*Note:	Garages and / or driveways will accommodate Handicapped, Motorcycle, and Bike parking			
Max. Building Height	40	ft.		
Setbacks (unless otherwise noted)				
Front	25	ft.		
Side	12	ft.		
Corner Side	12	ft.		
Rear	40	ft.		

SIGNATURE BLOCK

This is to certify that, as of the 30th day of July, 1993, the undersigned parties are sole owners of record of the real property described in the above site plan as constructed in C.R.S. 31-23-11, and consent to the development of said property as shown according to said plan.

Name OAK Farm Inc

Address Ft. Collins, Co 80525

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on the 26th day of July A.D. 1993.

Secretary of the Planning and Zoning Board

Cityscape
urban design, inc.
3555 stanford road, suite 105
fort collins, colorado 80525
(303)226-4074

LEGEND

R HANDICAPPED ACCESS RAMP

ID IDENTITY SIGN

MINOR AMENDMENT APPROVED TO ALLOW 40' TO 34' REDUCTION ON S.E. SIDE REAR SETBACK, AND 40' TO 30' REDUCTION ON THE S.W. SIDE REAR SETBACK WITH THE CONDITION THAT THERE IS NO ENCROACHMENT INTO THE 6' UTILITY EASEMENT AT THE REAR PROPERTY LINE. EFFEC. 7-2-98 TED SHEPARD

Castle Ridge at Miramont

PRELIMINARY & FINAL SITE PLAN

ACAD FILE: 7177S1
PROJECT NO. 7177
SCALE: 1"=50'

DATE OF PREPARATION: 6-07-93
REVISIONS:

DATE	DESCRIPTION	BY
7-7-93	CITY COMMENTS	SM

0 50 100

SHEET NO. 1 OF 2

ADMINISTRATIVE CHANGE
SIDEYARD SETBACK FROM 40' to 36'6" LOT 18.
APPROVED 1.23.96 MIKE LUDWIG

EFFECTIVE 10-1-97 MINOR AMENDMENT TO ALLOW SETBACK REDUCT. SEE PLAT FILE #5T-87J FOR CONDITIONS OF APPROVAL. MIKE LUDWIG.

ADMIN CHANGE modify bldg envelopes Lots 8-18
Approved 10/5/94 Steve Olt/dmw
W/cond except where side lot easements exceed the setback

ADMINISTRATIVE CHANGE TO APPROVE THE LANDSCAPE AS-BUILT HOMEOWNERS & DEVELOPER HAVE AGREED LANDSCAPE ALONG MAIL CREEK DITCH, AND IN THE EAST-WEST STRIP BETWEEN LOTS AND STREET TREES ALONG PRIVATE DRIVEWAYS WILL BE PROVIDED BY ADJACENT HOMEOWNERS. EFFECTIVE 6.20.96

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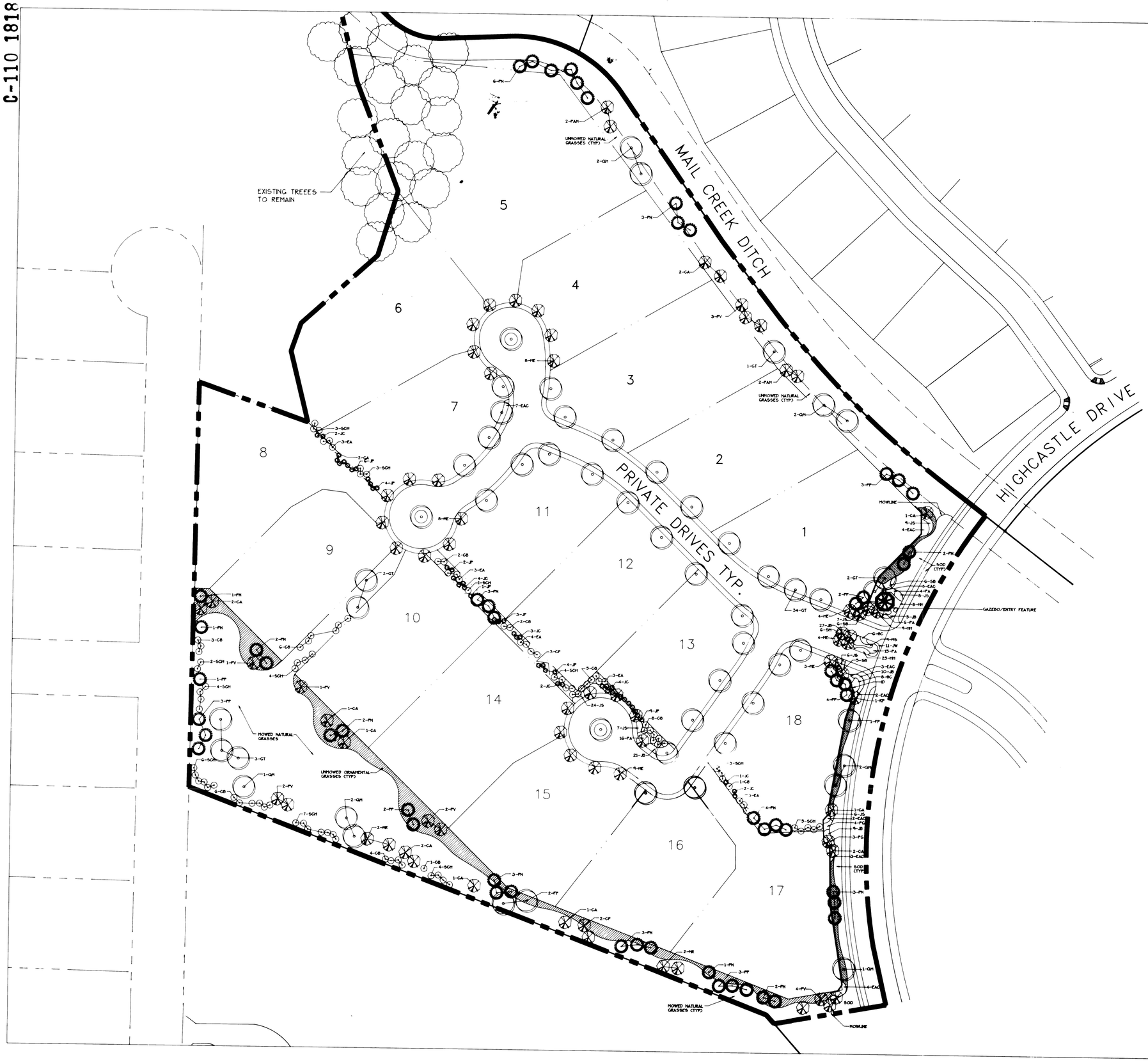
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA

C-110 1818



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	DECIDUOUS TREES			
FP	Fraxinus pennsylvanica 'Marshalls Seedless'	Marshalls Seedless Green Ash	2" Cal.	3
GT	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2" Cal.	42
QM	Quercus macrocarpa	Burr Oak	2" Cal.	10
	ORNAMENTAL TREES			
CA	Crataegus ambigua	Russian Hawthorn	1½" Cal.	16
CP	Crataegus phaenopyrum	Washington Hawthorn	1½" Cal.	5
KP	Koelreuteria paniculata	Golden Rain Tree	15 Gal. Clump	1
MB	Malus sp. 'Brandywine'	Brandywine Crabapple	1½" Cal.	22
ME	Malus sp. 'Centurian'	Centurian Crabapple	1½" Cal.	36
MR	Malus sp. 'Radiant'	Radiant Crabapple	1½" Cal.	4
PAM	Prunus americana	American Plum	15 Gal. Clump	4
PV	Prunus virginina 'Shubert'	Canada Red Chokecherry	1½" Cal.	12
	DECIDUOUS SHRUBS			
BC	Berberbis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gal.	14
CB	Caragana aborescens	Siberian Peashrub	5 Gal.	38
EA	Euonymus alata	Burning Bush	5 Gal.	16
EAC	Euonymus alata 'Compacta'	Compact Burning Bush	5 Gal.	31
PA	Caryopteris x clandonensis	Blue Mist Spirea	5 Gal.	41
PG	Prunus glandulosa	Pink Flowering Almond	5 Gal.	7
SB	Spiraea bumalda 'Froebeli'	Froebel Spirea	5 Gal.	17
SC	Syringa meyeri	Dwarf Korean Lilac	5 Gal.	6
SCH	Syringa chinese-rothmagenais	Chinese Lilac	5 Gal.	47
	CONIFEROUS TREES			
PN	Pinus nigra	Austrian Pine	6-8' Ht.	36
PP	Picea pungens	Colorado Spruce	6-8' Ht.	18
	EVERGREEN SHRUBS			
JB	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 Gal.	67
JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 Gal.	14
JP	Juniperus chinensis 'Pfitzeriana Compact'	Compact Pfitzer Juniper	5 Gal.	29
JS	Juniperus sabina 'Scandia'	Scandia Juniper	5 Gal.	67
JW	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 Gal.	11
	PERENNIALS			
HH	Hemerocallis 'Red Magic'	Daylily	1 Gal.	42
MS	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 Gal.	9

GRASSES

Native Grass Mixture:
30% Hard Fescue, 40% Chewings Fescue, 30% Creeping Red Fescue, 10% Linn Perennial Rye
Sown at the rate of 10.5 lb/ac (drilled) or 21 lb/ac broadcast

Ornamental Grasses:
20% Smooth Brome, 25% Little Bluestem, 35% Crested Wheatgrass, 20% Intermediate Wheatgrass
Sown at the rate of 8 lb/ac

Sod Grass:
Fescue Sod: blend of 3 of the following varieties:
Rubble Jr., Monarch, Crew Cut
Source: Turf Master Sod Farms
493-8311 (Brian)

Wildflowers:
Knee-Hi Mixture sown at the rate of 10 lb/ac
Overseed with Chrysanthemum maximum at the rate of 2 lb/ac
Source: Applewood Seed Co. (303) 431-8283

PLANT NOTES

1. All plant materials shall be in accordance with AAN specifications for Number One Grade.
2. All turf areas shall be irrigated with an automatic irrigation system. All shrub beds and trees to be irrigated with an automatic drip (trickle) irrigation systems.
3. All trees to be balled & burlapped or containerized.
4. All shrub beds to be mulched with pole peelings (3" average depth) on typar filter fabric.
5. Edging between grass and shrub beds shall be 1/8" x 4" steel set level with top of sod.
6. Areas shown on the plans within the "Mow Line" will be seeded with ornamental grasses. This area will have an informal character with minimum maintenance, deriving its interest from grass seed heads. The native grass areas outside the mowing line will require minimal mowing (2-3 times per season) to blend it into the manicured grass along Boardwalk Dr., and to facilitate walking through the open space.
7. A tree permit must be obtained from the City Forester before any trees or shrubs as noted on this plan are planted, pruned, or removed on the public right-of-way.
8. Additional detail of shrub beds, planting specifications, directions regarding seeding or sodding of turf areas, and other planting installation information must be provided by Landscape Architect prior to construction.
9. Minor changes in species and plant locations may be made during construction. Overall quantity and quality to be consistent with approved plans.
10. Landscaping indicated in common open space tracts is to be provided with this development and maintained by Homeowners Association. Landscaping on individual lots as required by Miramont Protective Covenants is to be provided and maintained by the individual home owners.
11. Sleeves to be provided across streets as needed; if required, and encroachment permits will be obtained.
12. The irrigation system should be adjusted to a low water requirement, based on the needs of selected plant material.
13. Landscape improvements in common areas, as indicated, are to be completed prior to issuance of certificates of occupancy for over 10 lots in Castle Ridge at Miramont.
14. A minimum 4' horizontal clearance must be provided between large trees and Public Service Company gas lines. Final landscape plans are to be provided for PSCO review prior to installation of landscaping in common areas.

Cityscape
urban design, inc.
3555 stanford road, suite 105
fort collins, colorado 80525
(303)226-4074

Castle Ridge at MiraMont

PRELIMINARY & FINAL LANDSCAPE PLAN

ACAD FILE: 7177S1
PROJECT NO. 7177
SCALE: 1"=50'

DATE OF PREPARATION: 6-07-93
REVISIONS:

DATE	DESCRIPTION	BY

0 50 100

SHEET NO. 2 OF 2

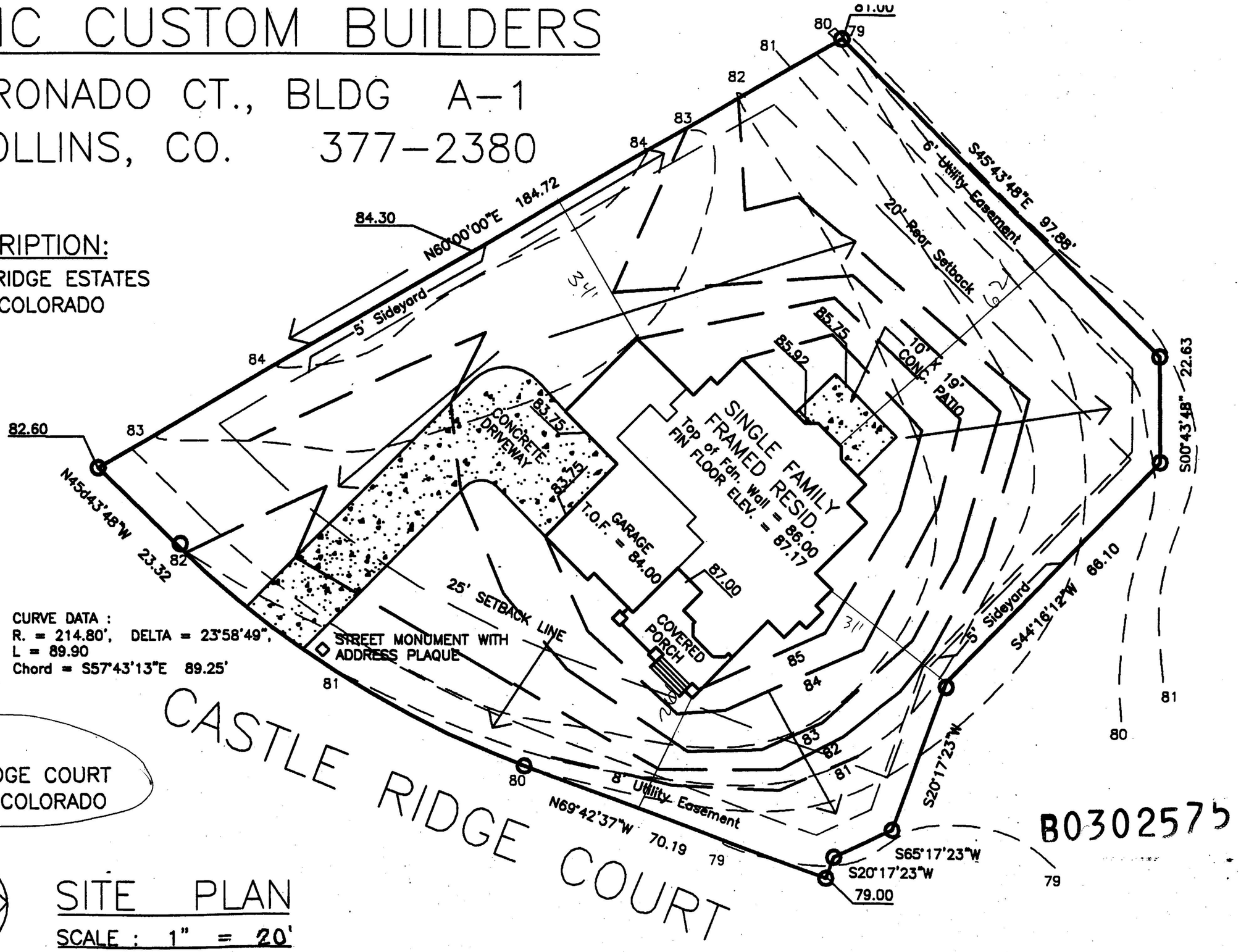
This unofficial copy was downloaded on Dec-01-2016 from the City of Fort Collins Public Records Website: http://citydocs.fcgov.com
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA

CLASSIC CUSTOM BUILDERS

113 CORONADO CT., BLDG A-1
FORT COLLINS, CO. 377-2380

LEGAL DESCRIPTION:

LOT 1 CASTLE RIDGE ESTATES
FORT COLLINS, COLORADO



CASTLE RIDGE COURT

ADDRESS :
642 CASTLE RIDGE COURT
FORT COLLINS, COLORADO

B0302575

SF NEW
6-5-03

SITE PLAN

SCALE : 1" = 20'

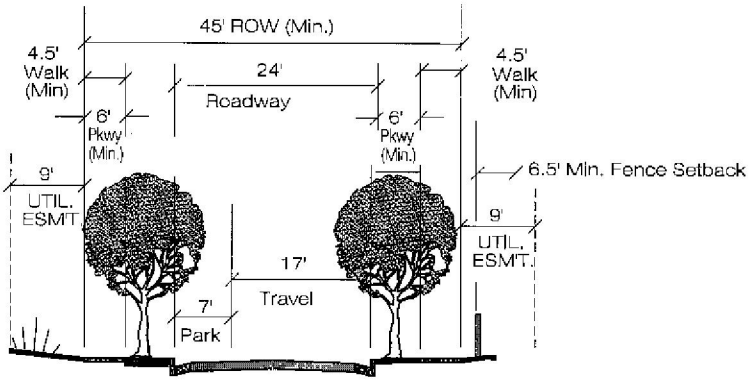
This unofficial copy was downloaded on Dec-01-2016 from the City of Fort Collins Public Records Website: http://citydocs.fcgov.com
For additional information or an official copy, please contact Building and Zoning Office 281 North College Fort Collins, CO 80521 USA

APPENDIX IV

LCUASS Figure 7-10F; Narrow Residential Local Street

LCUASS Drawing 1607; Truncated Dome Warning for Access Ramp

FORT COLLINS ONLY



ROADWAY WIDTH: 24'

RIGHT OF WAY WIDTH: 45' (min.)

TRAVEL LANES: 17' wide.

LEFT TURN LANES: none.

BIKE LANES: Bicyclists to share travel lane with motor vehicle. Additional street width, up to 4' wider, may be required in the travel lane to accomodate bike traffic to serve activity areas, such as schools and parks.

PARKING: One lane 7' wide. Parking shall be removed at intersections where space is needed for two travel lanes.

SIDEWALK: 4.5' (min.) width. Additional width may be required for pedestrian routes to schools, parks, or other activity areas.

WHERE USED: This street may be used for single family dwelling areas where: (1) the dwelling units all have off-street parking accesss from an alley; (2) blocks do not exceed 660 feet in length and; (3) traffic volume, on the street is anticipated to be 700 vpd or less.

DESIGN SPEED: 25 MPH

SPEED LIMIT: 25 MPH

ACCESS: None. Access will be taken from the alley.

CONTINUITY: The street shall be continuous for no more than 660 feet.

FENCES: Fences shall be setback a minimum of 6.5' from the parkway edge of the sidewalk.

CURB AND GUTTER: Vertical curb and gutter.

SIGNS: "No Parking" signs are required on one side of the street.

NARROW RESIDENTIAL LOCAL STREET (Used w/Alleys Only)

LARIMER COUNTY URBAN AREA STREET STANDARDS	DESIGN FIGURE	REVISION NO:	FIGURE
		DATE: 09/11/00	7-10F

℄ Center line of ramp
BOC-Back of Curb
FOC -Face of Curb
℄-Flow line

Case 3-Mid-Block Ramps

Case 2-Non-Directional Ramps

Case 1-Directional Ramps

Notes:

1. Truncated dome warning panel: Install panels along with the concrete pour for the ramp. Specifications for the panel and installation instructions will be provided upon request.
2. This drawing shows vertical curb. For Drive Over Curb the warning detection location shall be placed in the same position 6" back from the back of curb.
3. If curb and gutter are poured monolithic with ramp, place dome edge at back of curb as shown. If not poured monolithic, place dome edge 6" from back of curb.

Ramp Width	Panel Width Combinations:
4.5'	2'+2.5'
5.0'	2.5'+2.5'
6.0'	2'+2'+2'
7.0'	2.5'+2'+2.5'
8.0'	2'+2'+2'+2'

Note:
Truncated dome panels are available in 2'x2' squares and 2'x2.5' rectangles. Combine the widths to fit the ramp. Panels may be cut to no less than a 2'x1.5' size.

Section A-A (Center line of ramp)
NTS

NOT TO SCALE

TRUNCATED DOME WARNING FOR ACCESS RAMPS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 3	DRAWING
		DATE: 02/17/15	1607

19 July 2021

TO: whom it may concern
RE: Castle Ridge Group Home

My name is Nana Dubler. I live in Ft. Collins. I am writing this letter in support of the Castle Ridge Court Residential Group home project.

This residential setting will be an ideal home environment for Alzheimers, Dementia, and similar patients who are in need of safe and personal memory care. This type of residential care will be greatly helpful to various families in our community.

I'd like to stress the importance of approving this project based on my personal experience. My father had Dementia for about a year before he died 15 years ago and my mother has been suffering from Alzheimers for a couple of years so far. It was very difficult to take care of my father at home and has continued to be a hardship on our family to now be care givers for our mother 24 hours a day. Having an experienced and dedicated staff trained to understand the needs of the memory care patients and the consistency of care givers being available to our community through this project present a fantastic alternative for our families to ensure proper and affordable care for our loved ones.

I believe this group home will provide great relief for other families struggling to care for their elderly as our family does every day. We all become dependent as we grow older and become weaker. Many of us prefer to avoid becoming a burden on our families. Being able to choose to receive care at a place that feels like home and doesn't burden our family is highly desirable to many people.

Many families don't have the training and knowledge of the specific approach and care for different cases of mental health. It will be a blessing for our beloved family members and relatives to be the recipients of the professional care in this residential memory care home.

I urge you to please take into consideration this important need that

exists in our community and how this project is effective in meeting the needs of our families and their loved ones who are in need of memory care.

Thank you in advance for your time and attention!

With much respect,

Nana Dubler

From: Sarah Carter
To: Kai Kleer
Cc: Marcus Glasgow-Contact
Subject: FW: 636 Castle Ridge Ct fire lane
Date: Friday, January 21, 2022 12:14:44 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image006.png
image007.png
street_in_action.MOV
ITE Parking Generation Manual (5th Edition) - Assisted Living.pdf
Castle_Ridge_Fire_Rebuttal.pdf

Just keeping you in the loop. See below for the latest communication from the neighbors.

Sarah Carter
Assistant Fire Marshal
102 Remington St. | Fort Collins, CO 80524
sarah.carter@poudre-fire.org
Cell: 970-290-6764 | Office: 970-416-2864
www.poudre-fire.org
Follow us for incident information and safety education.

From: Kurt Johnson <kejlbj@yahoo.com>
Sent: Friday, January 21, 2022 12:08 PM
To: Jerry Howell <jerry.howell@poudre-fire.org>
Cc: Sarah Carter <Sarah.Carter@poudre-fire.org>; Jesus Martin <jessiemartin_2000@yahoo.com>; Doug Salter <doug.salter@woodward.com>; Marcus Glasgow <Marcus.Glasgow@poudre-fire.org>
Subject: [EXTERNAL] 636 Castle Ridge Ct fire lane

[**NOTICE:** This message originated outside of Poudre Fire Authority -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Mr. Howell,

Attached is a letter and supporting documentation outlining our concerns on your November decision concerning this proposed project.

We appreciate your consideration.

Regards,

Castle Ridge residents

This message contains confidential information and is intended only for the individual(s) addressed in the message. If you are not the named addressee, you should not disseminate, distribute, or copy this e-mail. If you are not the intended recipient, you are notified that disclosing, distributing, or copying this e-mail is strictly prohibited.

From: Brandy Bethurem Harras
To: Development Review Comments
Subject: FW: [EXTERNAL] 636 Castle Ridge Court
Date: Friday, July 9, 2021 3:26:30 PM

Brandy Bethurem Harras
Development Review Coordinator
City of Fort Collins Planning & Development Services
281 N. College Ave.
Fort Collins, CO 80524
970.416.2744
BBethuremHarras@fcgov.com

From: Ruth Fleming <ruth.e.fleming@gmail.com>
Sent: Friday, July 09, 2021 3:21 PM
To: Brandy Bethurem Harras <BBethuremHarras@fcgov.com>; Kai Kleer <kkleer@fcgov.com>
Subject: [EXTERNAL] 636 Castle Ridge Court

Mrs Ruth Fleming
970-222-3323
ruth.e.fleming@gmail.com

July 9th, 2021

Brandy Harras (Development Review Coordinator)
BBethuremHarras@fcgov.com

Kai Kleer (City Planner and Coordinator)
kkleer@fcgov.com

Dear Brandy and Kai

RE: PEACOCK ASSISTED LIVING (636 Castle Ridge Ct)

I have direct experience with people living with dementia - my brother-in-law was diagnosed with frontotemporal dementia.

I have learned that residents of such homes are not a problem nor a danger to the community when they are cared for by experienced people. They need to feel reassured by having consistent treatment by people they can trust. Living in a smaller home with a homey feel (rather than a large institution) is a definite advantage for the treatment of dementia. They are reassured by their fellow housemates and don't feel estranged because there are too many people to get to know/recognize.

I have been inside this home and feel it would be ideal for use as an assisted living

facility because it would need very little alteration (and therefore not much upheaval for neighbors). The hallways are wide (suitable for wheelchairs) and the open center is ideal for patient recreation. The situation is excellent (being among other family dwellings) which also benefits patients as there is less noise from surrounding dwellings.

I feel that permission should be given to Peacock Assisted Living to go ahead with their plans to convert 636 Castle Ridge Court into a 16-bed facility.

Yours sincerely

Ruth Fleming

Email: ruth.e.fleming@gmail.com
Cell: 970-222-3323

From: Spencer M. Smith
To: Alyssa Stephens
Subject: FW: [EXTERNAL] 636 Castle Ridge Ct project
Date: Monday, April 5, 2021 8:40:26 AM
Attachments: castle_ridge_road_letter.pdf
castle_ridge_road_report.pdf

Alyssa,

I don't know if you were forwarded this email from a citizen regarding the 636 Castle Ridge Ct. Group Home project

Spencer M. Smith, PE
City of Fort Collins
Engineering - Development Review
281 N. College Avenue
Fort Collins, Colorado 80524
970.221.6603
smsmith@fcgov.com

From: Kurt Johnson <kejlbj@yahoo.com>
Sent: Thursday, March 25, 2021 7:07 AM
To: Spencer M. Smith <smsmith@fcgov.com>; Steve Gilchrist <sgilchrist@fcgov.com>
Subject: [EXTERNAL] 636 Castle Ridge Ct project

Hello,

Concerning the proposed project on 636 Castle Ridge Ct, wanted to make sure you had these city reports concerning the road.

Notably how it is substandard, and recommendation for parking on only one side of the street.

Regards,

Kurt Johnson

From: Melanie Clark
To: Rebecca Everette; Alyssa Stephens
Cc: SAR Admin Team; Delynn Coldiron
Subject: FW: [EXTERNAL] 636 Castle Ridge Ct variance for more than 8 persons
Date: Tuesday, April 6, 2021 2:47:51 PM
Attachments: image001.png

Hi Rebecca,

Please see the below email and respond accordingly.

Thank you,

Melanie

. . . . . .

Melanie Clark
Executive Administrative Assistant
City Manager's Office
970-416-4312

COVID19 Resources
For all residents: https://www.fcgov.com/eps/coronavirus
For businesses: https://www.fcgov.com/business/
Want to help: https://www.fcgov.com/volunteer/

From: T & B & ... <tynben@gmail.com>
Sent: Monday, April 5, 2021 4:59 PM
To: Kai Kleer <kkleer@fcgov.com>; Brandy Bethurem Harras <BBethuremHarras@fcgov.com>; Development Review Comments <devreviewcomments@fcgov.com>; City Leaders <CityLeaders@fcgov.com>
Subject: [EXTERNAL] 636 Castle Ridge Ct variance for more than 8 persons

Dear Fort Collins government,

We are strongly against allowing a variance for the property at 636 Castle Ridge for the purpose of having more than 8 families. The traffic increase from not only residents but workers, guests and deliveries worries us greatly. We would never have moved to this neighborhood had this type of residence/business been here before and see no reason why they should be granted an exception to a rule that has good reasons to cover all of Fort Collins.

Thanks,
Jonathan Dunaisky and Teresa Hughey
5125 Bulrush Ct.

On Thu, Mar 25, 2021, 11:52 AM Jennifer Adams <jennifer@faithproperty.com> wrote:

> Hello Miramont Homeowners,
>
> The property at 636 Castle Ridge Court has recently come under contract. The Board has been advised by the purchasers that the purchasers are planning to convert the home to a Group Home Nursing facility with 16 beds. The purchasers have filed a formal application with City planning departments for this proposal. The HOA Board has hired legal counsel to provide advice on how to proceed pursuant to Federal and State laws regarding this type of situation.
>
> The HOA has been advised that pursuant to the Federal Housing Act the HOA may have to provide reasonable accommodations or modifications to the covenants and rules of the HOA with regards to group homes. If any owner or tenant is protected under the FHA, reasonable accommodations or modification may have to be afforded to them to allow them to enjoy the property in a similar manner as other owners within the community. A reasonable accommodation/modification is by definition a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with disabilities to have an equal opportunity to use and enjoy a dwelling. The Board has retained additional counsel to help deal with this matter as it pertains to the HOA as this is not an everyday issue the Association deals with.
>
> The City of Fort Collins typically limits group homes to 8 residents per home pursuant to municipal code. Despite what others have suggested, the Board has been advised that under Colorado case law, the Association cannot prohibit any and all group homes from the community. The Board is aware of concerns from members of the Association who are concerned with the density of the proposed group home being larger than what is allowed per the covenants or the City, as well as, traffic concerns in relation to the density of the proposed group home, and safety with regards to the possibility of numerous cars being parked on the street. The HOA is following the advice of legal counsel in dealing with these issues as they pertain to the City, the potential buyer, and the HOA and to ensure that the HOA is complying with State and Federal laws.
>
> **What can you do?** The purchasers are requesting a variance for the home to exceed the typically-approved 8 person home. A meeting for members of the HOA is currently being organized by the City and the potential buyer. The meeting is scheduled to take place on April 5th at 6:00pm. **Please see forwarded email from Alyssa Stephens of City of Fort Collins** following this message. Members of the HOA should let their voices be heard either in support of the City allowing a variance for more than the typically allowed 8 bed unit, or against it. Members can email the City with their approval or concerns of such a variance, appear at this meeting to voice those opinions or both. This is your opportunity to let your feelings about the situation be heard. The Board recognizes that there are likely members who fall on both sides of this issue. Those members who see there is a benefit and need of having a place for their parents or grandparents to live close by in a neighborhood setting with proper support, and the Board is also aware of concerns surrounding the property as it relates to traffic and density as stated above. All of these opinions are valid and you as members of the HOA

have the right and are being provided the forum to express those opinions as you see fit to the City.

The Board looks forward to seeing you all at the community meeting. If you would like to voice your opinion either in favor or against a variance by the City, below is contact information for the pertinent City officials.

kkleer@fcgov.com

bbethuremharras@fcgov.com

devreviewcomments@fcgov.com

cityleaders@fcgov.com

Please reach out to Faith Property Management with any questions,

Jennifer Adams
CAM, CMCA
Faith Property Management
300 E. Boardwalk # 6B
Fort Collins, CO. 80525
P- 970.377.1626 F- 970.377.1628
Emergency After Hours 970.488.1390
Office Hours: Monday- Thursday 9-5, Friday 9-1.
www.faithproperty.com
HOA Information www.associationonline.com

This email message and its contents do not constitute legal or accounting advice nor should they be relied upon as such. You should consult your tax professional and/or attorney should you have any questions or concerns regarding legal or tax issues.

The following information was sent by Alyssa Stephens, City of Fort Collins Neighborhood Services on March 22, 2021. This email provides information on a neighborhood development meeting function and what to expect:

The neighborhood meeting for 636 Castle Ridge Ct. is scheduled for Monday, April 5th at 6:00 PM. I apologize—I know that I shared it with a few neighbors, and was hoping that it had already been passed along.

The meeting will be remote, and Zoom information will be posted on our website 48 hours in advance of the meeting. There will be options for phone or computer participation, but computer is definitely recommended so you can see any presentation they provide. The meeting will also be recorded and made available online for anyone who is unable to attend.

The first 30 minutes or so are generally presentations, then the last hour is open for question-and-answer. This will be great opportunity to speak directly with the applicants about their plans, and make suggestions to them. You'll be able to ask questions directly to the applicants, or write them in the chat feature on Zoom and I'll make sure they get asked. Any questions that don't get answered during the meeting itself will get answered in writing and included in the meeting notes.

The applicants will be eligible to submit materials ten days after the neighborhood meeting. Since there isn't an official application yet, we don't have any new plans from them. Generally we don't see their plans or presentations in advance, but I'll see if they would be willing to provide them to us before the meeting. That may help you coordinate some of the questions among yourselves. I'm also happy to accept questions in advance to use during the Q&A portion of the meeting.

In general, I usually provide the following guidelines to folks on how to make effective comments during the development review process:

- Be specific in providing input. In addition to sharing what you like or don't like, it's helpful to say why. For example, in addition to saying "I don't like that building", it is often helpful to say, "I don't like the color" or "I think it's too tall." Those more specific pieces of feedback are much easier to consider and respond to.
- Be constructive, and provide alternatives when possible. It is often helpful to talk about what you would like to see in a specific project in addition to what you are concerned about. For example, in addition to sharing concerns about the effect of projects on traffic in the neighborhood, you could add "Walking in my neighborhood is important to me. I would like to see safe sidewalks around this property." Or, in addition to sharing concerns about effects on your property values, you could add, "It is important to me that this matches with the look and feel of the surrounding neighborhood. I would like to see different colors and materials on the buildings."
- Stay plugged in. Neighborhood meetings are a great opportunity to provide early feedback, but projects often continue to evolve as they go through rounds of review with staff. All those plans are shared online, and I'm happy to go through those with you at any point to talk about them. Comments made throughout the process are shared with the planners so they can consider them in their ongoing reviews.

I know this was a lot of information—feel free to reach out if you need any additional information or clarification in the coming weeks.

Thanks!

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment | Track Development Proposals

From: Melanie Clark
To: Rebecca Everette; Alyssa Stephens
Cc: SAR Admin Team; Delynn Coldiron
Subject: FW: [EXTERNAL] 636 Castle Ridge Review
Date: Monday, April 12, 2021 1:22:40 PM
Attachments: image001.png

Hi Rebecca,

Please see the below email and respond accordingly.

Thank you,

Melanie

. . . . . .

Melanie Clark
Executive Administrative Assistant
City Manager's Office
970-416-4312

COVID19 Resources
For all residents: https://www.fcgov.com/eps/coronavirus
For businesses: https://www.fcgov.com/business/
Want to help: https://www.fcgov.com/volunteer/

From: Janie Arndt <janiearndt@gmail.com>
Sent: Monday, April 12, 2021 10:56 AM
To: Kai Kleer <kkleer@fcgov.com>; Brandy Bethurem Harras <BBethuremHarras@fcgov.com>; Development Review Comments <devreviewcomments@fcgov.com>; City Leaders <CityLeaders@fcgov.com>
Subject: [EXTERNAL] 636 Castle Ridge Review

Thank you for the opportunity to virtually attend the neighborhood meeting regarding the property at 636 Castle Ridge Ct. It was very well run by Alyssa Stephens (I don't have her email to include her here). I have lived in my present Miramont home for 22 years. I don't live close enough to the property for its use to have a direct affect on me. I tried to listen to the meeting as if I was the next door neighbor.
I am a retired Registered Nurse and my mother in law had dementia and lived in a memory care facility before her death (Morning Star, Fort Collins). These experiences contribute to my knowledge base on this subject. I like the idea of small group homes to care for the cognitively impaired of any

age. I have a little familiarity with the home on Turnberry.
I DO NOT support the Castle Ridge home being allowed to have 16 residents. I probably could support a smaller group home of up to 8 residents with concessions agreed upon by the neighboring homeowners for yard screening and if parking is adequate. My reasons:

- Developers state 3 caregivers can give care and provide meals, cleaning, and laundry for 16 residents. This is unrealistic. They have provided no examples of group homes of 16 doing this.
- Future visitors will not tolerate needing appointments to visit their loved ones. During the Covid pandemic concessions have been made but I maintain family will want to be able to drop in on their resident to help ensure the level of care is acceptable.
- Residents will qualify for various therapies and these practitioners will need parking spaces.
- Residents will have spiritual needs that will also need to be met which will necessitate visits from clergy and laypersons.
- Volunteers are common in group homes to help with recreational needs (music, crafts, nail care) and this would also require parking.

Without these types of services I can't imagine anyone choosing this home. These activities and more are commonplace in larger memory care facilities.

Another concern of mine for the neighbors is smoking of the staff—will smoking be allowed on the property to prevent the staff from crossing the street and smoking? I know that sounds fairly entitled but it's real. People don't like it and cigarette butts end up on the ground.

In conclusion I think it is wrong to introduce this density in this neighborhood. This home will require more parking spaces than can be accommodated. The streets in Miramont are narrower than the city usually allows and I believe this was originally allowed because of the RL zoning and the unlikelihood of any high traffic volumes.

Thank you for your attention.

Mary Jane Arndt (Janie)
1027 Pinnacle Pl
Fort Collins, CO 80525

From: Melanie Clark
To: Rebecca Everette; Alyssa Stephens
Cc: SAR Admin Team; Delynn Coldiron
Subject: FW: [EXTERNAL] in opposition to 636 Castle Ridge Ct -Group Home, CDR200096
Date: Friday, April 9, 2021 4:37:37 PM
Attachments: image001.png

Good afternoon Rebecca,

Please see the below email and respond accordingly.

Thank you,

Melanie

. . . . . .

Melanie Clark
Executive Administrative Assistant
City Manager's Office
970-416-4312

COVID19 Resources
For all residents: https://www.fcgov.com/eps/coronavirus
For businesses: https://www.fcgov.com/business/
Want to help: https://www.fcgov.com/volunteer/

From: elee@elbdsn.com <elee@elbdsn.com>
Sent: Friday, April 9, 2021 2:36 PM
To: Kai Kleer <kkleer@fcgov.com>; Brandy Bethurem Harras <BBethuremHarras@fcgov.com>; Development Review Comments <devreviewcomments@fcgov.com>; City Leaders <CityLeaders@fcgov.com>
Subject: [EXTERNAL] in opposition to 636 Castle Ridge Ct -Group Home, CDR200096

To whom it may concern,
I would like to voice my objection to the Group Home, proposed for 636 Castle Ridge Ct, Fort Collins, # CDR200096. I live in a few blocks from this location. I do not believe this very small area/neighborhood with very limited parking is an appropriate place for such a facility. The proposed occupancy of 16 residence plus care givers and visitors will completely overwhelm the neighborhood. Should the business at this property not survive and the house is put back on the market, I worry that due to the extensive remodeling that will take place, it will prevent this property from becoming a single resident home again. This would have a lasting harmful effect on the area.

I had an elderly father that lived in Fort Collins for that last years of his life. At the time he moved here, we found several excellent facilities to serve him in a non-residential neighborhood setting. He lived in both independent living and a nursing facility. We were very happy with the opinions available in Fort Collins for elderly living and care in Fort Collins.

In summary, I oppose the approve of the use of this property as a group home with 16 residence.

Regards,
Eddie Lee Brown
633 Roma Valley Dr
Fort Collins

Eddielee Brown
elee@elbdsn.com
www.elbdsn.com

From: Kai Kleer
To: Development Review Comments
Subject: FW: [EXTERNAL] Memory Care Home Recommendation
Date: Tuesday, August 10, 2021 1:10:31 PM

Kai Kleer, AICP
City Planner

City of Fort Collins
281 N. College Ave., Fort Collins, CO 80526
T: 970.416.4284 | F: 970.224.6134
kkleer@fcgov.com

Tell us about our service, we want to know!

From: Daniel B <drbower86@gmail.com>
Sent: Tuesday, August 10, 2021 12:17 PM
To: Brandy Bethurem Harras <BBethuremHarras@fcgov.com>; Kai Kleer <kkleer@fcgov.com>
Subject: [EXTERNAL] Memory Care Home Recommendation

Kia & Brandy,

I'm contacting you in support of my colleague Xioma Diaz, who has been working towards opening a smaller residential memory Care building. Thanks for your time and consideration.

I'm a Speech-Language Pathologist who works in memory care buildings throughout Longmont, Loveland, Fort Collins and Greeley. Besides being able to offer a sterling professional recommendation regarding Xioma and her motivations, I would so welcome any movement towards smaller memory care buildings. Residents get treated better and are safer because knowledge of each resident *per caregiver is higher. Caregiver turnover tends to be less in the smaller buildings too and that can make all the difference.

Please reach out if I can clarify or help in any way. With respect and thanks,

Daniel Bower, MS
CCC-SLP

From: Melanie Clark
To: Rebecca Everette; Alyssa Stephens
Cc: SAR Admin Team; Delynn Coldiron
Subject: FW: [EXTERNAL] Opposition to 636 Castle Ridge Court Development Proposal
Date: Monday, April 5, 2021 3:05:39 PM
Attachments: image001.png

Hi Rebecca,

Please see the below email.

Please respond accordingly to Sherry Gardner.

Thank you,

Melanie

. . . . . .

Melanie Clark
Executive Administrative Assistant
City Manager's Office
970-416-4312

COVID19 Resources
For all residents: https://www.fcgov.com/eps/coronavirus
For businesses: https://www.fcgov.com/business/
Want to help: https://www.fcgov.com/volunteer/

From: SHERRY GARDNER <gardnerhs@comcast.net>
Sent: Monday, April 5, 2021 2:57 PM
To: Kai Kleer <kkleer@fcgov.com>; Brandy Bethurem Harras <BBethuremHarras@fcgov.com>; Development Review Comments <devreviewcomments@fcgov.com>; City Leaders <CityLeaders@fcgov.com>
Cc: jennifer@faithproperty.com
Subject: [EXTERNAL] Opposition to 636 Castle Ridge Court Development Proposal

To: Fort Collins City Leaders and Decision-making officials

We oppose the variance request and overall development proposal being considered for 636 Castle Ridge Court.

The variance for a 16-resident home (plus employees) is inconsistent with an overall low density neighborhood. The negative effects would include, at minimum:

- an unsafe increase in traffic on a relatively narrow street;
- a dangerous increase in cars near Werner Elementary school where many young children walk to and from school each day;
- likely increased emergency-vehicle activity on a narrow street due to the inherent nature of multiple and emergent health care needs of the elderly clients; and,
- a more than the acceptable number of cars parked on Castle Ridge Ct

The need for this type of facility seems completely unnecessary given the numerous similar facilities - offering all levels of care - within a mile of this property. Those facilities are also in and nearby neighborhoods to offer a neighborhood setting.

This proposal does not appear to have the necessary space to accommodate the required parking for staff and residents.

This type of high-density property would negatively affect the property values of neighboring properties.

Questions that should be answered include:
Are group homes regulated by the city, county, and/or state?
What are the local standards and requirements for a group home?
How many employees would be at this location at any one time and how many residents "could" have vehicles - how much parking will be required and where will they park?
What skill level of "nursing home" is being proposed?
What type of security would be afforded the residents of the home to assure they do not wander off of the property, into the street, or into the ditch behind the property?
Is this a for-profit or not-for-profit endeavor?

While we appreciate the purchasers' apparent concern for the elderly, this type of home seems unnecessary and inappropriate for this neighborhood.

Sincerely
Hank and Sherry Gardner
5331 Highcastle Court

From: Brandy Bethurem Harras
To: Development Review Comments
Subject: FW: [EXTERNAL] support for group home project at 636 Castle Ridge Ct.
Date: Friday, July 9, 2021 7:52:03 PM

Brandy Bethurem Harras
Development Review Coordinator
City of Fort Collins Planning & Development Services
281 N. College Ave.
Fort Collins, CO 80524
970.416.2744
BBethuremHarras@fcgov.com

From: Pia Chamberlain <piac58@gmail.com>
Sent: Friday, July 09, 2021 5:54 PM
To: Brandy Bethurem Harras <BBethuremHarras@fcgov.com>
Subject: [EXTERNAL] support for group home project at 636 Castle Ridge Ct.

Ms. Harras,

I wanted to reach out in support of the group home project at 636 Castle Ridge Ct. The design of that property is a great match for that kind of use. On top of that, keeping group homes small and integrated into the community is a huge win for all of us (because we are all getting older!). I hope you will support this project and give the green light for it to go ahead.

-Pia Chamberlain

From: Alyssa Stephens
To: Kai Kleer
Cc: Brad Yatabe; Paul S. Sizemore; Brandy Bethurem Harras
Subject: FW: 636 Castle Ridge Court
Date: Thursday, December 09, 2021 8:28:57 AM
Attachments: Plat.pdf
Notice No. 2.pdf

Good morning,
Please see below for a note from the Castle Ridge Ct neighborhood regarding street maintenance. I will respond and acknowledge receipt. Please let me know if there is specific information I should share with Mr. Dauster regarding how this will factor into the review process moving forward, if at all.

Best,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Pete Dauster <pdauster@nocolawgroup.com>
Sent: Wednesday, December 8, 2021 7:07 PM
To: Alyssa Stephens <astephens@fcgov.com>
Subject: [EXTERNAL] 636 Castle Ridge Court

Good evening Alyssa. I represent the Miramont Planned Community Association. The board has requested that I reach out to the City of Fort Collins to make sure that the City and its representatives fully understand that Castle Ridge Court is a private road that is maintained solely by the residents that live on Castle Ridge Court. This is based on the following:

Attached is the recorded plat for Castle Ridge at Miramont PUD. The last paragraph on the first page of the plat provides: *All maintenance of the above described streets shall be performed by the undersigned (and his/her successors in interest) until such time as the City expressly assumes, in writing, the duty of such maintenance.*

Also attached is the Second Amendment to the Miramont PUD Declaration, which specifically provides in Article I, Section 2, as follows: *On the plat of CASTLE RIDGE AT MIRAMONT P.U.D. the roads and streets named Castle Ridge Court and Castle Ridge Place, also shown on the plat as Tract B, are reserved as private roads and streets and will be conveyed to the Association.* Article I, Section adds a provision to the original Declaration that provides the lots on the Castle Ridge at Miramont Plat shall pay an additional assessment for the maintenance, repair and upkeep of Castle Ridge Court and Castle Ridge Place until the City takes them over.

The City has not taken over Castle Ridge Court so its maintenance remains the responsibility of the residents. The residents want to make sure that the City understands this fact in considering the requests of the owners of 636 Castle Ridge Court moving forward.

Please feel free to give me a call to discuss this matter further. Pete.

Peter J. Dauster
Johnson Muffly & Dauster PC
323 South College Avenue, Suite 1
Fort Collins, Colorado 80524
Office (970) 482-4846
Facsimile (970) 482-3038
E-Mail: pdauster@nocolawgroup.com

-

I will be out of the country from December 10 through December 17, returning to the office on December 20. During this time I will not be checking or returning emails.

COVID-19 UPDATE
Johnson Muffly & Dauster PC remains open to assist our clients. All of our attorneys and staff are fully vaccinated. For in-person meetings we will continue to observe COVID protocols including social distancing and mask wearing. Please plan to wear a mask while in our office in compliance with Larimer County guidelines. We are also happy to conduct client meetings by Zoom or phone for convenience and safety.

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From: Brandy Bethurem Harras
To: Alyssa Stephens
Cc: Kai Kleer
Subject: FW: Miramont Planned Community Association / 636 Castle Ridge Court
Date: Tuesday, December 15, 2020 4:26:03 PM
Attachments: image003.png
SKM_C454e20121512030.pdf

Not sure if Kai already forwarded to you – Thanks

Brandy Bethurem Harras
Development Review Coordinator
City of Fort Collins Planning & Development Services
281 N. College Ave.
Fort Collins, CO 80524
970.416.2744
BBethuremHarras@fcgov.com

From: Pete Dauster <pdauster@gjmlawfirm.com>
Sent: Tuesday, December 15, 2020 2:02 PM
To: Kai Kleer <kkleer@fcgov.com>; Brandy Bethurem Harras <BBethuremHarras@fcgov.com>
Cc: Amy and Dave Rosenberg (rosenberg.2@hotmail.com) <rosenberg.2@hotmail.com>; cliffmoore80525@gmail.com; troyt@pds-co.com; Mike@faithproperty.com; Jennifer Wheelock (jennifer@faithproperty.com) <jennifer@faithproperty.com>; santina, giovanna <giovanna.santina@judicial.state.co.us>
Subject: [EXTERNAL] Miramont Planned Community Association / 636 Castle Ridge Court

Mr. Kleer and Ms. Bethurem-Harras:

I am legal counsel for the Miramont Planned Community Association (the "Association"). I write to you on behalf of the Association with regard to the proposed group home to be located at 636 Castle Ridge Court.

The Association is governed by the provisions of the Declaration of Covenants, Conditions, and Restrictions for Miramont Planned Unit Development (A Common Interest Community), as amended (the "Declaration"). The Declaration is clear as to the permitted occupancy of residences within the Association. Specifically, while it is clear that there is some contemplation of multi-family use within the Association as Article II, Section 19, "Multi-family Residence," contemplates "a building or buildings on a Lot that has more than one dwelling occupied by a single family," this section clearly contemplates an apartment or townhome as it references a single family living in the multi-family residence.

Article II, Section 28 of the Declaration, "Single-family," defines "Single-family" as "any individual or group of persons related by blood or marriage or any unrelated group of not more than four (4) persons living together." (emphasis added.) Also, Article II, Section 24, defines a "Residence" as "a single-family residential dwelling constructed on a Lot." (See also, Article IX, Section 5 (Land Use and Building Type) which prohibits anything other than one single-family residence, with an attached garage, per Lot.) I have attached copies of the cited portions of the Declaration for your review.

Based upon the above, it is my opinion that a group home that allows more than four unrelated persons to live together on the property located at 636 Castle Ridge Court violates the Association's Declaration.

I would be happy to discuss the above at your convenience.

-

Peter J. Dauster
Gast Johnson & Muffly PC
323 South College Ave, Suite 1
Fort Collins, Colorado 80524
Telephone: (970) 482-4846
Facsimile: (970) 482-3038
E-mail: pdauster@gjmlawfirm.com

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February 4, 2021

To whom it may concern:

I live at 624 Castle Ridge Court in the Miramont subdivision in southeast Fort Collins. My concern is a proposed group home at 936 Castle Ridge Court, which is next door to my home of 25 years.

Michael Pruznick is the current owner, and his intention is to sell his property to be used as a group home in our quiet residential neighborhood. I understand we cannot prevent a group home for eight people in a neighborhood in Fort Collins. I write to ask that, in order to maintain the residential nature of our street and neighborhood, do not allow a variance for a group home of more than eight people.

Castle Ridge Court is a narrow street. Each resident in an assisted living group home will have day caregivers, night caregivers, therapists, and visitors coming and going during the day. In addition, laundry and food deliveries will occur often. Even though this is not considered a commercial business, the action outside the house could contradict this. This will change the nature of our quiet neighborhood. I worry about many young children who ride their bikes and play on our street just hundreds of feet from Werner Elementary School.

I have a friend who had a stroke this summer. She lives in her own home. Eight months after her stroke, she has a day caregiver, a night caregiver, a physical therapist, an occupational therapist, and a speech therapist coming to her home many times a week. In addition, she has many family and friends who visit frequently.

The group home proposed is for up to sixteen residents. City residents may be unaware that an eight-person group homes can locate in any residential location. While I do not know the land-use history and logic, I assume that City experts have always understood that more than eight people in a group home would fundamentally change and potentially ruin a residential neighborhood. We simply ask that the City maintain this limit.

We live next door to the Pruznick home. When the owners built their home in 2001, they asked us if they could have permission to build their home closer to our lot line. To accommodate Mrs. Pruznick's disability (blindness), we agreed to their request. Therefore, our houses are closer together than any other two homes in our neighborhood. Our prior accommodation will now effectively punish us as we will be exceedingly close to a group home rather than a single-family home.

As the next door neighbor, I simply ask that the City maintains the eight-person limit and not provide a variance. Thanks for listening.

Sincerely,
Debbie Graff
debrae47@gmail.com
970-988-3638

From: Sarah Carter
To: btschwerin@gmail.com
Cc: Marcus Glasgow-Contact; Kai Kleer
Subject: RE: Castle Ridge Court Group Home in Miramont
Date: Thursday, January 13, 2022 9:46:46 AM
Attachments: image001.png
image008.png
image009.png
image012.png
image013.png
image014.png
image004.png

Hello Barbara,

Thank you for your concern for the safety of your area. We care very much about serving our community quickly and effectively.

The current road design was approved through City of Fort Collins development review in the late 1990's and continues to be maintained according to that design approval. We will continue to respond to Castle Ridge Court as we have since the neighborhood was built and do not expect to encounter any issues that would prevent us from doing so.

Sincerely,

Sarah Carter
Assistant Fire Marshal
102 Remington St. | Fort Collins, CO 80524
sarah.carter@poudre-fire.org
Cell: 970-290-6764 | Office: 970-416-2864
www.poudre-fire.org
Follow us for incident information and safety education.

From: Marcus Glasgow <Marcus.Glasgow@poudre-fire.org>
Sent: Wednesday, January 12, 2022 10:28 AM
To: Sarah Carter <Sarah.Carter@poudre-fire.org>
Subject: FW: Castle Ridge Court Group Home in Miramont

Marcus Glasgow
Fire Safety Inspector | Plan Review
102 Remington St. | Fort Collins, CO 80524
marcus.glasgow@poudre-fire.org
Cell: 970-732-1701 | Office: 970-416-2869
www.poudre-fire.org

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From: Kai Kleer <kkleer@fcgov.com>
Sent: Friday, January 7, 2022 3:12 PM
To: Barbara Schwerin <btschwerin@gmail.com>
Cc: Marcus Glasgow <Marcus.Glasgow@poudre-fire.org>
Subject: RE: Castle Ridge Court Group Home in Miramont

[**NOTICE:** This message originated outside of Poudre Fire Authority -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Barbara,

Thanks for your comments and pictures. I'm going to loop in Marcus Glasgow with Poudre Fire Authority to help answer your question. Marcus, would you mind speaking to minimum access widths and service expectations for this neighborhood?

Sincerely,

. . . . . .
KAI KLEER, AICP
City Planner
City of Fort Collins

From: Barbara Schwerin <btschwerin@gmail.com>
Sent: Friday, January 07, 2022 12:15 PM
To: Kai Kleer <kkleer@fcgov.com>
Subject: [EXTERNAL] Castle Ridge Court Group Home in Miramont

Hello Kai,

I am a resident on Castle Ridge Court. I am concerned about vehicle access on our street. I will be sending you several pictures in separate emails of trucks/cars on Castle Ridge Court with limited access to our homes.

In one video there is a small sanitation truck with very limited space with vehicles parked on both sides of the street. Larger trash trucks, FedEx and UPS trucks will have limited space to

'thread the needle'.

I am very concerned about the safety of Castle Ridge Court residents. How will EMS/Fire trucks access our homes in an emergency?

Thank you,

Barbara Schwerin
601 Castle Ridge Court
970.420.0111

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From: Sarah Carter
To: "Kurt Johnson"
Cc: Kai Kleer; Marcus Glasgow-Contact; Jerry Howell
Subject: RE: Re: 636 Castle Ridge fire lane
Date: Tuesday, January 04, 2022 12:20:18 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image006.png
image007.png
image008.png

Hello,

In order to release a copy of that letter, we'll need you to fill out a report request on our website here: https://www.poudre-fire.org/programs-services/community-safety-services-fire-prevention/incident-report-request/-fsiteid-1

Not all of the fields in the form will apply to your request, but please provide your name and contact information (as the "Applicant Information"), along with a description of the report you're looking for.

Thanks,

Sarah Carter
Assistant Fire Marshal
102 Remington St. | Fort Collins, CO 80524
sarah.carter@poudre-fire.org
Cell: 970-290-6764 | Office: 970-416-2864
www.poudre-fire.org
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From: Kurt Johnson <kejlbj@yahoo.com>
Sent: Tuesday, January 4, 2022 11:13 AM
To: Sarah Carter <Sarah.Carter@poudre-fire.org>
Cc: 'kkleer@fcgov.com' <kkleer@fcgov.com>; Marcus Glasgow <Marcus.Glasgow@poudre-fire.org>; Jerry Howell <jerry.howell@poudre-fire.org>
Subject: [EXTERNAL] Re: 636 Castle Ridge fire lane

[**NOTICE:** This message originated outside of Poudre Fire Authority -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,

Can we get a copy of the letter that is referred to in the email you sent?

Thank you,

Kurt Johnson

On Monday, January 3, 2022, 10:31:53 AM MST, Sarah Carter <sarah.carter@poudre-fire.org> wrote:

Good morning,

The status of the comment was changed to “resolved” to reflect the decision of the Chief Fire Marshal to withdraw the comment requiring the fire lane.

Sincerely,

Sarah Carter

Assistant Fire Marshal

102 Remington St. | Fort Collins, CO 80524

sarah.carter@poudre-fire.org

Cell: 970-290-6764 | Office: 970-416-2864

www.poudre-fire.org

Follow us for incident information and safety education.

From: Marcus Glasgow <Marcus.Glasgow@poudre-fire.org>
Sent: Monday, January 3, 2022 10:06 AM
To: Sarah Carter <Sarah.Carter@poudre-fire.org>
Subject: FW: [EXTERNAL] 636 Castle Ridge fire lane

From: Kurt Johnson <kejlbj@yahoo.com>
Sent: Wednesday, December 29, 2021 10:23 AM
To: Marcus Glasgow <Marcus.Glasgow@poudre-fire.org>; Kai Kleer <kkleer@fcgov.com>
Subject: [EXTERNAL] 636 Castle Ridge fire lane

[**NOTICE:** This message originated outside of Poudre Fire Authority -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,

I downloaded the latest response to the group home. There is a comment concerning the fire lane that there have been conversations and the issue is now resolved.

Can you elaborate on what the resolution exactly is?

Also, do you happen to know if this is going to hearing in January, or would it be February?

thank you,

Kurt Johnson

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From: Development Review Comments
To: Andrea Rogers
Subject: RE: [EXTERNAL] 636 Castle Ridge Court
Date: Monday, September 13, 2021 1:39:00 PM

Hi Andrea,
Thanks for taking the time to share your concerns about the Castle Ridge Ct. proposal for a group home currently going through the development review process. I've saved this in our files so if the project goes to the Planning and Zoning Commission for a hearing, your comment can be reviewed by the Board prior to their decision.

Let me know if you have any additional questions for me.

Thanks!

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Andrea Rogers <andreavrogers@gmail.com>
Sent: Friday, September 3, 2021 12:48 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] 636 Castle Ridge Court

To whom it may concern,
My name is Andrea Rogers and I am an owner in Miramont subdivision. It has come to my attention that 636 Castle Ridge Court is seeking "reasonable accommodation" for Peacock Assisted Living LLC.

As a resident owner in the neighborhood I am opposed to this business operating in our small neighborhood. Our neighborhood is not set-up for commercial businesses. In addition, this would cause additional traffic to our neighborhood puting children and families in danger. In addition, this will cause a tremendous amount of noise to our neighborhood. With 16 residents and the likelihood of nightly Emergency and Fire visits this would greatly impact the sleep of surrounding neighbors. According to Sleep Guidelines by the Sleep Foundation (https://www.sleepfoundation.org/sleep-guidelines-covid-19-isolation) they say this about the importance of sleep in today's times, "Sleep is ***critical*** to physical health and effective functioning of the immune system. It's also a key promoter of emotional wellness and mental health, helping to beat back stress, depression, and anxiety."

Lastly, this operation will jeopardize the property value of the entire community making this property an "Institution" not a "Residence". I see this request by Peacock Assisted Living LLC as an individual trying to "skirt" the system. We cannot allow this to happen. Fort Collins has long been a community of safe and well cared for ***residential*** neighborhoods. This property will no longer be

operating as a single residence and will jeopardize the safety, wellbeing and financial livelihood of the entire community and should not be allowed to further it's plans in expanding it's resident capacity to operate on a commercial basis.

For these reasons amongst other concerns not mentioned for the sake of valuing your time, I hope that the Planning and Zoning Commission will not approve the request of Peacock Assisted Living. Thank you for your careful examination in this matter.

Sincerely,

Andrea V. Rogers

720-299-5133

From: Development Review Comments
To: Kurt Johnson
Subject: RE: [EXTERNAL] 636 Castle Ridge Ct Project
Date: Tuesday, April 20, 2021 8:49:00 AM

Hi Kurt,
Just reaching out to confirm that this has been received and will be saved in our project files. Thanks for providing this thoughtful and detailed argument, and for continuing to participate in the development review process!

Best,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Kurt Johnson <kejlbj@yahoo.com>
Sent: Thursday, April 15, 2021 7:54 PM
To: Development Review Comments <devreviewcomments@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>; Noah Beals <nbeals@fcgov.com>
Subject: [EXTERNAL] 636 Castle Ridge Ct Project

In response to the neighborhood meeting, and to the request for accommodation to 16 residents, the developers exposed themselves to be significantly challenged in running a business. There were continuous contradictions regarding what a memory care facility needs to accommodate the residents. They claim this to be a "unique" property, however the plans for 16 residents barely meet the minimum standards per Colorado Code for minimum bedroom space and bathroom access for memory care. This therefore becomes at best on par and likely below the care level offered by larger facilities in Fort Collins. The motivation is clearly profit driven.

The property is priced well above market (evidenced by recent sales and that the tax assessed rate was the lowest in the Castle Ridge subdivision), and despite what has been said, the renovation costs are far more significant for 16 persons than for 8 or less. At 8 or less, an example is both garages need not be renovated, leaving one for parking, and allowing for the property to revert back to a home (less bedrooms) far more easily. They said they need 16 because with a staff of 3 if one is bathing that leaves 2 for the rest - a ratio then of 7.5:1, and that "8 doesn't work". Using this argument, at 8 with a staff of 2, that leaves a ratio of 7:1 (better than 16 when one occupied) - the argument for 16 is based on pure additional profit. Their math is faulty.

In addition to falsely stating there were no objections (and not admitting to such) to the project at the preliminary review, they continue to claim that they will limit visitations. Per Colorado Code of Regulations for Assisted Living (CCR 1011-1 Chapter 7, http://havenseniorliving.org/wp-content/uploads/2018/12/State-Rules-for-Assisted-Living-facilities.pdf) – section 13.1, A4 under residents rights indicate a “right to have visitors at any time”. They claim there will be no shots, "not even diabetics" - what cases are they citing? An example of a group home taking diabetics can be seen at Colorado Assisted Living Homes (Colorado Assisted Living Facilities - Colorado Assisted Living, LLC), is this not discriminatory in itself? Hospice (which plans to be allowed) nurses ensure end of life with

dignity and less pain, which will include schedule 1 medications near/at death. Hospice also includes frequent visitations including general care (bathing, interaction, etc), adds a significant increase in activity. In addition, there will be other supportive caregivers either privately or publicly provided.

We have personal experience as we have had parents with both Alzheimer's/Parkinsons/Type 1 diabetes and severe dementia case. This is in fact a sad and very intensive challenging end of life. A memory care facility is different from general assisted living, as the patients are closer to end of life. The required security for memory care is a "lock" in environment where the resident cannot leave unaccompanied. Therefore it requires possibly solid fencing which is not allowed per our CC&Rs. The house is on the minimal lot line on the north lot line and is elevated with a retaining wall, therefore not allowing for any emergency egress, or screening with landscaping.

Egress for emergency vehicles need to go to the patio interior, again at 8 or less this can be accomplished. Also note there is no egress at the back of the property facing the ditch as this crosses property lines and ditch property.

Turning the front yard into a parking lot (or "driveway") eliminating the rest of the landscaping is a non-starter for the CCRs. The street is private and simply can't handle the added parking. The traffic study, if patterns continue, will be dramatically understated - it is important that all the considerations that are being raised from the neighbors are factored in to produce a REALISTIC traffic study, and its effect on a substandard road which the city confirmed in 2016 and has the appropriate documents proving it.

Significant challenges exist in a project for 8 residents, consistent with city precedent. A project for 16 residents produces a non-conforming property in an R1 zone.

Regards,

Kurt and Laurie Johnson
612 Castle Ridge Ct

From: Spencer M. Smith
To: Marc Virata; Kai Kleer; Steve Gilchrist
Subject: RE: [EXTERNAL] 636 Group Home - Outside issues with Jan. 22 applicant comments
Date: Tuesday, February 01, 2022 11:14:44 AM

I had forgotten to bring this up yesterday when we were chatting about the project. I wasn't sure how we want to coordinate a response to the citizen concerns.

I can provide my thoughts on the Traffic related ones.

Kai, do you think we should run this all through you or Alyssa?

From: Marc Virata <MVIRATA@fcgov.com>
Sent: Tuesday, February 1, 2022 8:59 AM
To: Kai Kleer <kkleer@fcgov.com>; Steve Gilchrist <sgilchrist@fcgov.com>
Cc: Spencer M. Smith <smsmith@fcgov.com>
Subject: RE: [EXTERNAL] 636 Group Home - Outside issues with Jan. 22 applicant comments

Replying internally, and my apologies if this was discussed at T-Coord yesterday, I had a conflict with another meeting. In looking at Laurie's email and in case we discuss this morning for coordination, I would offer this response:

The sidewalk is located within Tract B of the Castle Ridge at Miramont P.U.D. This would have underlying ownership of the sidewalk along with the street being that of the HOA as a common ownership area. Presumably there are covenants that would address maintenance responsibilities of the sidewalk that would typically be assigned to the abutting individual lot owners for their frontage along the sidewalk. The City would not typically have covenant information established with the development to confirm these responsibilities and believe that the HOA would be in a better position to confirm this.

Thanks!
Marc

ENGINEERING – Marc Virata

Question???: Since private road, please explain the sidewalk ownership and responsibility so it is clear for the Castle Ridge residents and Miramont PUD. Thanks.

From: Laurie Johnson <lbjmom@comcast.net>
Sent: Sunday, January 30, 2022 5:17 PM
To: Kai Kleer <kkleer@fcgov.com>; Marc Virata <MVIRATA@fcgov.com>; Steve Gilchrist <sgilchrist@fcgov.com>
Subject: [EXTERNAL] 636 Group Home - Outside issues with Jan. 22 applicant comments

Hi attached are items which Kurt and I have reviewed and would appreciate your review and comments back. Also, there are various items which need cleared up on site, utility, and landscaping plans.

We look forward to your comments/concerns back to us.

Kurt and Laurie Johnson
612 Castle Ridge Court owners

From:	Kelly DiMartino
To:	KEN PATRICK; City Leaders; Kai Kleer; Alyssa Stephens; Kurt Johnson; Lawrence Mauch & Karen Kotecki; Troy Tafoya; Jesus Martin; Steve Chacho; Doug Salter
Cc:	SAR Admin Team
Subject:	RE: [EXTERNAL] Castle Ridge proposed project
Date:	Friday, January 07, 2022 9:43:25 AM
Attachments:	image001.png

Hello Tracey Stefanon and Ken Patrick,

Thank you for your email and request.

Your request is being processed as a Service Area Request and is being sent to the appropriate department. You'll be hearing from staff within five business days with an update on the request.

I appreciate you reaching out,

Kelly

Kelly DiMartino
Interim City Manager
City of Fort Collins, CO
970.416.2028 office
970.217.3293 cell

City of Fort Collins

From: KEN PATRICK <traceyken@comcast.net>
Sent: Thursday, January 06, 2022 8:48 PM
To: City Leaders <CityLeaders@fcgov.com>; Kai Kleer <kkleer@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>; Kurt Johnson <kjlbj@yahoo.com>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Troy Tafoya <troyt@pds-co.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Steve Chacho <schacho@aol.com>; Doug Salter <doug.salter@woodward.com>
Subject: [EXTERNAL] Castle Ridge proposed project

Hello all,

This email is in response to the recent documents submitted for the Castle Ridge Group Home proposal. My family and I live in the home next door to this proposed project.

In review of the updated documents, they do not appear to include PFA comments regarding the proposed fire lane. The comment is that this has been "resolved". Please provide further information on how this is "resolved" as I do not see any documents with updated information. The last documentation from PFA noted that nearly the entire street on our side would need to be marked and zoned as a fire lane. If there has been an update or change in PFA response then we would appreciate access to the PFA response to review.

Additional comments on documents reviewed:

Comment 3: This is in regard to privacy measures on our side of the home. Applicants noted they would place a 72" trellis screen" in front of the bay window.

RESPONSE: There are actually two large bay windows and two room windows that directly face our property in the front. It is unclear if the trellis screen would be over both bay windows and no comment on screening of other windows. I request you receive clarification. We would appreciate the applicants provide other solutions in addition to trellis as well as a better conceptualization of what this would actually look like from our vantage point. The trellis does not appear to be consistent with the esthetics of the neighborhood. In addition, applicant notes "significant tree and plant material exists in southern neighbor's property that currently provides screening". This statement is incorrect. The tree and plant material does not provide screening of bay windows noted above nor does it provide screening along a significant portion along the property line in the backyard. The applicants state that "waterlines make planting along a portion of the house unfeasible". This does not include the privacy in the backyard area. The prior owners had plantings and a large tree in the area directly across the fence area in the applicants backyard. The tree and bushes have been removed prior to purchase of the home. It appears that the applicants should be able to provide tree and plant material on their side of the fence for screening.

Finally, the proposed wrought iron fence appears to be slated and therefore would not provide much in the way of screening or privacy nor, as far as I understand it, is it within HOA regulations.

Please see attached photos for details.

Comment 8: This is in regards to trash. Applicant states laundry would be managed on site and medical waste as "pill bottles".

RESPONSE: It would seem unusual that there would not be more medical waste or biohazardous waste for a proposed memory care facility potentially serving 16 residents. Please request clarification from applicants.

Comment 14: This is in regards to traffic. The applicants do not appear to have responded entirely to the question regarding traffic. The request was to "really describe each individual element of traffic, i.e. deliveries, trash, employee, mail, etc.)".

RESPONSE: The amount of traffic and employees needed to run a facility such as this with a possible 16 residents appears to be grossly underrepresented or underestimated by the applicants. The number of staff noted is the state minimum for ratio of caregiver to resident. The applicants also discuss only 3 staff members per shift during the day. Again, this is the minimum required by the state for caregivers. The caregiver to staff ratio is designed for the caring of the residents and not facility tasks. Caregivers at similar facilities are not likely to also provide all food prep and cooking, food delivery, dishes, bed changes, laundry, housecleaning, yard maintenance, facility maintenance, etc.

Additional services performed at similar facilities who care for memory care residents include items such as pharmacy delivery, medication administration by certified personnel, oxygen and other durable medical equipment delivery and maintenance, occupational therapy, physical therapy, exercise class, activities or performances, etc. There is no comment or estimate to the amount of traffic and parking anticipated from such services. One of the applicants stated that she is a therapist by training and worked in several facilities who cared for similar residents. Do the applicants assume that none of their residents will need such services or activities? The residents will need continued medical care, dental care, eye/vision care, hearing care, etc. Will providers be coming on site or will the residents be transported to these appointments? What about religious services or visits? What about resident outings or use of services in the community?

According to the Colorado Compendium of Residential Care and Assisted Living Regulations and Policy: 2015 Edition, “Facilities must provide protective oversight and a physically safe and sanitary environment; personal services (i.e., assistance with activities of daily living, instrumental activities of daily living, individualized social supervision, and transportation); and social and recreational services, both within the facility and in the local community, based on residents’ interests”.

The applicants state they will limit visitation, however, per Colorado Code of Regulations for Assisted Living (CCR 1011-1 Chapter 7, http://havenseniorliving.org/wp-content/uploads/2018/12/State-Rules-for-Assisted-Living-facilities.pdf) – section 13.1, A4 under residents rights indicate a “right to have visitors at any time”. The applicants have noted that they will take residents who are on hospice care. Hospice patient visitation cannot be restricted. With the potential for 16 residents, some at the end of life, there is likely to be higher traffic levels and parking needs for visitation.

Traffic and parking for the additional services, visitation and for the complete operation of the facility need to be taken into consideration. The solution of carpooling, public transit (closest bus stop is nearly a mile away) and bike ridership does not appear to be a realistic solution for not only staff and visitors but for other traffic such as deliveries that may need closer parking. This neighborhood has only one entrance and exit point with a 3 court area with limited on street parking given driveways.

REQUEST: We request that the applicants provide a full and detailed traffic and parking description and that the planning and zoning department make assessment on accuracy when in comparison to similar facilities. Such an increase in traffic and parking in this neighborhood would substantially alter the nature, character and possibly the safety of the neighborhood. With such increase in business and visitation traffic and parking within the residential neighborhood there is a high likelihood that there would be parking on both sides of the narrow street thus likely impeding emergency response vehicles maneuvering. At current residential levels this is not an issue.

Finally, as previously submitted, we are opposed to the determination of reasonable accommodation for 16 residents in a residential area due to significantly increased impact from a traffic, parking and safety as well as substantially changing the nature and character of the neighborhood.

Thank you for your time and consideration. Again, please see attachments for pictures of areas needing screening.

Please contact me if you have any questions or need further information.

Kindest regards,

Tracey Stefanon and Ken Patrick
642 Castle Ridge Ct.
Traceyken@comcast.net

From:	Kai Kleer
To:	Laurie Johnson
Subject:	RE: [EXTERNAL] Comments from Johnsons, Kurt and Laurie on the December 8, 2021, 636 Group Home proposal
Date:	Tuesday, January 18, 2022 10:49:00 AM
Attachments:	Group home ROUND 3 Jan 2021 (002).docx CASTLE RIDGE GROUP HOME - PDP210012 - SUBMITTAL DOCUMENTS - ROUND 2 - UTILI_FCLWD.pdf

Hello Laurie,

Hope you had a great holiday weekend and thanks for your patience. Please see the attached word document and PDF with respect to your comments/questions.

Best,

. . . . . .

KAI KLEER, AICP
970-416-4284
City Planner
City of Fort Collins

From: Laurie Johnson <lbjmom@comcast.net>
Sent: Friday, January 14, 2022 1:41 PM
To: Kai Kleer <kkleer@fcgov.com>
Cc: 'Kurt Johnson' <kejlbj@yahoo.com>
Subject: [EXTERNAL] Comments from Johnsons, Kurt and Laurie on the December 8, 2021, 636 Group Home proposal

Hello Kai

Here are Kurt and my comments on the latest group home applicant responses to the city on 12-8-21.

This is from us, not me as an ACC lead. There is so much more we could add, but it has been said before. We look forward to your responses. Kurt does have the PFA letter; he had to do a FOIA. Once we respond to the fire marshal, we shall copy you too. We want all our comments on public record. Can you have this uploaded into the appropriate files?

I have attached quite a few pictures which show the property with no blooming bushes. It shows some we just took with snow which really allows you to see where there is no shielding/screening. The rear ones were taken across the Mail Creek Ditch.

They did add cameras in the front but they did not put them where they said they were going to be. We are very skeptical that they will follow rules or do what they said they would do.

As stated, look forward to your responses. Note, we have not seen the water district persons comments. Can those be uploaded too?

Take care,

Kurt and Laurie Johnson
612 Castle Ridge Court

From: Development Review Comments
To: BETH WILLIAMS
Subject: RE: [EXTERNAL] Comments on Proposed Memory Care Facility at 636 Castle Ridge Ct.
Date: Monday, April 19, 2021 1:21:09 PM

From: BETH WILLIAMS <bethawilliams@comcast.net>
Sent: Monday, April 12, 2021 7:25 PM
To: Development Review Comments <devreviewcomments@fcgov.com>; Kai Kleer <kkleer@fcgov.com>; jpignitaro@fcgov.com; City Leaders <CityLeaders@fcgov.com>
Cc: debbiegraff@gmail.com; tomjgraff@gmail.com; mimidreid@gmail.com; denjmurphy@aol.com; deborahsul@aol.com; rosenberg.2@hotmail.com; cliffmoore80525@gmail.com; srsunde@aol.com; artarama@comcast.net; traceyken@comcast.net; troyt@pds-co.com; sashagwoodward25@gmail.com; lbjmom@comcast.net
Subject: [EXTERNAL] Comments on Proposed Memory Care Facility at 636 Castle Ridge Ct.

Dear Alyssa,

Having first-hand, recent knowledge of the challenges of caring for my elderly parents and careful observation of group home facilities for our seniors, I can only conclude that the people proposing the zoning change for the residential house in Castle Ridge are at a minimum disingenuous in their promise of little or no impact to the neighborhood, or that they plan on operating a grossly negligent facility .

Memory Care patients are the oldest and most feeble of our elderly population. They need constant monitoring, help with basic activities of daily living including dressing, grooming, bathing, administering medication, meal prep and even help with eating. The excellent facilities I have been to in Fort Collins offer all these services along with cleaning and laundry services, exercise classes, activities, physical therapy, transportation to and from medical appointments, and even visiting hair stylists so the seniors do not have to leave the building for a hair cut or nail trim. To say the least, the support staff for these facilities are numerous and specialized.

Let us really think about what it would take to care for 16 elderly, memory impaired people. As a reference, it would be like having 16 children aged 3 - 7 years old. There are staff members who clean the bedrooms and bathrooms, change the sheets, do the laundry including each resident's personal clothing; take care of the common area rooms, hallways, and maintain the outdoor areas. These tasks are done on a daily to weekly basis and would at minimum require 2-3 people. There are staff members who help the resident with dressing, bathing, brushing their teeth; medically trained nurses monitor the health of the residents with weight, blood pressure, and once, twice, or three times daily dispensing of medication, physical therapy for injuries or effects of strokes or the diminishing brain function due to Alzheimer's disease, at a bare bones minimum of 2-3 personnel; there are true angels working with the elderly

on activities including social gatherings, sing-alongs, exercise classes, hand crafts, and outings; 1-2 people. The staff necessary to prepare and serve three nutritious meals each day for a facility of this type would require at least 2-3 hard working kitchen staff and at least one food delivery per day. Of course, seeing as this would be a for-profit facility, there is always a director handling the prospective tenant tours, family and social services concerns, reception for all the deliveries, and administrative staff which may occur on-site or off, but with hopefully frequent oversite at the location According to the proposal, the daily staff load for this facility is 3 people. That is simply ludicrous if any standard of care is to be maintained for 16 memory impaired patients, and it is truly frightening that any person would think that would be sufficient for our beloved parents and grandparents at the end of their lives.

A true medical emergency would be handled by a call to emergency services, and given the advanced age and delicate health of the population, we can expect ambulance and fire emergency personnel to arrive at any hour of the day or night at least a couple times a month, and possibly more often. The narrow street and tight cul-de-sac at this location has been addressed by other objectors, but this kind of disruption in a residential neighborhood cannot be taken lightly.

One last and profoundly serious concern is the heartbreaking effects on the personality of the Alzheimer's patient. It is not unusual for these people to have periods of great anxiety, fear, and lashing out. This includes screaming, crying, calling out for loved ones, and physical aggressiveness. Often these patients are compelled to wander, and even plan devious escapes from their facility. It is terribly sad, and I will be forever grateful for the top-notch memory care facilities already available in Fort Collins who take such kind and loving care of our most vulnerable elderly citizens.

Thank you for your thoughtful consideration.

Beth Williams
5301 Highcastle Ct.
Fort Collins, CO 80525

From: Development Review Comments
To: Don Huss
Bcc: Kai Kleer
Subject: RE: [EXTERNAL] Group home at 636 Castle Ridge Ct. Ft Collins 80525
Date: Wednesday, April 7, 2021 9:43:00 AM

Hi Don,
Thank you so much for reaching out and sharing your concerns. It is always helpful for residents to highlight important issues like traffic, parking, and safety for our staff prior to the project entering the official review project.

Were you able to attend the neighborhood meeting on Monday? If not, I'm happy to share the link so you can see the conversation between applicants and neighbors. It hit on many of the points you shared below.

I'll be sure to save this email so it can be shared with decision-makers if the project moves forward to hearing. Our Planning and Zoning Board is made up of community volunteers, and always appreciates hearing from residents about their thoughts and concerns on projects.

Please don't hesitate to reach out to me with any additional questions or comments.

Best,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Don Huss <dhuss@verinet.com>
Sent: Monday, April 5, 2021 1:10 PM
To: Kai Kleer <kkleer@fcgov.com>
Cc: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Group home at 636 Castle Ridge Ct. Ft Collins 80525

This is a residential neighborhood and is zoned as such.
There is no business zoning within several thousand yards
Of the proposed business. There is no place for ample parking
In the neighborhood. The business would require 8 to 12 spaces
And there is no room for that many spaces.

Traffic is a major problem as we have a grade school a block
From the proposed business at 636 Castle Ridge Ct. We have
Children being dropped off and picked up less than a block from
This proposed business. We have a lot of traffic up and down

Highcastle as it is, with houses and apartments to our south.
People use Highcastle as a short-cut to shopping on Harmony Road.
The next thing they will want to do is put a stop light at Castle Ridge Ct
And Highcastle.

Last, other than devaluing our neighborhood, it would be dangerous
For residents of this home because of all of the activity in the area.
We live on Highcastle and love our neighborhood. Because of the added
Employees and visitors to group home, this will add a huge burden on
The neighborhood.

Sent from Mail for Windows 10

From: Development Review Comments
To: Lisa Whittington
Subject: RE: [EXTERNAL] Re the Castle Ridge Group Home – PDP210012
Date: Monday, September 13, 2021 1:43:00 PM

Hi Lisa,
Thank you so much for reaching out and providing comment on the Castle Ridge Ct. proposal. Your comment has been saved so it can be provided to the Planning and Zoning Commission prior to any hearing on the item.

Please don't hesitate to reach out if you have questions for me about the project or process.

Thanks!

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Lisa Whittington <lisawhittington28@gmail.com>
Sent: Sunday, September 5, 2021 3:45 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Cc: eric.shenk@gmail.com; peacockassistedliving@gmail.com; Brandy Bethurem Harras <BBethuremHarras@fcgov.com>; stephanie@ripleydesigninc.com
Subject: [EXTERNAL] Re the Castle Ridge Group Home – PDP210012

DATE:
September 5, 2021
TO:
Fort Collins Development Review, @Development Review Comments
devreviewcomments@fcgov.com
cc to:
Brandy Harras, City of Fort Collins Development Review Coordinator
BBethuremHarras@fcgov.com
cc to:
Eric Shenk, *ceric.shenk@gmail.com*
Xioma Diaz, *peacockassistedliving@gmail.com*
cc to:
Stephanie Hansen, *stephanie@ripleydesigninc.com*
FROM:
Lisa Whittington, *lisawhittington28@gmail.com*
RE:
Castle Ridge Group Home – PDP210012

Dear Fort Collins Development Review, and to whom it may concern:

I am writing this letter in support of the Castle Ridge Group Home project and wish to express my

personal opinions based on my experiences touring the home and also on my experiences helping a family member live with disabilities. I'd also like to note that I have a degree in Urban Studies & Planning from UCSD.

1. My undergraduate degree and my research.
My degree's thesis focused specifically on how communities can better provide accommodations for people living with age-related infirmities and intellectual disabilities. My understanding of the Castle Ridge Group Home is that it appears to be in line with my undergraduate research, which showed that people requiring help exist on a spectrum of needs and they do best when they are involved with the design and functioning of their own home environments such that that those environments meet their specific needs as they understand them within the framework of legal and institutional safety and health regulations of the community.

a. Specifically, my research revealed that people who need to live in congregate settings for support overwhelmingly prefer to live in their own rooms without roommates, and further, they prefer to have control over their own lighting and environmental controls, including doors to the rooms over which they have some measure of control and input. My understanding of the Castle Ridge Group Home is that the home will provide accommodations for 1 person per room, which is ideally suited for meeting the specific needs of that 1 person's specific level of limitations, with accompanying necessary monitoring by staff for safety and health purposes. A room of one's own for each person living with a limitation or disability provides a safe haven, which research shows supports thriving and growing to the best of that person's ability.

b. The layout also means that residents' private doors open only to the inside of the house and not the outside, which adds an extra layer of security and protection for all stakeholders. My research showed that residents of group homes overwhelmingly preferred that their doors lead to the inside of the house.

c. The Castle Ridge Group Home's layout is further conducive to supporting multiple levels of needs within a framework of safety for residents' specific limitations as well as minimizing disturbance to the neighborhood surroundings. For instance, I feel the home offers a secluded, private, completely enclosed courtyard that allows the safe social interaction that residents need to enjoy fresh air and sunshine securely with close monitoring by the on-site staff, who as I understand it will be present in abundant staff-patient ratios.

2. My personal experience.
I speak of these issues from a perspective of personal experience. I strongly feel this home meets a need and not a want in the community. My mother lived with a spinal cord disorder most of her adult life, and my father was her primary caretaker. After he died, she wanted to live as independently as possible and therefore turned down offers to live with me and my sister, so we spent months looking for a group-home situation that would allow her to live out her days in safety and independence as she wished. But such a home did not exist in our community. My mother ended up deciding to live in an impersonal, corporate-owned retirement-apartment community that did not fully meet her needs because that was all that was available to her at the time. The Castle Ridge Home, on the other hand, would clearly have been able to meet her needs had it been available to us.

I wish the Castle Ridge Home had been an option for my family. We would have jumped on it and I believe my mother would have thrived in it and lived out her days peacefully in its comfort and safety, and I feel it would have been of great benefit not only to her but also to our entire family and our surrounding community.

Thank you for your consideration.

Respectfully submitted,
Lisa Whittington
lisawhittington28@gmail.com

From: Alyssa Stephens
To: KEN PATRICK
Cc: Kai Kleer
Subject: RE: [EXTERNAL] Re: Castle Ridge Ct. traffic
Date: Wednesday, December 08, 2021 9:57:01 AM
Attachments: Operational PLan_Castle Ridge_ PDP Rnd2.docx

Hi Tracy,
Apologies for the delay in getting back to you. We did receive a brief "operational plan" in response to staff's request, which I've attached here. In their most recent comments, Kai requested some additional information on that operational plan, and suggested some conditions of approval (which would be taken to P&Z for consideration). Here's the text of that comment:

Regarding the Operation Plan, staff would only consider the operation of the facility under its full occupancy and not a staged approach. The operational plan should really describe each individual element of traffic (e.g., deliveries, trash, employee 1, 2, 3, mail, etc...). I've asked Traffic Engineering to provide you with an example that would be appropriate.

From the initial review of the Operational Plan staff will be recommending the following conditions:

"Visiting hours shall be limited from 9AM to 6PM, 7-days a week"
"Visitation shall be scheduled in a way that limits the impacts to on-street parking and staggers traffic in and out of the neighborhood."
"In an effort to mitigate overlap in the need for staff parking during shift changes, the group home shall provide monetary incentives to encourage: 1) last mile carpooling from Fossil Creek Park; 2) public transit 3) bicycle ridership"
"Supply, food, and medication delivery shall be limited to certain times of day that do not overlap employee shift changes and should be limited to 9-6PM, 7-days a week"

We realize that these will require some tweaking based on how the Operation Plan is updated, however, once finalized we will ask that the notes be added to the site plan.

I will continue to make sure that I notify folks when new documents are submitted from the applicants. We are expecting to see some new documents on this soon.

Let me know what other questions you have!

Best,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: KEN PATRICK <traceyken@comcast.net>

Sent: Thursday, December 2, 2021 6:03 PM
To: Kai Kleer <kkleer@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>
Subject: [EXTERNAL] Re: Castle Ridge Ct. traffic

Hello Kai and Alyssa,

Please see email below. I am sending again in case you missed it. Please confirm receipt. I understand it may take some time to find an answer, but want to be sure it is received.

In addition to email below, can you please send a link to the land use code that specifies how many parking spaces are required for assisted living, resident care, etc. facilities. I am able to pull up in other municipalities but am having trouble navigating FC code.

Thank you in advance for your time.

Tracey Stefanon

On 12/01/2021 10:18 AM KEN PATRICK <traceyken@comcast.net> wrote:

> Hello Kai and Alyssa,
>
> I live in the home right next door to the proposed business on Castle Ridge Ct. I noted in prior documents that there was a request from the proposed business owners to send information to the P&Z about estimated traffic/visits to the business for services to the residents/patients including things such as physical therapy, occupational therapy, etc. (to also include, in my opinion, and not limited to speech therapy, wound care, pharmacy, medical waste, oxygen, food deliveries, counseling, etc.). Have you received any response from the proposed business owners that the neighbors can review? Will you be forwarding any and all responses to the neighbors that you receive from the proposed business owners so we can access and review prior to P&Z?
>
> Please accept this a formal request to notify myself and other neighbors of any documents received from the proposed business owners with attachment of response and/or link to documents. Alyssa, I know you previously sent a link where all documents can be found but I am requesting notification on any updated documents.
>
> Thank you in advance for your time.
>
> Tracey Stefanon

From:	Kai Kleer
To:	KEN PATRICK
Cc:	Alyssa Stephens; Kurt Johnson; Lawrence Mauch & Karen Kotecki; Troy Tafoya; Jesus Martin; Steve Chacho; Doug Salter
Subject:	RE: [EXTERNAL] RE: Castle Ridge proposed project
Date:	Wednesday, January 26, 2022 9:01:00 AM
Attachments:	Comment-responses_Castle Ridge_PDP_Rd4.zip

Hello Tracey and Ken,

They have submitted a response, though, I haven't had a chance to review it yet (our review deadline is February 1). I've attached the contents of their resubmittal package if it's helpful.

With respect to your question about what therapeutic means in their reasonable accommodation request, I did look to see if there were any specific state definitions for this and there were not. I dug into what therapeutic memory care means and generally found that it was defined as services provided by a licensed or certified memory care nurse or specialist that include:

- Art therapy
- Music therapy
- Pet therapy
- Aromatherapy
- Sensory stimulation
- Light therapy

Hopefully this helps and let me know if you have any questions about the material attached. I should have my review done by Monday next week.

Best,

. . . . . .

KAI KLEER, AICP
City Planner
City of Fort Collins

From: KEN PATRICK <traceyken@comcast.net>
Sent: Monday, January 24, 2022 5:03 PM
To: Kai Kleer <kkleer@fcgov.com>
Cc: Alyssa Stephens <astephens@fcgov.com>; Kurt Johnson <kjlbj@yahoo.com>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Troy Tafoya <troyt@pds-co.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Steve Chacho <schacho@aol.com>; Doug Salter <doug.salter@woodward.com>
Subject: [EXTERNAL] RE: Castle Ridge proposed project

Hello Kai,

Hope all is well with you. I am checking in to see if the applicants have submitted any

response to questions both you and I posed noted in the letter I submitted to you and city leaders regarding traffic, parking, screening, etc.

In addition, has there been any explanation by the applicants of what they mean by "therapeutic" in their request for reasonable accommodation for the increased number of residents? I feel this is a significant issue as the word may be misconstrued or misinterpreted to imply that there is a medical or other care benefit that the residents receive by having 16 residents at the facility. As stated in my letter, the applicants are only meeting state minimum ratio for residents to staff with the staffing model. In the review process to the P&Z it should be clearly stated what the applicant is implying or stating with the use of the term "therapeutic" and what the benefit is to the residents.

I would be happy to send additional pictures if needed.

Thank you for your time.

Tracey Stefanon and Ken Patrick

On 01/12/2022 9:25 AM Kai Kleer <kkleer@fcgov.com> wrote:

Hello Tracey and Ken,

Thank you for the time you spent reviewing the Castle Ridge Group Home resubmittal and waiting on a response from me. Please see my responses to your comments below in green. City staff has a follow-up meeting with the applicant today in order to go over similar concerns.

Please feel free to reach out to me directly by calling 970-416-4284.

Sincerely,

Kai Kleer

From: KEN PATRICK <traceyken@comcast.net>
Sent: Thursday, January 06, 2022 8:48 PM
To: City Leaders <CityLeaders@fcgov.com>; Kai Kleer <kkleer@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>; Kurt Johnson <kjlbj@yahoo.com>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Troy Tafoya <troyt@pds-co.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Steve Chacho <schacho@aol.com>; Doug Salter <doug.salter@woodward.com>
Subject: [EXTERNAL] Castle Ridge proposed project

Hello all,

This email is in response to the recent documents submitted for the Castle

Ridge Group Home proposal. My family and I live in the home next door to this proposed project.

In review of the updated documents, they do not appear to include PFA comments regarding the proposed fire lane. The comment is that this has been "resolved". Please provide further information on how this is "resolved" as I do not see any documents with updated information. The last documentation from PFA noted that nearly the entire street on our side would need to be marked and zoned as a fire lane. If there has been an update or change in PFA response then we would appreciate access to the PFA response to review.

The status of the comment was changed to "resolved" to reflect the decision of the Chief Fire Marshal to withdraw the comment requiring the fire lane. Kurt Johnson has made a request to PFA for a release of the record, however, I'm unsure of where that request is within PFA's process. The best person to contact about it would be Sarah Carter, Assistant Fire Marshal – she can be contacted at 970-290-6764 or sarah.carter@poudre-fire.org.

Additional comments on documents reviewed:

Comment 3: This is in regard to privacy measures on our side of the home. Applicants noted they would place a 72" trellis screen" in front of the bay window.

RESPONSE: There are actually two large bay windows and two room windows that directly face our property in the front. It is unclear if the trellis screen would be over both bay windows and no comment on screening of other windows. I request you receive clarification. We would appreciate the applicants provide other solutions in addition to trellis as well as a better conceptualization of what this would actually look like from our vantage point. The trellis does not appear to be consistent with the esthetics of the neighborhood. In addition, applicant notes "significant tree and plant material exists in southern neighbor's property that currently provides screening". This statement is incorrect. The tree and plant material does not provide screening of bay windows noted above nor does it provide screening along a significant portion along the property line in the backyard. The applicants state that "waterlines make planting along a portion of the house unfeasible". This does not include the privacy in the backyard area. The prior owners had plantings and a large tree in the area directly across the fence area in the applicants backyard. The tree and bushes have been removed prior to purchase of the home. It appears that the applicants should be able to provide tree and plant material on their side of the fence for screening.

Great feedback on this topic. City staff has consistently made comments regarding this

that have gone unaddressed. We have a follow up meeting with the applicant to let them know that we will be recommending a condition to require additional landscape and screening elements on this and other sides of the property. My hope is that they respond with an update to their plan so that we do not have to craft a condition to address this. I'll mention you comments regarding the bay windows, trellis, lack of evergreen material, and back-yard landscaping. City staff comments largely align with what you've mentioned in your response.

Finally, the proposed wrought iron fence appears to be slated and therefore would not provide much in the way of screening or privacy nor, as far as I understand it, is it within HOA regulations.

Please see attached photos for details.

Staff is recommending the use of additional landscaping to provide screening because of the fence type.

Comment 8: This is in regards to trash. Applicant states laundry would be managed on site and medical waste as "pill bottles".

RESPONSE: It would seem unusual that there would not be more medical waste or biohazardous waste for a proposed memory care facility potentially serving 16 residents. Please request clarification from applicants.

Acknowledged. Staff has been pressing to get a full response on this.

Comment 14: This is in regards to traffic. The applicants do not appear to have responded entirely to the question regarding traffic. The request was to "really describe each individual element of traffic, i.e. deliveries, trash, employee, mail, etc.)".

RESPONSE: The amount of traffic and employees needed to run a facility such as this with a possible 16 residents appears to be grossly underrepresented or underestimated by the applicants. The number of staff noted is the state minimum for ratio of caregiver to resident. The applicants also discuss only 3 staff members per shift during the day. Again, this is the minimum required by the state for caregivers. The caregiver to staff ratio is designed for the caring of the residents and not facility tasks. Caregivers at similar facilities are not likely to also provide all food prep and cooking, food delivery, dishes, bed changes, laundry, housecleaning, yard maintenance, facility maintenance, etc.

Additional services performed at similar facilities who care for memory care residents include items such as pharmacy delivery, medication administration by certified personnel, oxygen and other durable medical

equipment delivery and maintenance, occupational therapy, physical therapy, exercise class, activities or performances, etc. There is no comment or estimate to the amount of traffic and parking anticipated from such services. One of the applicants stated that she is a therapist by training and worked in several facilities who cared for similar residents. Do the applicants assume that none of their residents will need such services or activities? The residents will need continued medical care, dental care, eye/vision care, hearing care, etc. Will providers be coming on site or will the residents be transported to these appointments? What about religious services or visits? What about resident outings or use of services in the community?

According to the Colorado Compendium of Residential Care and Assisted Living Regulations and Policy: 2015 Edition, "Facilities must provide protective oversight and a physically safe and sanitary environment; personal services (i.e., assistance with activities of daily living, instrumental activities of daily living, individualized social supervision, and transportation); and social and recreational services, both within the facility and in the local community, based on residents' interests".

The applicants state they will limit visitation, however, per Colorado Code of Regulations for Assisted Living (CCR 1011-1 Chapter 7, http://havenseniorliving.org/wp-content/uploads/2018/12/State-Rules-for-Assisted-Living-facilities.pdf) – section 13.1, A4 under residents rights indicate a "right to have visitors at any time". The applicants have noted that they will take residents who are on hospice care. Hospice patient visitation cannot be restricted. With the potential for 16 residents, some at the end of life, there is likely to be higher traffic levels and parking needs for visitation.

Traffic and parking for the additional services, visitation and for the complete operation of the facility need to be taken into consideration. The solution of carpooling, public transit (closest bus stop is nearly a mile away) and bike ridership does not appear to be a realistic solution for not only staff and visitors but for other traffic such as deliveries that may need closer parking. This neighborhood has only one entrance and exit point with a 3 court area with limited on street parking given driveways.

REQUEST: We request that the applicants provide a full and detailed traffic and parking description and that the planning and zoning department make assessment on accuracy when in comparison to similar facilities. Such an increase in traffic and parking in this neighborhood would substantially alter the nature, character and possibly the safety of the neighborhood. With such increase in business and visitation traffic and parking within the residential neighborhood there is a high likelihood that there would be parking on both sides of the narrow street thus likely impeding emergency response vehicles maneuvering. At current

residential levels this is not an issue.

Great comment, City planning and traffic staff fully agree. The response to our request for additional information has been largely insufficient. We have a follow-up meeting with the applicant to see why this has gone unaddressed. Stay tuned.

Finally, as previously submitted, we are opposed to the determination of reasonable accommodation for 16 residents in a residential area due to significantly increased impact from a traffic, parking and safety as well as substantially changing the nature and character of the neighborhood.

Thank you for your comment.

Thank you for your time and consideration. Again, please see attachments for pictures of areas needing screening.

Please contact me if you have any questions or need further information.

Kindest regards,

Tracey Stefanon and Ken Patrick
642 Castle Ridge Ct.
Traceyken@comcast.net

From: Kai Kleer
To: Greg Baustert
Subject: RE: [EXTERNAL] Re: Group Home Questions
Date: Thursday, February 03, 2022 4:40:00 PM

Greg,

I really appreciate your responses.

Best,

. . . . . .
KAI KLEER, AICP
City Planner
City of Fort Collins

From: Greg Baustert <greg@stjohnal.com>
Sent: Wednesday, February 02, 2022 2:14 PM
To: Kai Kleer <kkleer@fcgov.com>
Subject: [EXTERNAL] Re: Group Home Questions

- What are your busiest times of day? **Busiest time is usually weekday mornings.**
- Are there ever any shortages with on-site parking? Do you wish you had more or less? **Sometimes we run out of on-site parking but we have so much off-street parking that it is never an issue. We are in a unique situation because there is a middle school across the street and our northern neighbor's house faces Craig St.**
- Did you see any significant need to increase off-street parking as you went from 6-beds to 10-beds? **We have not filled the house with 10 residents yet. We went from 8 beds to 10 beds.**
- With services, do you think 6-beds vs 10-beds creates more visits from service providers? **More people will always create more visits but it is rarely an issue.**
- With the many services that are often needed with group homes (e.g., physician services, therapies, entertainment, haircuts, food delivery, housekeeping), are there peak times where everyone shows up at once, or is it pretty well spread out? **We do not let everyone show up at once, especially during Covid. We spread things out, I cannot speak for other locations.**
- Do you have an operational plan or protocol to manage visits or deliveries so that things do not become overwhelming for staff? **Like I said, we usually do not have more than 2 different family visitors. If more want to come we would spread out the visitation times.**

Greg Baustert
Seneca House Assisted Living
(970)795-8600
(970)682-6060 fax
www.SenecaRAL.com

On Tue, Feb 1, 2022 at 5:19 PM Kai Kleer <kkleer@fcgov.com> wrote:

Greg,

I really appreciate your time today and hope your wife gets well soon. Please let me know when a good time would be to chat some more. As mentioned, the project we are currently reviewing is called Castle Ridge Group Home where they are proposing a 16-resident group home. My questions are mainly just to see what your experience is with visitors, deliveries, employees, etc. Here is what I'd be interested to learn more about:

- What are your busiest times of day?
- Are there ever any shortages with on-site parking? Do you wish you had more or less?
- Did you see any significant need to increase off-street parking as you went from 6-beds to 10-beds?
- With services, do you think 6-beds vs 10-beds creates more visits from service providers?
- With the many services that are often needed with group homes (e.g., physician services, therapies, entertainment, haircuts, food delivery, housekeeping), are there peak times where everyone shows up at once, or is it pretty well spread out?
- Do you have an operational plan or protocol to manage visits or deliveries so that things do not become overwhelming for staff?

Please let me know when a good time to chat would be.

Sincerely,

. . . . . .

KAI KLEER, AICP
City Planner
Community Development & Neighborhood Services
City of Fort Collins
281 N College Ave
970-416-4284 office
kkleer@fcgov.com

Tell us about our service, we want to know!

From: Alyssa Stephens
To: TyNBen@gmail.com
Cc: Kai Kleer
Subject: RE: [EXTERNAL] Re: missing documents for Castle Ridge Group Home Project #PDP210012
Date: Thursday, December 02, 2021 2:30:33 PM

Hi Jonathan,
Unfortunately we don't have any of the financial documents on record. I checked in with the folks involved in the Reasonable Accommodation process, and they confirmed that the applicants showed them on-screen during a meeting, but did not submit a copy to us as part of their application. Sorry about that!

We do expect a new submittal on the development review side soon. I'll be sure to share information out with neighbors as it comes through!

Thanks,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: T & B & ... <tynben@gmail.com>
Sent: Wednesday, December 1, 2021 11:38 AM
To: Alyssa Stephens <astephens@fcgov.com>
Cc: Kai Kleer <kkleer@fcgov.com>
Subject: [EXTERNAL] Re: missing documents for Castle Ridge Group Home Project #PDP210012

Hi Alyssa, thanks for the documents and info. Is there an update on the financial supporting documents from the reasonable accommodation request?
Regards,
Jonathan

On Wed, Nov 17, 2021, 12:38 PM Alyssa Stephens <astephens@fcgov.com> wrote:

> Hi Jonathan,
> I'll have to check on the Reasonable Accommodation documentation—that is separate from the development review process, so those documents are handled a bit differently.
>
> In the meantime, I'm attaching the P&Z schedule referenced in the comment letter (which doesn't generally doesn't get uploaded into the folder) and the operational plan (which may be included under "supplemental documents").
>
> Let me know if there are other questions I can answer for you!

Thanks,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: T & B & ... <tynben@gmail.com>
Sent: Tuesday, November 16, 2021 12:30 PM
To: Kai Kleer <kkleer@fcgov.com>
Subject: [EXTERNAL] missing documents for Castle Ridge Group Home Project #PDP210012

Hi Kai,
I'm new to looking at these documents, so forgive me if I missed something. I cannot find these documents on the website under Castle Ridge Group Home Project #PDP210012 (https://records.fcgov.com/WebLink/Search.aspx?dbid=0&searchcommand={LF:Basic%20~=%20%22PDP210012%22,%20option=%22FNLT%22}%20&%20{LF:Name=%22*%22,%20Type=%22D%22}&cr=1):

1. The documentation referenced in Paul Sizemore's Reasonable Accommodation Decision Letter dated June 30, 2021, which he says supports the assertion that 16 residents are threshold for achieving financial viability.
2. The "P&Z schedule" referenced in 9/7/2021 Round 2 Response to Staff Review Comments page 3, 7/15/2021 comment #7 of Development Review Coordinator department.
3. The operational plan referenced in 9/7/2021 Round 2 Response to Staff Review Comments page 6, under the response to comment #1 of Traffic Operation department.

thanks,
Jonathan Dunaisky, nearby neighbor

From: Kai Kleer
To: KEN PATRICK
Subject: RE: [EXTERNAL] RE: RE: Castle Ridge proposed project
Date: Friday, January 28, 2022 11:27:00 AM

Hello Ken,

- Regarding the plant along the south fence line, it looks like the tallest plants (Dogwood) will be around 6' in height then then step down to 4' and 2' as you move more to the center of the back yard. The combination of all of these elements will provide a nice balance between screening and allowing sunlight to reach the neighboring garden.
- Regarding visitation, staff (traffic, engineering and planning) will discuss this next week – stay tuned.
- Regarding how therapeutic is defined by the applicant, I'll ask if they can be prepared to address this in their presentation to the planning and zoning commission. However, from a land-use perspective a residential group home is defined as a residence operated as a single dwelling, licensed by or operated by a governmental agency, or by an organization that is as equally qualified as a government agency and having a demonstrated capacity for oversight as determined by the Director, for the purpose of providing special care or rehabilitation due to homelessness, physical condition or illness, mental condition or illness, elderly age or social, behavioral or disciplinary problems, provided that authorized supervisory personnel are present on the premises. My understanding is that the reasonable accommodation is based on the proposal's qualification as a group home and that the occupants are a federally protected class - not the type of treatment model (e.g., alternative medicine, therapeutics) that is administered by the care-takers.

I'd be happy to chat more and hopefully I understood your questions accurately.

Best,

. . . . . .
KAI KLEER, AICP
City Planner
City of Fort Collins

From: KEN PATRICK <traceyken@comcast.net>
Sent: Thursday, January 27, 2022 3:02 PM
To: Kai Kleer <kkleer@fcgov.com>
Cc: Alyssa Stephens <astephens@fcgov.com>; Kurt Johnson <kjlbj@yahoo.com>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Troy Tafoya <troyt@pds-co.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Steve Chacho <schacho@aol.com>; Doug Salter <doug.salter@woodward.com>
Subject: [EXTERNAL] RE: RE: Castle Ridge proposed project

Thank you for the update Kai. A couple of questions as you review the documents:

1. How tall will the projected plantings in the back?

2. Visitation cannot be limited and the estimation of visits appears grossly underestimated or misrepresented. Can they provide a reference where they are getting the estimation of "1 visitor per resident per week and 1 hour visit"? This appears to be a guess and an underestimation. We request city personnel be verify the accuracy of the data presented by the applicants via objective measures, standards, and/or state codes.

In addition, I appreciate your research into "therapeutic" but, just to reiterate so I am conveying my question accurately, I feel it is appropriate and necessary for us not to make assumptions on the applicants intended meaning of the word. If the applicant is requesting accommodation based on a "therapeutic" model or basis then it should be clearly stated for all involved parties, decision making personnel and volunteers to understand what they mean by "therapeutic". It appears that it would be difficult to make a determination on accommodation for a condition that is not clearly understood or stated. We request that the applicant provide a clear description and statement of what they mean by "therapeutic" model and what benefit this is to the residents.

Thank you again for your time and we look forward to your review.

Kindest regards,
Tracey Stefanon and Ken Patrick

> On 01/26/2022 9:01 AM Kai Kleer <kkleer@fcgov.com> wrote:
>
> Hello Tracey and Ken,
>
> They have submitted a response, though, I haven't had a chance to review it yet (our review deadline is February 1). I've attached the contents of their resubmittal package if it's helpful.
>
> With respect to your question about what therapeutic means in their reasonable accommodation request, I did look to see if there were any specific state definitions for this and there were not. I dug into what therapeutic memory care means and generally found that it was defined as services provided by a licensed or certified memory care nurse or specialist that include:
>
> - Art therapy
> - Music therapy
> - Pet therapy
> - Aromatherapy
> - Sensory stimulation
> - Light therapy
>
> Hopefully this helps and let me know if you have any questions about the material attached. I should have my review done by Monday next week.

Best,

. . . . . .

KAI KLEER, AICP
City Planner
City of Fort Collins

From: KEN PATRICK <traceyken@comcast.net>
Sent: Monday, January 24, 2022 5:03 PM
To: Kai Kleer <kkleer@fcgov.com>
Cc: Alyssa Stephens <astephens@fcgov.com>; Kurt Johnson <kjlbj@yahoo.com>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Troy Tafoya <troyt@pds-co.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Steve Chacho <schacho@aol.com>; Doug Salter <doug.salter@woodward.com>
Subject: [EXTERNAL] RE: Castle Ridge proposed project

Hello Kai,

Hope all is well with you. I am checking in to see if the applicants have submitted any response to questions both you and I posed noted in the letter I submitted to you and city leaders regarding traffic, parking, screening, etc.

In addition, has there been any explanation by the applicants of what they mean by "therapeutic" in their request for reasonable accommodation for the increased number of residents? I feel this is a significant issue as the word may be misconstrued or misinterpreted to imply that there is a medical or other care benefit that the residents receive by having 16 residents at the facility. As stated in my letter, the applicants are only meeting state minimum ratio for residents to staff with the staffing model. In the review process to the P&Z it should be clearly stated what the applicant is implying or stating with the use of the term "therapeutic" and what the benefit is to the residents.

I would be happy to send additional pictures if needed.

Thank you for your time.

Tracey Stefanon and Ken Patrick

> On 01/12/2022 9:25 AM Kai Kleer <kkleer@fcgov.com> wrote:
>
> ---
>
> Hello Tracey and Ken,
>
> Thank you for the time you spent reviewing the Castle Ridge

Group Home resubmittal and waiting on a response from me. Please see my responses to your comments below in green. City staff has a follow-up meeting with the applicant today in order to go over similar concerns.

Please feel free to reach out to me directly by calling 970-416-4284.

Sincerely,

Kai Kleer

From: KEN PATRICK <traceyken@comcast.net>
Sent: Thursday, January 06, 2022 8:48 PM
To: City Leaders <CityLeaders@fcgov.com>; Kai Kleer <kkleer@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>; Kurt Johnson <kjlbj@yahoo.com>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Troy Tafoya <troyt@pds-co.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Steve Chacho <schacho@aol.com>; Doug Salter <doug.salter@woodward.com>
Subject: [EXTERNAL] Castle Ridge proposed project

Hello all,

This email is in response to the recent documents submitted for the Castle Ridge Group Home proposal. My family and I live in the home next door to this proposed project.

In review of the updated documents, they do not appear to include PFA comments regarding the proposed fire lane. The comment is that this has been "resolved". Please provide further information on how this is "resolved" as I do not see any documents with updated information. The last documentation from PFA noted that nearly the entire street on our side would need to be marked and zoned as a fire lane. If there has been an update or change in PFA response then we would appreciate access to the PFA response to review.

The status of the comment was changed to “resolved” to reflect the decision of the Chief Fire Marshal to withdraw the comment requiring the fire lane. Kurt Johnson has made a request to PFA for a release of the record, however, I’m unsure of where that request is within PFA’s process. The best person to contact about it would be Sarah Carter, Assistant Fire Marshal – she can be contacted at 970-290-6764 or sarah.carter@poudre-fire.org.

Additional comments on documents reviewed:

Comment 3: This is in regard to privacy measures on our side of the home. Applicants noted they would place a 72" trellis screen" in front of the bay window.

RESPONSE: There are actually two large bay windows and two room windows that directly face our property in the front. It is unclear if the trellis screen would be over both bay windows and no comment on screening of other windows. I request you receive clarification. We would appreciate the applicants provide other solutions in addition to trellis as well as a better conceptualization of what this would actually look like from our vantage point. The trellis does not appear to be consistent with the esthetics of the neighborhood. In addition, applicant notes "significant tree and plant material exists in southern neighbor's property that currently provides screening". This statement is incorrect. The tree and plant material does not provide screening of bay windows noted above nor does it provide screening along a significant portion along the property line in the backyard. The applicants state that "waterlines make planting along a portion of the house unfeasible". This does not include the privacy in the backyard area. The prior owners had plantings and a large tree in the area directly across the fence area in the applicants backyard. The tree and bushes have been removed prior to purchase of the home. It appears that the applicants should be able to provide tree and plant material on their side of the fence for screening.

Great feedback on this topic. City staff has consistently made comments regarding this that have gone unaddressed. We have a follow up meeting with the applicant to let them know that we will be recommending a condition to require additional landscape and screening elements on this and other sides of the property. My hope is that they respond with an update to their plan so that we do not have to craft a condition to address this. I'll mention you comments regarding the bay windows, trellis, lack of evergreen material, and back-yard landscaping. City staff comments largely align with what you've mentioned in your response.

Finally, the proposed wrought iron fence appears to be slated and therefore would not provide much in the way of screening or privacy nor, as far as I understand it, is it within HOA regulations.

Please see attached photos for details.

Staff is recommending the use of additional landscaping to provide screening because of the fence type.

Comment 8: This is in regards to trash. Applicant states laundry would be managed on site and medical waste as "pill bottles".

RESPONSE: It would seem unusual that there would not be more medical waste or biohazardous waste for a proposed memory care facility potentially serving 16 residents. Please request clarification from applicants.

Acknowledged. Staff has been pressing to get a full response on this.

Comment 14: This is in regards to traffic. The applicants do not appear to have responded entirely to the question regarding traffic. The request was to "really describe each individual element of traffic, i.e. deliveries, trash, employee, mail, etc.)".

RESPONSE: The amount of traffic and employees needed to run a facility such as this with a possible 16 residents appears to be grossly underrepresented or underestimated by the applicants. The number of staff noted is the state minimum for ratio of caregiver to resident. The applicants also discuss only 3 staff members per shift during the day. Again, this is the minimum required by the state for caregivers. The caregiver to staff ratio is designed for the caring of the residents and not facility tasks. Caregivers at similar facilities are not likely to also provide all food prep and cooking, food delivery, dishes, bed changes, laundry, housecleaning, yard maintenance, facility maintenance, etc.

Additional services performed at similar facilities who care for memory care residents include items such as pharmacy delivery, medication administration by certified personnel, oxygen and other durable medical equipment delivery and maintenance, occupational therapy, physical therapy, exercise class, activities or performances, etc. There is no comment or estimate to the amount of traffic and parking anticipated from such services. One of the applicants stated that she is a therapist by training and worked in several facilities who cared for similar residents. Do the applicants assume that none of their residents will need such services or activities? The residents will need continued medical care, dental care, eye/vision care, hearing care, etc. Will providers be coming on

site or will the residents be transported to these appointments? What about religious services or visits? What about resident outings or use of services in the community?

According to the Colorado Compendium of Residential Care and Assisted Living Regulations and Policy: 2015 Edition, "Facilities must provide protective oversight and a physically safe and sanitary environment; personal services (i.e., assistance with activities of daily living, instrumental activities of daily living, individualized social supervision, and transportation); and social and recreational services, both within the facility and in the local community, based on residents' interests".

The applicants state they will limit visitation, however, per Colorado Code of Regulations for Assisted Living (CCR 1011-1 Chapter 7, http://havenseniorliving.org/wp-content/uploads/2018/12/State-Rules-for-Assisted-Living-facilities.pdf) – section 13.1, A4 under residents rights indicate a "right to have visitors at any time". The applicants have noted that they will take residents who are on hospice care. Hospice patient visitation cannot be restricted. With the potential for 16 residents, some at the end of life, there is likely to be higher traffic levels and parking needs for visitation.

Traffic and parking for the additional services, visitation and for the complete operation of the facility need to be taken into consideration. The solution of carpooling, public transit (closest bus stop is nearly a mile away) and bike ridership does not appear to be a realistic solution for not only staff and visitors but for other traffic such as deliveries that may need closer parking. This neighborhood has only one entrance and exit point with a 3 court area with limited on street parking given driveways.

REQUEST: We request that the applicants provide a full and detailed traffic and parking description and that the planning and zoning department make assessment on accuracy when in comparison to similar facilities. Such an increase in traffic and parking in this neighborhood would substantially alter the nature, character and possibly the safety of the neighborhood. With such increase in business and visitation traffic and parking within the residential neighborhood there is a high likelihood that there would be parking on both sides of the narrow street thus likely impeding emergency response vehicles maneuvering. At current residential levels this is not an issue.

Great comment, City planning and traffic staff fully agree. The response to our request for additional information has been largely insufficient. We have a follow-up meeting with the applicant to see why this has gone unaddressed. Stay tuned.

Finally, as previously submitted, we are opposed to the determination of reasonable accommodation for 16 residents in a residential area due to significantly increased impact from a traffic, parking and safety as well as substantially changing the nature and character of the neighborhood.

Thank you for your comment.

Thank you for your time and consideration. Again, please see attachments for pictures of areas needing screening.

Please contact me if you have any questions or need further information.

Kindest regards,

Tracey Stefanon and Ken Patrick
642 Castle Ridge Ct.
Traceyken@comcast.net

From:	Alyssa Stephens
To:	Doug Salter; Kyle Stannert; KEN PATRICK; Lawrence Mauch & Karen Kotecki; Jesus Martin; Carrie Tafoya; Steve Sunderman; Steve Chacho; kdapw2015@gmail.com
Cc:	Kai Kleer; Caryn M. Champine; Paul S. Sizemore
Subject:	RE: [EXTERNAL] RE: RE: RE: RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps
Date:	Tuesday, January 04, 2022 3:47:53 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png

Hi Doug,
Your timing is impeccable! Staff just met today to discuss the most recent submittal. This project did not meet the deadline for the January hearing, but it is expected that they will meet the deadline for February. There is an unresolved issue related to screening that the applicant will need to address prior to hearing, but that is considered a "cleanup" item that would not require another full round of submittal/comment. The comment letter from staff to the applicants is still being finalized, but I'm happy to share it with you once it is complete.

Once you review the comment letter, I'm happy to work with you to route any additional comments or questions for either staff (for anything related to the requirements in the Land Use Code) or for the Planning & Zoning Commission (for anything related to approving or denying the application, or putting "conditions" on the project's approval). As I think I mentioned, the Planning & Zoning Commission will not receive any comments until the hearing has been scheduled and the packet created. They will not respond specifically to each individual written comment, but may reference comments in their discussion. Any comments that are given during the hearing (either over Zoom or in-person) will be noted, and the Commission will ask for responses from either City staff or the applicants.

I know there's been a lot of frustration and confusion around this process. I just want to reiterate that I am here as a resource to help you navigate the remainder of the project and prepare the hearing. Please let me know how I can be of assistance.

Best,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Doug Salter <Doug.Salter@woodward.com>
Sent: Tuesday, January 4, 2022 9:15 AM
To: Alyssa Stephens <astephens@fcgov.com>; Kyle Stannert <kstannert@fcgov.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve

Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>
Subject: RE: [EXTERNAL] RE: RE: RE: RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Hi Alyssa,

Happy New Year!

Could you tell us whether the applicants have submitted their materials by the December 27th due date?

Best Regards / Sincères salutations / Mit freundlichen Grüßen / Z poważaniem / Поздрави
Douglas W. Salter
Chief Technology Officer

Woodward Inc.
1081 Woodward Way, Fort Collins, CO 80524, USA
Phone +1 970-498-3391, Mobile +1 970-481-4382
doug.salter@woodward.com
www.woodward.com

From: Alyssa Stephens <astephens@fcgov.com>
Sent: Friday, November 19, 2021 5:21 PM
To: Doug Salter <Doug.Salter@woodward.com>; Kyle Stannert <kstannert@fcgov.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>
Subject: [EXTERNAL] RE: RE: RE: RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Hi Doug,
Apologies that it's taken me a few days to respond to this. I'm certainly glad to hear that you feel like you have a better grasp on the process! I've been reflecting a lot on your comment about feeling disenfranchised, and would like to take a few more days to put together some thoughtful ideas and responses for you and your neighborhood to what you shared below.

In the meantime, I'll confirm that this is a Type 2 application, and that we always commit to that two-week mailing period. I'll also share that it doesn't actually look like this project will be ready for

hearing in December. Applicant materials are due this coming Tuesday (Nov 23) for the December hearing, and we're not anticipating that they will make that deadline. That may give us some more time to have a deeper dialogue about some of the neighborhood comments that you've shared with us, including concerns about parking, additional trips from visitors, delivery drivers, and emergency vehicles, etc. If they were ready for the January hearing, their materials would be due December 27th, and those notices would go out on January 6th.

I look forward to continuing this conversation, and hope that you have an enjoyable weekend.

Best,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Doug Salter <Doug.Salter@woodward.com>
Sent: Sunday, November 14, 2021 8:18 PM
To: Alyssa Stephens <astephens@fcgov.com>; Kyle Stannert <kstannert@fcgov.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>; Julie Pignataro <jpignataro@fcgov.com>
Subject: RE: [EXTERNAL] RE: RE: RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Hi Alyssa,

A lot to unpack in there. I think we understand the process. We simply feel quite disenfranchised by it. We will discuss as a group submitting a shorter, clearer set of comments in hopes that they actually get the attention afforded the applicants. We will also attend and make comments at the review meeting, and reserve our rights to appeal. The process specifically requires written notice be sent via the mail a minimum of two weeks prior to a hearing. We would appreciate that this is followed.

- To confirm this is a Type 2 application?
- As a result the City will have to mail out notices on December 2nd for the meeting to take place in December?

A couple of notes:

1. The Development Review Flow Chart is really written for the city and applicant not for the residents.
2. The Citizen's Role in Development Review shows seven (7) steps of which only three actually have any input by the residents.
    a. DRO didn't seem to happen.
    b. Neighborhood meeting is the only input to date. Although process envisions the possibility of a second neighborhood meeting, as far as we know it didn't happen?
    c. There is one (1) public meeting
    d. Then there is appeal
3. ***By which method can we ensure that specific concerns are being heard by the decision makers?***
    a. No real answer here. Again, as stated earlier, the applicant gets specific responses. It appears that the process intends for residents to be heard, but there is no mechanism to ensure that this actually takes place. This is disappointing.
4. ***The Request for Accommodation was granted without a chance for review or comment by the neighborhood. When and by what means can we express concerns? How will these concerns be documented? How can we be assured that they are read and considered?***
    a. Essentially the answer is that residents have no say. We are fully aware of the FHA and understand Colorado State laws in this regard. We fully support the fair and equal treatment of all in regards to race, color, religion, or national origin. We were very surprised that a decision was made that seems to set City Policy on density and focused heavily on the profitability of the applicants. This is disappointing.

Thanks for you time and continued effort,

Doug

Best Regards / Sincères salutations / Mit freundlichen Grüßen / Z poważaniem / Поздрави
Douglas W. Salter
Chief Technology Officer

Woodward Inc.
1081 Woodward Way, Fort Collins, CO 80524, USA
Phone +1 970-498-3391, Mobile +1 970-481-4382
doug.salter@woodward.com
www.woodward.com
WOODWARD

From: Alyssa Stephens <astephens@fcgov.com>
Sent: Thursday, November 4, 2021 11:23 AM
To: Doug Salter <Doug.Salter@woodward.com>; Kyle Stannert <kstannert@fcgov.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve

Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>; Julie Pignataro <jpignataro@fcgov.com>
Subject: [EXTERNAL] RE: RE: RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Hi Doug,
Just wanted to check in and see if there was any other information I could provide at this stage. I know this is a lot to get through, and I'm happy to help however I can.

Best,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Doug Salter <Doug.Salter@woodward.com>
Sent: Thursday, October 28, 2021 10:56 AM
To: Alyssa Stephens <astephens@fcgov.com>; Kyle Stannert <kstannert@fcgov.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>; Julie Pignataro <jpignataro@fcgov.com>
Subject: RE: [EXTERNAL] RE: RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Hi Alyssa,

Thanks for the response. We appreciate it. It will take us a little time to unpack the answers and then to discuss. We all have day jobs…

We will get back to you with our thoughts and requests.

Best Regards / Sincères salutations / Mit freundlichen Grüßen / З поважаniем / Поздрави
Douglas W. Salter
Chief Technology Officer

Woodward Inc.
1081 Woodward Way, Fort Collins, CO 80524, USA
Phone +1 970-498-3391, Mobile +1 970-481-4382
doug.salter@woodward.com

www.woodward.com

WOODWARD

From: Alyssa Stephens <astephens@fcgov.com>
Sent: Thursday, October 28, 2021 10:34 AM
To: Kyle Stannert <kstannert@fcgov.com>; Doug Salter <Doug.Salter@woodward.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>
Subject: [EXTERNAL] RE: RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Good morning, everyone!
I am attaching a document with written responses to the questions below. I would be happy to set up a phone call or Zoom to go through answers with folks if that is still of interest after reviewing this information. I know there is a LOT here, so I'm happy to answer follow-ups and can coordinate to make sure we have the right folks in the virtual "room" for any meetings.

Best,

Alyssa Stephens MA
Neighborhood Development Liaison
City of Fort Collins Neighborhood Services
Submit a public comment| Track Development Proposals

From: Kyle Stannert <kstannert@fcgov.com>
Sent: Sunday, October 24, 2021 8:40 PM
To: Doug Salter <Doug.Salter@woodward.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>
Subject: RE: [EXTERNAL] RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Hello Doug -

I'm including Alyssa on this thread for her to coordinate a response. I understand not wanting to hold a meeting to discuss these, and will leave it to Alyssa and her team to follow-up in writing.

Kyle

. . . . . .
KYLE STANNERT
Deputy City Manager
City Manager's Office
City of Fort Collins

From: Doug Salter <Doug.Salter@woodward.com>
Sent: Saturday, October 23, 2021 2:56 PM
To: Kyle Stannert <kstannert@fcgov.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>
Subject: RE: [EXTERNAL] RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Hi Kyle,

Here are our questions. In general, we are concerned that Alyssa will not be able to answer these questions, and we are concerned that the city will assume that you are answering our questions by simply setting up a meeting which does not meet our requests. Again, to date we believe we are fully disenfranchised from this process. You will note that we are asking for answers in writing. The city provides written responses to the applicant.

1. *We would appreciate an overview of the process. Specifically:*
    a. *Who are the ultimate decision makers on granting a permit for the Memory Care facility?*
    b. *By which method can we ensure that specific concerns are being heard by the decision makers?*
2. *The Request for Accommodation was granted without a chance for review or comment by the neighborhood.*

    a. *When and by what means can we express concerns?*
        i. *How will these concerns be documented?*
        ii. *How can we be assured that they are read and considered?*

3. *If there are blatant inconsistencies in the application for the Memory Care facility, how do we go about having them removed from the application?*
    a. *Ex: the applicants stated that they had talked to the neighbors and the neighbors were in favor of the home. During the one and only neighborhood meeting they admitted that this was not true.*
    b. *It is very concerning that an admitted falsehood would remain in the application for decision makers to read.*

4. *The neighbors have submitted a series of comments*

    a. *How are they documented as received?*
    b. *How are they documented to have been read?*
    c. *Who has read which documents?*

4. *Is there a preferred method of submitting concerns such that we can ensure that they are being reviewed?*

    a. *To date all we know is that the applicants' application and request for accommodation have been read.*

5. *We would appreciate our questions being answered in writing and then followed up with call to discuss that answers.*

Best Regards / Sincères salutations / Mit freundlichen Grüßen / Z poważaniem / Поздрави
Douglas W. Salter
Chief Technology Officer

Woodward Inc.
1081 Woodward Way, Fort Collins, CO 80524, USA
Phone +1 970-498-3391, Mobile +1 970-481-4382
doug.salter@woodward.com
www.woodward.com

From: Kyle Stannert <kstannert@fcgov.com>
Sent: Wednesday, October 13, 2021 6:14 AM
To: KEN PATRICK <traceyken@comcast.net>; Doug Salter <Doug.Salter@woodward.com>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>
Subject: [EXTERNAL] RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Tracey –

Absolutely understand the concern about 'looping' back to the same point, and we don't want that either. Doug had chimed in with the suggestion of submitting questions ahead of the meeting to help focus the converation. That would also help Alyssa have answers on hand, or perhaps even bring another resource with her into the meeting. While I know that would take a bit more up-front work on all sides, it would help the outcome of the meeting.

Kyle

KYLE STANNERT
Deputy City Manager
City Manager's Office
City of Fort Collins

From: KEN PATRICK <traceyken@comcast.net>
Sent: Monday, October 11, 2021 1:00 PM
To: Kyle Stannert <kstannert@fcgov.com>; Doug Salter <Doug.Salter@woodward.com>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>
Subject: [EXTERNAL] Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Thank you Kyle. We have been in contact with Alyssa all along the way in the project. She has been the main point of contact for the neighbors. We were not feeling heard, nor have we been provided with information on how and who was/were notified, or provided with, all of the comments, concerns and submissions sent forward. There were key documents omitted from the original package sent to us. It was due to these concerns that we elevated our voice to city council. Now we are once again referred back to go through Alyssa with our questions. Frustrating.

I have concerns that Alyssa may not be able to address our questions, many of which revolve around the details of how our voice (comments, concerns, responses to proposals, etc.) has been reviewed in the chain of command. In addition, I believe we would like information on who, if anyone, in the city is responsible for reviewing the project, as proposed by the applicants, for accuracy and reasonable representation. Several of our concerns revolve around the accuracy and representation of the project and how that contradicts what was discussed at the neighborhood meeting and what we know about what is involved in providing care for similar populations, both from a personal and professional standpoint.

If Alyssa is able to address these and similar questions, in addition to timeline and location information, then a meeting with her may be beneficial. If not, then I would request an alternative solution.

Respectfully,

Tracey Stefanon

> On 10/10/2021 10:30 AM Kyle Stannert <kstannert@fcgov.com> wrote:

Good morning,

Alyssa confirmed that she remains avaliable to meet with you and your neighbors to answer your questions regarding next steps in the recent reasonable accommodation (RA), as well as receive feedback on the process overall. As she'll be able to explain, there are differences between what is followed for a RA process and the city's Development Review Process, and staff is interested in feedback to inform possible revisions to bring forward.

Alyssa (cc'd on this email or avaliable directly at astephens@fcgov.com) is available to either schedule a meeting for your entire neighborhood or a sub-set, and appreciated Doug's offer to provide a consolidated list of questions ahead of time to help make sure she is able to address the points of interest and make best use of your time.

This sounds like the best next step to help make sure clear answers can be provided. And while I don't want my calendar to be a barrier to have the conversation takes place, I'll plan to join if I'm able.

Sincerely,
Kyle

KYLE STANNERT
Deputy City Manager
City Manager's Office
City of Fort Collins

From: Kyle Stannert
Sent: Friday, October 8, 2021 6:58 AM
To: Doug Salter <Doug.Salter@woodward.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Subject: RE: [EXTERNAL] RE: City Council meeting citizen participation 9/7

Good morning Doug, Tracey and all –

I am absolutely sorry for not responding to your email on September 13. As I re-read it, I can see that you were looking for some assurance that you would be heard. What I interpreted when I first saw it was that Alyssa had connected with you for a meeting, which seemed like a positive step. My hope had been this helped clarify the process and how your feedback would be applied.

Let me circle back with PDT staff today to ensure the offer to meet with Alyssa is still timely (I'm certain it is) and to see what options there are to bring together a set of questions as Doug proposes below. I'll aim to respond again today, if not this weekend.

Kyle

KYLE STANNERT
Deputy City Manager
City Manager's Office
City of Fort Collins

From: Doug Salter <Doug.Salter@woodward.com>
Sent: Thursday, October 7, 2021 3:33 PM
To: KEN PATRICK <traceyken@comcast.net>; Kyle Stannert <kstannert@fcgov.com>; City Leaders <CityLeaders@fcgov.com>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>
Cc: kdapw2015@gmail.com
Subject: RE: [EXTERNAL] RE: City Council meeting citizen participation 9/7

Hi Kyle,

I would like to echo Tracey's comments below. When you and I talked outside of the City Council Meeting in September, you made the comment that items submitted "would be included as part of the package". Because we are not in the process, not familiar with the process, and not allowed to even discuss at an open Council meeting, we collectively feel disenfranchised by the process. I don't believe this is the intent, but it is the consistent perception with which we are left. Alyssa Stephens, the Neighborhood Development Liaison has offered to walk us through the process. This would be a good thing to schedule and hold if it included some lifting of the veil into how our concerns are reviewed and considered.

Unfortunately, to date, we have had one neighborhood meeting with the city and the applicant, and elsewise have been simply informed of events. The process appears to be between the city and the applicant only. The applicant submits, the city responds, and the applicant resubmits. Please note:

1. In the email chain below we have been informed that we are not allowed, by process, to speak of this item at the City Council.
2. We are forbidden, by process, to appeal, inquire on, or have input to the "Reasonable Accommodation" process

I think I can speak for the neighborhood when I say that we would be happy to consolidate our questions and concerns into a single list if we had an understanding of how they are reviewed and some assurance of a reasonable response. If for some reason, by process, the city is not allowed to respond, it, at a minimum, is a common

courtesy to let us know.

Thank you for your attention to this matter.

Best Regards / Sincères salutations / Mit freundlichen Grüßen / Z poważaniem / Поздрави

Douglas W. Salter
Chief Technology Officer

Woodward Inc.
1081 Woodward Way, Fort Collins, CO 80524, USA
Phone +1 970-498-3391, Mobile +1 970-481-4382
doug.salter@woodward.com
www.woodward.com

From: KEN PATRICK <traceyken@comcast.net>
Sent: Thursday, October 7, 2021 12:58 PM
To: Kyle Stannert <kstannert@fcgov.com>; CityLeaders@fcgov.com; Doug Salter <Doug.Salter@woodward.com>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>
Subject: [EXTERNAL] RE: City Council meeting citizen participation 9/7

Hello Kyle,

I am sending this email a third time in hopes to receive a response. Please see email sent to you 9/13 and sent again one week later. In reminder, several neighbors attended city council meeting on 9/7 to discuss our concerns regarding a business project at 636 Castle Ridge Ct. in our residential neighborhood. You met with us after the meeting and assured us that our concerns would be heard. I sent you the email (see below) with no response.

We, as neighbors, have sent numerous responses to city employees regarding our concerns about this project, following due process as it was explained to us. Yet, there is no evidence that supports that anyone directly involved in the decision making are actually receiving them and taking them into consideration. We have received no direct feedback on our comments or concerns from those directly involved in the project. There are notable inconsistencies in the proposal and significant impacts to our neighborhood that are not being addressed.

We have been told that our comments and feedback have been included

in the project evaluation. We are requesting a list of the comments and feedback that have been received and included in the project file for our assessment to check whether these have been forwarded to appropriate decision makers as we formulate our next steps forward. Please send any information that would note how we would be assured that the comments, concerns and responses were actually read.

We have been asked to submit additional comments on the most recent submissions for the project, yet we have no objective evidence that any of our comments, concerns or submissions thus far have been heard or taken into consideration.

Thank you in advance for your time.

Tracey Stefanon

On 09/13/2021 8:28 PM KEN PATRICK <traceyken@comcast.net> wrote:

> Good evening Kyle,
>
> Thank you for your response. Unfortunately, it was not received timely enough to change our plans to attend the meeting. I was at work at all day attending a busy clinic then home to scoop up the family to get to the meeting on time. My personal email was not checked so close to the meeting.
>
> I appreciate your time after the meeting to speak with our neighborhood members that attended. This has been frustrating and stressful for all of us to say the least. The most frustrating piece is what appears to be such an arbitrary determination on the part Mr. Sizemore in the RA determination. It is mind boggling that one city director can have such unabridged authority to make a determination twice the limit of the current municipal code without any accountability. This determination will not only have dire consequences for our neighborhood, but risks setting a new precedent in the city and likely front range as you can be sure other businesses will be citing this case in future requests. Based on criteria Mr. Sizemore used, it would be difficult for the city to argue that any request would be unreasonable. All of this without any voter or citizen input or oversight.
>
> We as a neighborhood have been involved since as soon as we found out that a business purchased the home with the intent to have a "memory care" operating in the single family home. The owners noted in their initial proposal that they had spoken to neighbors about the project and that we were ok.

This was a flat out lie...from the start and every step further. This was followed by a neighborhood meeting where the business owners were inconsistent in their presentation and appeared to be misrepresenting the project. This has been the case the whole way through. We have submitted significant concerns about the project and proposal from the beginning, but it does not appear that any of these submissions have been reviewed or taken into consideration. The documents for the project from planning and zoning have not been uploaded timely or in entirety to review. We have just received a new email from Alyssa Stephens reaching out and offering a meeting. To what end? It does not appear that any of the submitted concerns have been taken into consideration. Now there are a new round of documents to review and we are to submit additional concerns???

We are concerned that the city is not doing its due diligence in investigating this project. What they have presented and what they are doing are not the same and the project is moving forward. They are doing construction inside and out. The project is based on the 16 accommodation. Why would there be no appeal process to a key component of the planning and zoning evaluation and proposal submissions? Why would we have to wait to the end of the process to appeal? We have been told we cannot appeal the decisions, nor can we present to city council. How does the average citizen navigate this arduous process? How does the average citizen wade through these city documents and processes to be heard? The city has to take into account all involved parties, not just businesses with lawyers spearheading their interests. We have been guided by city employees to legal resources. It seems that the only way to be heard by the city is to be represented.

I urge you to take a close look at the project and do due diligence to investigate the project thoroughly including proposal, the RA and multitude of requests from the business owners which will ultimately be at the expense of the neighbors and the neighborhood.

Regards,
Tracey Stefanon

> On 09/07/2021 4:43 PM Kyle Stannert <kstannert@fcgov.com> wrote:
>
> Good evening Tracey,

Thank you for your email to City Leaders and for clarifying the intent to allow multiple neighbors to voice your concerns at tonight's meeting. While your email does not specifically address the topic of concern, I wanted to reach out in the event that the focus of testimony is a project that is going through the city's development review process. As your inquiry about seeking additional time was circulated, someone noted that the topic could be related to a matter at 636 Castle Ridge Court, which has an associated Project Development Plan application that has been submitted and is under review.

If that is the case, there is a chance that the project may be later appealed to the City Council for a Quasi-Judicial matter (in short, meaning the Council holds an administrative hearing upon) and because of that role the Council meeting rules do not allow for public comment cannot about the project at this time. While comments can be sent to devreviewcomments@fcgov.com, which will then be included within the record considered by Council if the matter is appealed, they cannot receive direct testimony at tonight's meeting.

I wanted to make sure you and your neighbors were aware that testimony cannot be received tonight on that topic in the event this is what you intend to speak on as soon as possible, and hopefully before you come to City Hall tonight. While you are of course welcome to attend the meeting, we don't want you to make the trip only to then learn you are unable to speak on the topic of 636 Castle Ridge Court.

If you intend to speak on any other topic, please disregard the above. If you have any questions or need additional information, please feel free to call me tonight. The best number to catch me on before the meeting begins at 6 pm will be my cell phone, which is 425-418-5385.

Sincerely,

Kyle

--
Kyle Stannert
Deputy City Manager

City of Fort Collins

From: KEN PATRICK <traceyken@comcast.net>
Sent: Tuesday, September 7, 2021 10:30 AM
To: City Leaders <CityLeaders@fcgov.com>; Tammi Pusheck <tpusheck@fcgov.com>; Tyler Marr <tmarr@fcgov.com>
Subject: [EXTERNAL] City Council meeting citizen participation 9/7

Good morning,

Julie from the city clerks office recommended notifying you all of the plan to attend the city council meeting this evening for citizen participation to discuss an issue important to our neighborhood. There will be multiple neighbors present and additional members attending via Zoom. There are 3-4 of us that plan to speak at the meeting to represent our neighborhood as to give you a more consolidated voice of our concerns. We are requesting that we may have some additional time each to speak on behalf of our neighborhood.

We thank you in advance for your time and consideration.

Kindest regards,
Tracey Stefanon

***
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***
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The information in this email is confidential and intended solely for the individual or entity to whom it is addressed. If you have received this email in error please notify the sender by return e-mail, delete this email, and refrain from any disclosure or action based on the information.
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***
The information in this email is confidential and intended solely for the individual or entity to whom it is addressed. If you have received this email in error please notify the sender by return e-mail, delete this email, and refrain from any disclosure or action based on the information.
***

From:	KEN PATRICK
To:	Doug Salter; Alyssa Stephens; Kyle Stannert; Lawrence Mauch & Karen Kotecki; Jesus Martin; Carrie Tafoya; Steve Sunderman; Steve Chacho; kdapw2015@gmail.com
Cc:	Kai Kleer; Caryn M. Champine; Paul S. Sizemore
Subject:	RE: [EXTERNAL] RE: RE: RE: RE: RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps
Date:	Thursday, January 06, 2022 5:14:57 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image012.png

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It seems like the traffic question was not answered in entirety as well. I am planning on send a response letter with attachments of pictures from our house as the screening issue has not be covered appropriately.

Tracey

> On 01/06/2022 7:16 AM Doug Salter <doug.salter@woodward.com> wrote:
>
> Thanks Alyssa,
>
> We appreciate the follow up.
>
> **Best Regards / Sincères salutations / Mit freundlichen Grüßen / Z poważaniem / Поздрави**
>
> **Douglas W. Salter**
> Chief Technology Officer
>
> **Woodward Inc.**
> 1081 Woodward Way, Fort Collins, CO 80524, USA
> Phone +1 970-498-3391, Mobile +1 970-481-4382
>
> doug.salter@woodward.com
>
> www.woodward.com
>
> WOODWARD

From: Alyssa Stephens <astephens@fcgov.com>
Sent: Tuesday, January 4, 2022 3:48 PM
To: Doug Salter <Doug.Salter@woodward.com>; Kyle Stannert <kstannert@fcgov.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>
Subject: [EXTERNAL] RE: RE: RE: RE: RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Hi Doug,

Your timing is impeccable! Staff just met today to discuss the most recent submittal. This project did not meet the deadline for the January hearing, but it is expected that they will meet the deadline for February. There is an unresolved issue related to screening that the applicant will need to address prior to hearing, but that is considered a "cleanup" item that would not require another full round of submittal/comment. The comment letter from staff to the applicants is still being finalized, but I'm happy to share it with you once it is complete.

Once you review the comment letter, I'm happy to work with you to route any additional comments or questions for either staff (for anything related to the requirements in the Land Use Code) or for the Planning & Zoning Commission (for anything related to approving or denying the application, or putting "conditions" on the project's approval). As I think I mentioned, the Planning & Zoning Commission will not receive any comments until the hearing has been scheduled and the packet created. They will not respond specifically to each individual written comment, but may reference comments in their discussion. Any comments that are given during the hearing (either over Zoom or in-person) will be noted, and the Commission will ask for responses from either City staff or the applicants.

I know there's been a lot of frustration and confusion around this process. I just want to reiterate that I am here as a resource to help you navigate the remainder of the project and prepare the hearing. Please let me know how I can be of assistance.

Best,

Alyssa Stephens MA

Neighborhood Development Liaison

City of Fort Collins Neighborhood Services

Submit a public comment| Track Development Proposals

From: Doug Salter <Doug.Salter@woodward.com>
Sent: Tuesday, January 4, 2022 9:15 AM
To: Alyssa Stephens <astephens@fcgov.com>; Kyle Stannert <kstannert@fcgov.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>
Subject: RE: [EXTERNAL] RE: RE: RE: RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Hi Alyssa,

Happy New Year!

Could you tell us whether the applicants have submitted their materials by the December 27th due date?

Best Regards / Sincères salutations / Mit freundlichen Grüßen / Z poważaniem / Поздрави

Douglas W. Salter
Chief Technology Officer

Woodward Inc.
1081 Woodward Way, Fort Collins, CO 80524, USA
Phone +1 970-498-3391, Mobile +1 970-481-4382

doug.salter@woodward.com

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From: Alyssa Stephens <astephens@fcgov.com>
Sent: Friday, November 19, 2021 5:21 PM
To: Doug Salter <Doug.Salter@woodward.com>; Kyle Stannert <kstannert@fcgov.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>
Subject: [EXTERNAL] RE: RE: RE: RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Hi Doug,

Apologies that it's taken me a few days to respond to this. I'm certainly glad to hear that you feel like you have a better grasp on the process! I've been reflecting a lot on your comment about feeling disenfranchised, and would like to take a few more days to put together some thoughtful ideas and responses for you and your neighborhood to what you shared below.

In the meantime, I'll confirm that this is a Type 2 application, and that we always commit to that two-week mailing period. I'll also share that it doesn't actually look like this project will be ready for hearing in December. Applicant materials are due this coming Tuesday (Nov 23rd) for the December hearing, and we're not anticipating that they will make that deadline. That may give us some more time to have a deeper dialogue about some of the neighborhood comments that you've shared with us, including concerns about parking, additional trips from visitors, delivery drivers, and emergency vehicles, etc. If they were ready for the January hearing, their materials would be due December 27th, and those notices would go out on January 6th.

I look forward to continuing this conversation, and hope that you have an enjoyable weekend.

Best,

Alyssa Stephens MA

Neighborhood Development Liaison

City of Fort Collins Neighborhood Services

Submit a public comment| Track Development Proposals

From: Doug Salter <Doug.Salter@woodward.com>
Sent: Sunday, November 14, 2021 8:18 PM
To: Alyssa Stephens <astephens@fcgov.com>; Kyle Stannert <kstannert@fcgov.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>; Julie Pignataro <jpignataro@fcgov.com>
Subject: RE: [EXTERNAL] RE: RE: RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Hi Alyssa,

A lot to unpack in there. I think we understand the process. We simply feel quite disenfranchised by it. We will discuss as a group submitting a shorter, clearer set

of comments in hopes that they actually get the attention afforded the applicants. We will also attend and make comments at the review meeting, and reserve our rights to appeal. The process specifically requires written notice be sent via the mail a minimum of two weeks prior to a hearing. We would appreciate that this is followed.

- To confirm this is a Type 2 application?
- As a result the City will have to mail out notices on December 2nd for the meeting to take place in December?

A couple of notes:

1. The Development Review Flow Chart is really written for the city and applicant not for the residents.
2. The Citizen's Role in Development Review shows seven (7) steps of which only three actually have any input by the residents.
    a. DRO didn't seem to happen.
    b. Neighborhood meeting is the only input to date. Although process envisions the possibility of a second neighborhood meeting, as far as we know it didn't happen?
    c. There is one (1) public meeting
    d. Then there is appeal
3. ***By which method can we ensure that specific concerns are being heard by the decision makers?***
    a. No real answer here. Again, as stated earlier, the applicant gets specific responses. It appears that the process intends for residents to be heard, but there is no mechanism to ensure that this actually takes place. This is disappointing.
4. ***The Request for Accommodation was granted without a chance for review or comment by the neighborhood. When and by what means can we express concerns? How will these concerns be documented? How can we be assured that they are read and considered?***
    a. Essentially the answer is that residents have no say. We are fully aware of the FHA and understand Colorado State laws in this regard. We fully support the fair and equal treatment of all in regards to race, color, religion, or national origin. We were very surprised that a decision was made that seems to set City Policy on density and focused heavily on the profitability of the applicants. This is disappointing.

Thanks for you time and continued effort,

Doug

Best Regards / Sincères salutations / Mit freundlichen Grüßen / Z

poważaniem / Поздрави

Douglas W. Salter
Chief Technology Officer

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From: Alyssa Stephens <astephens@fcgov.com>
Sent: Thursday, November 4, 2021 11:23 AM
To: Doug Salter <Doug.Salter@woodward.com>; Kyle Stannert <kstannert@fcgov.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>; Julie Pignataro <jpignataro@fcgov.com>
Subject: [EXTERNAL] RE: RE: RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Hi Doug,

Just wanted to check in and see if there was any other information I could provide at this stage. I know this is a lot to get through, and I'm happy to help however I can.

Best,

Alyssa Stephens MA

Neighborhood Development Liaison

City of Fort Collins Neighborhood Services

Submit a public comment| Track Development Proposals

From: Doug Salter <Doug.Salter@woodward.com>
Sent: Thursday, October 28, 2021 10:56 AM
To: Alyssa Stephens <astephens@fcgov.com>; Kyle Stannert <kstannert@fcgov.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>; Julie Pignataro <jpignataro@fcgov.com>
Subject: RE: [EXTERNAL] RE: RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Hi Alyssa,

Thanks for the response. We appreciate it. It will take us a little time to unpack the answers and then to discuss. We all have day jobs…

We will get back to you with our thoughts and requests.

Best Regards / Sincères salutations / Mit freundlichen Grüßen / Z poważaniem / Поздрави

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Chief Technology Officer

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1081 Woodward Way, Fort Collins, CO 80524, USA

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doug.salter@woodward.com

www.woodward.com

From: Alyssa Stephens <astephens@fcgov.com>
Sent: Thursday, October 28, 2021 10:34 AM
To: Kyle Stannert <kstannert@fcgov.com>; Doug Salter <Doug.Salter@woodward.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>
Subject: [EXTERNAL] RE: RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Good morning, everyone!

I am attaching a document with written responses to the questions below. I would be happy to set up a phone call or Zoom to go through answers with folks if that is still of interest after reviewing this information. I know there is a LOT here, so I'm happy to answer follow-ups and can coordinate to make sure we have the right folks in the virtual "room" for any meetings.

Best,

Alyssa Stephens MA

Neighborhood Development Liaison

City of Fort Collins Neighborhood Services

Submit a public comment| Track Development Proposals

From: Kyle Stannert <kstannert@fcgov.com>
Sent: Sunday, October 24, 2021 8:40 PM
To: Doug Salter <Doug.Salter@woodward.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>
Subject: RE: [EXTERNAL] RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Hello Doug -

I'm including Alyssa on this thread for her to coordinate a response. I understand not wanting to hold a meeting to discuss these, and will leave it to Alyssa and her team to follow-up in writing.

Kyle

KYLE STANNERT
Deputy City Manager

City Manager's Office

City of Fort Collins

From: Doug Salter <Doug.Salter@woodward.com>
Sent: Saturday, October 23, 2021 2:56 PM
To: Kyle Stannert <kstannert@fcgov.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki

<kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>
Subject: RE: [EXTERNAL] RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Hi Kyle,

Here are our questions. In general, we are concerned that Alyssa will not be able to answer these questions, and we are concerned that the city will assume that you are answering our questions by simply setting up a meeting which does not meet our requests. Again, to date we believe we are fully disenfranchised from this process. You will note that we are asking for answers in writing. The city provides written responses to the applicant.

1. *We would appreciate an overview of the process. Specifically:*
    a. *Who are the ultimate decision makers on granting a permit for the Memory Care facility?*
    b. *By which method can we ensure that specific concerns are being heard by the decision makers?*
2. *The Request for Accommodation was granted without a chance for review or comment by the neighborhood.*

    a. *When and by what means can we express concerns?*

        i. *How will these concerns be documented?*

        ii. *How can we be assured that they are read and considered?*

3. *If there are blatant inconsistencies in the application for the Memory Care facility, how do we go about having them removed from the application?*
    a. *Ex: the applicants stated that they had talked to the neighbors and the neighbors were in favor of the home. During the one and only neighborhood meeting they admitted that this was not true.*
    b. *It is very concerning that an admitted falsehood would remain in the application for decision makers to read.*
4. *The neighbors have submitted a series of comments*

    a. *How are they documented as received?*
    b. *How are they documented to have been read?*
    c. *Who has read which documents?*
4. *Is there a preferred method of submitting concerns such that we can ensure that they are being reviewed?*

a. *To date all we know is that the applicants' application and request for accommodation have been read.*

5. *We would appreciate our questions being answered in writing and then followed up with call to discuss that answers.*

Best Regards / Sincères salutations / Mit freundlichen Grüßen / Z poważaniem / Поздрави

Douglas W. Salter
Chief Technology Officer

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From: Kyle Stannert <kstannert@fcgov.com>
Sent: Wednesday, October 13, 2021 6:14 AM
To: KEN PATRICK <traceyken@comcast.net>; Doug Salter <Doug.Salter@woodward.com>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>
Subject: [EXTERNAL] RE: Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Tracey –

Absolutely understand the concern about 'looping' back to the same point, and we

don't want that either. Doug had chimed in with the suggestion of submitting questions ahead of the meeting to help focus the converation. That would also help Alyssa have answers on hand, or perhaps even bring another resource with her into the meeting. While I know that would take a bit more up-front work on all sides, it would help the outcome of the meeting.

Kyle

KYLE STANNERT
Deputy City Manager

City Manager's Office

City of Fort Collins

From: KEN PATRICK <traceyken@comcast.net>
Sent: Monday, October 11, 2021 1:00 PM
To: Kyle Stannert <kstannert@fcgov.com>; Doug Salter <Doug.Salter@woodward.com>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Cc: Kai Kleer <kkleer@fcgov.com>; Caryn M. Champine <cchampine@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>
Subject: [EXTERNAL] Re: Follow up on questions regarding Reasonable Accommodations (RA) Process & Next Steps

Thank you Kyle. We have been in contact with Alyssa all along the way in the project. She has been the main point of contact for the neighbors. We were not feeling heard, nor have we been provided with information on how and who was/were notified, or provided with, all of the comments, concerns and submissions sent forward. There were key documents omitted from the original package sent to us. It was due to these concerns that we elevated our voice to city council. Now we are once again referred back to go through Alyssa with our questions. Frustrating.

I have concerns that Alyssa may not be able to address our questions, many of which revolve around the details of how our voice (comments,

concerns, responses to proposals, etc.) has been reviewed in the chain of command. In addition, I believe we would like information on who, if anyone, in the city is responsible for reviewing the project, as proposed by the applicants, for accuracy and reasonable representation. Several of our concerns revolve around the accuracy and representation of the project and how that contradicts what was discussed at the neighborhood meeting and what we know about what is involved in providing care for similar populations, both from a personal and professional standpoint.

If Alyssa is able to address these and similar questions, in addition to timeline and location information, then a meeting with her may be beneficial. If not, then I would request an alternative solution.

Respectfully,

Tracey Stefanon

> On 10/10/2021 10:30 AM Kyle Stannert <kstannert@fcgov.com> wrote:
>
> Good morning,
>
> Alyssa confirmed that she remains avaliable to meet with you and your neighbors to answer your questions regarding next steps in the recent reasonable accommodation (RA), as well as receive feedback on the process overall. As she'll be able to explain, there are differences between what is followed for a RA process and the city's Development Review Process, and staff is interested in feedback to inform possible revisions to bring forward.
>
> Alyssa (cc'd on this email or avaliable directly at astephens@fcgov.com) is available to either schedule a meeting for your entire neighborhood or a sub-set, and appreciated Doug's offer to provide a consolidated list of questions ahead of time to help make sure she is able to address the points of interest and make best use of your time.

This sounds like the best next step to help make sure clear answers can be provided. And while I don't want my calendar to be a barrier to have the conversation takes place, I'll plan to join if I'm able.

Sincerely,

Kyle

. . . . . .
KYLE STANNERT
Deputy City Manager

City Manager's Office

City of Fort Collins

From: Kyle Stannert
Sent: Friday, October 8, 2021 6:58 AM
To: Doug Salter <Doug.Salter@woodward.com>; KEN PATRICK <traceyken@comcast.net>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>; kdapw2015@gmail.com
Subject: RE: [EXTERNAL] RE: City Council meeting citizen participation 9/7

Good morning Doug, Tracey and all –

I am absolutely sorry for not responding to your email on September 13. As I re-read it, I can see that you were looking for some assurance that you would be heard. What I interpreted when I first saw it was that Alyssa had connected with you for a meeting, which seemed like a positive step. My hope had been this helped clarify the process and how your feedback would be applied.

Let me circle back with PDT staff today to ensure the offer to meet with Alyssa is still timely (I'm certain it is) and to see what options there are to bring together a set of questions as Doug proposes

below. I'll aim to respond again today, if not this weekend.

Kyle

KYLE STANNERT
Deputy City Manager

City Manager's Office

City of Fort Collins

From: Doug Salter <Doug.Salter@woodward.com>
Sent: Thursday, October 7, 2021 3:33 PM
To: KEN PATRICK <traceyken@comcast.net>; Kyle Stannert <kstannert@fcgov.com>; City Leaders <CityLeaders@fcgov.com>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>
Cc: kdapw2015@gmail.com
Subject: RE: [EXTERNAL] RE: City Council meeting citizen participation 9/7

Hi Kyle,

I would like to echo Tracey's comments below. When you and I talked outside of the City Council Meeting in September, you made the comment that items submitted "would be included as part of the package". Because we are not in the process, not familiar with the process, and not allowed to even discuss at an open Council meeting, we collectively feel disenfranchised by the process. I don't believe this is the intent, but it is the consistent perception with which we are left. Alyssa Stephens, the Neighborhood Development Liaison has offered to walk us through the process. This would be a good thing to schedule and hold if it included some lifting of the veil into how our concerns are reviewed and considered.

Unfortunately, to date, we have had one neighborhood meeting with the city and the applicant, and elsewise have been simply informed of events. The process appears to be between the city and the applicant only. The applicant submits, the city responds, and the applicant resubmits. Please note:

1. In the email chain below we have been informed that we are not allowed, by process, to speak of this item at the City Council.
2. We are forbidden, by process, to appeal, inquire on, or have input to the "Reasonable Accommodation" process

I think I can speak for the neighborhood when I say that we would be happy to consolidate our questions and concerns into a single list if we had an understanding of how they are reviewed and some assurance of a reasonable response. If for some reason, by process, the city is not allowed to respond, it, at a minimum, is a common courtesy to let us know.

Thank you for your attention to this matter.

Best Regards / Sincères salutations / Mit freundlichen Grüßen / Z poważaniem / Поздрави

Douglas W. Salter
Chief Technology Officer

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From: KEN PATRICK <traceyken@comcast.net>
Sent: Thursday, October 7, 2021 12:58 PM
To: Kyle Stannert <kstannert@fcgov.com>; CityLeaders@fcgov.com; Doug Salter <Doug.Salter@woodward.com>; Lawrence Mauch & Karen Kotecki <kotecki_mauch@msn.com>; Jesus Martin <JESSIEMARTIN_2000@yahoo.com>; Carrie Tafoya <ctafoya@pds-co.com>; Steve Sunderman <srsunde@aol.com>; Steve Chacho <schacho@aol.com>
Subject: [EXTERNAL] RE: City Council meeting citizen participation 9/7

Hello Kyle,

I am sending this email a third time in hopes to receive a response. Please see email sent to you 9/13 and sent again one week later. In reminder, several neighbors attended city council meeting on 9/7 to discuss our concerns regarding a business project at 636 Castle Ridge Ct. in our residential neighborhood. You met with us after the meeting and assured us that our concerns would be heard. I sent you the email (see below) with no response.

We, as neighbors, have sent numerous responses to city employees regarding our concerns about this project, following due process as it was explained to us. Yet, there is no evidence that supports that anyone directly involved in the decision making are actually receiving them and taking them into consideration. We have received no direct feedback on our comments or concerns from those directly involved in the project. There are notable inconsistencies in the proposal and significant impacts to our neighborhood that are not being addressed.

We have been told that our comments and feedback have been included in the project evaluation. We are requesting a list of the comments and feedback that have been received and included in the project file for our assessment to check whether these have been forwarded to appropriate decision makers as we formulate our next steps forward. Please send any information that would note how we would be assured that

the comments, concerns and responses were actually read.

We have been asked to submit additional comments on the most recent submissions for the project, yet we have no objective evidence that any of our comments, concerns or submissions thus far have been heard or taken into consideration.

Thank you in advance for your time.

Tracey Stefanon

> On 09/13/2021 8:28 PM KEN PATRICK <traceyken@comcast.net> wrote:
>
> Good evening Kyle,
>
> Thank you for your response. Unfortunately, it was not received timely enough to change our plans to attend the meeting. I was at work at all day attending a busy clinic then home to scoop up the family to get to the meeting on time. My personal email was not checked so close to the meeting.
>
> I appreciate your time after the meeting to speak with our neighborhood members that attended. This has been frustrating and stressful for all of us to say the least. The most frustrating piece is what appears to be such an arbitrary determination on the part Mr. Sizemore in the RA determination. It is mind boggling that one city director can have such unabridged authority to make a determination twice the limit of the current municipal code without any accountability. This determination will not only have dire consequences for our neighborhood, but risks setting a new precedent in the city and likely

front range as you can be sure other businesses will be citing this case in future requests. Based on criteria Mr. Sizemore used, it would be difficult for the city to argue that any request would be unreasonable. All of this without any voter or citizen input or oversight.

We as a neighborhood have been involved since as soon as we found out that a business purchased the home with the intent to have a "memory care" operating in the single family home. The owners noted in their initial proposal that they had spoken to neighbors about the project and that we were ok. This was a flat out lie...from the start and every step further. This was followed by a neighborhood meeting where the business owners were inconsistent in their presentation and appeared to be misrepresenting the project. This has been the case the whole way through. We have submitted significant concerns about the project and proposal from the beginning, but it does not appear that any of these submissions have been reviewed or taken into consideration. The documents for the project from planning and zoning have not been uploaded timely or in entirety to review. We have just received a new email from Alyssa Stephens reaching out and offering a meeting. To what end? It does not appear that any of the submitted concerns have been taken into consideration. Now there are a new round of documents to review and we are to submit additional concerns???

We are concerned that the city is not doing its due diligence in investigating this project. What they have presented and what they are doing are not the same and the project is moving forward. They are doing construction inside and out. The project is based on the 16 accommodation. Why would there be no appeal process to a key component of the planning and zoning evaluation and proposal submissions? Why would we have to wait to the end of the process to appeal? We have been told we cannot appeal the decisions, nor can we present to city council. How does the average

citizen navigate this arduous process? How does the average citizen wade through these city documents and processes to be heard? The city has to take into account all involved parties, not just businesses with lawyers spearheading their interests. We have been guided by city employees to legal resources. It seems that the only way to be heard by the city is to be represented.

I urge you to take a close look at the project and do due diligence to investigate the project thoroughly including proposal, the RA and multitude of requests from the business owners which will ultimately be at the expense of the neighbors and the neighborhood.

Regards,

Tracey Stefanon

> On 09/07/2021 4:43 PM Kyle Stannert <kstannert@fcgov.com> wrote:
>
> Good evening Tracey,
>
> Thank you for your email to City Leaders and for clarifying the intent to allow multiple neighbors to voice your concerns at tonight's meeting. While your email does not specifically address the topic of concern, I wanted to reach out in the event that the focus of testimony is a project that is going through the city's development review process. As your inquiry about seeking additional time was circulated, someone noted that the topic could be related to a matter at 636 Castle Ridge Court, which has an associated Project Development Plan application that has been submitted and is under review.

If that is the case, there is a chance that the project may be later appealed to the City Council for a Quasi-Judicial matter (in short, meaning the Council holds an administrative hearing upon) and because of that role the Council meeting rules do not allow for public comment cannot about the project at this time. While comments can be sent to devreviewcomments@fcgov.com, which will then be included within the record considered by Council if the matter is appealed, they cannot receive direct testimony at tonight's meeting.

I wanted to make sure you and your neighbors were aware that testimony cannot be received tonight on that topic in the event this is what you intend to speak on as soon as possible, and hopefully before you come to City Hall tonight. While you are of course welcome to attend the meeting, we don't want you to make the trip only to then learn you are unable to speak on the topic of 636 Castle Ridge Court.

If you intend to speak on any other topic, please disregard the above. If you have any questions or need additional information, please feel free to call me tonight. The best number to catch me on before the meeting begins at 6 pm will be my cell phone, which is 425-418-5385.

Sincerely,

Kyle

--

Kyle Stannert

Deputy City Manager

City of Fort Collins

From: KEN PATRICK <traceyken@comcast.net>
Sent: Tuesday, September 7, 2021 10:30 AM
To: City Leaders <CityLeaders@fcgov.com>; Tammi Pusheck <tpusheck@fcgov.com>; Tyler Marr <tmarr@fcgov.com>
Subject: [EXTERNAL] City Council meeting citizen participation 9/7

Good morning,

Julie from the city clerks office recommended notifying you all of the plan to attend the city council meeting this evening for citizen participation to discuss an issue important to our neighborhood. There will be multiple neighbors present and additional members attending via Zoom. There are 3-4 of us that plan to speak at the meeting to represent our neighborhood as to give you a more consolidated voice of our concerns. We are requesting that we may have some additional time each to speak on behalf of our neighborhood.

We thank you in advance for your time and consideration.

Kindest regards,

Tracey Stefanon

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From: Steve Gilchrist
To: Troy Tafoya
Cc: Brandy Bethurem Harras; Alyssa Stephens; Kai Kleer
Subject: RE: Castle Ridge Group Home, PDP210012
Date: Friday, August 20, 2021 11:09:27 AM
Attachments: image001.png

Mr. Tafoya,

Thank you for reaching out with your concerns. I understand the issues that you have expressed and would like to clarify the general purpose of a Traffic Impact Study and the standards that we follow in making these determinations. These standards are outlined in Chapter 4 of the *Larimer County Urban Area Street Standards (LCUASS.)* The purpose of a traffic impact Study (or TIS) is to evaluate the impacts to the transportation system from a proposed development. This includes the evaluation of intersection capacity for vehicles as well as bicycle and pedestrian facilities. This evaluation is considered only in the context of whether or not the transportation system can accommodate the total traffic based on those Level of Service standards.

In most cases, the threshold for when a traffic study is required is when the proposed development will generate at least 200 daily trips and/or 20 trips in the peak hour. (As an example, this roughly equates to a proposal for 20 new homes.) The type and scale of study is dependent on the size of the proposal and this criteria is detailed in *(LCUASS)* and identifies Level of Service (LOS) standards that a development must meet. These standards outline the procedure to evaluate vehicle delay at intersections and report those using letter grades A – F (including E). The City of Fort Collins standards within LCUASS focus on the intersection level of service and not the street level of service.

When determining the amount of traffic that will be generated by a development, the *Trip Generation Manual* from the Institute of Transportations Engineers is typically used. This data within the *Trip Generation Manual* is the result of traffic studies completed on actual sites for different land uses, such as Assisted Living Facilities. The results provide an average daily, and peak hour volume of all traffic entering and existing the site, including deliveries, trash, employees, guests, etc. This data is then used to compile a Traffic Impact Study under the supervision of, and sealed by, a Licensed Professional Engineer in the state of Colorado with experience in traffic engineering and transportation planning. It is the responsibility of the applicant to provide the assessment of traffic impacts for a development, while the City serves only in a review capacity.

For this development, we requested a letter with information in regard to the anticipated traffic generated by this site with details about the expected numbers of employees, deliveries, and guests, etc., even though we did not expect this site to meet the threshold for a full Traffic Impact Study. That information that was provided by their Traffic Engineer and is what we based our determination on, that a Full Traffic Impact Study would not be required. We have asked for further clarification on the limitations on visitations that they have described, and hope to get a better explanation from the applicant.

With regard to parking issues you have detailed, these requirements are not covered within a Traffic Impact Study, but are determined through the Land Use Code by the Planning Department. The amount and placement of available parking for a development is based on the different land uses.

The availability of on street parking and fire lanes are based on the Engineering and Poudre Fire Authority standards for each street as they were built. In the case of Castle Ridge, this street was built to a standard that allowed on street parking on both sides of the street, even though this creates a narrow shared spaced for cars to transverse if vehicles are parked on both sides of the street from this development or any other area of this neighborhood. As we continue to coordinate the review of this project internally, we will coordinate with Engineering, PFA and our Planning Department to make sure all their standards are met as well.

If you have any further questions, please feel free to reach out.

Steve

. . . . . .

STEVEN GILCHRIST
Technical Project Manager
City of Fort Collins
Traffic Operations
626 Linden Street
970-224-6175 office
sgilchrist@fcgov.com

From: Brandy Bethurem Harras <BBethuremHarras@fcgov.com>
Sent: Wednesday, August 18, 2021 2:06 PM
To: Alyssa Stephens <astephens@fcgov.com>
Cc: Steve Gilchrist <sgilchrist@fcgov.com>
Subject: FW: Castle Ridge Group Home, PDP210012

Thanks Alyssa

Brandy Bethurem Harras
Development Review Coordinator
City of Fort Collins Planning & Development Services
281 N. College Ave.
Fort Collins, CO 80524
970.416.2744
BBethuremHarras@fcgov.com

From: Troy Tafoya <troyt@pds-co.com>
Sent: Wednesday, August 18, 2021 1:57 PM
To: Steve Gilchrist <sgilchrist@fcgov.com>
Cc: Brandy Bethurem Harras <BBethuremHarras@fcgov.com>
Subject: [EXTERNAL] Castle Ridge Group Home, PDP210012

Steve, I want to state I am not against a group home, just one of this size, and want to voice the neighborhoods biggest concern about this group home, it is traffic and safety for elderly and children (there are 2 toddlers across the street)and all parking for visitors to other nearby homes will be taken by staff and visitors for this proposed group home. Neighbors will be trapped in their homes due to one way traffic, and may not have a place for friends and family to park when visiting. I believe there does to be a traffic study, due to the size of this house 16 beds combined with a narrow private street (the 18 homeowners pay for the upkeep) since the city would not take it over because it did not meet code (it originally was going to be a gated community). The largest group home in the state in a planned urban development (PUD) is 8 beds (8 beds is also current city code), which this is twice that size, nobody has an idea of the impact of this size group home in a PUD because there is not one. The garages are going to be bedrooms, so the only parking is in the driveway, which if planned could accommodate one shift, during shift changes, the rest will be on the street. I do not see this as a huge problem, what will be a problem is during birthdays, holidays, and emergency vehicles, with 16 residents there could easily be 30 cars at peak times. Cars parked on both sides of road, renders it to one way traffic, which in my mind is a traffic safety hazard. Marcus Glasgow(PFD) in his report stated "the North side of Castle Ridge Ct. will be required to be striped with signage as no parking, fire lane" since that is the only way for two way traffic". So all cars are parked on the other side of the road impacting other homes? I know the proposers of the group home also say they can limit visitation, but that is only true now, due to COVID 19 protocols, that limit the spread to these very vulnerable elderly. Group homes under normal everyday traffic will include, doctors, therapists, hospice, daily deliveries, emergency vehicles, and of course visitors to loved ones. I see my father at Brookdale every other day. I guess, I am hoping you would reconsider and look at the road, and traffic concerns with this many people, and consider a traffic study. Thank you for your time, I know you will do what is best for the city, and I have no experience with traffic, just wanted to make you aware of the narrow street and very limited parking situation, compared to the 4406 seneca group home in Fort Collins that has street parking on both sides, bike lanes on both sides, and easy two way traffic. The Seneca home is 8 beds.

Troy Tafoya | President
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Planning, Development & Transportation Services

Community Development & Neighborhood Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.2740
970.224.6134- fax
fcgov.com

June 30, 2021

Michelle Pinkowski
Delivered via email to:
michelle@pinkowskilaw.com

Reasonable Accommodation Decision Letter- 636 Castle Ridge Court

Ms. Pinkowski,

On April 9, 2021, you submitted a Reasonable Accommodation request to the City of Fort Collins ("City") on behalf of your client Peacock Assisted Living, LLC, regarding a proposed assisted living facility to be located at 636 Castle Ridge Court. The subject property is zoned Low Density Residential (RL). The applicant is seeking relief from Section 3.8.6 (A) of the Land Use Code, which limits the occupancy of a group home in the RL district subject to lot size limitations. The request is to allow 16 people with disabilities to reside at 636 Castle Ridge Court.

After careful consideration, I make the following findings of fact pursuant to Section 2.19(E) of the Fort Collins Land Use Code:

a) The property at issue, 636 Castle Ridge Ct., will be used by people considered to be disabled under the federal Fair Housing Amendments Act ("FHAA").

b) Based upon the nature of the group living model utilized by Peacock Assisted Living LLC, the Reasonable Accommodation is necessary to make housing at 636 Castle Ridge Ct. available to people with disabilities. Through the documentation provided with the application and during the interactive meeting held on May 21, 2021, the applicant has demonstrated that the ratio of staff to residents impacts the therapeutic benefit of the caregiving model and is related to the ability of disabled residents to reside in the home, and that the number of residents permitted directly impacts the financial and operational viability of this facility. The documentation supports the assertion that sixteen residents with three non-resident staff caregivers per shift is a threshold for achieving the intended therapeutic benefit and financial viability of the operational model.

c) The requested reasonable accommodation would not impose an undue financial or administrative burden upon the City.

d) The requested reasonable accommodation would not require a fundamental alteration in the nature of a Land Use Code provision.

- Pursuant to the FHAA, the City is required to reasonably accommodate disabled people with regards to zoning regulations that might otherwise deny disabled individuals certain housing opportunities.
- The Land Use Code allows other uses in the RL zone with similar or greater impacts to the proposed Reasonable Accommodation in situations that do not involve people considered to be disabled under the FHAA. Examples include:
    - The Land Use Code allows an unlimited number of people comprising a family to live in the house. A family of 16 related individuals could occupy this home with no required review, notification, or other consideration.
    - The Land Use Code allows shelters for victims of domestic violence in the RL zone without a limit to the number of residents permitted.
    - Other more intense uses with greater potential for traffic, noise, and visual impacts are permitted in the RL zone such as places of worship and assembly (permitted subject to administrative review) and schools and childcare centers (permitted subject to review by the Planning and Zoning Commission).
- The effect on the built environment of the lot size and other requirements for group homes in the RL zone is maintenance of single-family residential character of development, and a pattern of development that conforms to certain proportions between building size and lot size. In this case, the property has already been developed and the application does not propose any new construction. Because the external physical characteristics of the building will not change as a result of the proposed Reasonable Accommodation, it is reasonable to exempt the property from the lot size requirements for group homes.
- The RL zone district permits group homes of up to eight residents subject to lot size limitations. This request is specifically to allow up to sixteen disabled people to live in this home according to the operational model, financial conditions, and other specific circumstances described in the application materials and interactive meeting. As a group home, this proposal is subject to a type two review by the Planning and Zoning Commission, and this process is not affected by this Reasonable Accommodation. Aside from the number of residents, the facility will be required to comply with all other standards and requirements of the Land Use Code for group homes as permitted in the RL zone.

Based upon these findings, I am granting the Reasonable Accommodation request to allow sixteen unrelated individuals with disabilities (not including non-resident on-site staff) as described in the Reasonable Accommodation request to live at 636 Castle Ridge Ct., subject to the following conditions:

- The proposal for a group home is subject to a type two review by the Planning and Zoning Commission.
- The facility will be required to comply with all other standards and requirements of the Land Use Code for group homes as permitted in the RL zone and may be subject to conditions of approval including but not limited to requirements for parking, limitation of hours of drop-off and pick-up, regulation of lighting intensity and hours of illumination, requirements related to trash and recycling, screening, storage, and fencing.

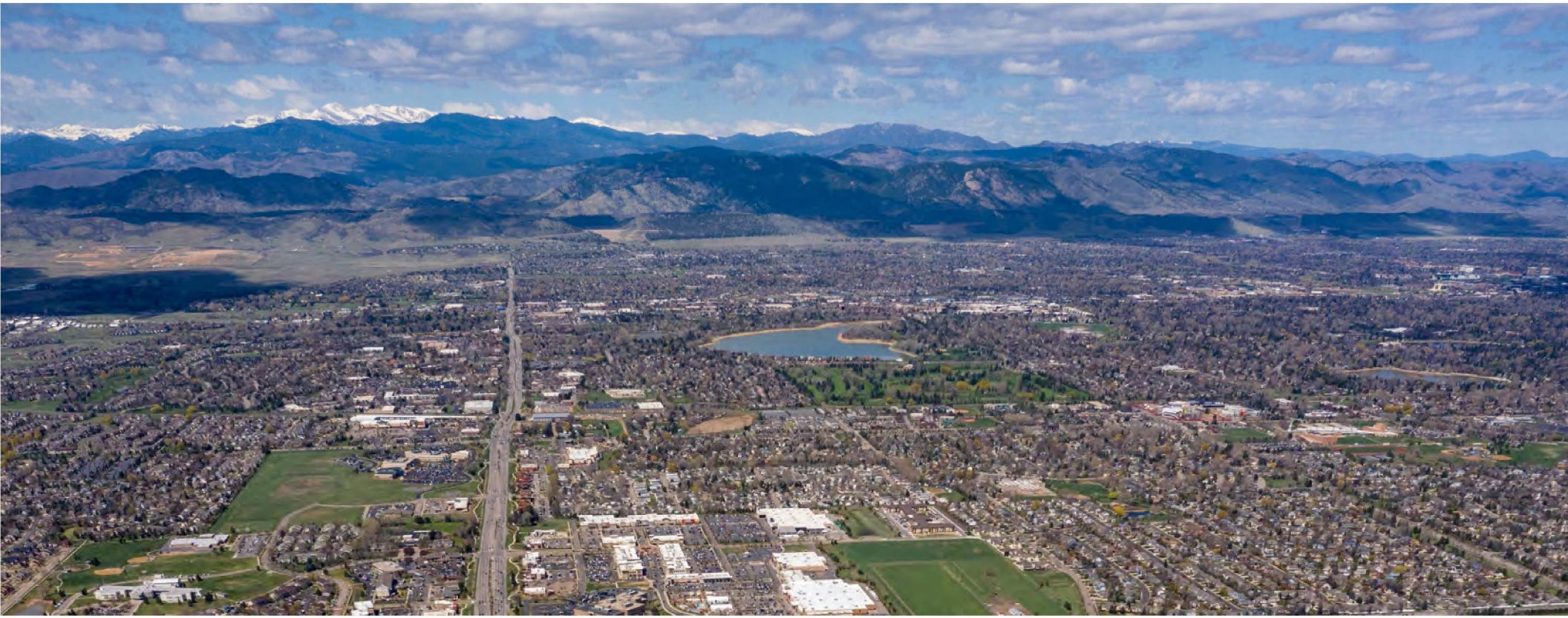
- As described in the application materials, the facility will implement measures to mitigate impacts and retain residential character including maintenance of the garage doors, no signage indicating that this is a group home, and no more than three staff working shifts on-site at any given time (with the exception of emergencies and shift changes).

In granting the Reasonable Accommodation request, I am not finding that the people that are the subject of the Reasonable Accommodation request constitute a family as defined under the Land Use Code. However, in part because a family without limitation to numbers could live at 636 Castle Ridge Ct., I find it reasonable to accommodate the request in consideration of the FHAA.

This Reasonable Accommodation is applicable to the specified provisions of the Land Use Code and does not modify Building Code requirements. The applicant is advised to consult with the Building Services Division to ensure compliance with the Building Code.

Regards,

Paul Sizemore
Director of Community Development and Neighborhood Services



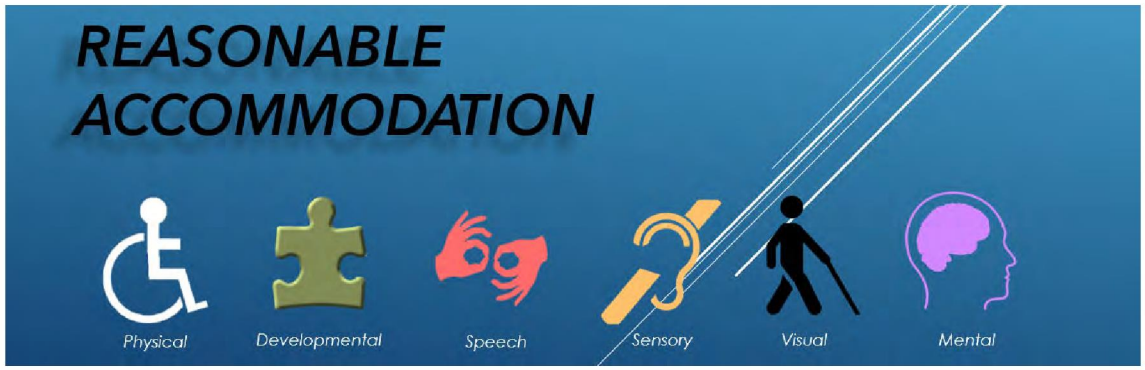
City of Fort Collins

Castle Ridge Group Home – Project Development Plan

Planning & Zoning Commission Hearing – 03.23.22

City of Fort Collins

The Reasonable Accommodation Process



- Federal Fair Housing Act (FHA) and Americans with Disabilities Act (ADA) require reasonable accommodation in zoning regulations
- Purpose is to provide people with disabilities with an equal opportunity to enjoy housing on same basis as persons without disabilities
- City adopted regulations in 2017
- Since that time, 9 reasonable accommodations have been submitted and determined.

Process

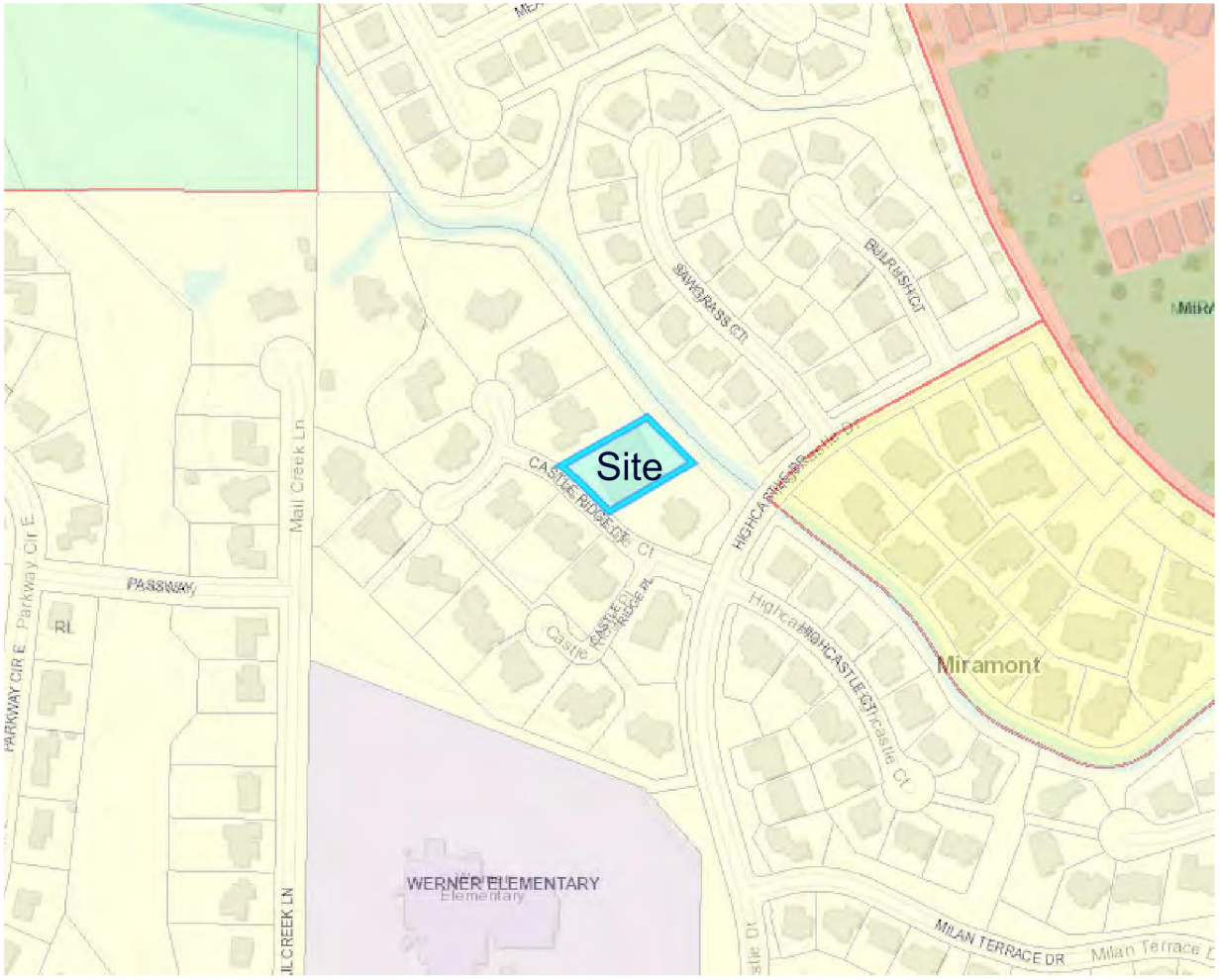
- Decided by Community Development and Neighborhood Services Director
- Not open to public input, and LUC does not require outreach or hearing
- Only the applicant may appeal a decision
- Appeals are decided by the City Manager

Evaluation Criteria

- The user of the property at issue has a disability.
- Granting the request is necessary to make specific housing available to a person with a disability.
- Granting the request would not impose an undue financial or administrative burden on the City.
- Granting the request would not require a fundamental alteration in the nature of a land use code provision.

City of Fort Collins

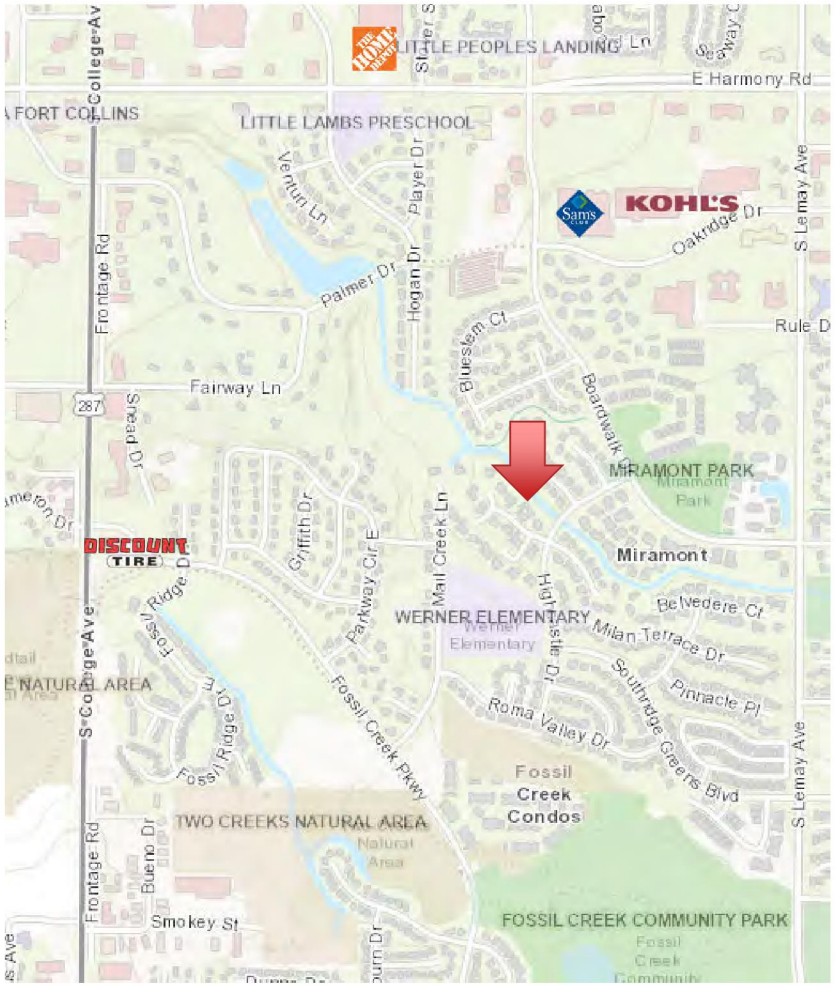
Project Overview



- Location: 636 Castle Ridge Ct
- Lot Size: 22,226 square feet
- Zone: Low-Density Residential District (R-L)
- Proposal:
  - Group Home for Assisted Living - Memory Care*
  - 16-residents
  - 3 off-site parking spaces
  - Additional landscaping, fencing, and screening
  - Three conditions

City of Fort Collins

Aerial



- Area was annexed into the City as part of the 617-acre Keenland Annexation.
- Single-family detached dwelling
- Lot platted as part of 18-lot Castle Ridge at Miramont PUD, 1993.
- Home built-in 2002.
- Served by a 28’ curb to curb cul-de-sac system.

A Reasonable Accommodation request to increase the maximum allowable residents from 8 to 16 was approved by the City, subject to the following conditions:

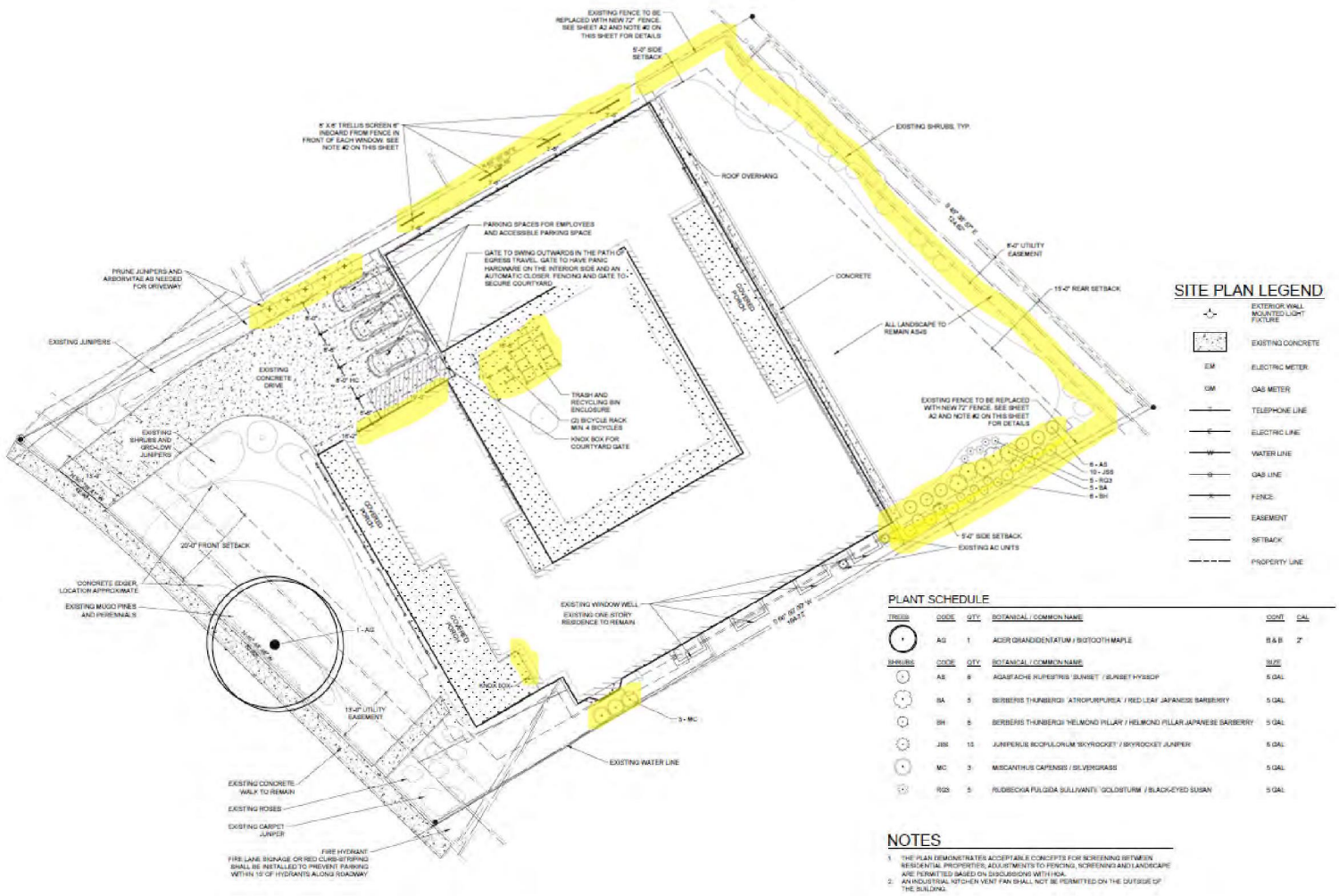
1. The proposal for a group home is subject to a type two review by the Planning and Zoning Commission.
2. The facility will be required to comply with all other standards and requirements of the Land Use Code for group homes as permitted in the RL zone and may be subject to conditions of approval including but not limited to requirements for parking, limitation of hours of drop-off and pick-up, regulation of lighting intensity and hours of illumination, requirements related to trash and recycling, screening, storage, and fencing.
3. As described in the application materials, **the facility will implement measures to mitigate impacts and retain residential character including maintenance of the garage doors, no signage indicating that this is a group home, and no more than three staff working shifts on-site at any given time (with the exception of emergencies and shift changes).**

Neighborhood Meeting & Subsequent Comments

- Neighborhood Meeting Held on April 9, 2021. Discussion and following comments included:
  - Concerns over on-street parking.
  - Intensity of 16 residents the increase of residents granted by the Reasonable Accommodation.
  - Concerns that the group home could be converted to other types of group home (alcoholism, drug addiction homes)
  - Street maintenance responsibilities.
  - Compliance with subdivision covenants.
  - Emergency response vehicles, road width, and access.
  - Providing adequate and appropriate screening for privacy.
  - Concerns with an increase in traffic.
  - Concerns about setbacks

City of Fort Collins

Site & Landscape Plan



SITE PLAN LEGEND

	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	EXISTING CONCRETE
EM	ELECTRIC METER
GM	GAS METER
T	TELEPHONE LINE
E	ELECTRIC LINE
W	WATER LINE
G	GAS LINE
X	FENCE
	EASEMENT
	SETBACK
	PROPERTY LINE

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AS	1	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	B & B	2"
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	
	AS	6	AGASTACHE RUPESTRIS 'SUNSET' / SUNSET HYSSOP	5 GAL	
	BA	5	BERBERIS THUNBERGII 'ATROPURPUREA' / RED LEAF JAPANESE BARBERRY	5 GAL	
	BH	6	BERBERIS THUNBERGII 'HELMOND PILLAR' / HELMOND PILLAR JAPANESE BARBERRY	5 GAL	
	JSS	10	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	5 GAL	
	MC	3	MISCANTHUS CAPENSIS / SILVERGRASS	5 GAL	
	RG5	5	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / BLACK-EYED SUSAN	5 GAL	

NOTES

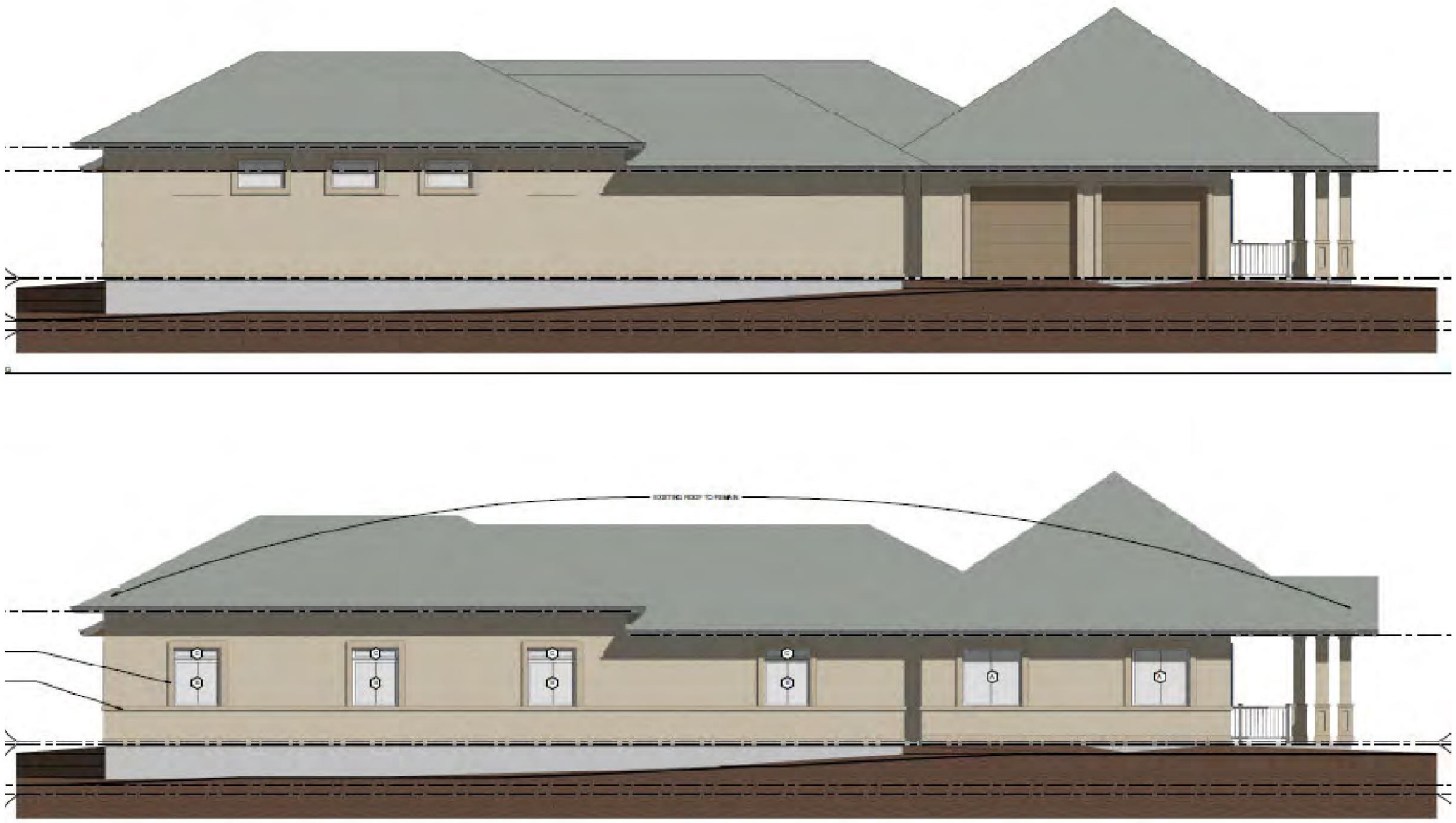
1. THE PLAN DEMONSTRATES ACCEPTABLE CONCEPTS FOR SCREENING BETWEEN RESIDENTIAL PROPERTIES. ADJUSTMENTS TO FENCING, SCREENING AND LANDSCAPE ARE PERMITTED BASED ON DISCUSSIONS WITH HOA.
2. AN INDUSTRIAL KITCHEN VENT FAN SHALL NOT BE PERMITTED ON THE OUTSIDE OF THE BUILDING.

City of Fort Collins

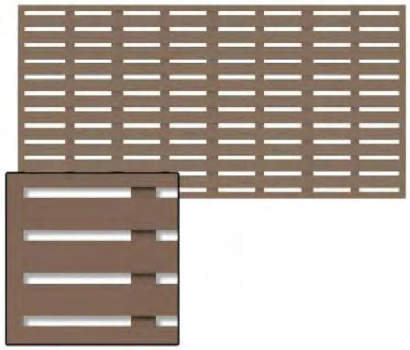
Front Facade

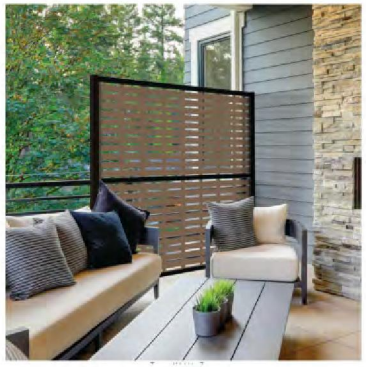
City of Fort Collins

North Elevation



Barrette Outdoor Living (Brand Rating: 4.1/5)
3 ft. x 6 ft. Boardwalk Saddle Vinyl Decorative Screen Panel





TRELLIS DETAILS

Specifications

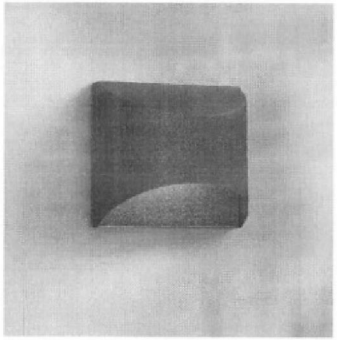
Device functions	EO, L, L-BE
Dogging	LD – Less Dogging
Device length	3', 4'
Center case dimensions	8" x 2 ¼" x 2 ¼" (203mm x 70mm x 60mm)
Mechanism case dimension	2 ¼" x 2 ¼" (57mm x 57mm)
Latch bolt	Deadlocking, ¾" (19mm) throw
Trims	252-L, 252-LBE
Strike	699 roller strike
Finishes	US26D (626), 313 (710)
Options	WH – Weep Holes

How to order

1	Dogging	LD (Less Dogging) only
2	Device type	98/9952
3	Function	EO, L, LBE
4	Finish	US26D, 313
5	Device width	3' (standard default), or 4'
6	Handing	RHR, LHR
7	Trim	252, L, LBE functions
8	Lever style	06 (standard default), 03
9	Optional	WH (weep holes)

OVERALL DIMENSIONS

Home / Outdoor Lighting / Dark Sky / Style # 33H43



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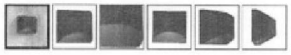


VIEW IN YOUR ROOM

Staff is recommending three conditions.

3.5.1(J) Operation & Physical Compatibility Standards

Conditions may be imposed upon the approval of development applications to ensure that new development will be compatible with existing neighborhoods and uses. Such conditions may include, but need not be limited to, restrictions on or requirements for:

1) hours of operation and deliveries;
2) location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare;
3) placement of trash receptacles;
4) location of loading and delivery zones;
5) light intensity and hours of full illumination;
6) placement and illumination of outdoor vending machines;
7) location and number of off-street parking spaces.

Requiring the applicant to provide a 24/7 point of contact for the neighborhood.

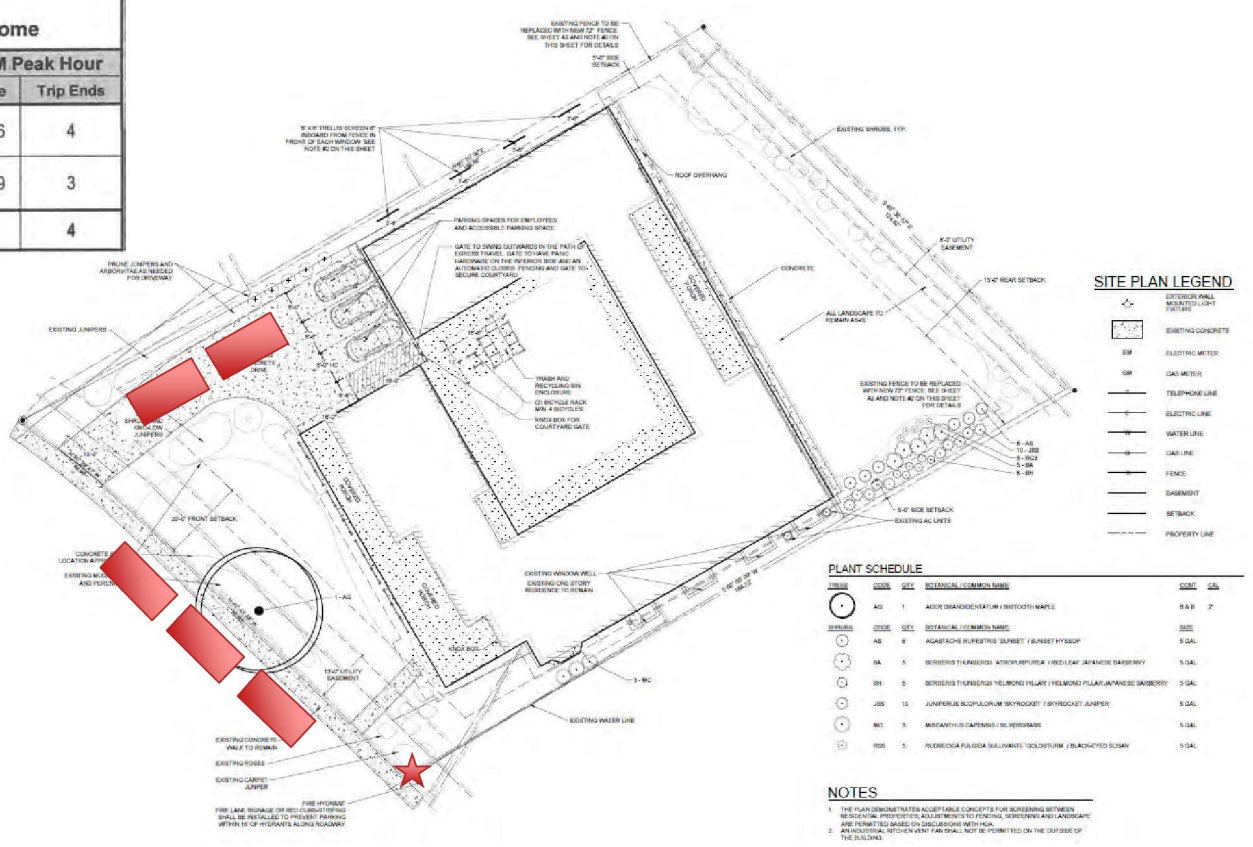
Condition #1 – Hours of Operation and Deliveries

Condition #1 – Hours of Operation and Deliveries

TABLE 2
Trip Generation for the Proposed Residential Assisted Living Home

Code	Use	Size	AWDTE		AM Peak Hour		PM Peak Hour	
			Rate	Trip Ends	Rate	Trip Ends	Rate	Trip Ends
254	Assisted Living	16 Beds	2.60	42	0.19	3	0.26	4
254	Assisted Living	7 Employees	4.24	30	0.39	3	0.49	3
Average Trip Generation				36		3		4

Table 2 from TIS



Condition #1

To the extent feasible the hours of operation during which third-party services, such as massages, housekeeping, haircuts, pet therapy, food delivery, and the like, shall be limited to the hours of 8:00 a.m. and 6:00 p.m. Monday through Saturday. Services shall be staggered in a way to reduce the impact of on-street parking within the neighborhood.

To the extent feasible deliveries and short-term visits shall be limited to available space within the driveway and street frontage that shares a common boundary with 636 Castle Ridge Court.

Condition #2 – Location and number of off-street parking spaces.

City of Fort Collins

Condition #2

ITE Parking Generation Manual

Assisted Living (254)

Peak Period Parking Demand vs: Beds
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 10
Avg. Num. of Beds: 103

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.39	0.27 - 0.60	0.34 / 0.58	***	0.11 (28%)

16-Beds

Range: 4.23 – 9.6

Average: 6.24

Fort Collins Data

Facility Name	Parking Count	Bed Count	Address	Land Use	Ratio Parking/Beds
Seneca House Assisted Living	4	10	4406 Seneca Street	Group Home	0.40
Terry Lake Assisted Living Turnbettery Place Assisted Living	4	8	3629 Woodridge Road	Group Home	0.50
Turnberry Place Assisted Living	4	8	2401 Turnberry Road	Group Home	0.50
Monarch Greens Assisted Living	6	8	1725 Lakeview Drive	Group Home	0.75
Presitge Living LLC	6	8	700 Greenbriar Drive	Group Home	0.75
Live to Assist	7	8	2914 W Prospect	Group Home	0.88
Faith Family Hospitality	8	15	321 South Sherwood	Group Home	0.53
New Mercer Commons	27	120	900 Centre Avenue	Long-term care facility	0.23
Fort Collins Good Samaritan Retirement Village	19	56	508 W Trilby Road	Long-term care facility	0.34
Creekside Gardens Assisted Living Facility	96	282	1000 E Stuart	Long-term care facility	0.34
Brookdale Fort Collins	63	142	1002 Rule Drive	Long-term care facility	0.44
Mackenzie Place	39	61	4750 Pleasant Oak Drive	Long-term care facility	0.64
Residence at Oakridge	78	120	4750 Wheaton Drive	Long-term care facility	0.65
Aspen at Fort Collins	51	64	3150 Rock Creek Drive	Long-term care facility	0.80
Center at Rock Creek MC	100	100	4880 Ziegler Rd	Long-term care facility	1.00
				Range	**.23-1.00**
				Average	**0.58**

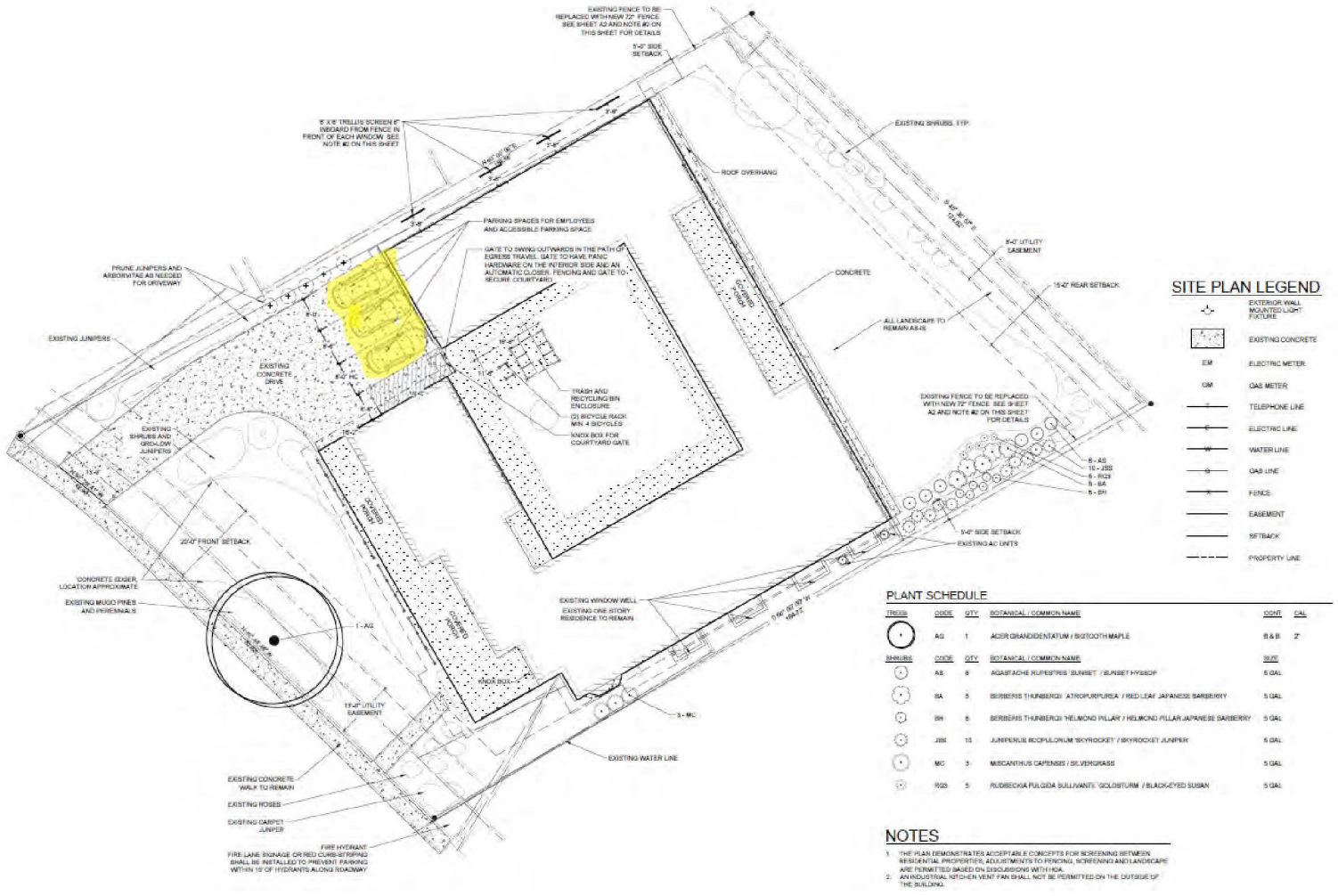
16-Beds

Range: 3.68-16

Average: 9.28

City of Fort Collins

Condition #2



SITE PLAN LEGEND

- EXTERIOR WALL MOUNTED LIGHT FIXTURE
- EXISTING CONCRETE
- EM — ELECTRIC METER
- GM — GAS METER
- T — TELEPHONE LINE
- E — ELECTRIC LINE
- W — WATER LINE
- G — GAS LINE
- X — FENCE
- EASEMENT
- SETBACK
- PROPERTY LINE

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AG	1	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	B & B	2"

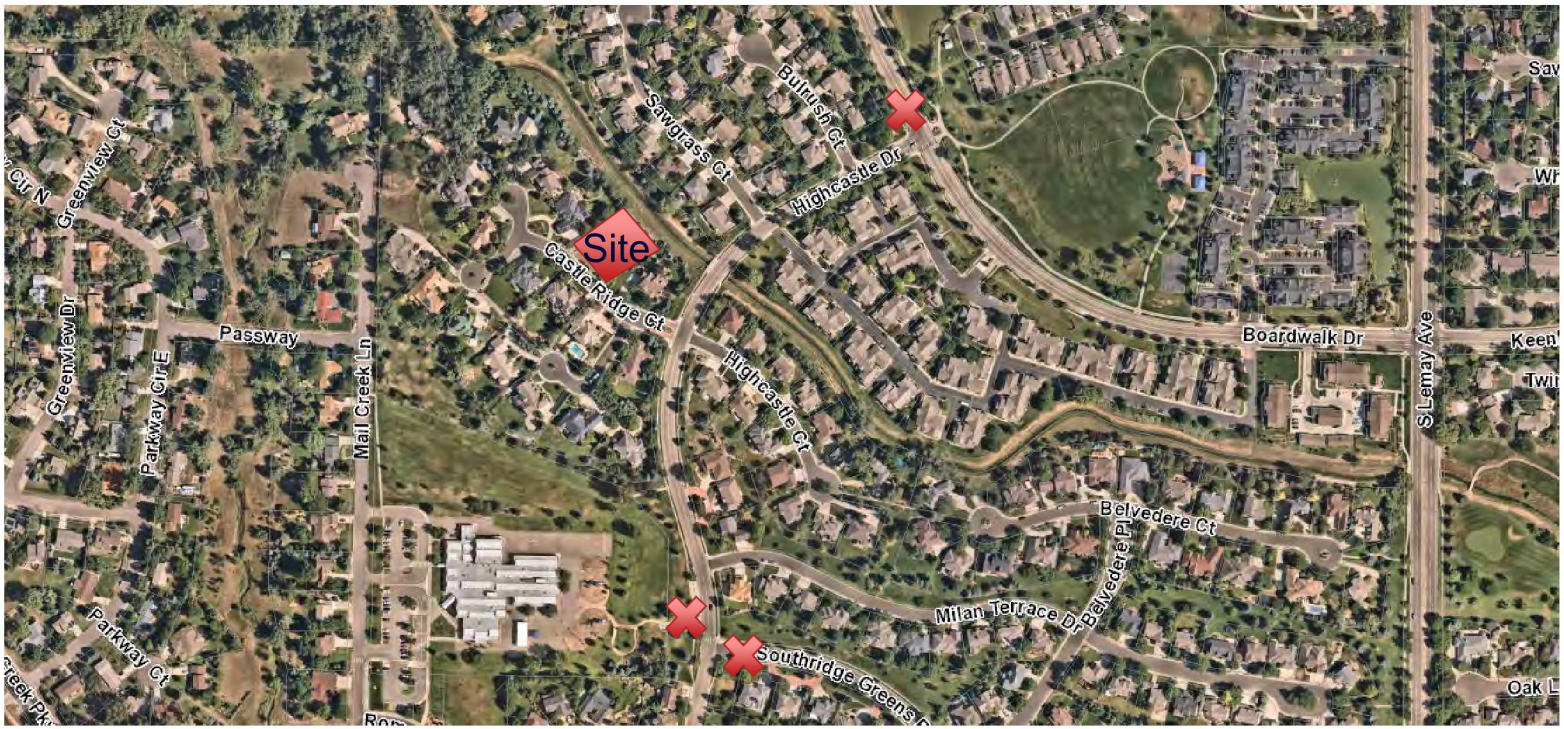
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AS	5	AGASTACHE RUPESTRIS 'SUNSET' / SUNSET HYSSOP	5 GAL
	BA	5	BERBERIS THUNBERGII 'ATROPURPUREA' / RED LEAF JAPANESE BARBERRY	5 GAL
	BH	5	BERBERIS THUNBERGII 'HELMOND PILLAR' / HELMOND PILLAR JAPANESE BARBERRY	5 GAL
	JSS	16	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	5 GAL
	MC	3	MISCANTHUS CAPENSIS / SILVERGRASS	5 GAL
	RG3	5	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / BLACK-EYED SUSAN	5 GAL

NOTES

1. THE PLAN DEMONSTRATES ACCEPTABLE CONCEPTS FOR SCREENING BETWEEN RESIDENTIAL PROPERTIES. ADJUSTMENTS TO FENCING, SCREENING AND LANDSCAPE ARE PERMITTED BASED ON DISCUSSIONS WITH HOA.
2. AN INDUSTRIAL KITCHEN VENT FAN SHALL NOT BE PERMITTED ON THE OUTSIDE OF THE BUILDING.

Condition #2

Group home staff who cannot be accommodated by designated off-street parking spaces within the driveway shall utilize on-street parking along public streets such as Highcastle Drive and E Boardwalk Drive.



Condition #3

Condition # 3

The property owner or representative thereof shall cooperate in good faith to remedy any unforeseen impacts created through the operation of the group home and provide a designated person who can be contacted 24-hours a day, 7-days a week.

Conclusion & Findings

1. The Project Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
2. The Project Development Plan complies with relevant standards located in Article 3 – General Development Standards, subject to the following conditions:

   a) To the extent feasible the hours of operation during which third-party services, such as massages, housekeeping, haircuts, pet therapy, food delivery, and the like, shall be limited to the hours of 8:00 a.m. and 6:00 p.m. Monday through Saturday. Services shall be staggered in a way to reduce the impact to on-street parking within the neighborhood.

   To the extent feasible deliveries and short-term visits shall be limited to available space within the driveway and street frontage that shares a common boundary with 636 Castle Ridge Court.

   b) Group home staff who cannot be accommodated by designated off-street parking spaces within the driveway shall utilize on-street parking along public streets such as Highcastle Drive and E Boardwalk Drive.

   c) The property owner or representative thereof shall cooperate in good faith to remedy any unforeseen impacts created through the operation of the group home and provide a designated person who can be contacted 24-hours a day, 7-days a week.

3. The Project Development Plan complies with relevant standards located in Division 4.4 – Low Density Residential District (R-L).

Staff recommends conditional approval of the Castle Ridge Group Home Project Development Plan, PDP210012.

Resource Slides

Group Home Definition

Group home shall mean either of the following:

(1) Residential group home shall mean a residence operated as a single dwelling, licensed by or operated by a governmental agency, or by an organization that is as equally qualified as a governmental agency and having a demonstrated capacity for oversight as determined by the Director, for the purpose of providing special care or rehabilitation due to homelessness, physical condition or illness, mental condition or illness, elderly age or social, behavioral or disciplinary problems, provided that authorized supervisory personnel are present on the premises.

(2) Large group care facility shall mean a residential facility that is planned, organized, operated and maintained to offer facilities and services to a specified population and is licensed by or operated by a governmental agency, or by an organization that is as equally qualified as a governmental agency and having a demonstrated capacity for oversight as determined by the Director, for the purpose of providing special care or rehabilitation due to homelessness, physical condition or illness, mental condition or illness, elderly age or social, behavioral or disciplinary problems, provided that authorized supervisory personnel are present on the premises.

State Requirements for Residential Group Homes

Classified by the State of Colorado as an 'Assisted Living Residence'.

- A residential facility that makes available to three or more adults not related to the owner of such facility, either directly or indirectly through a resident agreement with the resident, room and board and at least the following services: personal services; protective oversight; social care due to impaired capacity to live independently; and regular supervision that shall be available on a twenty-four-hour basis, but not to the extent that regular twenty-four hour medical or nursing care is required.

Other Requirements

Assisted Living
(254)

Peak Period Parking Demand vs: **Beds**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 10
Avg. Num. of Beds: 103

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.39	0.27 - 0.60	0.34 / 0.58	***	0.11 (28%)

Range: 5-10
Average:7

MIRAMONT MEMORY CARE

PLANNING AND ZONING COMMISSION

MARCH 23, 2022

ERIC SHENK AND XIOMA DIAZ

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

F9
PRODUCTIONS

PINKOWSKI | LAW
& Policy Group LLC

WHO?

Xioma Diaz is a physical therapist with 28 years of experience in assisted living and memory care communities. Eric is an MD

WHAT?

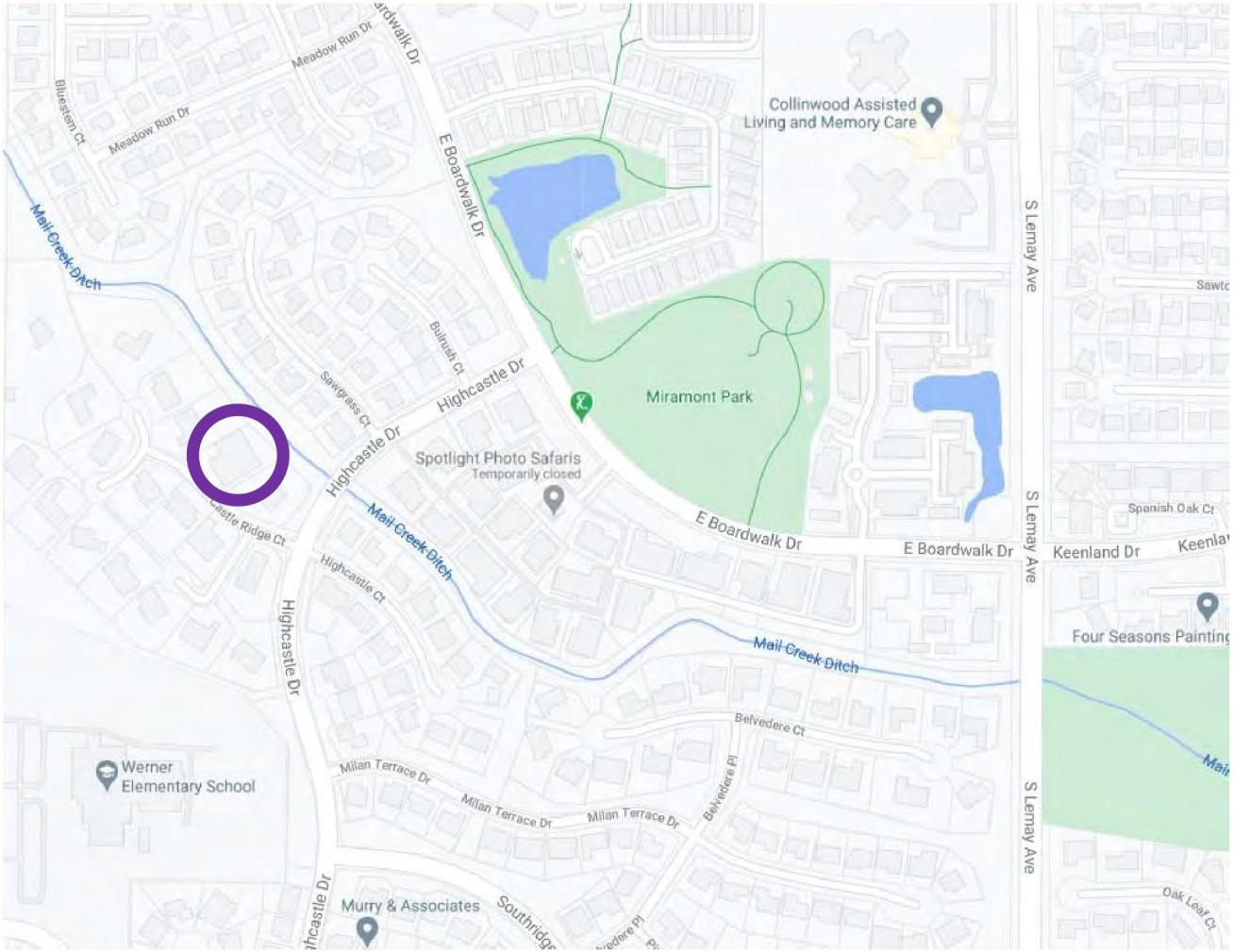
The vision**: To own and manage a high-quality residential home to care for disabled seniors.**

WHY HERE?

This property is already accessible and only requires minor renovations. The home has an internal courtyard for safe exterior amenities.

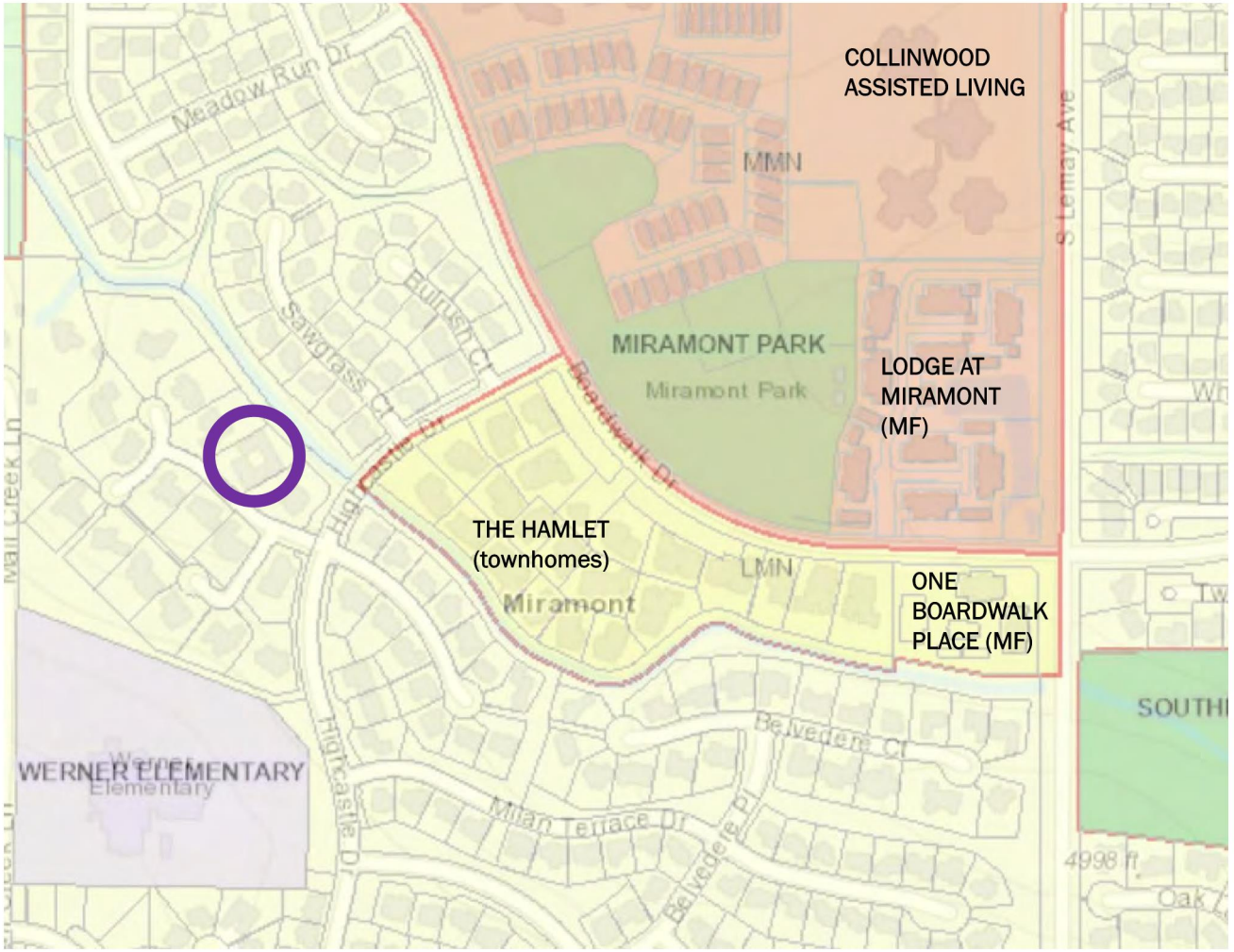
SITE LOCATION

- 636 Castle Ridge Ct.
- 8,220 sf residence
- RL Zone District
  - Minor change of use from Residential to Group Home
  - Group homes are permitted in this zone district



LOW DENSITY RESIDENTIAL PERMITTED USES

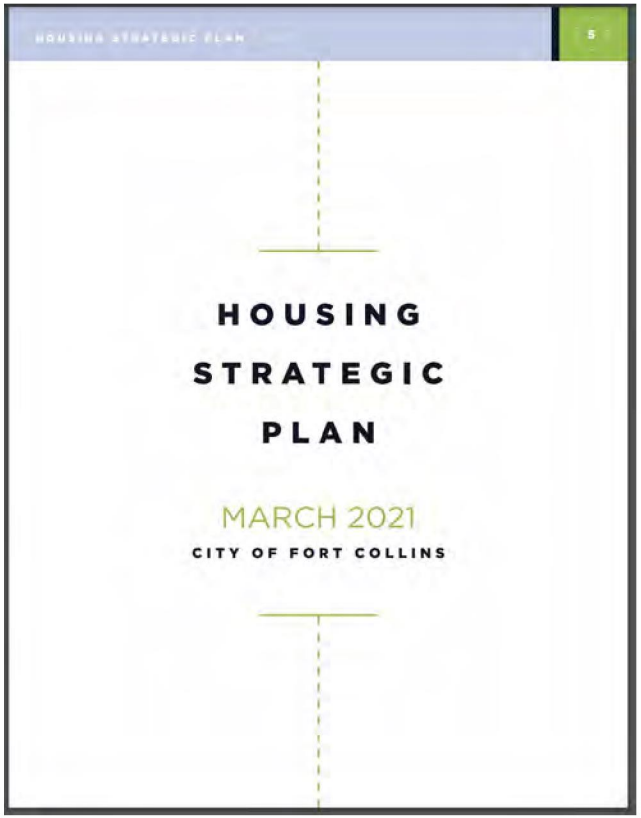
- Single-family detached
- Minor public facilities
- Places of worship
- Group homes
- Schools
- Community facilities
- Childcare centers
- Adult day/respite centers
- Solar energy systems
- Wireless telecommunication facilities

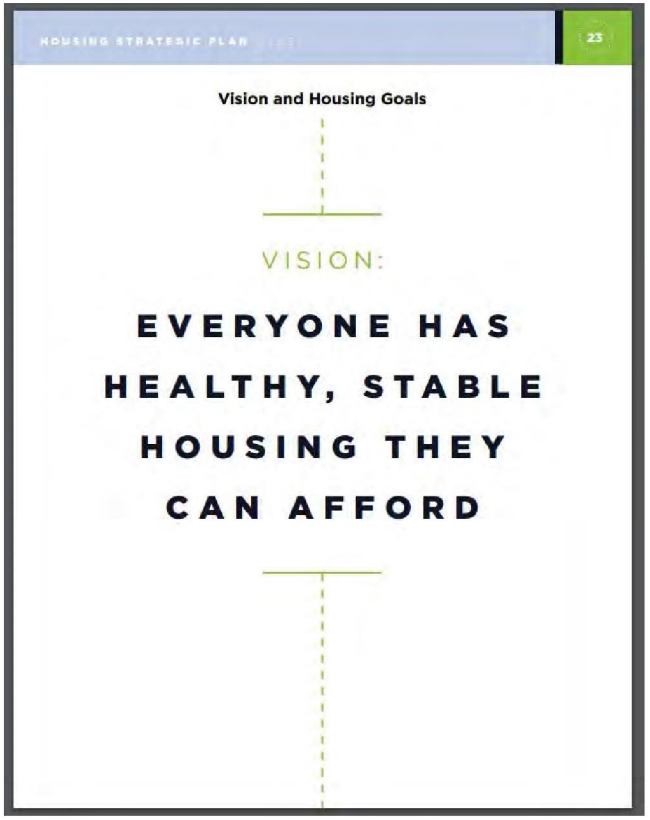


HOUSING STRATEGIC PLAN

- Vision: *everyone in Fort Collins has healthy, stable housing they can afford.*

- Desired Outcomes:
  - Increase housing supply and affordability
  - Increase housing diversity and choice
  - Increase stability and/or renter protections
  - Improve housing equity
  - Preserve existing affordable housing
  - Increase accessibility



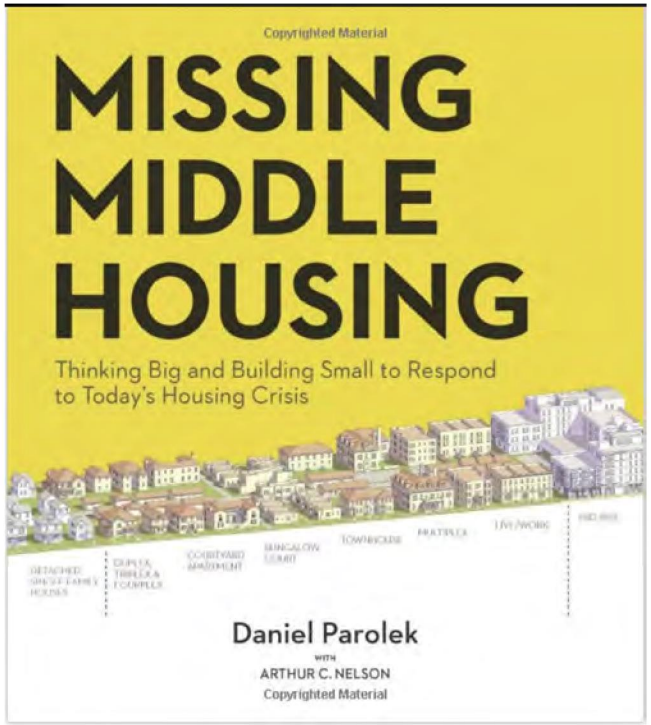


STRATEGIES:

1. Assess displacement and gentrification risk
2. Promote inclusivity, housing diversity, and affordability as community values

MISSING MIDDLE HOUSING

- ... "a range of multiunit or clustered housing types, compatible in scale with single-family homes, that help meet the growing demand for walkable urban living , respond to shifting household demographics, and meet the need for more housing choices at different price points."



"AARP (formerly the American Association of Retired Persons) has been a champion of Missing Middle Housing through its Livable Communities initiative."

OTHER RESIDENTIAL CARE HOMES (ASSISTED LIVING)

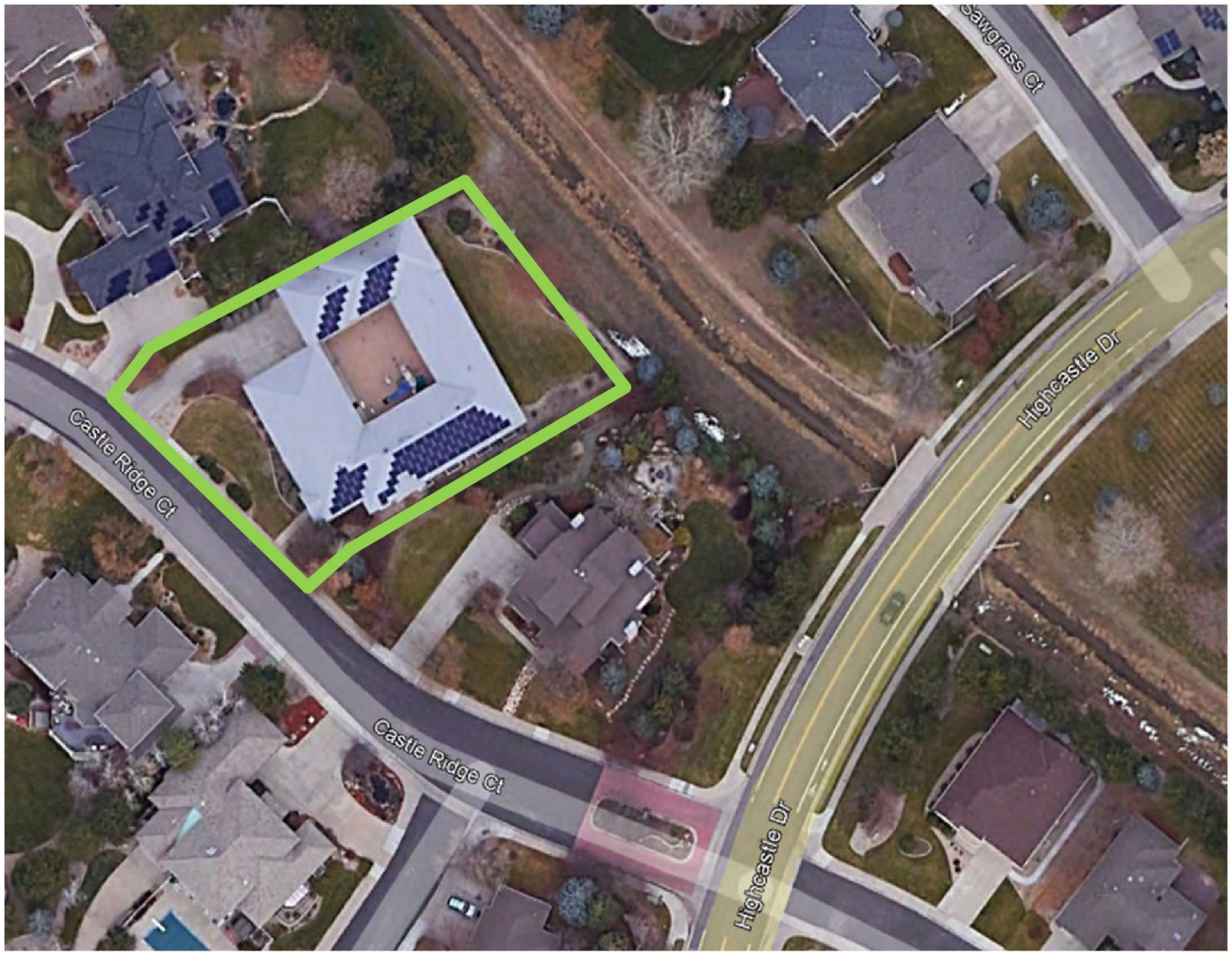
- Turnberry Place
- Monarch Greens
- Seneca House

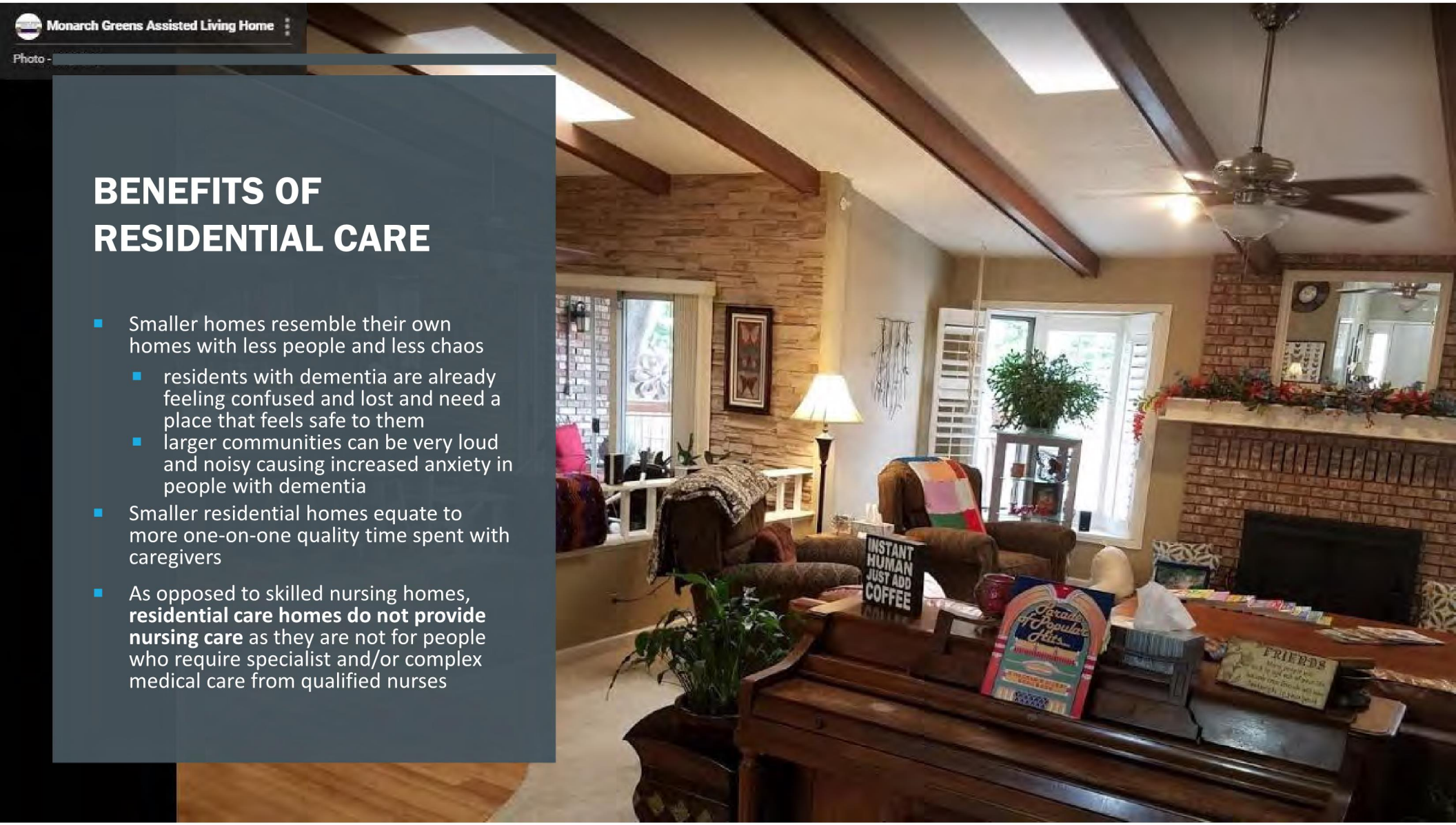
MEMORY CARE FACLITIES

- Creekside Village
- Lemay Ave Health and Rehab
- Mackenzie Place

MINIMAL RENOVATIONS PROPOSED

- Additional northwest facing windows
- Fire sprinkler system
- Added security monitoring
- Landscape screening
- On-site parking
  - Retaining existing driveway for on-site parking





BENEFITS OF RESIDENTIAL CARE

- Smaller homes resemble their own homes with less people and less chaos
  - residents with dementia are already feeling confused and lost and need a place that feels safe to them
  - larger communities can be very loud and noisy causing increased anxiety in people with dementia
- Smaller residential homes equate to more one-on-one quality time spent with caregivers
- As opposed to skilled nursing homes, **residential care homes do not provide nursing care** as they are not for people who require specialist and/or complex medical care from qualified nurses

OPERATIONS

- Traffic
  - Residents do not drive or have cars
    - Traffic memo is based on national standards for assisted living, not memory care
    - Existing house has 9 cars coming and going
    - Proposed use has 18 cars coming and going = 1.5 cars coming and going per hour per national standards. Reality is less
  - Visitation generally by appointment only (Current visitation rate is .09 visitors per day)
  - Three caregivers to care for residents during the day; one at night
- Deliveries
  - Normal sized vehicle is used for groceries and day trips
  - Deliveries will only happen during the day
- Emergency Vehicles
  - Approach without sirens
  - Significantly less than existing large scale assisted living facilities nearby
- Safety
  - Procedures in place so that memory care residents do not leave unattended
  - Electronic locks will be installed on all external doors

Slide 10

A0 Eric and Xioma - will you have a van? Or are we saying that this will be a normal delivery vehicle?
Author, 2022-03-15T22:52:49.823

A0

EXISTING & PROPOSED

Slide 11

A0 Ngoc, photoshop off the garage from the elevation, make them the same scale, add the shrubs out front if they are still there. I want these two images to look identical. Thanks

Author, 2022-03-17T13:06:18.651

WEST ELEVATION

EXISTING

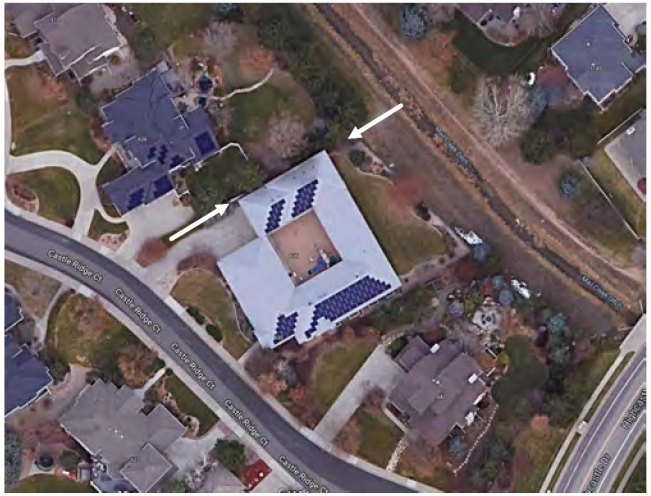
PROPOSED

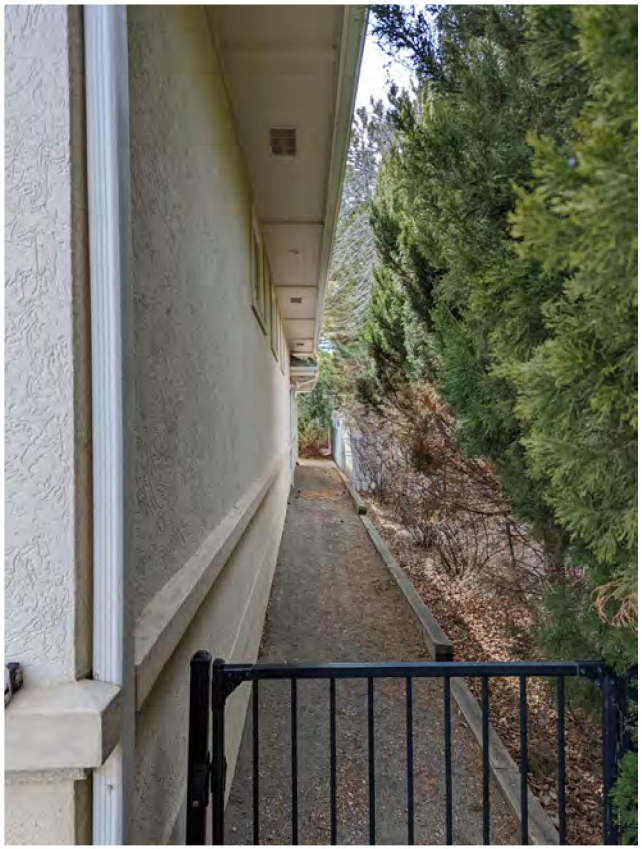
NORTH ELEVATION

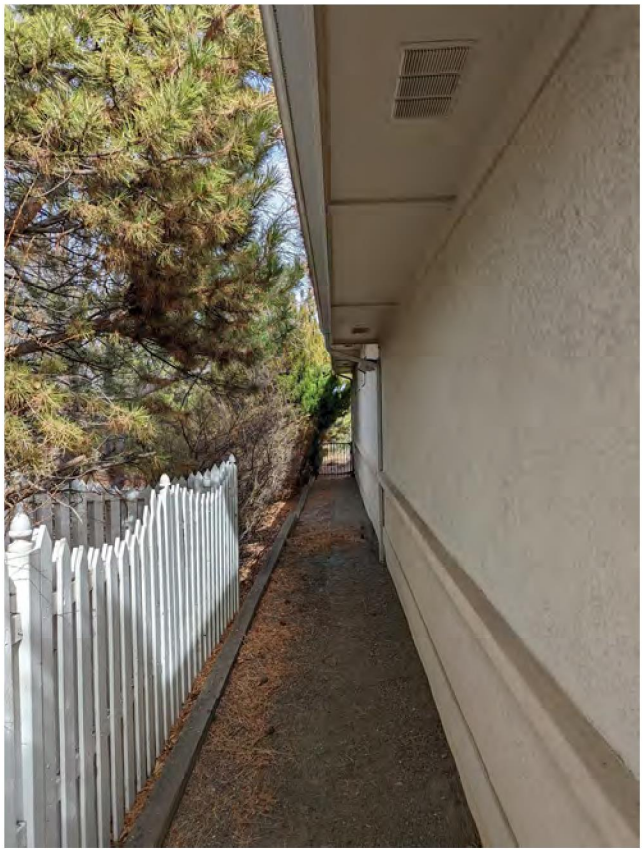
EXISTING

PROPOSED

LANDSCAPE SCREENING







SOUTH ELEVATION

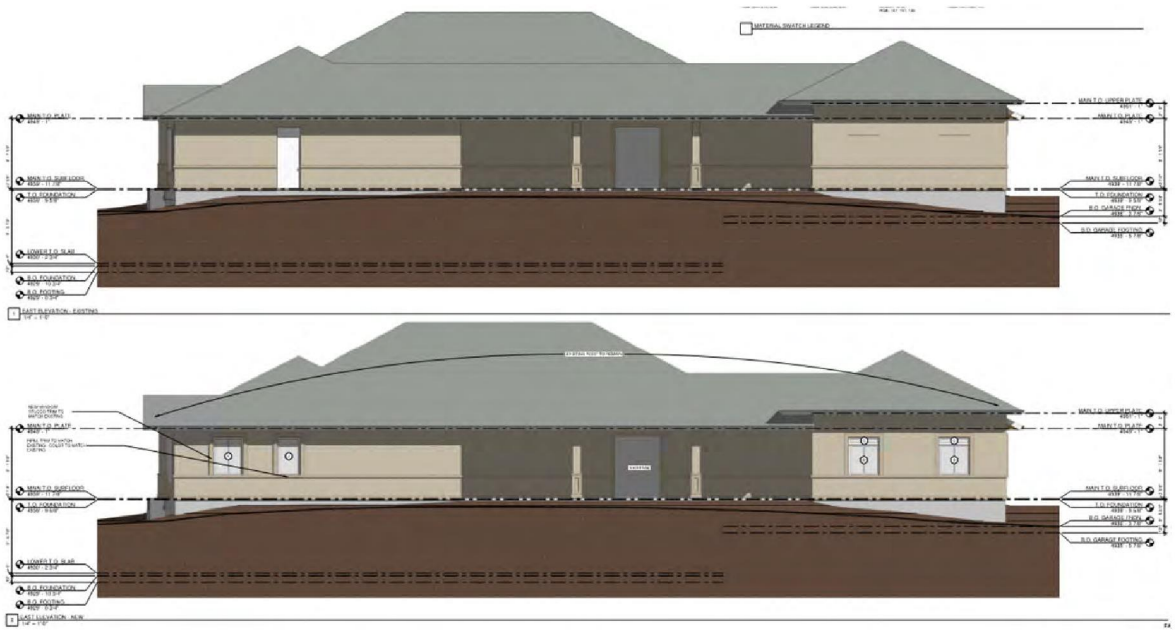
EXISTING

PROPOSED

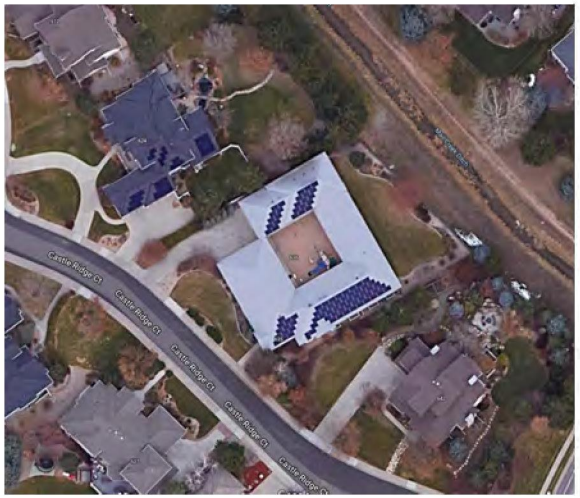
EAST ELEVATION

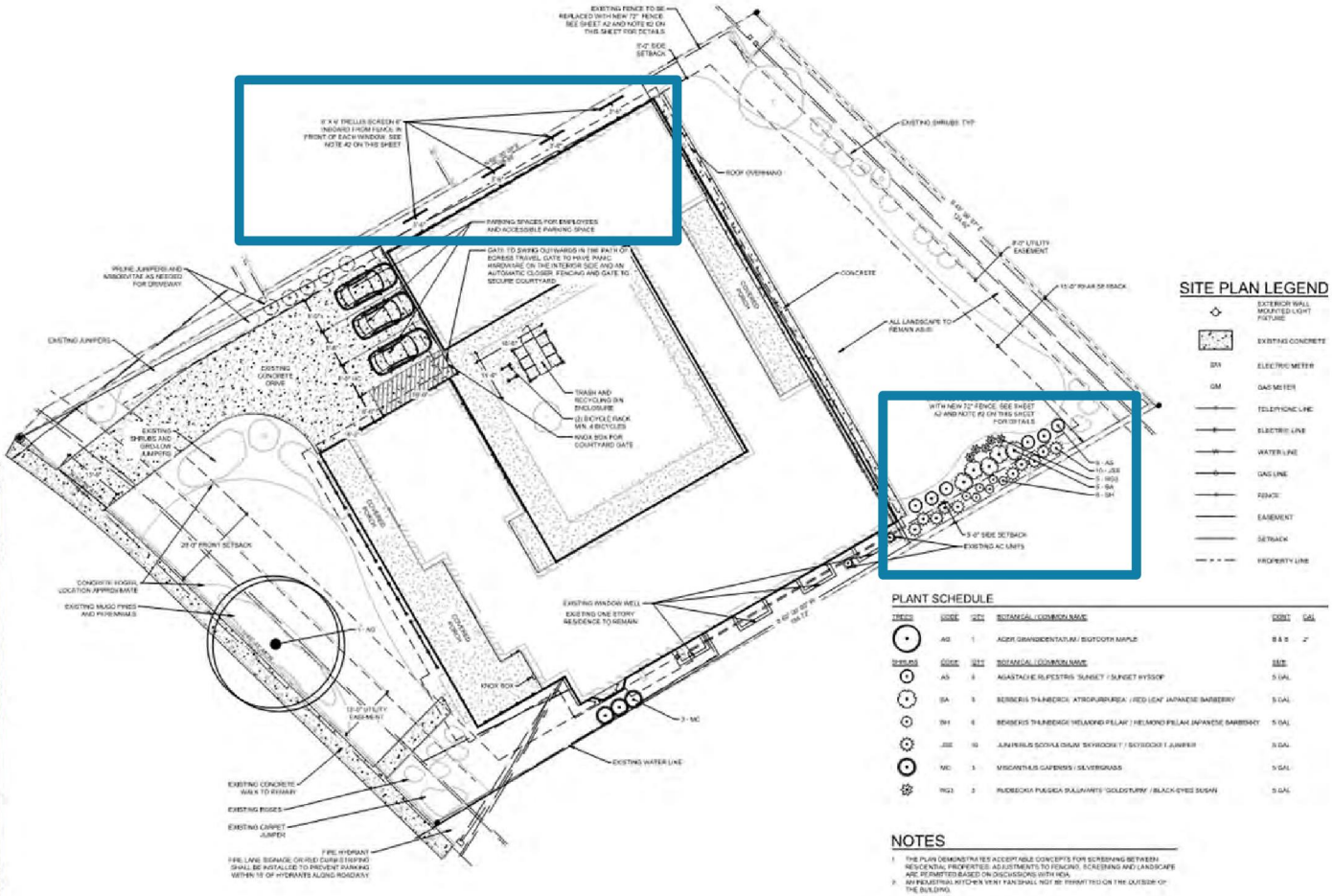
EXISTING

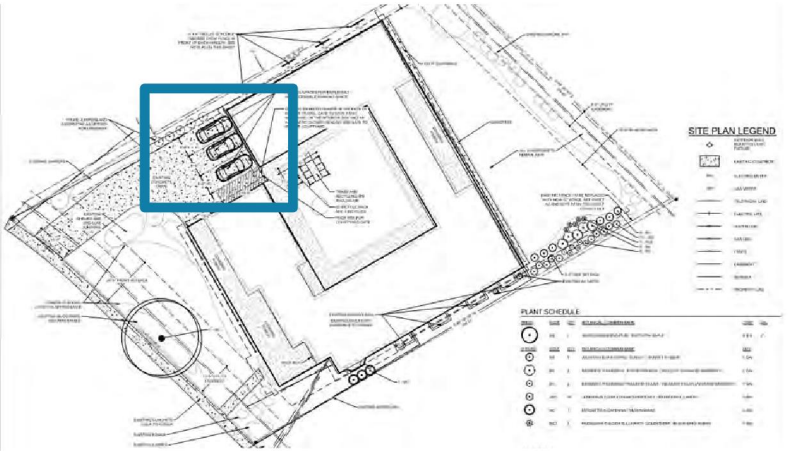
PROPOSED



LANDSCAPE SCREENING

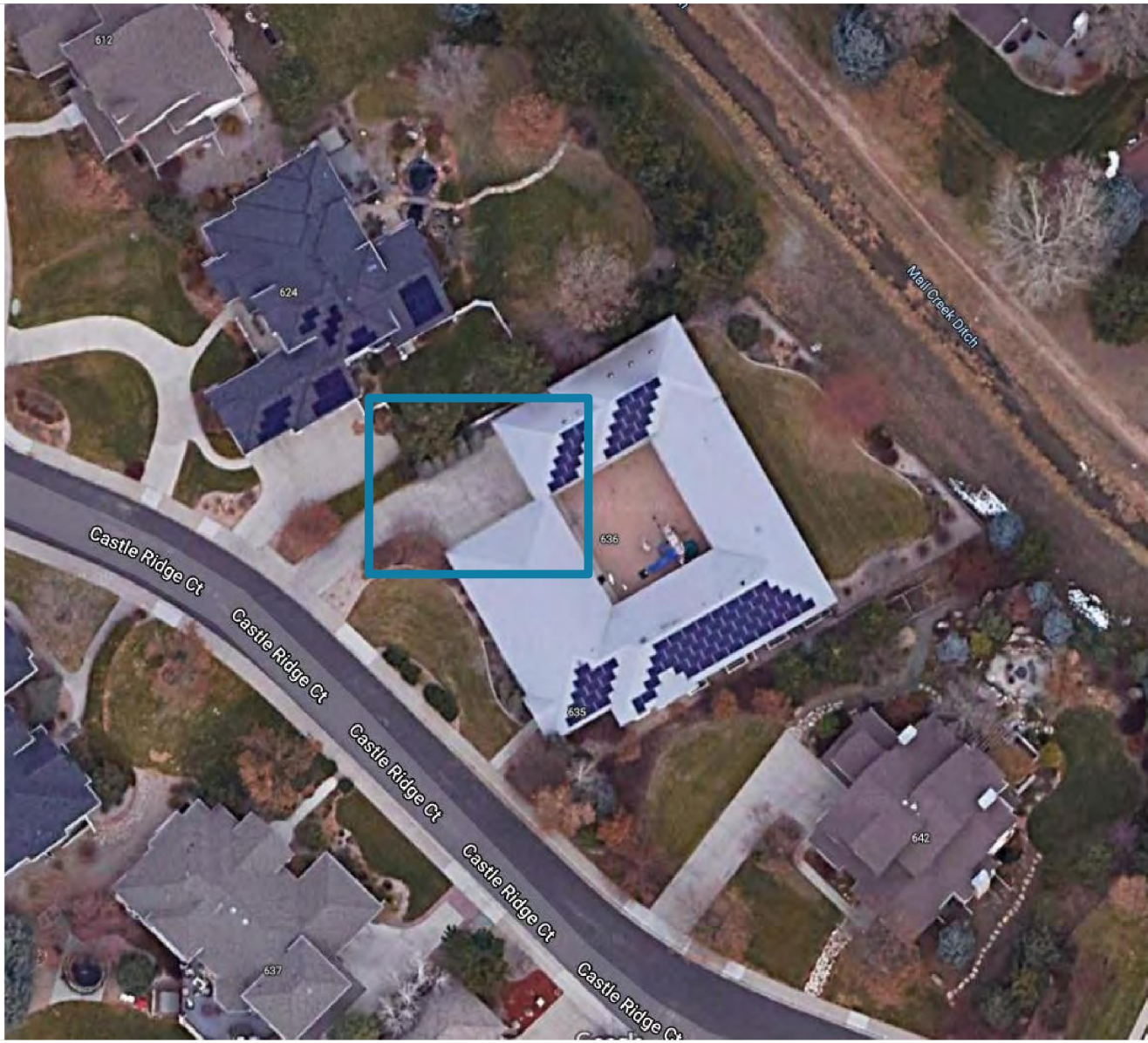






STAFF PARKING

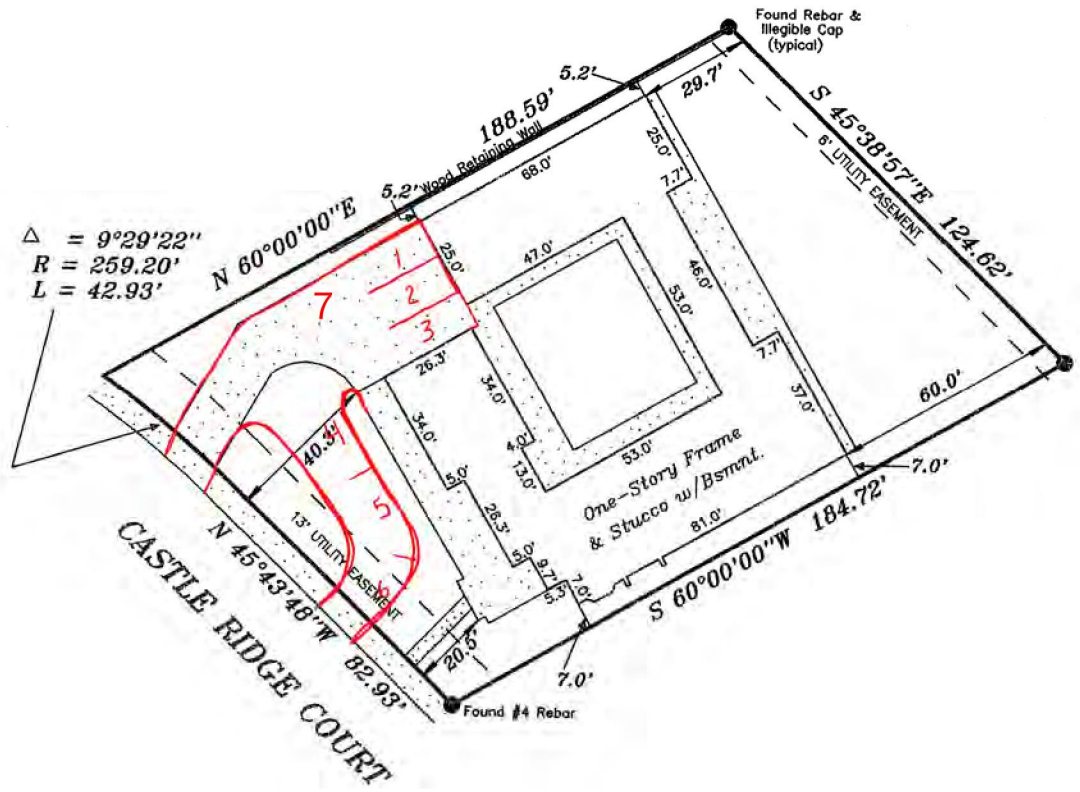
A0

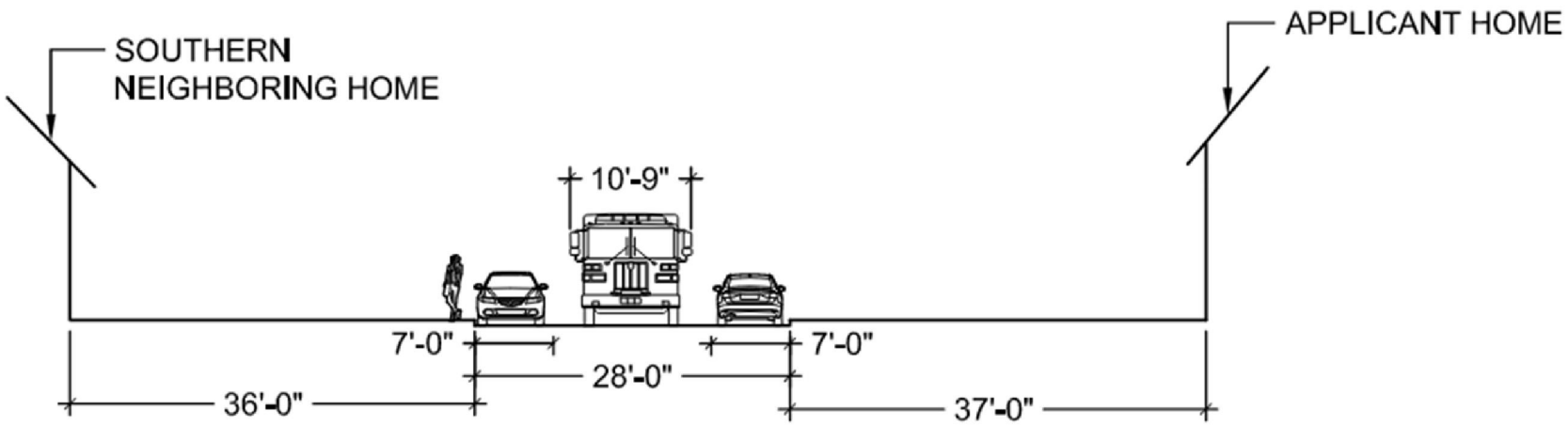


Slide 18

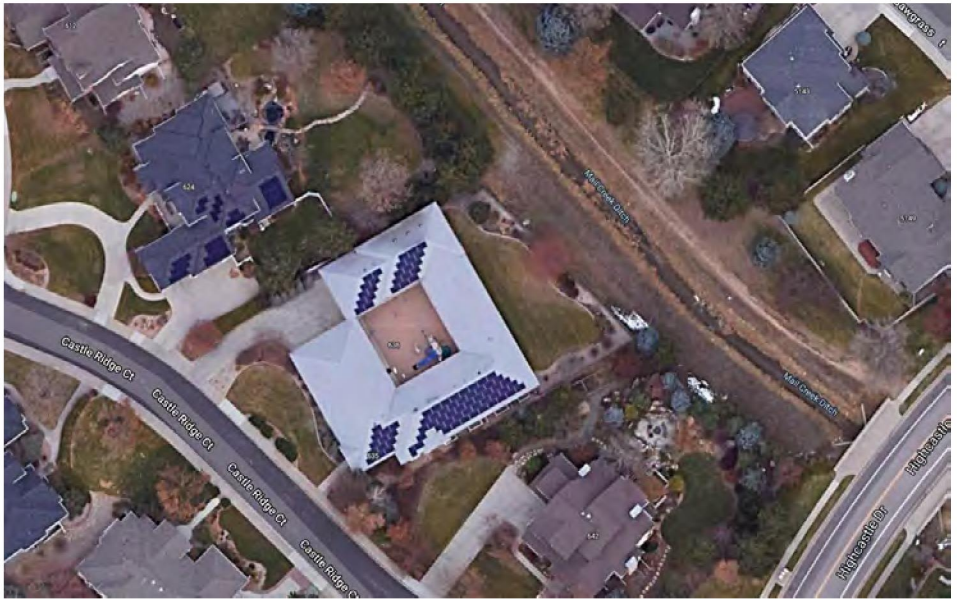
A0 Find and add parking and trips/day info
Author, 2022-03-15T14:43:50.591

ALTERNATIVE PARKING




SOUTHERN
NEIGHBORING HOME
APPLICANT HOME
10'-9"
7'-0"
7'-0"
28'-0"
36'-0"
37'-0"

FIRE ACCESS



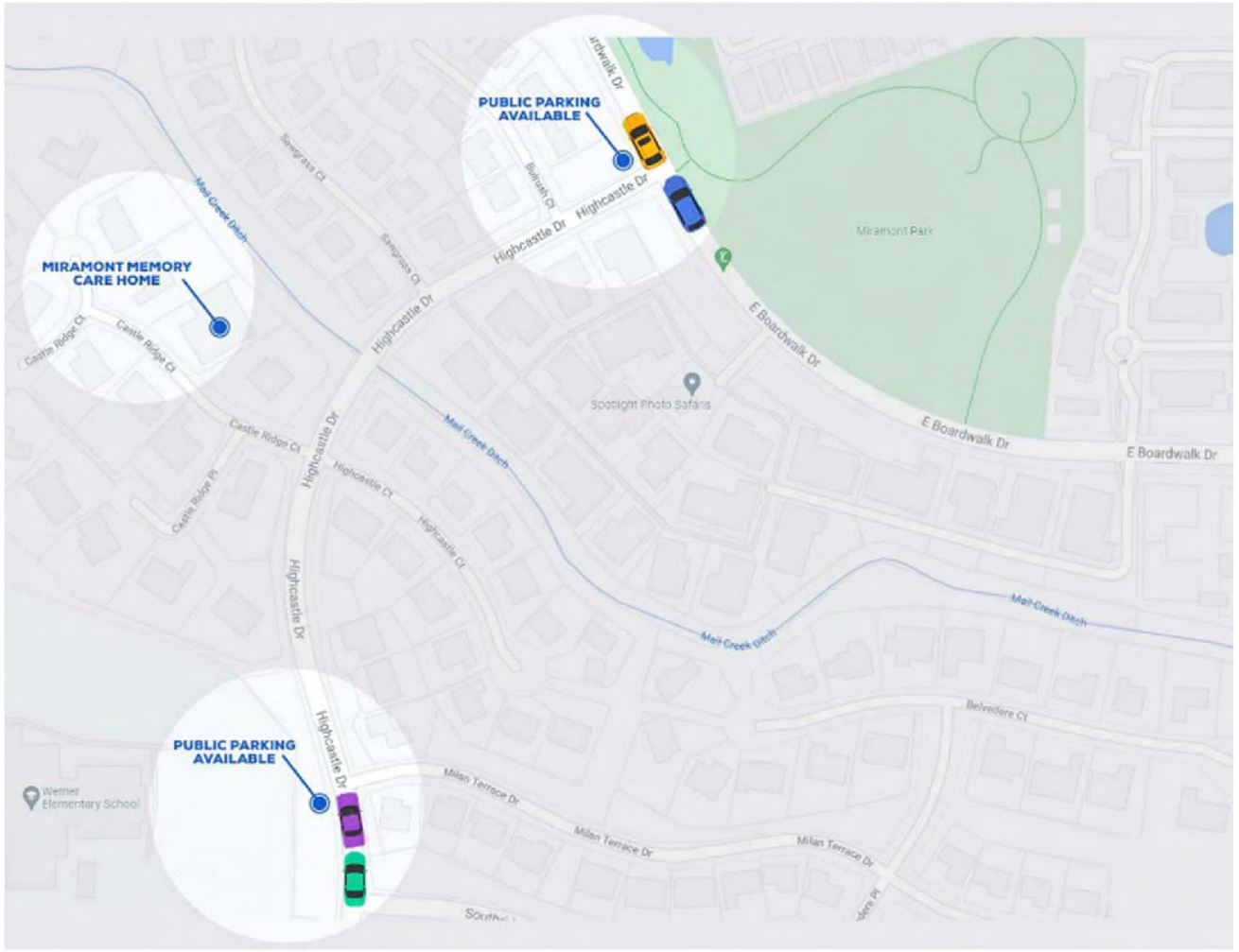
Project meets the Land Use Code
No Modifications and no Alternative Means and Methods

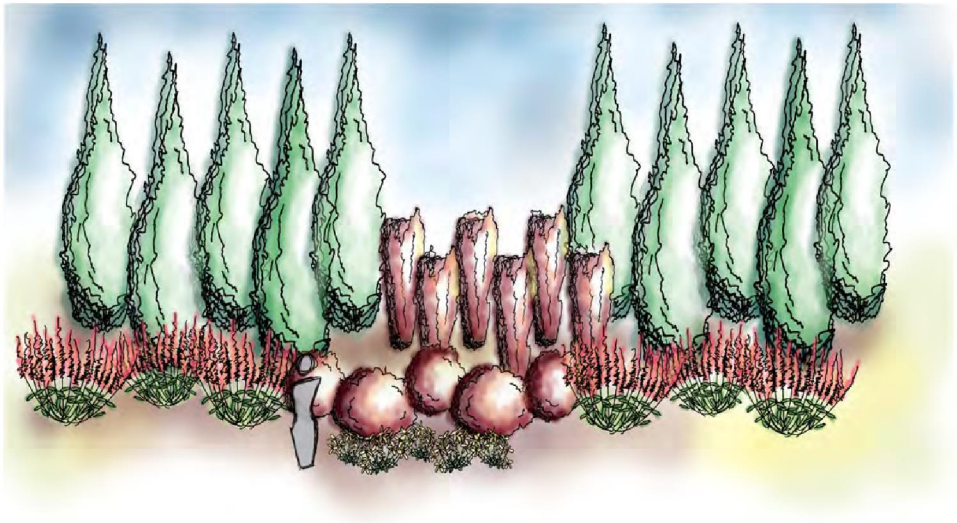
Better quality of life for disabled seniors

QUESTIONS?

OFF-SITE EMPLOYEE PARKING

- High Castle Drive
- Boardwalk Drive



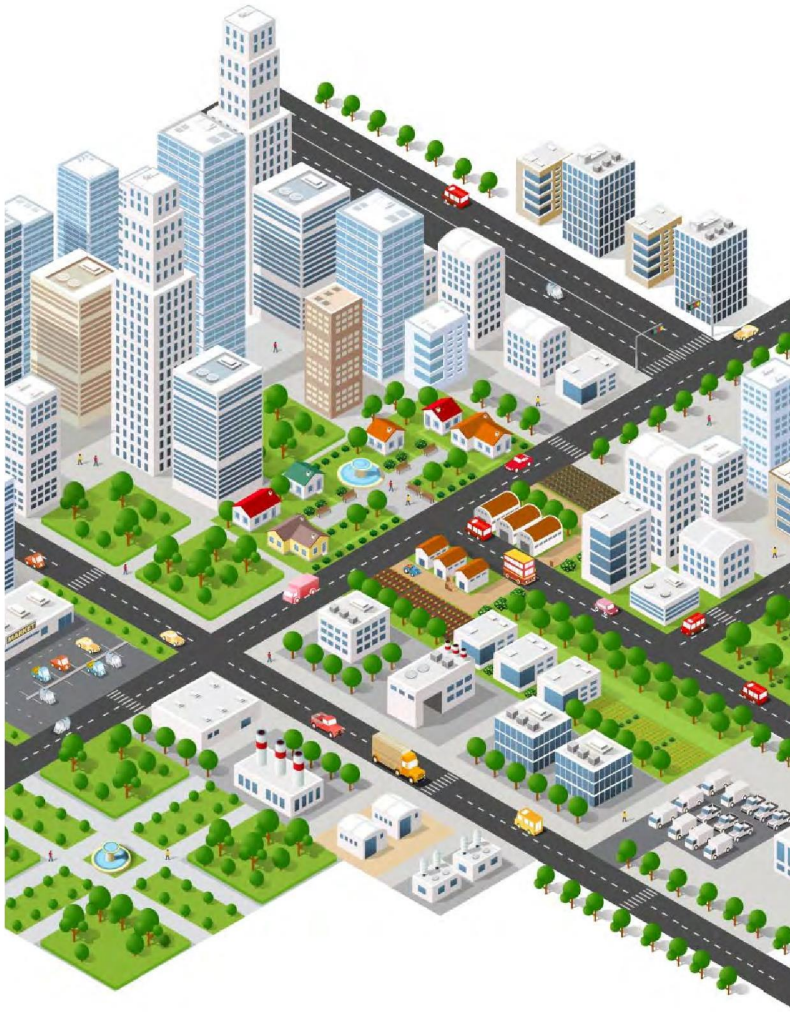


QTY	BOTANICAL / COMMON NAME	SIZE
6	AGASTACHE RUPESTRIS `SUNSET` / SUNSET HYSSOP	5 GAL
5	BERBERIS THUNBERGII `ATROPURPUREA` / RED LEAF JAPANESE BARBERRY	5 GAL
6	BERBERIS THUNBERGII 'HELMOND PILLAR' / HELMOND PILLAR JAPANESE BARBERRY	5 GAL
10	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	5 GAL
3	MISCANTHUS CAPENSIS / SILVERGRASS	5 GAL
5	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN	5 GAL

NORTHERN LANDSCAPE SCREENING

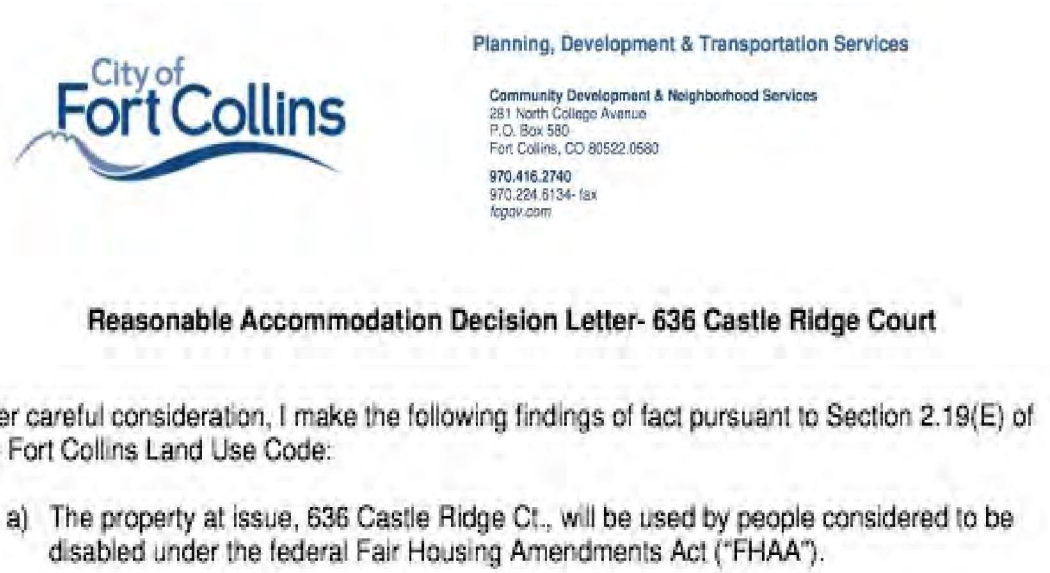
COMPATIBILTY (LUC 5.1 – DEFINITIONS)

- Compatibility shall mean the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development.



REASONABLE ACCOMMODATION

- "Reasonable Accommodation" means making an exception to rules, policies, practices, or services when necessary to provide people with disabilities equal opportunity to use and enjoy a dwelling.
- Reasonable accommodation was granted by the city on June 30, 2021 by the Director of Community Development and Neighborhood Services with the advice of legal counsel.



City of Fort Collins

Planning, Development & Transportation Services

Community Development & Neighborhood Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.2740
970.224.6134- fax
fcgov.com

Reasonable Accommodation Decision Letter- 636 Castle Ridge Court

After careful consideration, I make the following findings of fact pursuant to Section 2.19(E) of the Fort Collins Land Use Code:

a) The property at issue, 636 Castle Ridge Ct., will be used by people considered to be disabled under the federal Fair Housing Amendments Act ("FHAA").

REASONABLE ACCOMMODATION (CONT.)

Does reasonable accommodation follow property or use or owner?

This reasonable accommodation was granted for *this use* on *this property* for *this population*. As long as these factors stay the same, the accommodation remains valid even with a change of owner/operator, assuming the operations remain essentially the same and any conditions imposed are met.

TIMELINE MOVING FORWARD

Community Development & Neighborhood Services
Planning & Development Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.221.6376
970.224.6111- fax

MEMORANDUM

Date: March 2, 2022

To: Chair Katz and Members of the Planning & Zoning Commission

From: Kai Kleer, City Planner

Re: **Staff Report Clarifying Questions – Castle Ridge Group Home, PDP210012**

Clarifying Questions & Staff Responses

The following three clarifying questions were asked by Julie Stackhouse of the Planning & Zoning Commission:

1. Packet page 8 Indicates that "the project includes an approved (emphasis added) reasonable accommodation request which grants relief from 3.8(A) to increase maximum permissible residents from 8 to 16. My question: who was the approver of this request?

    - *Paul Sizemore, Director of Community Development and Neighborhood Services, approved the request pursuant to Land Use Code Division 2.19.*

2. Packet page 8, section 2, includes the following statement: If the scope of service goes beyond these limits and requires skilled nursing care, residents will be required to move off-site in a timely manner. However, page 12 indicates that: the group home is also proposing to offer hospice care which will require a skilled nurse. These statements, on their face, seem inconsistent. Please explain and indicate the maximum number of hospice care patients that will be admitted and address the associated parking considerations for the maximum number of additional workers.

    - *Hospice care staff includes a combination of skilled nursing and non-skilled services. The service will be contracted through a third party and is meant to complement the care of full-time group home staff. It's expected that visits from hospice care staff (e.g., registered nurse, certified nursing assistant, or clergy) could range from 15 minutes to hours depending on the stage of health the patient is in. It is unlikely that all types of staff would be present at once, however, some overlap may exist.*

    - *Concerning the maximum number of hospice care patients, the applicant indicates that a maximum of four hospice patients may be possible, however, the number is largely variable due to the unpredictability of death.*

3. Packet page 12, condition 1 states: To the extent possible, deliveries and short-term visits shall be limited to available space within the driveway and street frontage that shares a common boundary with 636 Castle Ridge Drive. Please explain how "to the extent possible" should be interpreted, how

enforcement will occur, and what is expected on days when the group home hosts holiday or special events. Please also provide information on the previous experience of the owners in addressing traffic considerations with a 16- person memory/hospice care facility.

- *'To the extent possible' is typically used when there are variables that cannot be controlled by an all-encompassing rule or set of rules. The goal is to reduce the impacts of the group home on the neighborhood and the use of the phrase 'to the extent possible' allows for some flexibility due to unforeseen circumstances (e.g., those visits that are unexpected or out of the ordinary).*

- *Regarding enforcement, it is the expectation that the applicant understands the limits of the condition and works to maintain the limited scope of operations. If a complaint were filed by a community member, City Zoning staff will start an investigation into the allegations of the complaint. If a violation is found corrective action by the owner will be required within a certain time period or would be subject to Land Use Code Section 2.14.4 - Criminal and Civil Liabilities; Penalties.*

- *With holidays or special events, the applicant has indicated that an effort would be made to host events off-site during good weather and to stagger in-home events to reduce the number of visitors at any one time. This can certainly be considered as an additional condition imposed by the Planning and Zoning Commission to more strictly limit large gatherings that would impact on and off-street parking.*

- *Regarding the applicant's previous experience addressing traffic, staff will ask that they cover this in their presentation at the March 23, 2022, Regular Meeting.*

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Planning, Development & Transportation Services

Community Development & Neighborhood Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.2740
970.224.6134- fax
fcgov.com

MEMORANDUM

Date: March 15, 2022

To: Mayor Arndt and City Councilmembers

Thru: Kelly DiMartino, Interim City Manager
Kyle Stannert, Deputy City Manager
Caryn Champine, Planning Development and Transportation Director

From: Paul Sizemore, Community Development and Neighborhood Services Director

Re: Overview of the Reasonable Accommodation Process

The purpose of this memo is to provide an overview of and context for the Reasonable Accommodation process adopted by City Council in 2017, to describe how this process has been implemented since its inception, and to discuss policy alignment with City policies and strategic objectives. This information is being provided in response to a Councilmember request following a reasonable accommodation determination in 2021, and due to public contacts with Council regarding a group home project currently in the development review process that includes a reasonable accommodation determination.

Background

This memorandum describes the impetus for the creation of the process, how the process works, some history and context regarding the application of the process, and information about alignment with City policies and strategic objectives. This memorandum does not provide a legal analysis of the basis for the City's regulations, or evaluate the legal issues involved with potential modifications to the regulations. The City Attorney's office will address these legal considerations separately.

In 2016 the United States Department of Justice and the United States Department of Housing and Urban Development (HUD) issued a joint statement indicating that federal laws take precedence over any local zoning ordinances that do not provide reasonable accommodations to protected classes of people, including people with disabilities. The joint statement clarifies that reasonable accommodation provisions of the federal Fair Housing Act (FHA) and the Americans with Disabilities Act (ADA) require the City to make reasonable accommodations to its zoning regulations when necessary to afford disabled persons an equal opportunity to use and enjoy housing of their choosing on the same basis as persons without disabilities.

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At the time of the joint statement the City did not have a formal procedure for evaluating these types of reasonable accommodations and was faced with a request for a reasonable accommodation without a codified review process. In 2017 the City adopted its reasonable accommodation process to create a formal procedure to allow people with disabilities to request the waiver or modification of City zoning laws, policies, or practices.

Review Process

Land Use Code (LUC) Division 2.19 sets forth the City's reasonable accommodation process. Under this process, the Community Development and Neighborhood Services (CDNS) Director reviews and decides reasonable accommodation requests. The reasonable accommodation review process is not open to the public for input and the Code does not require public outreach or a public hearing. The process was purposely designed to protect the privacy of individuals with disabilities and to avoid the possibility that discriminatory public comments might influence or be attributed to the decision maker.

It is important to note that the result of a reasonable accommodation determination is not based on a common definition of "reasonableness" as it may be perceived by neighbors or members of the public; rather, the accommodation is determined to be reasonable if it meets the specific criteria established in the LUC. In order to grant a reasonable accommodation request, the CDNS Director must find:

- The user of the property at issue has a disability.
- Granting the request is necessary to make specific housing available to a person with a disability.
- Granting the request would not impose an undue financial or administrative burden on the City.
- Granting the request would not require a fundamental alteration in the nature of a land use code provision.

As a matter of practice, when a request is received the CDNS Director assembles a small group of staff who are subject matter experts in the particular regulation under consideration, including a representative from the City Attorney's Office. This group reviews information submitted by the applicant, asks for additional details or verification as necessary, and entertains the option to hold an interactive meeting with the applicant's representatives to ask questions and collect any additional information needed to make a decision. The CDNS Director may impose conditions of approval to ensure the accommodation granted meets the criteria.

At the conclusion of the process, the CDNS Director issues a letter stating the decision on the request and the basis for that decision according to the LUC criteria. The applicant for a reasonable accommodation is the only party that may appeal a City reasonable accommodation decision, and appeals are heard by the City Manager or their designee.

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History and Context

Since its inception, the CDNS Director has issued a total of 9 reasonable accommodations, in each of the following years:

- 2017: 1
- 2018: 0
- 2019: 3
- 2020: 1
- 2021: 4

As of the writing of this memorandum, no formal challenges have been made to the City's reasonable accommodation procedures either in the form of an appeal of a Director decision or through the filing of a lawsuit related to the LUC provisions. In the majority of cases, City staff do not receive complaints from neighbors near the recipient of a reasonable accommodation. In some instances when the accommodation relates to a facility such as a group home or sober living facility, neighbors will contact staff when it comes to their attention that a facility is moving into a residential building. In these cases, neighbors will sometimes express frustration that the reasonable accommodation process does not include public notification or an opportunity for the public to comment on the request, influence the process or appeal the decision.

Policy Alignment

In addition to meeting the legal requirements of the FHA and ADA, the City's reasonable accommodation process helps to advance diversity, equity, and inclusion goals outlined in the adopted 2020 Strategic Plan, City Plan and the Housing Strategic Plan. The following objectives and policies relate to issues of access, equity, and specialized housing needs that are relevant to the reasonable accommodation process:

> *Strategic Objective NLSH 1.4: "Advance equity for all, leading with race, so that a person's identity or identities is not a predictor of outcomes."*
>
> *City Plan Policy LIV 6.1 - BASIC ACCESS: "Support construction of housing units with practical features that provide access and functionality for people of all ages and widely varying mobilities."*
>
> *City Plan Policy LIV 6.2 - SPECIALIZED HOUSING NEEDS: "Plan for populations who have specialized housing needs. Integrate residential-care and treatment facilities, shelters, permanent supportive housing, group homes and senior housing throughout the GMA in areas that are well served by amenities and public transportation."*
>
> *City Plan Policy LIV 7.1 - ACCEPTANCE, INCLUSION AND RESPECT: "Identify opportunities to promote acceptance, inclusion and respect for diversity.*

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Discourage all forms of discrimination, in addition to the specific characteristics that are protected by law."

City Plan Policy LIV 7.4 - EQUITY CONSIDERATIONS: "Include considerations for equity in decision making processes across the City organization to ensure that the benefits and/or burdens of City actions or investments are shared fairly and do not disproportionately affect a particular group or geographic location over others."

Housing Strategic Plan Strategy 2: "Promote inclusivity, housing diversity, and affordability as community values

- *Community engagement should address structural racism, counter myths related to affordable housing and density, prioritize storytelling and be culturally appropriate."*

Housing Strategic Plan Strategy 3: "Implement the 2020 Analysis of Fair Housing Choice Action Steps

- *This HUD-required document analyzes fair housing (the intersection of civil rights and housing) challenges for protected class populations in Fort Collins."*

- The purpose of the reasonable accommodation process is to make housing choices available to people with disabilities when existing zoning regulations would otherwise prevent them from living in a particular location.
- For example, a person with a mental health related disability may not be able to live in a single-family house in a neighborhood if zoning regulations prevent certain types of support from being made available in their home, or a person with a physical disability may not be able to live in a multifamily apartment building if zoning regulations would prevent ramps or structures for access to their home.
- These are the types of cases that could be considered for reasonable accommodations and evaluated against the LUC criteria.
- If granted, a reasonable accommodation may allow these individuals to live in the same neighborhood and with a comparable quality of life to individuals without these disabilities.

A tension does exist between the legal and ethical imperative to provide equal housing access to individuals with disabilities and the City's goals to provide transparent processes and empower neighbors to resolve problems.

Strategic Objective NLSH 1.5: "Enhance the quality of life in neighborhoods, empower neighbors to solve problems, and foster respectful relations."

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- For neighbors who find out about a reasonable accommodation process in their neighborhood after the fact, it can feel like their quality of life is being impacted without an opportunity to provide input.
- This can leave these neighbors feeling disempowered rather than empowered.
- In evaluating the potential polarity between these two objectives, an important consideration is that the FHA, ADA, and the City's reasonable accommodation process are all designed to provide greater consideration for those who may be marginalized or underrepresented in regulatory processes in order to provide greater equity in outcomes.

Next Steps

If Council desires additional information or to discuss alternatives to the current process, options might include a work session, executive session, or additional staff correspondence. Councilmembers can discuss their preference with the City Manager, who will bring these requests forward to the Leadership Planning Team.

City of Fort Collins P&Z Board

Type 2 Review for proposed group home at 636 Castle Ridge Ct.

Neighborhood Response

Representation

Kurt/Laurie Johnson
612 Castle Ridge Ct

Jesus Martin/Angie Lee
637 Castle Ridge Ct

Steve/Kathy Chacho
631 Castle Ridge Ct

Ed/Joann Jaeger
643 Castle Ridge Ct

Troy/Carrie Tafoya
5213 Castle Ridge Pl

Barbara Schwerin
601 Castle Ridge Ct

Tracey Stefanon/Ken Patrick
Lily/Weston Patrick
642 Castle Ridge Ct

Steve/Josh Sunderman
607 Castle Ridge Ct

Lawrence Mauch/Karen Kotecki
625 Castle Ridge Ct

Tom/Debbie Graff
624 Castle Ridge Ct

Steve/Beth Williams
5301 Highcastle Ct

Gregg/Stacy Lesartre
619 Castle Ridge Ct

Tony/Sarah Doing
5206 Castle Ridge Pl

Brad Sisson/Amanda Bartels
600 Castle Ridge Ct

Michael Leuzze
5225 Castle Ridge Pl

Dan Clawson
5219 Castle Ridge Pl

Douglas/Katie Salter
613 Castle Ridge Ct

Details - speakers

- Overview and introduction – land use alterations
  - Kurt Johnson – 612 Castle Ridge Ct
- On-street parking and traffic
  - Tracey Stefanon – 642 Castle Ridge Ct
- Character
  - Jesus Martin – 637 Castle Ridge Ct
- Legal issues
  - Harmon Zuckerman, Esq.
- Summary
  - Kurt Johnson – 612 Castle Ridge Ct

Reasonable Accommodation – no fundamental alterations (2.19)

- The Reasonable Accommodation process: ***deny*** if fundamental alterations to a Land Use Code provision.
- RA conditioned to 3 staff, now there is 4-5 staff per operational plan (live in administrator(s) added) + contractors

(E) *Findings and Decision.*

(1) *Findings.* The written decision to grant, grant with conditions or deny a request for reasonable accommodation shall be based on consideration of the following factors:

(a) Whether the property, which is the subject of the request, will be used by an individual disabled under the Acts;

(b) Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts;

(c) Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City;

(d) Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a land use code provision; and

(e) Any other applicable requirements of the FHA and ADA.

A "Large Group Care Facility" in a "Low Density Residential" Neighborhood is a "fundamental alteration" of the Land Use Code.

Intensity Impact

- 16 vs. 8 residents – doubling the impact from previously-approved group homes
  - Group homes a matter of statewide concern – *up to* 8 residents
  - Originally stated "no neighborhood opposition" – no attempt at collaboration
  - Canvass of Fort Collins memory care capacity – 21% vacancy rate
- Is there a special circumstance that lessens the impact of 16 residents?
  - Extra-wide street with ample parking on both sides (like Seneca St)? No
  - Buffering via long private drive/no adjacent neighbors? No
  - Other/large acreage? No, unlike Eagles Nest Assisted Living (8 residents on 3.3 acres)
- In fact, nothing unique to justify increased activity
- ALL impact will be felt by the surrounding neighborhood
- If >8 does not violate code, what is the limit? Is there a limit? Why wouldn't Eagles Nest expand?

Seneca St

Section 3.8.6 of Fort Collins specifically defines “Large Group Care Facility”

- Maximum number of residents for “Large Group Care Facilities” range from 6 - 15 or 6 – 20 depending on zone
- Even for a “Large Group Care Facility” 16 residents is **not** allowed for:
  - Low Density Mixed Use (L-M-N), Neighborhood Conservation, Medium Density (N-C-M), Manufacturing Housing District (M-H), River Downtown Redevelopment District (R-D-R)
- > 15 residents is only allowed in:
  - **Commercial** Districts (D, C-S, C-C-N, N-C, C-G, C-C, C-L, C-C-R)
  - Neighborhood Conservation **Buffer** Districts(N-C-B)
  - **High & Medium Density Mixed-Use** Districts (M-M-N, H-M-N)

(B) Large group care facilities shall conform to the lot area and separation requirements specified in the following table:

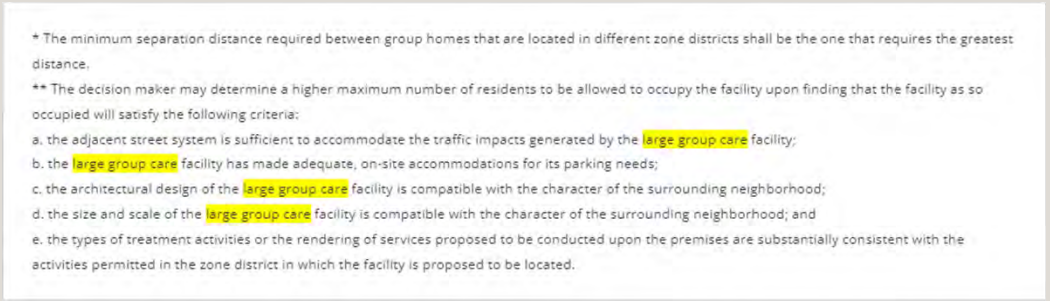
EXPAND

Zone	*Maximum number of residents excluding supervisors, for minimum lot size*	*Additional lot area for each additional resident (square feet)*	*Maximum permissible residents, excluding supervisors*	*Minimum separation requirements between any other group home (feet)**
L-M-N, N-C-M,	6	750	15	1,000
M-H, R-D-R				
N-C-B, D, C-S,	6	500	20**	700
C-C-N, M-M-N,				
H-M-N, N-C, C-G,				
C-C, C-L, C-C-R				

A “Large Group Care Facility” are envisioned in Commercial & Higher Density Districts

Land Use Code Requirements for Exceeding the Maximum Number of Residents (3.8.6)

- Note: by the Land Use Code this is only allowed for “Large Group Care Facility”
- Must take into account:
  - Traffic Impact
  - Parking
  - “Architecturally” and “Size & Scale” Compatible with Character of area



* The minimum separation distance required between group homes that are located in different zone districts shall be the one that requires the greatest distance.

** The decision maker may determine a higher maximum number of residents to be allowed to occupy the facility upon finding that the facility as so occupied will satisfy the following criteria:

a. the adjacent street system is sufficient to accommodate the traffic impacts generated by the large group care facility;

b. the large group care facility has made adequate, on-site accommodations for its parking needs;

c. the architectural design of the large group care facility is compatible with the character of the surrounding neighborhood;

d. the size and scale of the large group care facility is compatible with the character of the surrounding neighborhood; and

e. the types of treatment activities or the rendering of services proposed to be conducted upon the premises are substantially consistent with the activities permitted in the zone district in which the facility is proposed to be located.

Traffic, Parking, Size and Scale must be taken into account by the “Decision Maker”

"Consistent with the PUD master plan" Section 2.4.2 (H)

- "The project development plan shall be consistent with the overall development plan or PUD Master Plan associated with such PUD Overlay"
- Variance granted to PUD to allow narrow street width
  - Based on 3+ car garages, larger lot size, assumption of minimal parking needs
  - Change in use violates the conditions by which the variance was granted
- Variance granted to 636 Castle Ridge to allow 5' side setbacks where 12' is required
  - Change in use, with added privacy concerns, violates the conditions by which the variance was granted

Architecture – character of the area

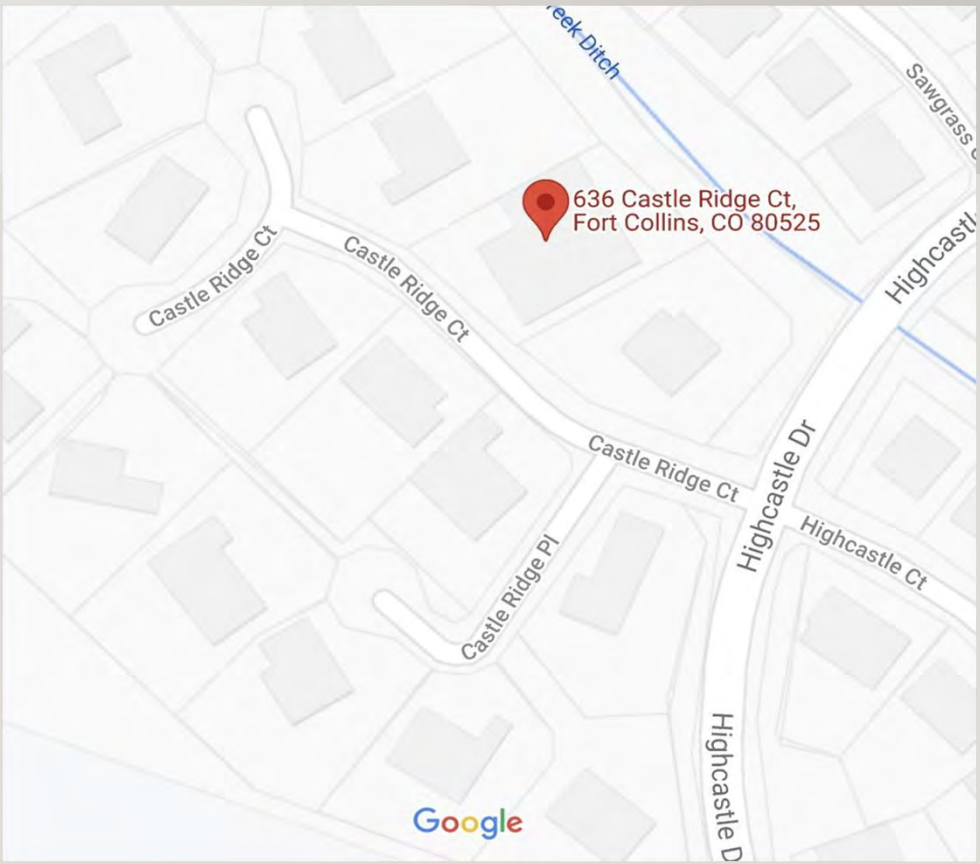
- Dormitory style with all 16 residents on single floor
  - Note basement is NOT walkout, shouldn't be considered in useable square footage
  - Intensity leads to uniform row of bedroom windows, especially on north side (current plan is larger windows than state requires)
  - North side of facility less than 5ft from property line
    - Screening issues, egress issues
  - Propose to eliminate both two car garages (eliminating 4 parking spaces)

636 Castle Ridge Ct

Traffic and Parking

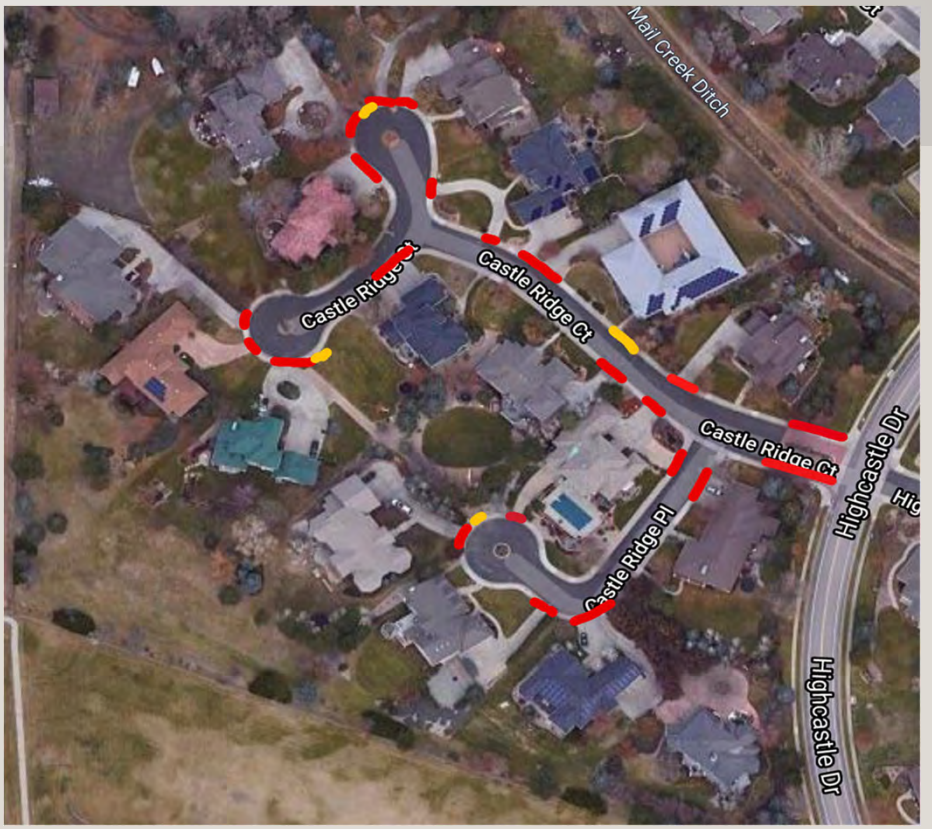
Overview of Area

- Three court area, one entrance and one exit off of High Castle Drive
- Private road maintained by the HOA at the cost via special assessment paid by the homeowners
- No snow removal
- Off-street parking on Highcastle Drive is 1,000-1,500 feet away



Satellite Image with Driveways

- Street parking is very limited outside driveways and fire hydrant areas
- Visitors likely to park in front of and across the street from subject property
- 17 other residences with visitors, deliveries, services, maintenance, and potential need for emergency services

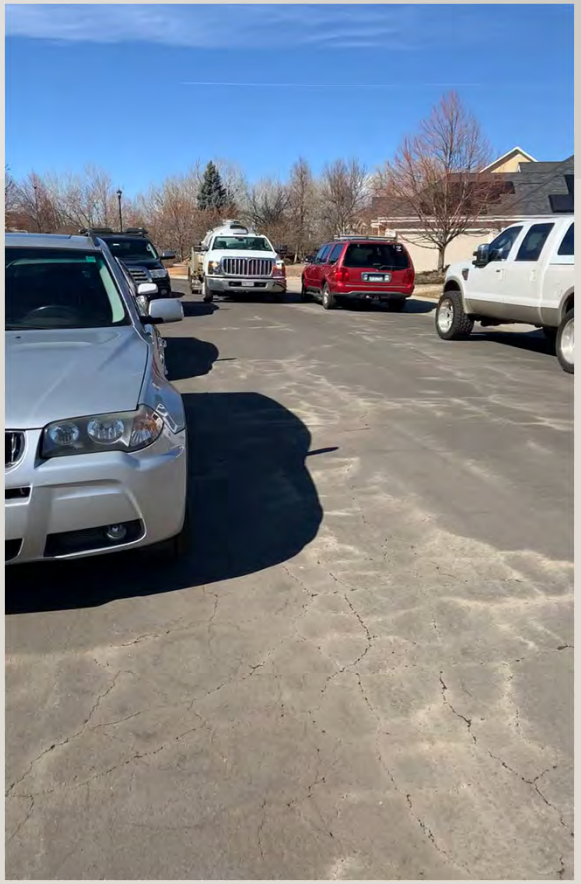


Institute of Traffic Engineers Parking Reference Manual

- Use will likely generate 7-10 parked cars
- Assume high end of range due to specific use
- City survey of existing group home parking results in need for 7-14 parking spaces for 16-bed group home
  - Lowest # off-street parking in FC for double residents

Impact of Traffic and Parking

- NORMALLY to have cars parked on both sides
- SAFETY IMPACTS for facility residents and other homeowners
- SIGNIFICANT number of emergency response calls anticipated



10 Additional Cars Parked on the Street (mockup)

Traffic, Parking and Safety

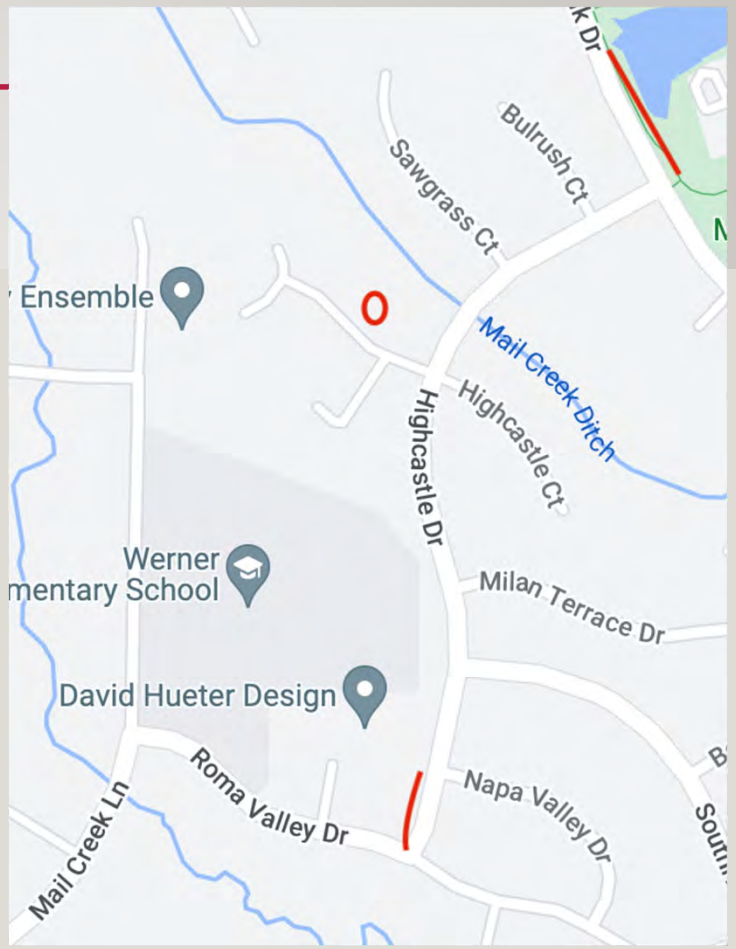
- PFA fire lane requirement – first 3 rounds of review
- PFA removed requirement before round 4 after applicant:
  - Termed the *Change of Use* to be a “remodel project”
  - Represented parking on both sides of the street as unusual and a “worst case scenario”
  - Made legal threat
- PFA withdrawal of requirement was based on FALSE information
  - Operational plan was not submitted at this time

Parking and presented alternate options

10+ cars would just be for that ONE residence - 17 other residences

Proposed parking mitigation (Highcastle or Boardwalk (1000 to 1500 feet away) – NOT REALISTIC especially in winter

-Only potentially enforceable to the 5 staff -



Colorado Regulations -- Assisted Living and Hospice

CCR 1011-1 Chapter 7, section 13.1, A4 for Assisted Living

- Residents' may "have visitors at any time"

CCR 1011-1 Chapter 21 for hospice

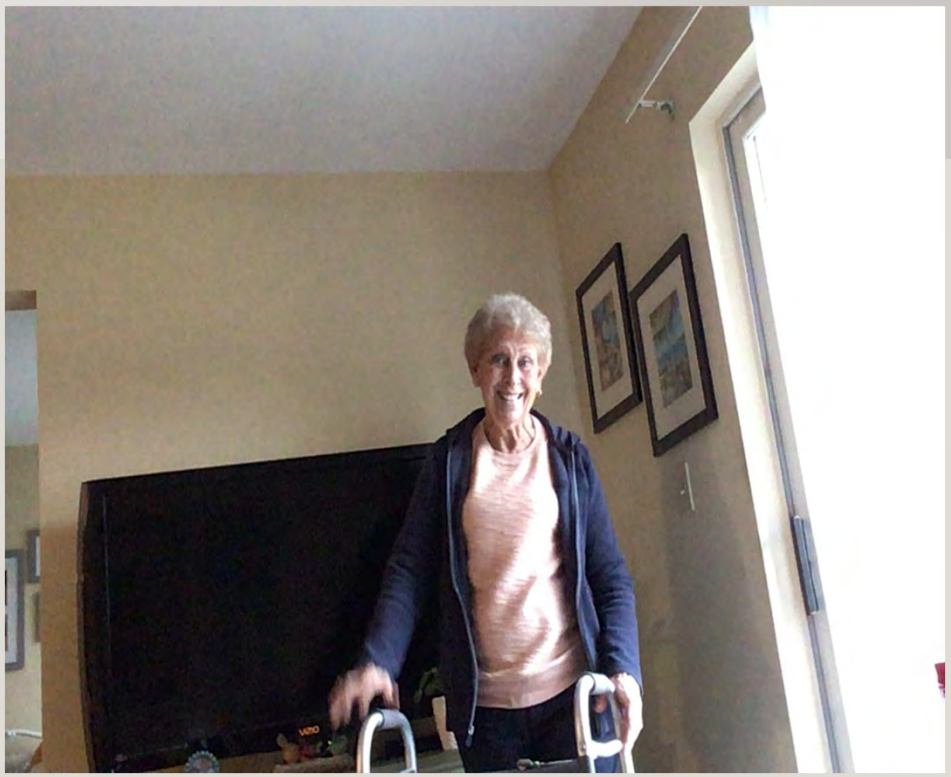
- "Visiting hours shall be flexible"
- Family may "remain with the patient overnight"
- "Interdisciplinary team" of staff required

Applicant's statements are inconsistent with law:

- "can spread out traffic impacts and prevent large clusters of visitors at any one time"
- "average expected one visitor per client per week…generally one hour or less"

Visitation

- Disconnect between Colorado Code for resident RIGHTS and the operational plan
- Disconnect between personal/professional experience of expected visitation and the operational plan
  - End of life
  - Hospice



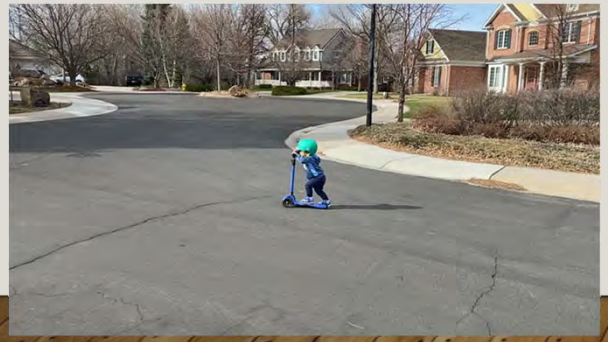
Traffic, Parking and Safety Concerns Summary

- Applicant significantly understated the traffic and parking needs
- Liability
  - Intensity – number of residents/visitors/support increases liability risk for surrounding properties
- School
  - Significant number of school kids walking to-from school

636 Castle Ridge Ct

Change in the character of the neighborhood

What kids can do now and how the street looks like with forecasted traffic/parking



Operational Plan Issues – completed *after* traffic study
Understated – and how to enforce an impact limit?

- Late additions to Operational Plan (e.g., live-in administrators, van/bus) not studied
  - Now 5 staff and van/bus vehicle impact
- Staff shifts (3) unlikely to use driveway, carpooling/biking unlikely to materialize, no handicapped spaces?
- Patient visitation rights not considered
- Hospice creates more visitation than stated – *multiple providers* in FC
- Van/bus to use one of three minimum size spaces?
- Housekeeping – 4hrs/wk and Medical – 4hrs every other week?
- Events on holidays not fully conditioned
- Coordinating in-demand services to specific times unrealistic
- Clergy is not rare, medical transports understated
- ***Realistic view is in-line with ITE/city data***

636 Castle Ridge Ct

Legal issues

636 Castle Ridge Ct

Requested Conditions and Summary

Requested Conditions

- Letter sent had requested conditions in conjunction with intensity limitation
  - Assumed Commission had authority to limit number of residents
- Understanding that may not be the case – project at 16 residents should be ***denied***
  - Multiple Land Use Code violations
  - Staff suggested conditions unrealistic
  - As proposed, lowest parking for double the residents per city data
  - Plans never correct

Summary

- New exceptions built on top of existing exceptions (street width, setbacks, fire lane, parking, …)
  - Mayor: "If we don't like the plan, we should work on changing the plan, (rather than) constantly be making exceptions to plans." (Coloradoan, 1/19/22, re: Sams Club gas station)
- Note that all operational mitigation efforts are voluntary, would need stronger enforcement mechanism
  - Unlikely to be realized best case, if realizable at all – neighbors have to monitor/report
  - Impact already is greater than submitted – also what if more services added?
  - What happens when change of ownership or operational head? A: New plan.
  - Impact is in perpetuity, must plan for worst case
- *If such intensity is approved here, then it will need to be approved anywhere – bad precedent*
  - By definition, this is a fundamental alteration which needs to be further conditioned or denied

636 Castle Ridge Ct

Backup

Requested Conditions

- Limit residents to 8 (helps parking, can keep a garage)
- Limit parking to in front of property/in driveway only
  - No van/bus parking in driveway or on street – pickup/drop-off only
- Require that HOA – ACC stipulations be met related to:
  - Windows/Trim
  - Gates/Landscaping/lighting
  - Privacy/Character
- Submit copy of state operating license to HOA
- Yearly submittal to HOAof required certificate of inspection for water supply backflow preventer
- Group home pay ½ of PUD road maintenance
- South side picture windows continuously incorrect on plans – both need screening
- Six trash bins for pickup to be placed in front of group home property only (not neighbor property). Must put back in place by end of trash pickup day.

To: Fort Collins Planning and Zoning Commission
Development Review Comments

Delivery via electronic mail at devreviewcomments@fc.gov

Re: 636 Castle Ridge Ct. Group Home Project

Overview

As you are aware, the project at 636 Castle Ridge Court proposes 16 residents for a memory care facility within an R-1 zone. If approved, this would fundamentally alter the character of our neighborhood and threaten our health and safety in violation of the Land Use Code.

The applicant has received a reasonable accommodation to allow 16 residents, but the proposed project must still pass a Type 2 Review. A key basis for such passage is the demonstration of "community need" – although a canvassing of Fort Collins memory care facilities shows that the current vacancy rate is 21% (see attached spreadsheet for data), and there are three new facilities in the planning phase.

Type 2 review requires that the Commission ensure that the physical and operational characteristics of proposed buildings and uses are compatible with the surrounding neighborhood. A memory care facility of the size proposed is fundamentally incompatible. The applicant has asked that you allow an unprecedented doubling of the Land Use Code limit for group homes. We request that you deny this application or significantly limit the intensity of the use proposed. Eight is enough.

True, the subject property is a big house. But it is not in a location that is conducive to the intensity being proposed. Castle Ridge Court is a narrow, private street that was approved as part of an 18-unit PUD with a variance to allow the street's substandard width (see attached document). Also, the house itself received a variance for setbacks to 5' (also referenced below), where all other properties in the PUD have 12' setbacks – this means that some mitigation efforts that could have been required would be ineffective as they relate to the subject property.

Other group homes in similar neighborhoods have not attempted to push the envelope so hard when it comes to intensity. For example, the group home located on Seneca Street, which is a wide secondary street with parking on each side, is an 8-resident facility. Eagles Nest Assisted Living, for another example, has 8 residents and is on 3.3 acres.

If the Commission approves the current application at 16 residents, what is to stop other similarly situated group homes from applying for expansion? This is not a precedent that makes sense to set in Fort Collins today. The Land Use Code should not be interpreted to allow itself to be stretched to the point where no real limit on intensity exists.

Land Use Code Issues

Section 3.8.6

This section limits the number of residents for different classes of group homes. A group home with 16 residents is defined as a "large group care facility" (which category is for group homes with 15 or more residents). Large group care facilities not only are prohibited in the R-1 zone. They are also not allowed in medium density, manufacturing housing, and the downtown river

redevelopment districts. These facilities actually require an even higher classification and are only allowed in commercial districts, neighborhood conservation buffer districts, or high and medium density mixed use districts.

(B) Large group care facilities shall conform to the lot area and separation requirements specified in the following table:

EXPAND

Zone	*Maximum number of residents excluding supervisors, for minimum lot size*	*Additional lot area for each additional resident (square feet)*	*Maximum permissible residents, excluding supervisors*	*Minimum separation requirements between any other group home (feet)**
L-M-N, N-C-M,	6	750	15	1,000
M-H, R-D-R				
N-C-B, D, C-S,	6	500	20**	700
C-C-N, M-M-N,				
H-M-N, N-C, C-G,				
C-C, C-L, C-C-R				

Section 2.19

The reasonable accommodation process suggests **denial** of requests which require a fundamental alteration in the nature of a land use code provision. Here, allowing a "large group care facility" in the R-1 district, which district specifically prohibits such a use, is a clear example of a land use code provision which would be violated by the approval of this project. Staff erred in granting the reasonable accommodation, and it is up to the Commission to either deny this application or significantly limit the intensity of the use proposed.

Section 2.4.2

This section specifically states that the "project development plan shall be consistent with the overall development plan or PUD Master Plan associated with such PUD overlay". There are specific items that are decidedly inconsistent:

1. The variance that Miramont PUD received allowing Castle Ridge Court to be of substandard street width was predicated on low traffic and parking needs and all houses having 3+ car garages. This project would be inconsistent with the PUD as-approved.
2. The Castle Ridge PUD master plan (see attached document) provides for 18 single-family residential houses and requires 12' side setbacks for each house for privacy and separation. But 636 Castle Ridge Court was granted a variance allowing for 5' setbacks. As such, and as a 16-person memory care facility with on-site staff, frequent deliveries, and the other accoutrements of a large group home use, the project would be inconsistent with the PUD.

Architecture Issues

The project proposes a one-level dormitory-style facility housing 16 residents, plus 3 full-time staff, plus live in administrator(s), plus support and services. Because the basement is not a walkout, it cannot be used as living area, so the actual living area is proposed to be 6,400 square feet. This intensity explains

the proposed uniform rows of windows, especially on the north side, which seems institutional and not residential in character and is markedly different from any other house in the PUD. And despite the 5' setback variance previously mentioned, the north side setback actually measures out as less than that, and it has a retaining wall due to elevation difference. This makes the alleviation of privacy issues quite a challenge – a challenge which at a lower intensity would not be a problem.

Traffic and Parking

The Castle Ridge PUD is a three cul-de-sac design with a single entrance/exit off of Highcastle Drive. Castle Ridge Court is a private street maintained by the HOA at the expense of the homeowners, paid by special assessment shared equally per house. The proposed facility would contribute to much more street wear and tear, but the application makes no offer to pay a greater share of the maintenance cost.

The planning staff memo contains a proposed condition requiring facility employees to park along Highcastle Drive past Werner Elementary or on E. Boardwalk to alleviate what would be a major parking problem caused by the group care facility. There is only parking on Highcastle at the south end of the street past Werner Elementary, however, and this is nearly a quarter-mile away. The parking on E. Boardwalk is nearly a fifth of mile away. It seems unlikely that this condition will be met or enforced, resulting in dangerous overparking on Castle Ridge Court.

The below satellite image shows how limited the parking is in Miramont after taking into account driveways, fire hydrants, etc. (shown in yellow and red):

Per the Institute of Traffic Engineers, or ITE, Manual (relevant excerpt attached), parking requirements for assisted living are made in term of percentile. Memory care would appropriately fall into the 50-85th percentile data, because it is a subcategory of assisted living with a more intense service requirement (due to the health conditions of folks who are closer to end of life). This percentile range results in a parking need of 7-10 spaces during business hours.

This data contradicts the applicant's claims of impact. In a response to the Poudre Fire Authority (PFA) concerning a potential need for a fire lane, the applicant called cars parking on both sides of the street a "worst case scenario" with a "low probability" of occurring. Quite the contrary, given the limited parking available. In fact, cars parking on both sides of the street is almost a certainty. And with such a narrow street, this would make emergency vehicle access a crapshoot, which is a risk no one – and no neighbor – should be asked to take.

Operational Plan Issues

The applicant's operational plan significantly understates the impact of the proposed project and therefore proposes inadequate mitigation measures. For example, the plan speaks to limiting visiting hours. However, Colorado Code of Regulations for Assisted Living, CCR 1011-1 Chapter 7 (attached) provides for patients' rights, including the right to visitation at any time. The applicant may have tacitly admitted this, in that its during Round 3 on limiting visitation was that it would occur "Until such a time COVID is no longer a public health concern we can enforce …".

It should also be noted that the operational plan has evolved over time, even changing between the last round of staff review and the publication of the planning staff memorandum. This makes the mitigation measures proposed even more suspect. For example, the operation plan in the packet, for the first time, includes a live-in administrator and on-site van parking. The trip generation and parking need analysis, however, were submitted months ago. Therefore, the traffic and parking impact of the project being proposed <u>have not been studied</u>. The Commission is being asked to approve a project whose application <u>should be rejected as incomplete</u>.

Additional issues with operational plan are as follows:

- Staff parking: While it may be possible to limit employee parking on the street, it is likely impossible to limit parking related to support visits by family, deliveries, and other vehicular visits. As such, the project would create a dangerous situation where emergency access is not always going to be easy or, in some cases, possible. In addition, during a shift change, incoming staff will not be able to park in the driveway, creating congestion on the street.
    - No designated handicapped space is called out. If one is required, another off-street space may become unavailable.
- Visitors: Despite its claims, the applicant cannot prevent clusters of visitors, or limit visitations to the mornings, etc. The estimate of 1 hour of visitation/week/resident is highly understated.
- Physician services: A total of 4 hours of doctor visits every other week for the entire facility, which is meant to house 16 end-of-life patients, stretches credulity to the breaking point. On top of what will likely be a much greater amount of doctor visitation, some patients will surely entertain visits from their own personal physicians and specialists.
- Physical therapy: the plan speaks to PT being "ambulatory to start" but does not specify what it will become over time. A previous iteration of the plan provided that patients would not be ambulatory.
- Outings: A van will be used for outings, and is proposed to use one of the three minimum-sized spaces in the driveway.
- Holidays: May involve large gatherings; the plan contains no provision to manage such impacts.

- Live-in administrator: At minimum of one and possibly two (if husband/wife) parked cars that per the plan would be permanently on the street. This was only seen at the staff report and added at the last minute.
- Hospice: Colorado code (see relevant excerpt attached) defines "hospice" care as far more than just a periodic nurse visit. Rather, it encompasses "a comprehensive set of services … to provide for the physical, psychological, spiritual, and emotional needs." At some point, the facility could house a majority of residents who need hospice care. Yet, the plan grossly understates both the impact of hospice and the number of potential hospice care recipients. The facility likely will support multiple hospice providers.
- Housekeeping: We wish our homes only needed 4 hours of housekeeping per week. The operational plain claims the facility will only receive a single 4-hour housekeeping visit per week?
- Clergy/spiritual service impacts were grossly understated. Clergy visits will likely not be "rare".
- Real emergencies were not cited.
- Medical transports for hospital care (non-emergency) and physician appointments were assumed to be taken care of by family and friends. These patients may be very difficult to move and likely will require professional help when these situations occur. The applicant is assuming these situations are rare and fails to fully study and provide measures to mitigate their impacts.
- Transports upon death were not cited, along with potential investigations.

Besides the three conditions which planning staff is proposing, which conditions deal with (1) hours where third-party services may be rendered, (2) limiting street parking, and (3) a requirement that the facility have a neighborhood ombudsman, the rest of the mitigation is voluntary and proposed by the applicant. *No enforcement mechanism exists* with specified measures to ensure impacts are quantified and limited. And given the applicant's consistent underestimation of such impacts, we do not believe that the project can avoid being incompatible when considered within the context of the surrounding area, which is a violation of code section 3.5.1(A) and (B) – Building Project and Compatibility, Purpose and General Standard. Therefore, we request that you deny this application or significantly limit the intensity of the use proposed.

Safety Concerns

A facility at this level brings with it impacts that go beyond just traffic and parking.

During the first three rounds of review, PFA had cited the fire code, which requires 20' of passage. The proposed project would result in the street routinely falling below that standard, and PFA's solution in its review comments during those first three rounds was to require a fire lane extending to the neighboring houses – thus prohibiting parking in front of the subject property and the neighboring properties across more than 200 feet of Castle Ridge Court. This condition would have jeopardized the project, and the applicant appealed to PFA in what amounted to a legal threat supported by an overly-optimistic statement of impact. Attached is a short video of cars parked on both sides of the street and a small port-o-potty truck trying to get through. Imagine a full-size fire truck needing to service a residence through that gauntlet. The cold fact is that the street is not wide enough to absorb the impact of the proposed project and still provide for the health and safety of the residents.

Another safety concern involves neighborhood children. Many Werner Elementary school children cross Castle Ridge Court daily as they walk or bike to school along Highcastle Drive. The level of vehicular activity caused by such an intense use as that which is proposed would create significant new risk for these kids.

Neighborhood Character

As the Land Use Code requires that the project be consistent with the character of the neighborhood, significant concerns apply here as well.

The Castle Ridge PUD facilitates an environment where families can play, entertain, ride bikes, etc. In fact, small children live directly across the street. Children often learn to ride on small bicycles, go see the ice cream truck, play on scooters – in the safe environment which is the Castle Ridge Court of today. This project's impact would significantly change that character, whereby the intensity of the proposed use would markedly increase the risk level over what families now enjoy.

Taken from the house across the street

Reasonable Accommodation Issues

This project is subject to Type 2 review and must meet the requirements of such review on the merits. Independent of that, significant flaws exist on the granting of the RA in the first place.

The RA process is closed to the public. Unlike the Type 2 review, where the public is at least able to provide rebuttal, no such opportunity existed during the RA process. As a result, the only information the Director was provided was that which the applicants provided. It does not appear that such information was made to stand up to any critical scrutiny.

The RA was granted on several faulty arguments:

- That the Land Use Code does not limit family size and therefore the group home size limit is discriminatory:
    - This is simply false and is debunked by HUD and the DOJ – as the issue at hand is related to the number of unrelated persons in a domicile. Fort Collins in fact makes an exception for group homes allowing for up to 8 unrelated persons as opposed to a smaller amount elsewhere.
- That 16 persons are necessary to provide therapeutic effectiveness:
    - This is false, as there are examples throughout the Front Range of group homes of 8 residents providing memory care. In fact, the ratio of residents to staff should this project be approved at 8 residents would be 2:1, where the as-proposed ratio is 3.3:1.
- That 16 residents are needed for financial viability:
    - This is false in that many group homes are quite viable at 8 residents. Also, the property objectively was bought at an inflated price – it had the lowest tax assessment of any house on the street but was purchased for 40% more than any other house in the entire Miramont PUD. Reasonable Accommodations are not meant to provided additional profit to excuse a bad buying decision by a group home operator.

Requested Conditions

Code provides the P&Z Board with the power, under 3.5.1(J) Operational/Physical Compatibility Standards, to impose condition "upon the approval of development applications to ensure that new development will be compatible with existing neighborhoods and uses. Such conditions may include, ***but need not be limited to*** (emphasis added), restrictions on or requirements for:(1)hours of operation and deliveries;(2)location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare;(3)placement of trash receptacles;(4)location of loading and delivery zones;(5)light intensity and hours of full illumination;(6)placement and illumination of outdoor vending machines;(7)location and number of off-street parking spaces."

As such, we are requesting that at minimum the following conditions be applied:

1. Limit the number of residents to 8, or deny approval for 16, consistent with the Land Use Code and the state of Colorado declaration of *up to* 8 residents being of statewide concern. At this level the parking impact is still a challenge, although the facility itself can certainly more readily accommodate privacy issues, keep a garage for added on-site parking (there are 2 garages proposed to be eliminated), and nearly cut in half the impact. Fort Collins limited the size of group homes in R-1 zones for a reason. If this proposal is consistent, apparently there is no limit across the city as a whole?
2. Limit street parking to in front of 636 Castle Ridge Ct only. If the claims the applicants are making are close to true (they aren't for 16 residents, perhaps they are closer at 8 residents) then maintaining this limitation makes the operational plan enforceable and at least mitigates somewhat the impact to surrounding neighbors. The city should put in a place a mechanism for this to be enforced (working with the HOA), with penalties up to and including shutdown, if this condition is violated.
    a. No van parking on street or in driveway (must come from offsite)

3. All HOA – ACC stipulations concerning architecture designed to ensure the project fits in to the surrounding area need to be fully adopted. These include but are not limited to:
   a. Windows
   b. Trim
   c. Landscaping/lighting
   d. Gates
   e. Privacy
   f. Character
4. Submittal of the state operating license to the HOA
5. Yearly submittal of required certificate of inspection for water supply backflow preventor to HOA
6. If approved, applicants to agree to pay a minimum of half the total neighborhood road maintenance assessment. For example, if 16 homes pay $X, the group home pays 16*$X due to doubling the traffic impact (per staff estimate) and wear and tear on the street.
7. South side two picture windows have been continuously incorrectly portrayed on site plan, needs corrected and both picture windows need screening.
8. Six trash bins for pickup to be placed in front of group home property only (not neighbor property). Must put back in place by end of trash pickup day.

CONCLUSION

The memory care facility in front of the Commission is a series of exceptions on top of exceptions. In reference to another proposed project (the Sam's Club gas station), the mayor recently stated: "If we don't like the plan, we should work on changing the plan, (rather than) constantly be making exceptions to plans" (Coloradoan, 1/19/22). As proposed, this facility is simply a flawed plan, and it is one which cannot be integrated into the neighborhood, and whose impacts cannot be mitigated.

The above realities lead to the obvious conclusion that a project for 16 memory care residents in an R-1 zone, on a narrow private street with limited parking and limited egress, simply violates the Land Use Code, and it does so in many respects. Approval of this project would fly in the face of the code itself, and therefore, we request that you deny this application or significantly limit the intensity of the use proposed. Eight is enough.

We appreciate your diligence in assessing this most complicated and controversial project.

Castle Ridge Residents

Kurt/Laurie Johnson 612 Castle Ridge Ct	Steve/Kathy Chacho 631 Castle Ridge Ct	Carrie Tafoya 5213 Castle Ridge Pl
Steve/Josh Sunderman 607 Castle Ridge Ct	Karen Kotechi/Lawrence Mauch 625 Castle Ridge Ct	Jesus Martin 637 Castle Ridge Ct
Ed/JoAnn Jaerger 643 Castle Ridge Ct	Tracey Stefanon/Ken Patrick Lily Patrick 642 Castle Ridge Ct	

Memory Care Facilities Larimer County			
Facility Name and Location	Number of Secured Beds	Vacancies Avail Feb 2022	Contact
Aspens at FC 970-372-5835 (formerly Aspire, formerly Windsong)	64	39	Theodore
Brookdale FC Memory Care 970-229-9777	59	13	Tauren
Collinwood Ass Liv & Mem Care FC 970-223-3552	35	0	
Columbine West FC 970-221-2273	15	3	Issac Bush
Creekside Village HR FC Secured 970-482-5712	18	2	
Golden Peaks Care Secured 719-323-3637	12	1	
Lemay Avenue H&R Fort Collins 970-482-1584	15	0	
Mackenzie Place Fort Collins 970-207-1939	26	4	Susan Walker
Morningstar of Fort Collins 970-999-8790	24	0	Greg Witten 970-631-5133
New Mercer Commons Mem Care FC 970-999-3851	34	2	Gabby Rivera
Totals	302	64	21% vacancy rate
Source: Larimer County Office on Aging, 2021 Aging Resource Guide, verification by phone Beth Williams			

MATTHEW J. DELICH, P.E.
TRAFFIC • TRANSPORTATION • CIVIL ENGINEERING
3413 BANYAN AVENUE • LOVELAND • COLORADO • 80538
303-669-2061

July 6, 1993 (File: 9346LT01)

Mr. Mike Herzig
Fort Collins Development Engineer
P.O. Box 580
Fort Collins, CO 80522-0580

Dear Mike:

Castle Ridge at Miramont is proposing to build 28 foot wide public streets within this portion of the development. The streets proposed to be 28 feet wide are "private drives" west of Highcastle Drive. According to the Fort Collins Design Criteria and Standards for Streets, this street width will require a variance by the City of Fort Collins.

The reasons for requesting/granting this variance are listed below:

- The streets will have less than 750 ADT on them. The development itself will have 18 dwelling units, which will generate 180 vehicle trips on an average weekday. There is not likely to be any external traffic passing through this development. Therefore, the highest traffic volume at a given worst case location will be 180 ADT.
- The streets that are proposed to be 28 feet are all cul-de-sacs.
- The cul-de-sacs do not access an arterial street.
- This is a large lot development. The density is considered to be low (2 or less dwelling units per acre). Based upon criteria in "Recommended Guidelines for Subdivision Streets, A Recommended Practice," Institute of Transportation Engineers, 1984, the pavement width should be 22-27 feet. The proposed 28 feet exceeds this recommended practice.
- Typical development with lot size of $\geq$0.5 acres provide more than four off-street parking spaces per dwelling unit. A comparable development is the First Filing of Clarendon Hills. Based upon observation at various times on a number of days, the average number of vehicles parked on Hinsdale Drive in Clarendon Hills was 3 in a length of 1300 feet. This observation was conducted where there were dwelling units on both sides of the street. The number of parked, on-street vehicles would enable Hinsdale Drive to have been a 28 foot wide street with no traffic or parking problems.

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I recommend that the streets in Castle Ridge at Miramont be 28 feet wide (curb to curb). I would further recommend that parking be allowed on both sides of the streets, if at least four off-street parking spaces are provided per dwelling unit.

If you have any questions or desire additional information, do not hesitate to call me.

Sincerely,

Matthew J. Delich, P.E.

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File

HPDesk Local Print for Mike HERZIG

Start of Item 2.

Message. Dated: 07/19/93 at 0903.
Subject: 28' Street Width Variance for Castle Ridge at Miramont
Sender: Warren JONES / CFC52/01 Contents: 2.
TO: Mike HERZIG / CFC52/01

Part 1.

FROM: Warren JONES / CFC52/01

TO: Mike HERZIG / CFC52/01

Part 2.

RE: 28' Street Width Variance for Castle Ridge at Miramont

Our research indicates that the on-street parking demands in large lot, high end single family housing projects is very low. The strongest correlating factor we have observed is the use of three car garages. If this project fits this scenario, including the three car garages, I have no opposition to a 28' street width.

End of Item 2.

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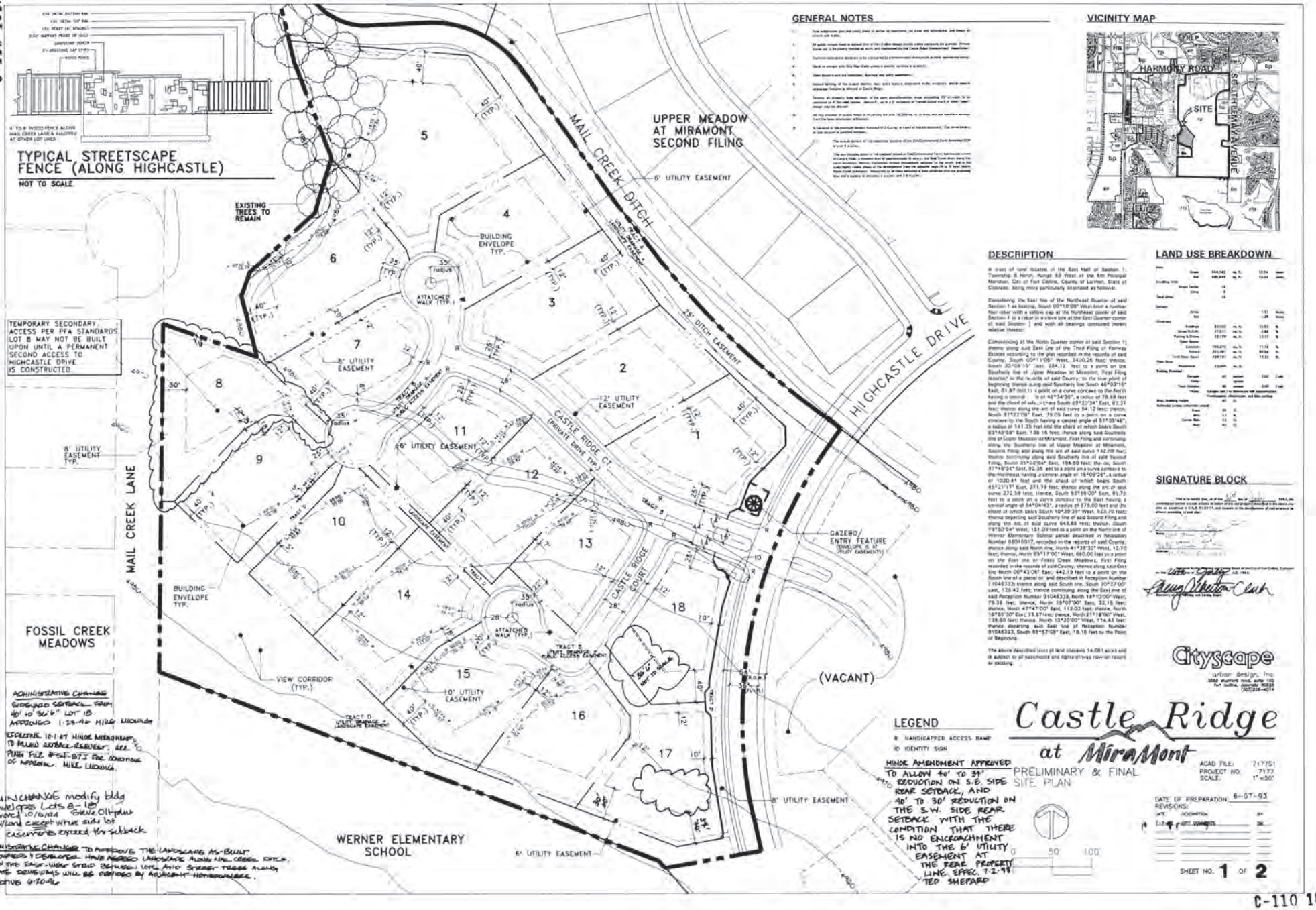
C-110 1818



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C-110 1818

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	DECIDUOUS TREES			
GF	Fraxinus pennsylvanica 'Marshalls Seedless'	Marshalls Seedless Green Ash	2" Cal.	3
GT	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2" Cal.	42
QM	Quercus macrocarpa	Burr Oak	2" Cal.	10
	ORNAMENTAL TREES			
CA	Crataegus ambigua	Russian Hawthorn	1 ½" Cal.	15
CP	Crataegus phaenopyrum	Washington Hawthorn	1 ½" Cal.	9
KP	Koelreuteria paniculata	Golden Rain Tree	14 Gal. Clump	1
MB	Malus sp. 'Brandywine'	Brandywine Crabapple	1 ½" Cal.	32
ME	Malus sp. 'Centurion'	Centurion Crabapple	1 ½" Cal.	38
MR	Malus sp. 'Radiant'	Radiant Crabapple	1 ½" Cal.	4
PAM	Prunus americana	American Plum	15 Gal. Clump	4
PV	Prunus virginia 'Shubert'	Canada Red Chokecherry	1 ½" Cal.	12
	DECIDUOUS SHRUBS			
BC	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gal.	14
CS	Caragana siberiacana	Siberian Peashrub	5 Gal.	38
EA	Euonymus alata	Burning Bush	5 Gal.	16
EAC	Euonymus alata 'Compacta'	Compact Burning Bush	5 Gal.	31
PA	Cercocarpus x cleveloncreek	Blue Mist Spirea	5 Gal.	41
PG	Prunus glandulosa	Pink Flowering Almond	5 Gal.	7
SB	Spiraea bumalda 'Froebeli'	Froebel Spirea	5 Gal.	17
SC	Syringa meyeri	Dwarf Korean Lilac	5 Gal.	4
SCH	Syringa chinensis-colmegeana	Chinese Lilac	5 Gal.	47
	CONIFEROUS TREES			
PN	Pinus nigra	Austrian Pine	8-9' Ht.	28
PP	Picea pungens	Colorado Spruce	6-8' Ht.	16
	EVERGREEN SHRUBS			
JB	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 Gal.	47
JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 Gal.	74
JP	Juniperus chinensis 'Pfitzeriana Compact'	Compact Pfitzer Juniper	5 Gal.	28
JS	Juniperus sabina 'Scandia'	Scandia Juniper	5 Gal.	47
JW	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 Gal.	11
	PERENNIALS			
HH	Hemerocallis 'Red Magic'	Daylily	1 Gal.	41
MS	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 Gal.	5

GRASSES

Native Grass Mixture:
30% Hard Fescue, 40% Chewings Fescue, 20% Creeping Red Fescue, 10% Lion Perennial Rye
Sown at the rate of 10.5 lbs/ac (240lbs) or 21 lbs/ac broadcast.

Ornamental Grasses:
20% Smooth Brome, 25% Little Bluestem, 25% Crested Wheatgrass, 20% Intermediate Wheatgrass
Sown at the rate of 8 lbs/ac

Sod Grass:
Fescue Sod: blend of 3 of the following varieties:
Rubbin Jr., Monarch, Dove Gal
Source: Turf Master Sod Farms
493-8311 (Boise)

Wildflowers:
Rate=6 lbs/acre sown at the rate of 12 lbs/ac
Overseed with Chrysanthemum leucanthemum at the rate of 2 lbs/ac
Source: Applewood Seed Co. (303) 431-4283

PLANT NOTES

1. All plant materials shall be of accordance with AAN specifications for Number One Grade.
2. All Turf areas shall be irrigated with an automatic irrigation system. All shrub beds and trees to be irrigated with an automatic drip installed irrigation systems.
3. All trees to be balled & burlapped or containerized.
4. All shrub beds to be mulched with pine peedings (3" average depth) on typed filter fabric.
5. Edging between grass and shrub beds shall be 1/8" x 4" steel set level with top of sod.
6. Areas shown on the plans within the "Native Line" will be seeded with ornamental grasses. This area will have an informal character, with occasional maintenance, starting to transit from grass seed beds. The native grass areas outside the mowing line will require minimal mowing (3-4 times per season) to blend it into the maintained grass along Boardwalk Dr., and to facilitate walking through the open space.
7. A tree permit must be obtained from the City Forester before any trees or shrubs are noted on the plan are planted, pruned, or removed on the public right-of-way.
8. Additional detail of shrub beds, planting specifications, directions regarding seeding or sodding of turf areas, and other planting installation information must be provided by Landscape Architect prior to construction.
9. Minor changes in species and plant locations may be made during construction. Overall quantity and quality to be consistent with approved plans.
10. Landscaping indicated in common open areas beds is to be provided with this development and maintained by Homeowners Association. Landscaping on individual lots as required by Miramont Protective Covenants is to be provided and maintained by the individual home owners.
11. Sleeves to be provided across streets as needed, if required, and encroachment permits will be obtained.
12. The irrigation system should be adjusted to a low water requirement, based on the needs of individual plant material.
13. Landscape improvements in common areas, as indicated, are to be completed prior to occupancy of residences or occupancy for over 10 lots in Castle Ridge or Miramont.
14. A minimum 4' horizontal clearance must be provided between large trees and Public Service Company gas lines. Final landscape plans are to be provided for PSCO review prior to installation of landscaping in common areas.

Cityscape
urban design, inc
3550 stanford road, suite 100
fort collins, colorado 80525
(303)226-4171

Castle Ridge at MiraMont

PRELIMINARY & FINAL LANDSCAPE PLAN

ACAD FILE: 717751
PROJECT NO.: 7177
SCALE: 1"=50'

DATE OF PREPARATION: 6-07-93
REVISIONS:

DATE	DESCRIPTION	BY

0 50 100

SHEET NO. 2 OF 2

C-110 1818

ite
Parking Generation Manual
5th Edition
JANUARY 2019
INSTITUTE OF TRANSPORTATION ENGINEERS

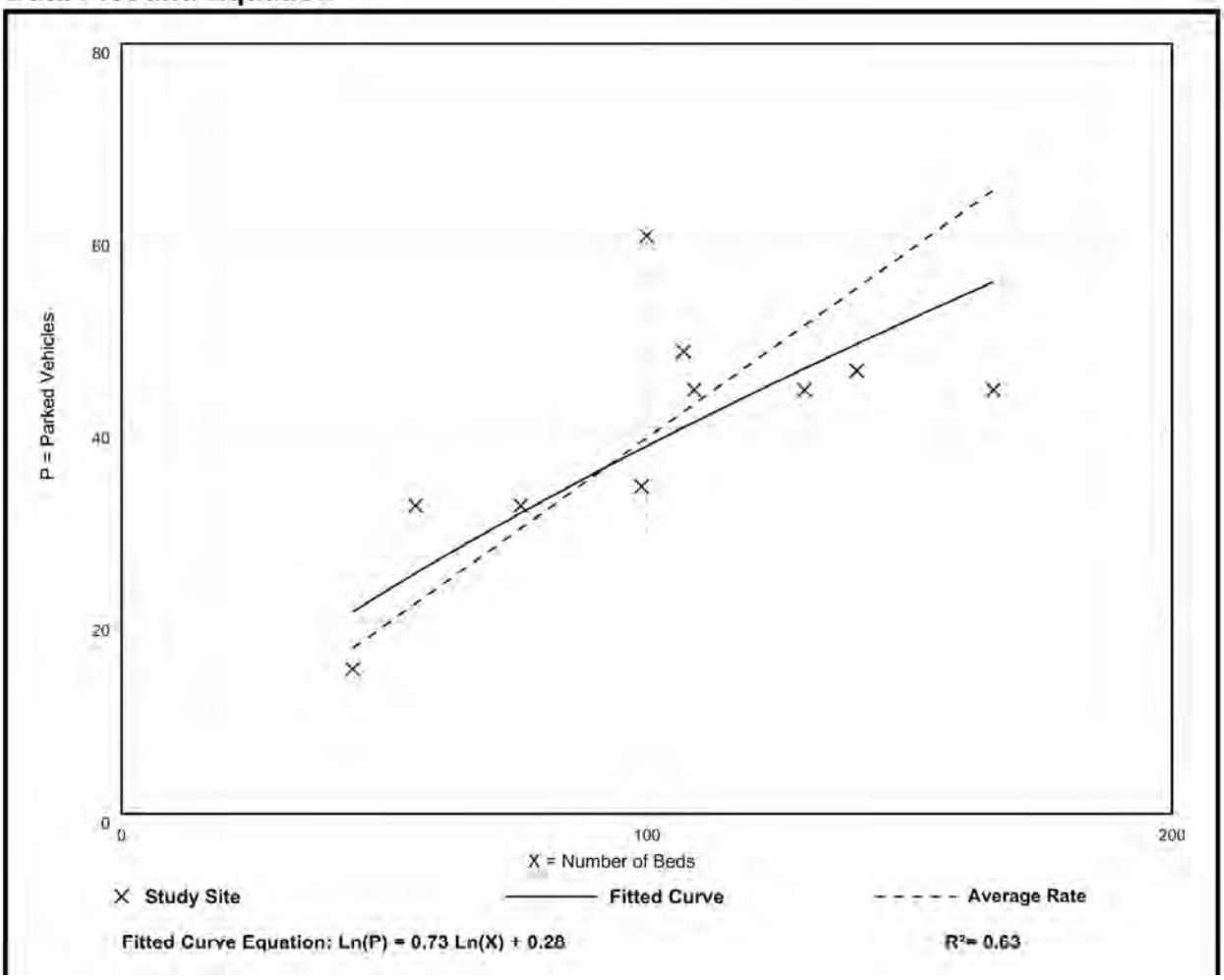
Assisted Living
(254)

Peak Period Parking Demand vs: Beds
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 10
Avg. Num. of Beds: 103

Peak Period Parking Demand per Bed

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.39	0.27 - 0.60	0.34 / 0.58	***	0.11 (28%)

Data Plot and Equation



DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

Health Facilities and Emergency Medical Services Division

STANDARDS FOR HOSPITALS AND HEALTH FACILITIES

CHAPTER 7 - ASSISTED LIVING RESIDENCES

6 CCR 1011-1 Chapter 7

[Editor's Notes follow the text of the rules at the end of this CCR Document.]

Adopted by the Board of Health on December 16, 2020. Effective, June 14, 2021.

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Use of Volunteers

12.30 Each assisted living residence shall encourage participation of volunteers in resident engagement opportunities. All such volunteers shall be supervised and directed by the administrator or staff member primarily responsible for resident engagement.

Physical Space and Equipment:

12.31 Each assisted living residence shall have sufficient physical space to accommodate both indoor and outdoor resident engagement. Such accommodations shall include, at a minimum:

(A) A comfortable, appropriately furnished area such as a living room, family room, or great room available to all residents for their relaxation and for socializing with friends and relatives; and

(B) An outdoor activity area which is easily accessible to residents and protected from traffic. Outdoor spaces shall be sufficient in size to comfortably accommodate all residents participating in an activity.

12.32 Each assisted living residence shall provide sufficient recreational equipment and supplies to meet the needs of the resident engagement program. Special equipment and supplies necessary to accommodate persons with special needs shall be made available as appropriate. When not in use, recreational equipment and supplies shall be stored in such a way that they do not create a safety hazard.

12.33 Each assisted living residence shall ensure that staff who accompany residents away from the assisted living residence have ready access to the pertinent personal information of those residents in the event of an emergency.

PART 13 – RESIDENT RIGHTS

13.1 The assisted living residence shall adopt, and place in a publically visible location, a statement regarding the rights and responsibilities of its residents. The assisted living residence and staff shall observe these rights in the care, treatment, and oversight of the residents. The statement of rights shall include, at a minimum, the following items:

(A) The right to privacy and confidentiality, including:

(1) The right to have private and unrestricted communications with any person of choice;

(2) The right to private telephone calls or use of electronic communication;

(3) The right to receive mail unopened;

(4) The right to have visitors at any time; and

(5) The right to private, consensual sexual activity.

(B) The right to civil and religious liberties, including:

(1) The right to be treated with dignity and respect;

(2) The right to be free from sexual, verbal, physical or emotional abuse, humiliation, intimidation, or punishment;

(3) The right to be free from neglect;

(4) The right to live free from financial exploitation, restraint as defined in this chapter, and involuntary confinement except as allowed by the secure environment requirements of this chapter;

(5) The right to vote;

(6) The right to exercise choice in attending and participating in religious activities;

(7) The right to wear clothing of choice unless otherwise indicated in the care plan; and

(8) The right to care and services that are not conditioned or limited because of a resident's disability, sexual orientation, ethnicity, and/or personal preferences.

(C) The right to personal and community engagement, including:

(1) The right to socialize with other residents and participate in assisted living residence activities, in accordance with the applicable care plan;

(2) The right to full use of the assisted living residence common areas in compliance with written house rules;

(3) The right to participate in resident meetings, voice grievances, and recommend changes in policies and services without fear of reprisal;

(4) The right to participate in activities outside the assisted living residence and request assistance with transportation; and

(5) The right to use of the telephone including access to operator assistance for placing collect telephone calls.

(a) At least one telephone accessible to residents utilizing an auxiliary aid shall be available if the assisted living residence is occupied by one or more residents utilizing such an aid.

(D) The right to choice and personal involvement regarding care and services, including:

(1) The right to be informed and participate in decision making regarding care and services, in coordination with family members who may have different opinions;

(2) The right to be informed about and formulate advance directives;

(3) The right to freedom of choice in selecting a health care service or provider;

(4) The right to expect the cooperation of the assisted living residence in achieving the maximum degree of benefit from those services which are made available by the assisted living residence;

(a) For residents with limited English proficiency or impairments that inhibit communication, the assisted living residence shall find a way to facilitate communication of care needs.

(5) The right to make decisions and choices in the management of personal affairs, funds, and property in accordance with resident ability;

(6) The right to refuse to perform tasks requested by the assisted living residence or staff in exchange for room, board, other goods or services;

(7) The right to have advocates, including members of community organizations whose purposes include rendering assistance to the residents;

(8) The right to receive services in accordance with the resident agreement and the care plan; and

(9) The right to thirty (30) calendar days written notice of changes in services provided by the assisted living residence including, but not limited to, involuntarily change of room or changes in charges for a service. Exceptions to this notice are:

(a) Changes in the resident's medical acuity that result in a documented decline in condition and that constitute an increase in care necessary to protect the health and safety of the resident; and

(b) Requests by the resident or the family for additional services to be added to the care plan.

Ombudsman Access

13.2 In accordance with the Supporting Older Americans Act of 2020 (P.L. 116-131), and Sections 26-11.5-108 and 25-27-104(2)(d), C.R.S., an assisted living residence shall permit access to the premises and residents by the state ombudsman and the designated local long-term care ombudsman at any time during an ALR's regular business hours or regular visiting hours, and at any other time when access may be required by the circumstances to be investigated.

(A) For the purposes of complying with this Part 13.2, access to residents shall include access to the assisted living residence's contact information for the resident and the resident's representative.

House Rules

13.3 The assisted living residence shall establish written house rules and place them in a publically visible location so that they are always available to residents and visitors.

13.4 The house rules shall list all possible actions which may be taken by the assisted living residence if any rule is knowingly violated by a resident. House rules shall not supersede or contradict any regulation herein, or in any way discourage or hinder a resident's exercise of his or her rights. House rules shall address, at a minimum, the following items:

(A) Smoking, including the use of electronic cigarettes and vaporizers;

(B) Cooking;

(C) Protection of valuables on premises;

(D) Visitors;

(E) Telephone usage, including frequency and duration of calls;

Water

22.7 There shall be an adequate supply of safe, potable water available for domestic purposes.

22.8 There shall be a sufficient supply of hot water during peak usage demand.

22.9 Hot water shall not measure more than 120 degrees Fahrenheit at taps which are accessible by residents.

Common Areas

22.10 Common areas shall be sufficient in size to reasonably accommodate all residents.

22.11 All common and dining areas shall be accessible to a resident using an auxiliary aid without requiring transfer from a wheelchair to walker or from a wheelchair to a stationary chair for use in the dining area. All doors to those rooms requiring access shall be at least 32 inches wide.

22.12 An assisted living residence that has one or more residents using an auxiliary aid shall have a minimum of two means of access and egress from the building unless local code requires otherwise.

Sleeping Room

22.13 No resident shall be assigned to reside in any room other than one regularly designated for sleeping.

22.14 No more than two residents shall occupy a sleeping room.

(A) An assisted living residence initially licensed prior to July 1, 1986, is permitted to have up to four residents per room unless the ALR undertakes renovation or changes ownership, at which time the newer, more stringent requirement shall apply.

22.15 Sleeping rooms, exclusive of bathroom areas and closets, shall have the following minimum square footage:

(A) 100 square feet for single occupancy, and

(B) 60 square feet per person for double occupancy.

22.16 Each resident shall have storage space, such as a closet, for clothing and personal articles.

22.17 Each sleeping room shall have at least one window of 8 square feet which shall have opening capability.

(A) An assisted living residence initially licensed prior to January 1, 1992, is permitted to have a window of smaller dimensions unless the ALR undertakes renovation or changes ownership, at which time the newer, more stringent requirement shall apply.

22.18 In assisted living residences that provide furnishings for residents pursuant to a resident agreement, each resident shall be provided, at a minimum, with the following items:

(A) A standard-sized bed with a comfortable, clean mattress; mattress protector, pad, and pillow (Rollaway type beds, cots, folding beds, futons, or bunk beds are prohibited); and

(B) A standard-sized chair in good condition.

Care and Services

25.20 In addition to the requirements for resident care services in Part 12, each assisted living residence with a secure environment shall establish policies and procedures for the delivery of resident care and services that include, at a minimum, the following:

(A) A system or method of accounting for the whereabouts of each resident;

(B) The system or method staff members are to use for observation, identification, evaluation, individualized approach to and documentation of resident behavioral expression; and

(C) Assistance with the transition of residents to and from the secure environment and when changing rooms within a secure environment.

25.21 Residents who indicate a desire to go outside the secured area shall be permitted to do so with staff supervision except in those situations where it would be detrimental to the resident's health, safety or welfare.

(A) If the assisted living residence is aware of an ongoing issue or pattern of behavioral expression that would be exacerbated by allowing a resident to go outside the secure area, it shall be documented in the resident's enhanced, individualized care plan.

Family Council

25.22 The assisted living residence shall meet the requirements of Part 13.10 regarding the internal grievance and complaint resolution process. In addition, the assisted living residence shall hold regular meetings to allow residents, their family members, friends, and representatives to provide mutual support and share concerns and/or recommendations about the care and services within each separate secure environment.

(A) Such meetings shall be held at least quarterly, at a place and time that reasonably accommodates participation; and

(B) The assisted living residence shall provide adequate advance notice of the meeting and ensure that details regarding any meeting are readily available in a common area within the secure environment.

Resident Rights

25.23 The assisted living residence shall ensure that residents in a secure environment have all the same resident rights as set forth in Part 13 of this chapter including, but not limited to, the right to privacy and confidentiality.

Discharge

25.24 The assisted living residence shall follow the requirements of Parts 11.11 through 11.17 regarding resident discharge when moving a resident out of a secure environment unless the move is voluntarily initiated by the resident's legal representative.

Physical Design, Environment and Safety

25.25 The assisted living residence shall ensure that residents have freedom of movement to common areas and resident personal spaces.

25.26 A secure environment shall meet the following criteria:

(A) There shall be a multipurpose room for dining, group and individual activities, and family visits;

(B) Resident access to appliances shall only be allowed with staff supervision;

(C) There shall be a storage area which is inaccessible to residents for storage of items that could pose a risk or danger such as chemicals, toxic materials, and sharp objects;

(D) The corridors and passageways shall be free of objects or obstacles that could pose a hazard;

(E) There shall be documentation of routine monthly testing of all equipment and devices used to secure the environment; and

(F) There shall be a secure outdoor area that is available for resident use year-round that:

(1) Is directly supervised by staff,

(2) Is independently accessible to residents without staff assistance for entrance or exit,

(3) Has comfortable seating areas,

(4) Has one or more areas that provide protection from weather elements, and

(5) Has a fence or enclosure around the perimeter of the outdoor area that is no less than six (6) feet in height and constructed to reduce the risk of resident wandering or elopement from the area.

(a) If the fence or enclosure has gated access which is locked, all staff assigned to the secure environment shall have a readily available means of unlocking the gate in case of emergency.

Editor's Notes

6 CCR 1011-1 has been divided into separate chapters for ease of use. Versions prior to 05/01/2009 are located in the main section, 6 CCR 1011-1. Prior versions can be accessed from the All Versions list on the rule's current version page. To view versions effective on or after 05/01/2009, select the desired chapter, for example 6 CCR 1011-1 Chap 04 or 6 CCR 1011-1 Chap 18.

History

Sections 1.102, 1.104, 1.105, 1.113 eff. 11/01/2008.

Sections 1.103, 1.113(2) eff. 12/30/2008.

Section 1.104(5)(n) repealed eff. 04/30/2011.

Sections 103(2)(d), 103(2)(f) eff. 09/30/2011.

Sections 103(2), 105(2)(c)(ii) eff. 03/17/2013.

Sections 1.102(25), 1.102(31), 1.103(3), 1.104(3)f)(ii)(B), 1.104(4)(a)(i), 104(5)(b), 1.108(9), 1.109(2)(b), 1.111(1)(a), 1.111(2)(a), 1.113 eff. 08/14/2013.

Sections 1.102(1), 1.102(8), 1.102(34), 1.105(1)(b)(iv), 1.106(3) eff. 07/15/2014.

Sections 1.102(6)(c), 1.105(1)(b)(iii), 1.105(6)(a)(iii) eff. 12/15/2014.

Sections 1.103(2)-1.103(2)(d)(ii)(B) eff. 08/14/2015.

DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

Health Facilities and Emergency Medical Services Division

STANDARDS FOR HOSPITALS AND HEALTH FACILITIES CHAPTER 21 - HOSPICES

6 CCR 1011-1 Chapter 21

[Editor's Notes follow the text of the rules at the end of this CCR Document.]

Adopted by the Board of Health on April 15, 2020. Effective July 1, 2020

SECTION 1 STATUTORY AUTHORITY AND APPLICABILITY

1.1 The statutory authority for the promulgation of these rules is set forth in Section 25-1.5-103, *et seq.*, C.R.S.;

1.2 A provider of hospice services, as defined herein, shall comply with all applicable federal and state statutes and regulations, including but not limited to, the following:

(A) This Chapter 21 as it applies to the type of services provided.

(B) 6 CCR 1011-1, Chapter 2, General Licensure Standards, unless otherwise specifically modified herein.

SECTION 2 DEFINITIONS

2.1 "Bereavement counseling" means emotional, psychosocial, and spiritual support and services provided before and after the death of the patient to assist with issues related to grief, loss, and adjustment.

2.2 "Comprehensive Assessment" means a thorough evaluation of the patient's physical, psychosocial, emotional and spiritual status related to the terminal illness and related conditions. This includes a thorough evaluation of the caregiver's and family's willingness and capability to care for the patient.

2.3 "Core Services" means physician, nursing, counseling and medical social services. These services are routinely and substantially provided by hospice employees except for physician services that may be contracted.

2.4 "Department" means the Colorado Department of Public Health and Environment.

2.5 "Employee" means paid staff or volunteers providing hospice services on behalf of the hospice.

2.6 "Hospice Care" means a comprehensive set of services identified and coordinated by an interdisciplinary group to provide for the physical, psychosocial, spiritual, and emotional needs of a terminally ill patient and family members as delineated in a specific patient plan of care. Hospice care services are available 24 hours a day, 7 days a week in the patient's place of residence and/or licensed health facility.

2.7 "Hospice Inpatient Facility" is a unit or building operated by a licensed hospice delivering hospice services 24 hours a day, 7 days a week, in a homelike setting.

(D) Review the plan of care at least every 90 days.

6.11 Nursing Services: The hospice shall provide nursing care and services by or under the direction and supervision of a registered nurse with training and experience to direct hospice nursing care who shall be an employee of the hospice. Nursing services shall ensure that the patient's needs are met as identified in the patient's initial assessment, comprehensive assessment and updated assessments.

6.12 Highly specialized nursing services that are provided so infrequently that the provision of such services by direct hospice employees would be impracticable and prohibitively expensive, may be provided under contract.

6.13 Medical Social Services: The hospice shall provide medical social services provided by a qualified medical social worker based on the initial and comprehensive assessments, the patient/family's needs and acceptance of services.

6.14 Volunteer Services: The hospice shall utilize volunteers in roles as defined by the hospice that support patient care and administrative services.

6.15 The hospice shall maintain a volunteer program which meets the operational needs of the hospice and demonstrates overall coordination of volunteer services. The program shall include recruitment, orientation, training, supervision, monitoring and evaluation.

6.16 Patient services provided by volunteers shall be in accordance with the plan of care and shall be documented in the clinical record.

6.17 Bereavement Counseling: Before and for one year following the patient's death, the hospice shall provide bereavement services to families and others including individuals in residential facilities where the patient resided. These services shall be provided in accordance with the needs of the individual and furnished under the supervision of a qualified professional with experience or education in grief or loss counseling.

6.18 Spiritual Counseling: The hospice shall provide spiritual counseling services based on the initial and comprehensive assessment of the spiritual needs and acceptance of this service by the patient, family and significant others.

6.19 Hospice Aide Services: The hospice shall ensure that hospice aides have successfully completed a state approved certified nurse aide (CNA) training program and are currently certified by the Colorado Department of Regulatory Agencies (DORA).

6.20 Hospice Aide Services: Hospice Aides shall be supervised by a registered nurse every 14 days to assess the quality of care and services provided by the aide. The hospice aide does not need to be present during this visit. On-site supervision and evaluation of the hospice aide will be completed by a registered nurse annually and when an area of concern is noted.

6.21 Nursing services, physician services, drugs and biologicals shall be available 24 hours a day, seven days a week. Other hospice services shall be available 24 hours a day when medically necessary to meet the needs of the patient and family.

6.22 Termination of care: The hospice shall establish specific criteria for termination of care, including, but not limited to, the following:

(A) There shall be policies and procedures related to termination of care and/or referral; and

(B) The clinical record shall contain documentation of the reason care has been terminated.

6.7 A system of effective communication shall be developed and maintained to assure that all services are coordinated and provided in accordance with the plan of care, including family, attending physician or nurse practitioner and others providing care.

(A) To facilitate continuity of care when transferring within the hospice, to another hospice or to another provider, pertinent documentation shall be immediately forwarded to the receiving care provider.

(B) At the time of discharge, the hospice shall provide pertinent clinical records and any other documentation that may be requested to assist in post-discharge continuity of care.

6.8 Medical Director: The hospice shall designate a physician who shall act as medical director. The physician shall be a doctor of medicine or osteopathy who is an employee, or is under contract with the hospice, and has a current license in good standing to practice in the State of Colorado.

6.9 The medical director or physician designee shall be a member of the interdisciplinary group and be responsible for the medical component of the hospice's patient care program including, but not limited to, the following:

(A) Reviewing appropriate clinical material from the referring physician to validate the prognosis as anticipated by the patient's attending physician or nurse practitioner;

(B) Assisting in developing and medically validating the interdisciplinary plan of care for each patient/family with the coordination of the patient's attending physician or nurse practitioner;

(C) Rendering, as necessary, or supervising active medical care of the patient and maintaining a record of such care;

(D) Maintaining a regular schedule of participation in pertinent components of the hospice patient care program;

(E) Being readily available to the hospice program personally or naming a qualified physician designee;

(F) Acting as a consultant to and maintaining liaison with the attending physician or nurse practitioner and other members of the interdisciplinary group;

(G) Helping to develop and review patient/family care policies and procedures;

(H) Serving on appropriate committees;

(I) Reporting issues regarding the delivery of medical care; and

(J) Approving written protocols for symptom control such as pain or nausea.

6.10 Physician Services: The hospice shall ensure that each patient has an attending physician or nurse practitioner. If a patient has no attending physician or nurse practitioner, there shall be a mechanism for assuring the availability of one. The attending physician or nurse practitioner shall:

(A) Approve and sign the plan of care for the patient/family;

(B) Be available to the interdisciplinary group as necessary;

(C) Provide information to the interdisciplinary group in developing the plan of care; and

SECTION 7 PERSONNEL

7.1 The hospice shall provide physician services, nursing services, medical social work or counseling services, spiritual counseling, and trained volunteers. These services shall be consistent with acceptable standards of practice.

7.2 The hospice shall routinely provide substantially all core services directly by hospice employees.

7.3 There shall be written policies that govern employment and personnel practices.

7.4 The hospice shall require any prospective employee to submit to a criminal history record check that shall be conducted not more than 90 days prior to employment of the individual. The hospice shall develop and implement policies and procedures regarding the potential employment of any individual who is convicted of a felony or misdemeanor in order to ensure that the individual does not pose a risk to the health, safety and welfare of the patient.

7.5 Before employing any individual to provide direct patient care or services, the hospice shall verify with the Colorado Department of Regulatory Agencies (DORA) whether a license, registration or certification exists and is in good standing. A copy of the verification shall be placed in the individual's personnel file.

7.6 There shall be an initial orientation for each employee that includes:

(A) History, philosophy and structure of the hospice concept;

(B) The interdisciplinary approach;

(C) Communication skills;

(D) Hospice services offered;

(E) Agency organizational structure;

(F) Access to agency policies and procedures;

(G) Personnel policies;

(H) Continuing educational requirements; and

(I) Infection control.

7.7 The hospice shall assess and document the competence and skills of each employee prior to providing direct patient care. The hospice shall have written policies and procedures describing its methods of assessment of competency.

7.8 The hospice shall ensure that each hospice aide is competent to carry out all assigned tasks in the patient's place of residence.

(A) Prior to initial assignment, a registered nurse shall conduct a competency evaluation including, but not limited to, the tasks listed in this subsection:

(1) Bathing,

(2) Skin care,

To: Fort Collins Planning and Zoning Board
Miramont Memory Care Home
Castle Ridge Group Home.
Owners: Eric Shenk and Xioma Diaz
March 14, 2022.

Dear Sirs:

Thanks for consideration for this home and zoning to serve early memory care seniors in Fort Collins. Fort Collins has been the leading voice in aging and reframing how Colorado responds to the real time needs of the seniors who have resided in the community for many years.

Fort Collins has been remarkable to meet the needs and desires of the aging population. Early Memory Care is a specialty focus that allows engagement of the community as Fort Collins is a Dementia Friendly and Aging Destination site. This community is located in an area that will serve that concept with ***gold*** standards.

I have been a consultant during this process of developing the home; respecting neighborhood norms and thinking through the complexities. I will remain a consultant while they go through the last phase of the city process and then the Colorado Department of Health and Environment. If the community desires, I will remain a consultant and assist them in the complex regulations and processes. COVID taught us what we need to have a safe environment with ventilation and space to minimize viral complications of today and the future.

Technology has moved in lightning speed in the medical and behavioral health arena. This facility will have the state of the art systems to be able to handle situations and minimize EMS calls. I do not expect EMS will be accessed at any higher rate than any other family in the neighborhood.

Early Memory Care has been proven across the state to do well in neighborhoods. I have worked through other communities who were fearful of aging as well. The bottom line, with cooperative focus the facility sowed into the neighborhood and vice versa. The neighborhood also used the facility for their family members. Property values have not been impacted which is a typical fear and have gone up as any other neighborhood in Fort Collins with similar homes.

If I can be of assistance, I am glad to visit with the board how current regulations from the federal and state entities impact the industry. This facility is not for skilled care, but unskilled care with amenities to support the residents at the highest functional status possible for as long as possible. Relationships with skilled, memory care facilities is part of the business process so that smooth transition is available for families and not be caught up in a crisis mode. As a senior myself, choice where I age is important aspect for me.

I look forward to the board giving the final approval.

Sincerely;

Patricia Cook RN BSN MA
Colorado Gerontological Society
patriciaplcrn@comcast.net
855-293-6911

Katharine Claypool

From: Development Review Comments
Sent: Tuesday, March 15, 2022 9:16 AM
To: Katharine Claypool; Sharlene Manno
Cc: Kai Kleer
Subject: FW: [EXTERNAL] Castle Ridge Group Home Project

Categories: P&Z

Hi Katie and Shar,

This comment came in yesterday evening about the Castle Ridge Group Home proposal. I've saved it here in the public comments folder for the project.

Take care,

Yani

YANI JONES
Pronouns: She/Her (What's this?)
Program Coordinator
City of Fort Collins Neighborhood Services
(970) 658-0263
FCGov.com/NeighborhoodServices

From: ADDISON SCHOLES <mercys@comcast.net>
Sent: Monday, March 14, 2022 5:37 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Castle Ridge Group Home Project

Dear Fort Collins Planning and Zoning Board Members,

The purpose of this correspondence is to express support for the Castle Ridge Group Home project. My wife and I feel that approval of this project would benefit memory care patients, their supportive families and friends, as well as the City of Fort Collins. Memory care patients would benefit by having a personalized, home-like alternative to the traditional institutional setting. Families and friends of these patients would benefit by having the assurance that their loved ones will receive the individual care they need, in an intimate, small-scale residential environment. I know from the experience of trying to find care for my aging mother that I did not want to place her in a large institution. I did not believe that she would be comfortable in that setting or that she would feel "at home". To be uprooted from your home at an advanced age, with diminished capacity to comprehend the circumstances of the move, must be a traumatic and frightening experience. And here is where we believe that the most powerful advantage of the residential, small-scale setting exists. It resembles home, and therefore the patient will be more likely to feel "at home". They are unlikely to feel as comfortable in a large institution. Finally, we believe that approval of the Castle Ridge Group Home project will benefit the City of Fort Collings by demonstrating progressive thinking regarding care of mental health patients as well as embracing the well thought-out Fort Collins Housing Strategic Plan.

Thank you for your consideration of these thoughts.

Best regards,

Addison and Mercedes Scholes

From:	James Scalzo
To:	Development Review Comments; Development Review Coordinators; Current_Planning; Kai Kleer
Cc:	City Leaders
Subject:	[EXTERNAL] #PRIVATE Inquiry on cancellation of Planning and Zoning Commision hearing for Castle Ridge Group Home, PDP210012
Date:	Thursday, March 10, 2022 8:33:10 PM

March 10, 2022

Attn:
City of Fort Collins
Development Review and Planning Department
281 N College
Fort Collins, CO 80524

cc: City of Fort Collins, City Leaders

Dear City of Fort Collins Development Review and Planning Committees,

I'm writing to inquire as to why residents were not properly informed of the cancellation of this evening's Planning and Zoning Commission for the hearing on the Castle Ridge Group Home, PDP210012?

As a property owner in the neighborhood of the Castle Ridge Group Home proposal, I received proper notification via U.S. mail of the time, date, and place of the hearing. That was to be this evening, March 10th, at 6pm. When I attempted to find the Zoom information online this evening, I could not locate it. Looking at the project I see the meeting was rescheduled for March 23rd.

As of today, no notification has been received via U.S. mail of this updated time, date, and place of the hearing. Additionally notice of a hearing via a mailing must be sent out no less than 10 business days prior to the hearing.

It is not reasonable to expect a citizen to continuously check the city's Planning and Zoning site for a rescheduled meeting, so any notice of a meeting being rescheduled should also be done through the same means of the original notification. Additionally, there are not 10 business days before March 23rd.

I am requesting that the meeting be rescheduled to a date and time that allows for proper notification to property owners through U.S. mail with at least 10 business days' notice.

Sincerely,

Jim Scalzo

Resident - Miramont Planned Unit Development

CONFIDENTIALITY NOTICE: This message and any accompanying documents contain information belonging to the sender which may be confidential and legally privileged. This information is only for the use of the individual or entity to which it was intended. If you are not the intended recipient, any disclosure, copying, distribution, or action taken in reliance on the contents of the

information contained in this message and any accompanying documents is strictly prohibited. If you have received this message in error, please contact the sender immediately and delete the message. Thank you.

Testimony in support of the Miramont Memory Care Home or Castle Ridge Group Home

My name is Gustavo Espinosa, and I would like to express my support for the Castle Ridge Group Home Project.

Like many other people dealing with challenges of family members with Alzheimer's / Dementia we want to support and assist and keep them in their own home for as long as possible. However, we recognize the progressive nature of their condition and witness firsthand how they lose their abilities to live independently. When no longer possible, we look and advocate for homelike alternatives. The Castle Ridge Group is one of those alternatives we are presently considering for my 89-year-old sister who is a widow with no children. The Castle Ridge Group Home is a small, affordable and well-located alternative to have available for my sister.

Please consider that Castle Ridge is taking a big step by investing in the community. By adhering to the rules and regulations, it hopes to ensure the safety and the integration of the home residents, and the safety and comfort of their neighbors.

The difference that places like this make for the well being of those who need that kind of care and for the peace of mind of their families is priceless.

Thank you for your consideration of this request.

Gustavo Espinosa

3239 Barbera Ct.

Greeley CO 80634

Gespinosa2002@yahoo.com

From: Octavio Noda
To: Development Review Comments
Subject: [EXTERNAL] Project Miramont Memory Care Home
Date: Sunday, March 20, 2022 8:30:45 PM

March 20, 2022

TO WHOM IT MAY CONCERN:

This is a brief note to express support for the project Miramont Memory Care Home, owned by Eric and Xioma Díaz.

A few days ago, I had the opportunity to tour the home, courtesy of Mr. Erick Shenk, one of the owners. He gave a few of us a complete tour of the house and answered all our questions. I was impressed by the design of the place. It is very attractive, and it seems like a very suitable place to serve persons suffering from Alzheimer's and Dementia. It is a well-equipped house to receive only a small number of people, a condition which almost assures excellent personal care.

The sector of town is tranquil and convenient for an enterprise such as the one that is proposed. I learned that this memory care home is unique in northern Colorado, and as such, it means that a significant contribution to the community will be made by its existence. Also, this enterprise will not interrupt the peace of the neighborhood.

Thank you for your attention to his letter.

Sincerely,

Octavio Noda
Berthoud, Colorado

From: srsunde@aol.com
To: Development Review Comments
Cc: Alyssa Stephens; Kai Kleer
Subject: [EXTERNAL] 636 Castle Ridge Court
Date: Sunday, March 20, 2022 11:32:30 AM

To the P and Z Commision and to the City of Fort Collins:

I plan to attend in person the P and Z meeting scheduled for Wednesday, March 23, 2022. My home is 3 doors down from the subject home.

The Petitioners for this proposed large-scale business, from day one, have been completely disingenuous about their plan, and they have been grossly misapplying the concept of the FHA in an effort to simply enrich themselves at the expense of all others in the area.

The FHA was written with the intent to provide fair and reasonable opportunity to a protected class. There are several qualifications included in both the intent and the letter of the Act. Some of these include, but are not limited to:

A genuine need in the community

Fairness to all involved and affected

"Reasonable" accommodations - emphasis on "Reasonable"

The project must fit into the overall environment of the community and not drastically alter the environment

The project must adhere to general safety, parking, and traffic rules

The project must not "Take Away" value from others in the community

The proposal by the petitioners does not fit any of the above. There is no genuine need for what they are proposing. There are currently multiple other group homes in the area with a current vacancy rate of over 20%. Setting up a large business in the middle of a planned low density housing development in direct violation to codes and covenants so one opportunist can make massive profits at a tremendous expense to all of the others in the community has no fairness in it at all. The petitioners are asking for grossly "Unreasonable Accommodations" and wrongfully labeling them as "Reasonable" for self-serving massive profits. The simple fact that the petitioners propose to sardine 16 residents with special needs into a single level of a one family home gives very clear evidence that this couple has no intent to serve this protected class, but rather to "USE" this protected class for their own personal profit. This is a total abomination of the intent of fairness in housing. The impact on the surrounding community would be devastating.

I believe the P and Z Committee and the City of Fort Collins has an undeniable duty to the entire community we live in and also an undeniable duty to ALL of the residents in our community for fairness. The P and Z Committee and the City of Fort Collins have no duty to give unilateral preference to one opportunistic couple at the expense of the entire rest of the community or to give special preference to one couple who is wrongfully "Using" the label of a protected class for their own personal profit.

This proposal is wrong on every level.

This proposal needs to be flatly denied.

Thank you for your attention to this serious matter.

Respectfully submitted,

Steve Sunderman, MD

From: ernesto espinosa
To: Development Review Comments
Subject: [EXTERNAL] 23MAR2022 Agenda Item #4: Castle Ridge Group Home Project
Date: Sunday, March 20, 2022 10:44:48 AM

Hello,
I'm commenting on behalf of Castle Ridge Group Home.
There are always those who oppose any kind of change. We typically refer to them as NIMBYs (Not In My Backyard). But some change can be a good thing for both sides. As communities we all too often look to place individuals with special needs in places where they are out of sight and out of mind to the detriment of those individuals. This type of group of home inside a residential community can provide huge benefits to the residents of the home as they are not locked away in some commercial location in a large size group home where they are treated more as an amazon package to be warehoused. This is a place where they can feel that they are in a home with multi generational neighbors and children playing in the streets. In a small size group home they can receive the attention and caring they deserve as individuals. Care and attention that is no longer possible at their own homes. These people will not be foreigners, or dangerous elements. They will be our mothers or fathers. People who raised our children, who've led wonderful lives that sacrificed for and contributed to our communities being what they are today and through no fault of their own now struggle to remember those lives and can no longer continue on their own. Should we not do what we can to help them and make them feel comfortable, valued, and wanted? In time, the current residents of this neighborhood may actually become residents of this group home. Imagine the benefit of not having to even leave their neighborhood. To have family so close by that a small walk is all that is needed to be visited by family.

Much is made of the maximum size of 16, but 16 allows for fluctuations in vacancy rates. With a size of 8, a single vacancy for any amount of time carries a large impact. In addition there is an over emphasis placed on parking on one time events such as holidays. There are always parking issues in those cases. All it takes is for one family or more to decide to hold a party. This shouldn't be a consideration. Besides I'm sure accommodations could be made. Perhaps the owners could arrange to shuttle people to/from a staging area should it be an extreme situation. There are always ways to make things happen without overly inconveniencing the neighbors.

I think "Neighborhood character" should be outlawed as a reason to ever deny a project. Neighborhoods change and should overtime as residents come and go overtime. Change is good for all of us. America is built on change. Colorado is built on change. Ft. Collins is built on change. Could you imagine if we never allowed a neighborhood's character to change? If you don't believe neighborhoods change may I suggest an online visit to the Fort Collins History Connection.

To summarize, I believe the Castle Ridge Group Home project can provide a positive and beneficial impact for the citizens of Fort Collins as well as the residents of Castle Ridge Court. We should say NNIMBYs (No Not In My Back Yards) who just throw everything at the wall hoping something will stick because they resist all change.

Thank you for your thoughtful consideration of my words,

--
Thank you,
Ernesto Espinosa

Alfonso and Delia Rodríguez
3120 66th Avenue
Greeley, CO 80634
leyendapub@comcast.net

March 21, 2022

Planning and Zoning Board
Fort Collins, Colorado

Dear Members of the Board:

On the afternoon of March 18 my wife and I were given a tour of the Castle Ridge Group Home (Miramont Memory Care Home) owned by Mr. Eric Shenk and Miss Xioma Díaz. We were interested in learning of the operation of such services, since perhaps in the future we may be candidates for similar services. Thus, this is a letter of support for that initiative.

Mr. Shenk was kind enough to provide us with a thorough presentation of the premises, including plans for renovations in certain areas, and their goals in providing quality care to persons suffering with Alzheimer's and Dementia. He indicated that Castle Ridge Group Home would be, at this time, the only enterprise devoted exclusively to that type of service in northern Colorado. If this is the case, then it would constitute an important contribution to the community.

The place is impeccably clean and would only serve up to fifteen clients, which would almost guarantee a high quality of individual care. We have visited assisted living institutions in Loveland and other places, and have noticed that in those places some of the clients feel neglected and depressed due to low quality care. The Home, in this case, could easily become like a large family where people can enjoy many moments of real fellowship and amiable communication.

Also, Castle Ridge Group Home would be small enough to prevent uncomfortable traffic in the neighborhood.

In conclusion, for the reasons stated above we support the inauguration of CRGH. Thank you very much.

Respectfully,

Alfonso and Delia Rodríguez

From: SUSAN HUNT
To: Development Review Comments
Subject: [EXTERNAL] 23MAR2022 Agenda Item #4: Castle Ridge Group Home Project
Date: Monday, March 21, 2022 2:07:28 PM

To whom it may concern,

I am writing on behalf of Castle Ridge Group Home. What a forward thinking and much needed housing option they are giving to the parents of our community suffering from Alzheimer's and Dementia. They should be applauded for their efforts and most certainly granted the ability to offer the seniors of our community suffering from these illnesses with an affordable small scale housing option. These are our mom's and dad's and I don't know about you but I want mine intermingled within our community in a home environment where they are still part of our community and afforded more personal, unique care and not placed in an institutional like setting.

This is not a vacation rental home or a party pad but rather a home that will provide a service that does not stash away our seniors in institutional like places away from view. It will be inclusive and respectful and provides a much needed change in how we live and treat our aging family members with Alzheimer's and dementia.

Please think of your own family members when making this decision and make sure you think of the larger picture because it is much bigger than "parking" which can be worked through. It is time for change and we need this service in our community.

Thank you,

Susan

From: Fabiola Marks
To: Development Review Comments
Subject: [EXTERNAL] Testimony supporting Castle Ridge Group Home
Date: Monday, March 21, 2022 6:04:44 PM

Home: Alzheimer's / Dementia Miramont Memory Care Home

Project: Castle Ridge Group Home

I, Fabiola Marks, am supporting the Castle Ridge Group Home. I'd like to keep my aunt, who's about to turn 90, in her own condo for the rest of her life. But as time goes on, her dementia becomes worse, and it's dangerous for her to be living there.
The Miramont Memory Care Home would be a smaller homelike environment that's still affordable and not a large institutional setting. The unique needs of my aunt would be well served here with a better potential selection of working staff in this small building.
Fort Collins should increase the housing supply and accessibility for all.

Fabiola Marks

marksfabiola@gmail.com

Sent from my iPad

From: Karraker,Nancy
To: Development Review Comments
Subject: [EXTERNAL] Castle Ridge Group House
Date: Tuesday, March 22, 2022 12:26:55 PM

I wish to show my support for this smaller facility for persons with dementia. I have known several people who have been in large settings as well as smaller ones. I can tell you that the ones in the smaller environments seem to thrive, not just exist.
The care seems to be more personalized and support is more readily available when needed. The staff has the opportunity to become more familiar with both family and friends of the persons in their care.
Thank You,
Nancy Karraker

Sent from my iPhone

From: Fenglai Jiang
To: Development Review Comments
Subject: [EXTERNAL] Concerns on PDP210012
Date: Wednesday, March 23, 2022 2:42:48 PM

Dear officer,

I received the Fort Collins city notice about the Castle Ridge Group Home proposal PDP210012, and want to speak out about my concern on the proposal as a neighbor of the area. This neighborhood is a low density residential area including the Werner Elementary School. This project for 16-resident group home will alter the residential density of the neighborhood hence lower the values of the houses in the area. More people will also increase the traffic flow around the school area, which is already very busy on the school hours.

Based on the considerations above, I am strongly against the project and hope the Planning and Zooning Commission will reject the proposal at today's public hearing.

Regards,
Fenglai Jiang
5113 Bulrush Ct
Fort Collins, CO 80525

From: hector espinosa
To: Development Review Comments
Subject: [EXTERNAL] Testimony in support of Castle Ridge Group Home
Date: Tuesday, March 22, 2022 10:15:06 PM

March 22, 2022

My name is Hector Espinosa, I would like to express my support for the Castle Ridge Group Home Project. .
We all know that the demand for care for family members with Alzheimer's or dementia is growing. We also know the challenge their care represents for their love ones.
They could be any one of our siblings, parents or partners.
And what a better opportunity for these Seniors with these conditions to have a place like Castle Ridge where they could live in small homelike environment.
A place where they could get more personalized attention and care; than in large Institutos with 40 or 50 other individual's with the same condition.
The Castle Ridge is investing in the community and adhering to the Rules and Regulations, to ensure the safety and the integration of the home residents
and the safety and confort of their neighbors.
Thank you very much for your consideration of my request
Sincerely
Hector Espinosa
hespinosa78@g mail.com

2022-03-23 Michael Pruznick, Previous owner of the subject property and a project investor.

When I was little I met this girl that walked funny. I asked the mom what was wrong with the daughter, she said nothing, that the problem was in my head. I only saw a problem in the mom's head too. But, after years of watching this girl out compete many boys in baseball, football, and boxing, I realized the mom was right. Likewise, tonight. The problem is not this project but in the minds of the opposition.

Thus, I support the proposal without the conditions as they are discriminatory.

When we first learned of the opposition, we offered to meet, they refused, stating things like no wiggle room to negotiate, they would never warm up to the project, the HOA would never allow it, that castle ridge was for millionaires, doctors, dentists, lawyers, politicians, BUT NOT THESE PEOPLE. It was suggested that I breach the contract with my agent and buyer so they could bring in a good single family or face consequences. Are you aware of the violence against the project and that my family was forced into hiding for four months? This defines the character of the neighborhood, this project is not the problem, it is the solution.

The opposition also bragged about their influence with the city. I see opposition comments provided by the CTO of city-funded Woodward and the president of city contractor PDS, both using the full strength of their official corporate contact info. Also part of the opposition is medical professionals from city partner UCH. What about the Representative Kipp letter, crimes against children not a state interest, but Realtor ethics under the jurisdiction of the Board of Realtors are. I can only imagine the influence needed to get a progressive socialist to change sides, but then the environmentalists on council did vote to block my fossil fuel home project with O70,2019. I just hope the standards used in Fort Collins v Gutowsky campaign finance violations and Pruznick v Gutowsky ethics violations complaint don't apply here.

My 50 page written comments document over 30 ways this project helps the city meet its goals and objectives. Residential care saves lives, C19, 1 residential facility death compared to 130 institutional deaths. Should the institutional facility that lost a client resulting in reverse 911 warning calls be the only option? Why are neighborhood day cares with 2 daily trips per client generally welcomed, but parent care with less trips so unwelcome even though elderly is a protected class?

The neighbors supported my wife's physical disability with a waiver. Do you realize that SSDI plus LTDI makes my wife's physical disability treatment a commercial enterprise, no different than employees and customers for a home business. No one complained about her state funded paid SSP or city funded CVNA needing to coordinate with other support services as condition 1 suggests this project should do for mental disability. The neighborhood character is to accept paid support for its physically disabled residents, thus the character must to to accept

paid support for its mentally disabled residents.

Did you see all the pictures of the neighbors with their overflowing trash cans on the side walk, basket ball hoops and Realtor signs in the right of way, neighbor construction project in the street for weeks, and the car on the wrong side of the road to get around the mail truck, and other encroachments, violations, fire hazards, illegal parked RV and RV road damage? This defines the character of the neighborhood and that this project is an improvement. Would you tell whites they could put trash cans on the side walk and blacks to park down the road and walk around those cans in the street and get hit by cars? If not, then why condition 2 for this project? Is it to prevent physically disabled employees from working for the project?

We've seen the opposition support the wooden fence to the north but not here, the parkway to the north while calling it ridiculous here. We've seen them support non-single family use by the school, while opposing single family use here. We've seen them call the traffic here dangerous, but statistics show that their ice cream trucks, garage trucks (and optional yard waste trucks), and Internet package delivery trucks are more dangerous. We see the clients called dangerous, but the law prohibits dangerous people from living in this home, but not other Castle Ridge homes. The fears expressed about Red Tail ponds never came to be, nor will they here. Condition 3 exposes this project a denial of service attack by frivolous and merit-less fear based complaints.

When you hear the opposition speak about this facility, replace client with black, brown, Islamic, or LGBT, then ask yourself if the complaint is valid or discriminatory.

I'll close by thanking Uncle Jim and Uncle Bob for introducing me to group homes at an early age and teaching me that the mentally disabled are people too.

I hope you will vote unanimously to protect the federal ADA/FHA rights of this project and to educate the opposition so they will see an appeal has no chance, so the healing can begin tonight.

Thank you

These comments are my personal opinion as a private citizen.

ORDINANCE NO. 070, 2019
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING SECTION 26-391 OF THE CODE OF THE CITY OF FORT COLLINS TO ADD AND REVISE DEFINITIONS RELATED TO THE CITY'S MUNICIPAL ELECTRIC UTILITY SYSTEM

WHEREAS, the City owns and operates a municipal electric distribution system to deliver electric power purchased by the City to retail customers and to accommodate interconnection of customer-owned renewable power generation devices; and

WHEREAS, Chapter 26 of the City Code regulates and governs the provision of utility services and sets forth definitions of terms used to describe and applicable to conditions for receipt of utility services; and

WHEREAS, such provisions require updating and modification from time to time, for purposes of clarification and to ensure the Code remains a dynamic document capable of responding to issues identified by staff, customers, and citizens and changes in the law regarding the delivery of public utility services; and

WHEREAS, staff has proposed that identified definitions be added and amended in Chapter 26 of the City Code to clarify how net-metered customer generation technologies are managed, and to better inform customers and align with current utility practices; and

WHEREAS, in light of the foregoing, the City Council has determined the amendment and supplementation of definitions in Chapter 26 of the City Code is necessary and will be beneficial for the ratepayers of the City's Electric Utility and for the efficient administration of Utility functions.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That Section 26-391 of the Code of the City of Fort Collins is hereby amended to read as follows:

Sec. 26-391. - Definitions.

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this Section:

. . .

Average annual electricity consumption shall mean the average monthly consumption of the previous twenty-four (24) months of electricity use times twelve (12x).

. . .

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For additional information or an official copy, please contact City Clerk's Office City Hall West 300 LaPorte Avenue Fort Collins, CO 80521 USA

Qualifying renewable technology shall mean a qualifying facility that generates electricity using renewable resources such as solar, fuel cell, wind, geothermal, combined heat and power or biomass technology, or that stores energy.

. . .

Introduced, considered favorably on first reading, and ordered published this 21st day of May, A.D. 2019, and to be presented for final passage on the 4th day of June, A.D. 2019.

Mayor

ATTEST:

Chief Deputy City Clerk

Passed and adopted on final reading on the 4th day of June, A.D. 2019.

Mayor Pro Tem

ATTEST:

City Clerk

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For additional information or an official copy, please contact City Clerk's Office City Hall West 300 LaPorte Avenue Fort Collins, CO 80521 USA

From: Cathy Kipp <cathy@cathykipp.com>
To: "mikepruz@gmail.com" <mikepruz@gmail.com>
Cc: Senator Joann Ginal <SenatorJoannGinal@gmail.com>
Subject: Re: Castle Ridge Group Home Needs Your Help
Date: Sun, 25 Apr 2021 21:28:59 -0600

Dear Michael and Vera,

This is really an issue that needs to be resolved between you, your neighbors, and the city of Fort Collins. There is not a legislative role here. If your agent made representations regarding the zoning of your home, that may be another issue.

Best,
Cathy

Representative Cathy Kipp
She/Her/Hers
Colorado House of Representatives for House District 52
Cell: 970-219-5267 Legislative office: 303-866-4569
200 East Colfax, Room 635, Denver, CO 80203

On Sun, Apr 25, 2021 at 7:09 PM <mikepruz@gmail.com> wrote:

> 2021-04-25
>
> Dear Fort Collins State Legislators, Ginal, Arndt, and Kipp,
>
> We are asking for your explicit support and endorsement of the Castle Ridge Group Home. As you know we turned this home into the leading Environmental Sustainability home in town. Now, our buyers wish to also make this the leading Social Sustainability home in town.
>
> During the for sale open house, our agent clearly stated that a group home was a possible use (this was indicated in the MLS and flier) and no one expressed any concerns or issues. However, once the Conceptual Review was posted early/mid December 2020, strong opposition occurred. We reached out to the opposition to meet and explain the FHA, ADA, and the great benefit this project would bring to the neighborhood. However, the neighbors refused to meet, and instead, chose to respond with hate messages, threats, extortion, and cyberbullying.
>
> Michael's uncles started and ran group homes on the east coast, even hiring the first female overnight staff member in an all male client group home. Michael spent many summers in the environment and has a much better understanding and experience than most. One of Michael's uncles even produced a video called, "The American Dream, but Not In My Back Yard," so we knew to expect some organized opposition, but what has occurred has gone beyond our wildest fears.
>
> As showings are not compatible with Vera's disabilities, we took an extended vacation to give Michael's sister a care giving break from their father. However, because of the hate expressed to us and fear our return would result in escalations, we chose to go into hiding until the sale completed. Our fears were proven true in March when a neighbor accosted the buyer and their 9 month old child at the house.
>
> Even after being told of the FHA / ADA rights by the HOA, many neighbors still made hate based discriminatory arguments against the project at

> the April 5th Development Review Meeting.
>
> Unfortunately, things are getting worse. Since the sale completed and the buyers moved in, the number of negative interactions have increased.
>
> Both the buyers and we want this to be a successful project and role model for future integrated housing as supported by the new Fort Collins Housing Strategic Plan.
>
> Due to your authority and respect in the community, your strong support and endorsement for the project can help turn the dysfunctional confrontation into productive cooperation. You can do a much better job exposing the discrimination and calling for cooperation that we could.
>
> Please take a stand for social justice and against those that would harm and threaten a child and the rights of the disabled.
>
> Michael and Vera Pruznick, SD14, HD53
>
> REFERENCES:
>
> These just a few highlights.
>
> SELECTED MESSAGING:
>
> Selected opposition statements showing elitist white privilege republican ignorance, hate, and discrimination based view. Imagine if these were said about BIPOC, LGBT+, or similar protected groups.
>
> These are million dollar homes and a 16 bed assisted living proposal with millionaires around will never fly. [What if it were, a BIPOC neighbor will never fly, instead of that group home?]
>
> Neighbors are doctors and/or attorneys, and litigation against you personally, was brought up. [What if it were, to stop the sale to that LGBT+ couple, instead of that group home]
>
> There is no wiggle room here, as a neighbor, and HOA board member is there is NO WAY this will be approved by the HOA we are prepared to litigate and spend whatever is needed. [What if "this" was Muslim family?]
>
> Our request is for you to terminate the relationship with the Realtor and start over and do this in a correct manner, we want to get a good single family, hopefully we can put an end to what is going on here. We will do everything we can to help you guys get this home sold in the correct manner. ["CORRECT MANNER ... "A GOOD SINGLE FAMILY", What if that were, correct manner for Decent White Family?]
>
> The "[]" example text make it clear how hateful these statements would be if the target was another protected class. We hope these examples help you see how hateful these statements are towards this protected class.
>
> LARIMER COUNTY COVID-19 DATA:
>
> As of 2021-04-04, there 131 Larimer County C-19 Outbreak Deaths.
>
> Only 1 (0.08%) came from a residential facility, and this was full skilled nursing facility, not a limited memory care center.
>

> 130 (91.6%) came from institutional facilities, which is 56% of all Larimer County C-19 deaths.
>
> Residential facilities are life savers, institutional facilities are life takers.
>
> DEVELOPMENT REVIEW MEETING:
>
> https://ourcity.fcgov.com/devreview/widgets/18709/videos/2550
>
> When reviewing the video, keep in mind disability has the same protected status as BIPOC, LGBT+, religion, and others.
>
> How come the neighbor to the north is allowed a parkway, but a former HOA board member characterizes the same for this property as ridiculous?
>
> How come the neighbor to the north has a wooden privacy fence, but commenters insisted that such would not be allowed for this property?
>
> How come PSD was given an exception to the covenants single family home rule and allowed to use two lots for parking and two lots for a playground, but this project isn't allowed to exercise its FHA / ADA protected rights that the covenants violate.
>
> When it comes to the 3 and 5 year old across the street, how come neighbors are not concerned about the unfenced fish pond one home to the south? Reach for fish, slip, hit head, fall into pond, certain death.
>
> When it comes to snow and ice, how come none of the neighbors brought up the ice dam that forms at the Castle Ridge exit?
>
> Discrimination is hate statements made out of false fear of the unknown to stop something legal and lawful, especially after refusing to be educated, yet letting friends and family get away with actual violations.
>
> SINGLE FAMILY USE:
>
> Keep in mind that OctoMom, OctoDad, and their live in Support Person, 19 people in all would be a valid U+2 single family use. Think of all the birthdays, owner cars, visitors, trash, activities, and such. If the higher footprint Octo Family Home is allowed, then clearly the lower footprint Castle Ridge Group Home is a reasonable accommodation.
>
> NEIGHBORHOOD NIGHT OUT:
>
> As for fire department access, see attached. If there is enough access for a party, there is enough access for an emergency.
>

CITY COUNCIL VOTING RESULTS
May 21, 2019

Councilmembers Present:	Cunniff, Gorgol, Gutowsky, Pignataro, Stephens, Summers, Troxell
Councilmembers Absent:	None

ITEM		ACTION
CONSENT AGENDA		
1.	Second Reading of Ordinance No. 064, 2019, Appropriating Prior Year Reserves for Natural Areas Programming Not Included in the 2019 Adopted City Budget.	Adopted on Consent 7-0
2.	Second Reading of Ordinance No. 065, 2019, Vacating Portions of Hobbit Street Right-of-Way East of Shields Street.	Adopted on Consent 7-0
3.	First Reading of Ordinance No. 066, 2019, Making Appropriations for a Federal Lobbying Contract Related to Regulation of Train Horn Noise.	Adopted on Consent 7-0
4.	First Reading of Ordinance No. 067, 2019, Appropriating Unanticipated Revenue and Authorizing Transfers of Appropriations for a Great Outdoors Colorado Grant Project to Update the Parks and Recreation Policy Plan.	Adopted on Consent 7-0
5.	First Reading of Ordinance No. 068, 2019, Amending Section 23-194 of the Code of the City of Fort Collins Regarding Natural Areas Permits.	Adopted on Consent 7-0
6.	Items Relating to Various Amendments to City Code Chapter 26 Pertaining to Utility Services. A. First Reading of Ordinance No. 069, 2019, Amending Section 26-491 of the Code of the City of Fort Collins to Add and Revise Definitions Related to the City's Stormwater System. B. First Reading of Ordinance No. 070, 2019, Amending Section 26-391 of the Code of the City of Fort Collins to Add and Revise Definitions Related to the City's Municipal Electric Utility System.	 Adopted on Consent 7-0 Adopted on Consent 7-0
7.	First Reading of Ordinance No. 071, 2019, Approving the Second Amendment to the Amended and Restated Intergovernmental Agreement for the Joint Operation of the Fort Collins-Loveland Municipal Airport, Now Known as the Northern Colorado Regional Airport.	Adopted as amended on Consent 7-0
8.	First Reading of Ordinance No. 072, 2019, Designating the Kamal/Livingston Property, 608 West Laurel Street, Fort Collins, Colorado, as a Fort Collins Landmark Pursuant to Chapter 14 of the Code of the City of Fort Collins.	Adopted on Consent 7-0
9.	First Reading of Ordinance No. 073, 2019, Designating the Alfred Parker Duplexes I and II, 221-229 West Mulberry Street, Fort Collins, Colorado, as a Fort Collins Landmark Pursuant to Chapter 14 of the Code of the City of Fort Collins.	Adopted on Consent 7-0

ITEM	ACTION
10. Resolution 2019-060 Authorizing the City Manager to Sign a Master Lease Agreement with Smartlink for AT&T Small Wireless Communication Equipment Attachments on City Facilities in Public Rights of Way	Adopted on Consent 7-0
11. Resolution 2019-061 Authorizing the City Manager to Sign a Master Lease Agreement with Zayo Group LLC for Sprint Small Wireless Communication Equipment Attachments on City Facilities in Public Rights-of-Way.	Adopted as amended on Consent 7-0
12. Resolution 2019-063 Authorizing the City Manager to Enter into an Agreement with the Poudre School District R-1 for the School Resource Officer Program.	Adopted on Consent 7-0
13. Resolution 2019-062 Appointing Brandi Lynn Nieto as an Assistant Municipal Judge of the Fort Collins Municipal Court and Authorizing the Execution of an Employment Agreement.	Adopted on Consent 7-0
14. Resolution 2019-064 Adopting Amended Rules of Procedure Governing the Conduct of City Council Meetings and Council Work Sessions.	Adopted on Consent 7-0
ITEMS NEEDING INDIVIDUAL CONSIDERATION	
15. Resolution 2019-066 Adopting of FoCo Creates Arts and Culture Master Plan.	Adopted as amended 7-0
16. First Reading of Ordinance No. 074, 2019, Making Appropriations and Authorizing Transfers of Appropriations for the Lemay and Vine Intersection Improvements Project and Related Art in Public Places.	Adopted 7-0
17. Resolution 2019-065 Making Board and Commission Liaison and Council Committee Assignments and Making Appointments to Various External Boards and Authorities.	Adopted as amended 7-0
18. Possible Motion Directing the City Attorney on Next Steps Related to Litigation Regarding the City's Public Nudity Ordinance.	Motion to direct City Attorney to negotiate a settlement adopted 4-3 (Nays: Gutowsky, Summers, Troxell)

Meeting Adjourned at 9:54 p.m.

CITY COUNCIL VOTING RESULTS
June 4, 2019

Councilmembers Present:	Cunniff, Gorgol, Gutowsky, Pignataro, Stephens, Summers,
Councilmembers Absent:	Troxell

ITEM	ACTION
CONSENT AGENDA	
1. Consideration and Approval of the Minutes of the May 7, and May 21, 2019, Regular Council Meetings	Adopted on Consent 6-0
2. Second Reading of Ordinance No. 066, 2019, Making Appropriations for a Federal Lobbying Contract Related to Regulation of Train Horn Noise.	Adopted on Consent 6-0
3. Items Relating to a Great Outdoors Colorado Grant Project to Update the Parks and Recreation Policy Plan.	
A. Second Reading of Ordinance No. 067, 2019, Appropriating Unanticipated Revenue and Authorizing Transfers of Appropriations for a Great Outdoors Colorado Grant Project to Update the Parks and Recreation Policy Plan.	Adopted on Consent 6-0
B. Resolution 2019-067 Authorizing the City Manager to Enter into a Grant Agreement with the State Board of the Great Outdoors Colorado Trust Fund for the Receipt of Funds for the Project to Update the Parks and Recreation Policy Plan.	Adopted on Consent 6-0
4. Second Reading of Ordinance No. 068, 2019, Amending Section 23-194 of the Code of the City of Fort Collins Regarding Natural Areas Permits.	Adopted on Consent 6-0
5. Items Relating to Various Amendments to City Code Chapter 26 Pertaining to Utility Services.	
A. Second Reading of Ordinance No. 069, 2019, Amending Section 26-491 of the Code of the City of Fort Collins to Add and Revise Definitions Related to the City's Stormwater System.	Adopted on Consent 6-0
B. Second Reading of Ordinance No. 070, 2019, Amending Section 26-391 of the Code of the City of Fort Collins to Add and Revise Definitions Related to the City's Municipal Electric Utility System.	Adopted on Consent 6-0
6. Second Reading of Ordinance No. 071, 2019, Approving the Second Amendment to the Amended and Restated Intergovernmental Agreement for the Joint Operation of the Fort Collins-Loveland Municipal Airport, Now Known as the Northern Colorado Regional Airport.	Adopted on Consent 6-0
7. Second Reading of Ordinance No. 072, 2019, Designating the Kamal/Livingston Property, 608 West Laurel Street, Fort Collins, Colorado, as a Fort Collins Landmark Pursuant to Chapter 14 of the Code of the City of Fort Collins.	Adopted on Consent 6-0

ITEM		ACTION
8.	Second Reading of Ordinance No. 073, 2019, Designating the Alfred Parker Duplexes I and II, 221-229 West Mulberry Street, Fort Collins, Colorado, as a Fort Collins Landmark Pursuant to Chapter 14 of the Code of the City of Fort Collins.	Adopted on Consent 6-0
9.	Second Reading of Ordinance No. 074, 2019, Making Appropriations and Authorizing Transfers of Appropriations for the Lemay and Vine Intersection Improvements Project and Related Art in Public Places.	Adopted on Consent 6-0
10.	First Reading of Ordinance No. 075, 2019, Making Appropriations and Authorizing Transfers of Appropriations for the Drake Water Reclamation Facility Sidestream Treatment Project and Related Art in Public Places.	Adopted on Consent 6-0
11.	First Reading of Ordinance No. 076, 2019, Approving, Affirming and Ratifying Funding of the Non-City Share of the NECCO Project by Offering to Owners and Developers of Property Within the NECCO Area a Proportionate Buy-In to Connect to the NECCO Project.	Adopted on Consent 6-0
12.	Items Relating to Various Amendments to the City of Fort Collins Land Use Code. A. First Reading of Ordinance No.077, 2019, Making Various Amendments to the City of Fort Collins Land Use Code. B. First Reading of Ordinance No. 078, 2019, Amending the City of Fort Collins Land Use Code Regarding Community Development and Neighborhood Services Director Variances to Certain Land Use Code Standards	Withdrawn from consideration
13.	First Reading of Ordinance No. 079, 2019, Authorizing Execution of a Deed of Dedication to the City of Loveland for the Extension of Rockwell Avenue Across Jointly Owned City and City of Loveland Property at the Northern Colorado Regional Airport.	Adopted on Consent 6-0
14.	Resolution 2019-068 Approving Fort Fund Grant Disbursements.	Adopted on Consent 6-0
15.	Resolution 2019-069 Naming the Gardens on Spring Creek Pavilion in Honor of the Everitt Family.	Adopted on Consent 6-0
16.	Resolution 2019-070 Accepting a Proposed Donation of a Sculpture to be Placed at the Gardens on Spring Creek.	Adopted on Consent 6-0
17.	Resolution 2019-071 Authorizing the Assignment of the City's Private Activity Bond Allocation for 2019 to Housing Catalyst to Finance the New Construction of Affordable Housing Units.	Adopted on Consent 6-0
18.	Items Relating to the Shared Use of Regional Broadband Transport and Access Services. A. Resolution 2019-072 Authorizing the Execution of an Intergovernmental Agreement Between the City and the City of Loveland for the Shared Use of Regional Broadband Transport and Access Services. B. Resolution 2019-073 Authorizing the Execution of an Intergovernmental Agreement Between the City and the Town of Estes Park for the Shared Use of Regional Broadband Transport and Access Services.	 Adopted on Consent 6-0 Adopted on Consent 6-0

ITEMS NEEDING INDIVIDUAL CONSIDERATION	
19. City Financial Resources to Affordable Housing and Community Development Activities Utilizing Funds from the Federal Community Development Block Grant (CDBG) Program, Federal HOME Investment Partnerships (HOME) Program, the City's Affordable Housing Fund (AHF) and the City's Human Services Program (HSP), and Appropriating Funding Consistently Therewith.	
A. Public Hearing and Resolution 2019-074 Approving the Programs and Projects that will Receive Funds from the Federal Community Development Block Grant Program, HOME Investment Partnerships Program, the City's Affordable Housing Fund, and the City's Human Services Program.	Adopted 5-0 (Gorgol recused)
B. Public Hearing and First Reading of Ordinance No. 080, 2019, Appropriating Unanticipated Revenue in the Community Development Block Grant Fund.	Adopted 5-0 (Gorgol recused)
C. Public Hearing and First Reading of Ordinance No. 081, 2019, Appropriating Unanticipated Revenue in the HOME Investment Partnerships Fund.	Adopted 5-0 (Gorgol recused)
20. Items Relating to Regulating Electric Scooters.	
A. First Reading of Ordinance No. 082, 2019, Amending the Fort Collins Traffic Code Relating to Electric Scooters.	Adopted 5-0 (Summers absent)
B. First Reading of Ordinance No. 083, 2019, Amending Chapter 24 of the Code of the City of Fort Collins Relating to Parking of Electric Scooters.	Adopted 5-0 (Summers absent)
Consideration of a motion to cancel the June 18, 2019 Regular Council Meeting.	Adopted 5-0 (Summers absent)

Meeting Adjourned at 8:35 p.m.