

**Applicant Presentation  
to the  
Planning and Zoning  
Commission  
December 15, 2022**

# MIRAMONT MEMORY CARE

PLANNING AND ZONING COMMISSION

DECEMBER 15, 2022

**ERIC SHENK** AND  
**XIOMA DIAZ**



**F9**

**PRODUCTIONS**

**PINKOWSKI | LAW**  
& Policy Group LLC

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## WHO?



**Xioma Diaz is a physical therapist with 28 years of experience in assisted living and memory care communities.**

## WHAT?



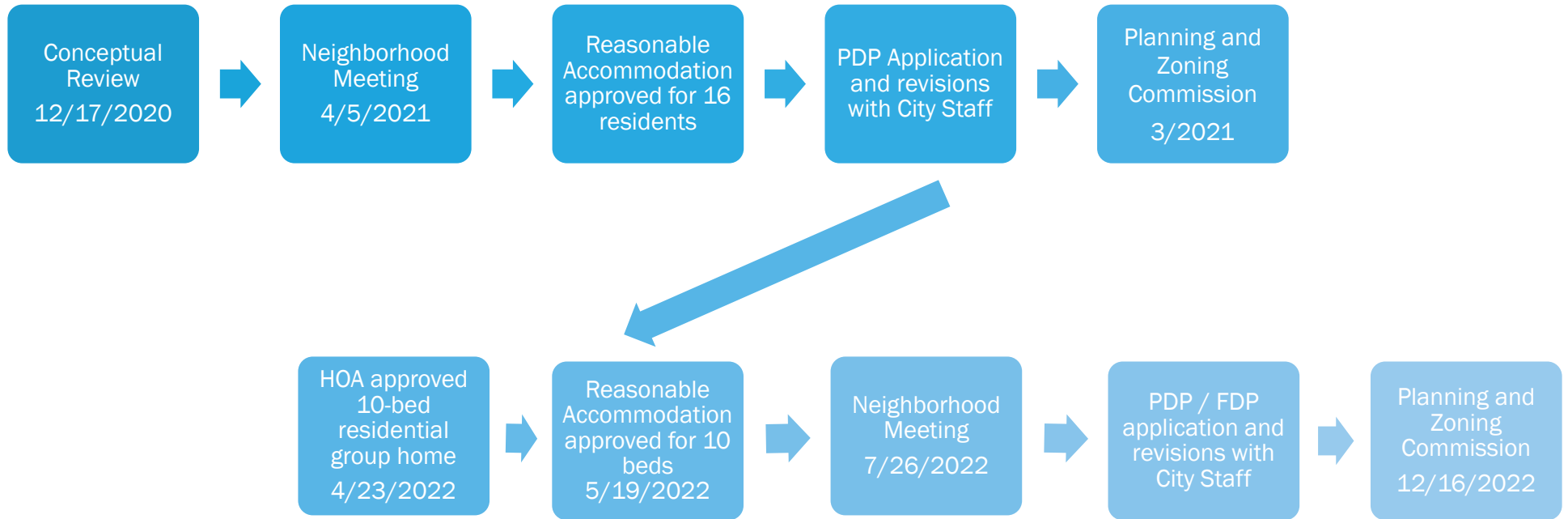
**The vision: To own and manage a high-quality residential home to care for disabled seniors. Currently and legally serving two residents.**

## WHY HERE?



**This property is already accessible and only requires minor renovations. The home has an internal courtyard for safe exterior amenities.**

# TIMELINE



## CONCERNS 2021 NM

- Too big of an impact on neighborhood
- Don't want anyone parking on the street
- Privacy of windows
- Emergency vehicles

## SOLUTIONS

- Residents can't have cars
- Mandate employees to park on public streets outside of neighborhood
- Changed exterior renovations to keep garage doors
- Didn't show/utilize parking on the street
- Offered to build larger driveway so cars wouldn't park on the street
- Added landscape and screening in front of the windows
- Showed that the street is wide enough for a fire truck to get through

## CONCERNS P&Z

- Not enough parking
- Too many residents / 8 residents would be acceptable

## SOLUTIONS

- Reduced the number of number of residents by 6 to a total of 10
- Only 2 over request by neighbors which allows 1 fewer employee and maintains standard of care
- Kept 2 garage parking spaces
- Utilizing a parking App (Parkalot)

## CONCERNS 2022 NM

- Too many residents
- Traffic has increased
- Not enough parking
- Privacy of windows
- Total trips down to 24
  - 10<sup>th</sup> Edition Trip Generation manual states Single Family home has 18 trips
- Emergency vehicles

## SOLUTIONS

- Only 2 above the compromise that was offered to us at P&Z
  - 10 residents is a threshold number that maintains high staff to resident ratio and still be financially viable – Unfortunately, had to remove medicare beds
- Currently there is a family of 5 plus 2 residents living in the home with 4 drivers - this will be reduced when the family moves out
- Staff will park in the garage
- Therapists, nurse visits, grocery shopping will occur T, W, Thu between 9am-2pm outside of school hours and typical work commuting hours
- Windows have been reduced on the north elevation
- HOA – covenants say that no one can create a nuisance. If parking becomes a problem there are policies in place to solve the issue
- Residents are DNR (95%) 0 emergency vehicles called so far - hospice care has occurred

## NEIGHBOR OUTREACH

- Held another neighborhood meeting
- Consulted the HOA and they agreed to 10 residents.
- Approached neighbors on both sides and offered a tour of the house and meeting. They considered but declined.
- Were asked to have a second neighborhood meeting and requested to know what solutions were going to be presented and who would be in attendance. We didn't hear back.



"Booking a spot requires very little effort from the users. It makes it easy to implement it in the company. The app is quite fast. User does not have to refresh, to see currently available spots"

**5/5**



**Michal Czernek**

*Senior Client Assistant*

parkalot 



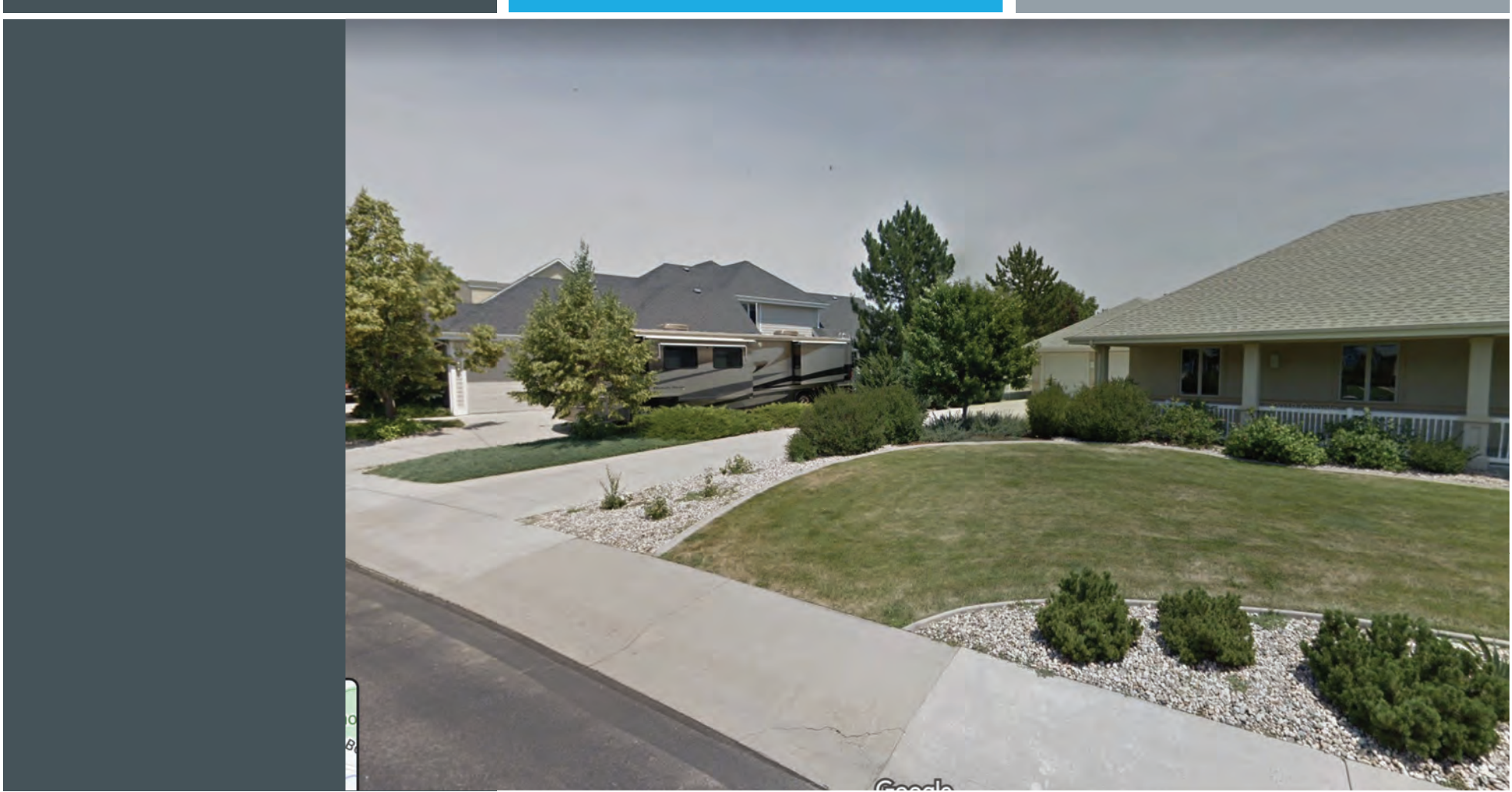
## Managing parking spots with Parkalot

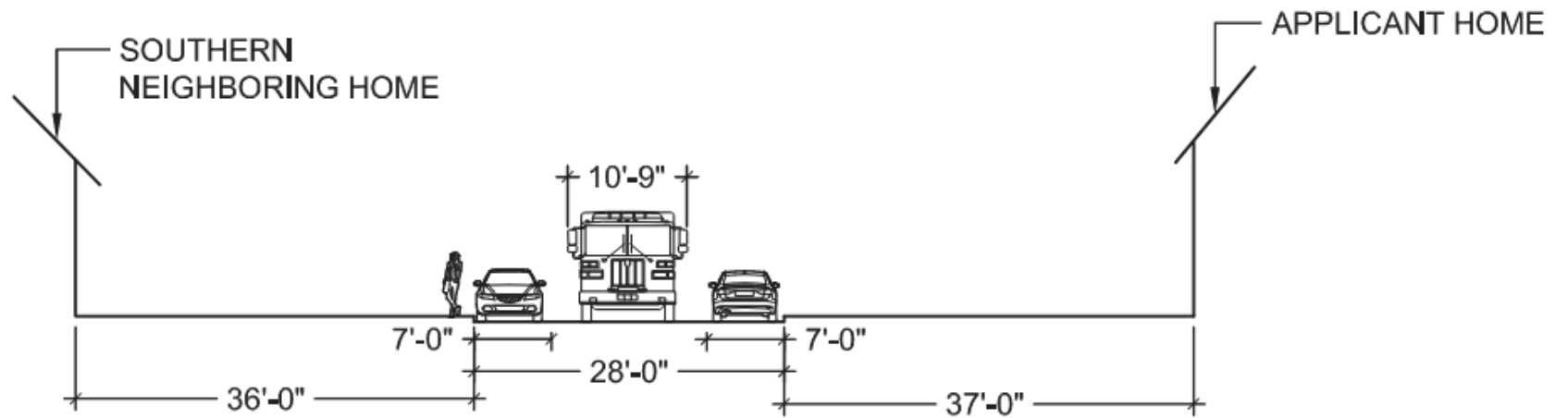
Your coworkers will always know if they can go to work by car and find a parking space a day ahead





# PARKING SPACE EXHIBIT





## FIRE ACCESS





# NORTH ELEVATION

EXISTING

PROPOSED - PREVIOUS

PROPOSED - CURRENT





**VIEW FROM  
FUTURE WINDOW  
IN WINTER**





# MONARCH GREENS

(1 CAREGIVER PER 7 RESIDENTS)

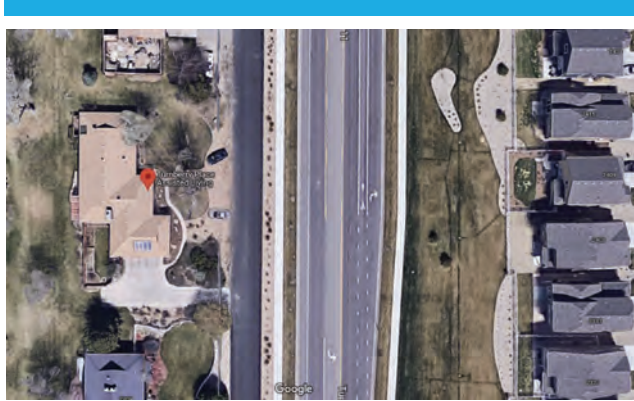




# SENECA HOUSE (10 RESIDENTS)



# TURNBERRY PLACE

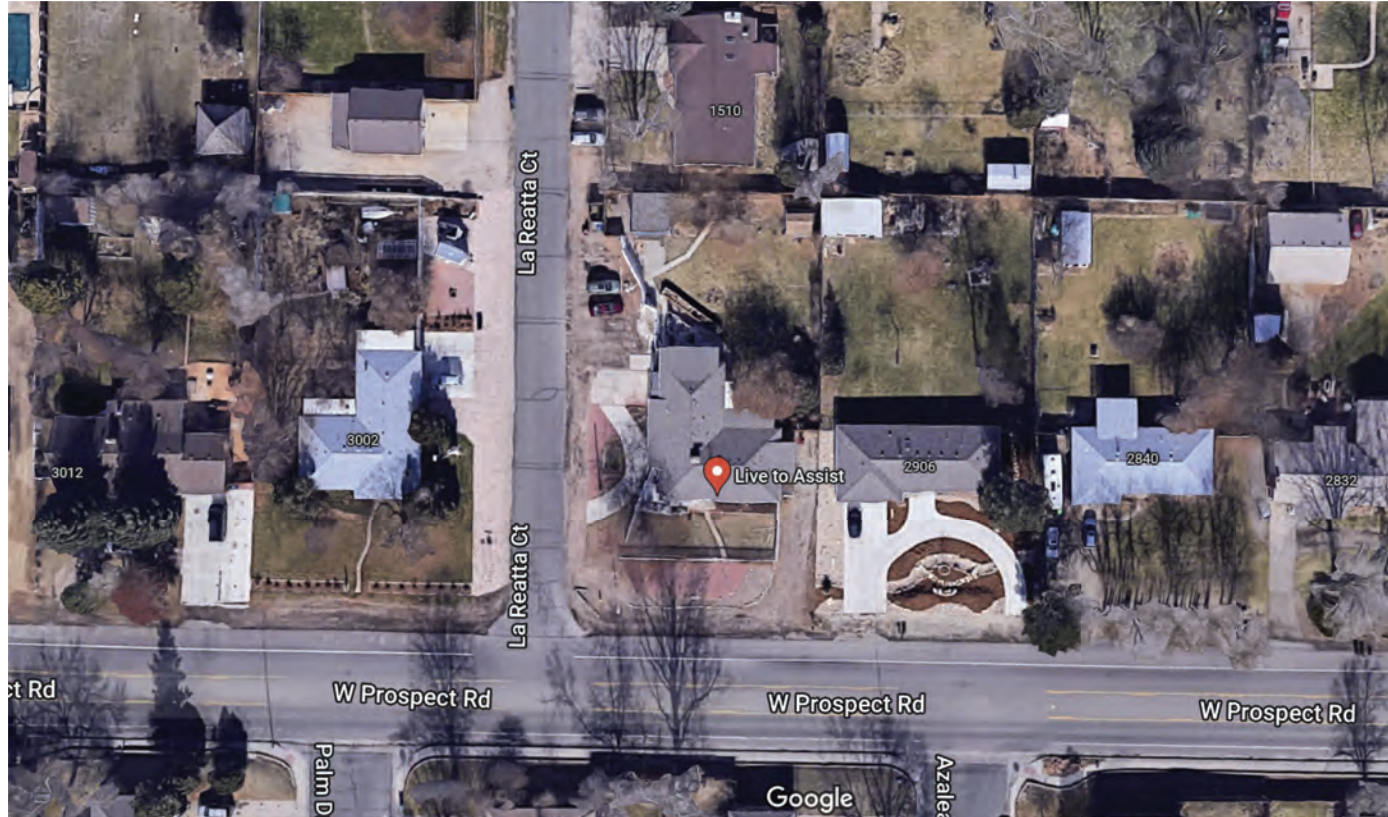




# EAGLES NEST

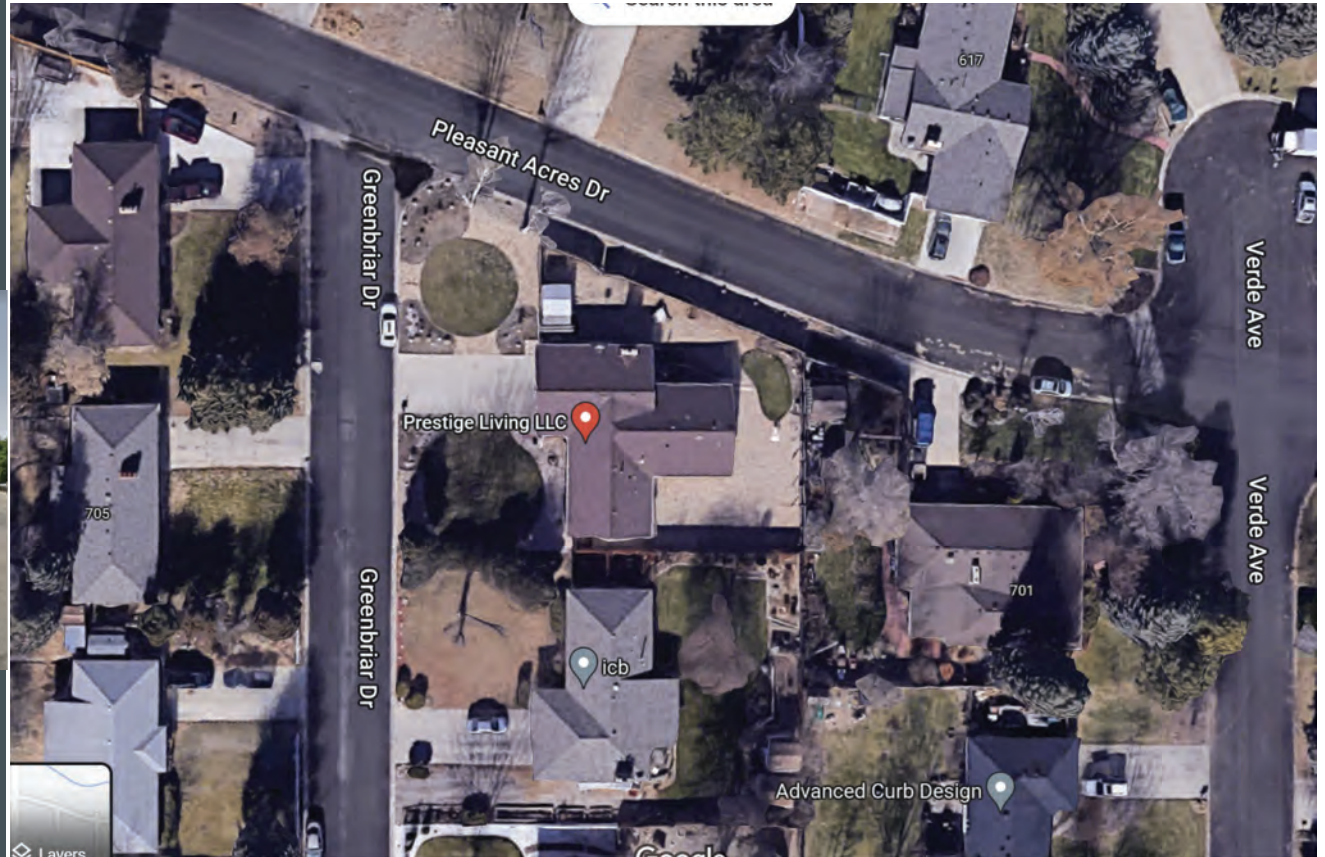


# LIVE TO ASSIST





# PRESTIGE LIVING



**EXISTING  
RESIDENTIAL  
GROUP HOMES:**

- 3 or less cars parked
- No large dumpsters
- No cars blocking streets
- Blend into the surrounding neighborhoods

Photo -

## 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







Project meets the Land Use Code  
No Modifications and no Alternative Means and Methods  
Better quality of life for disabled seniors

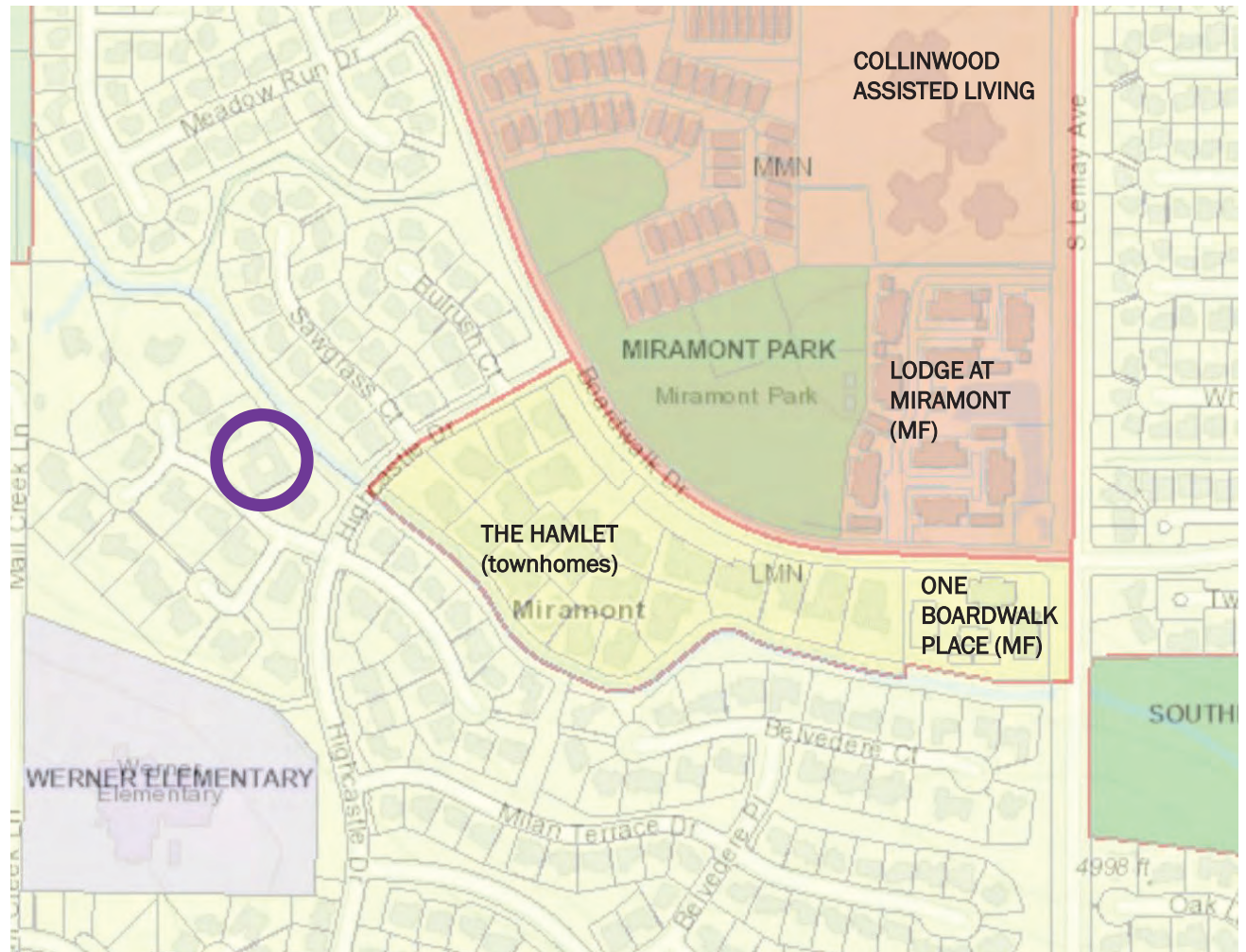


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**QUESTIONS?**

## LOW DENSITY RESIDENTIAL PERMITTED USES

- Single-family detached
- Minor public facilities
- Places of worship
- Group homes
- Schools
- Community facilities
- Childcare centers
- Adult day/respice centers
- Solar energy systems
- Wireless telecommunication facilities



# TRAFFIC MEMO 2021

- Based on assisted living where residents may have cars
- Uses trip generation, 10<sup>th</sup> Addition ITE
- 9 cars coming and going for single family
- 18 cars coming and going for an assisted living facility

**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
<b>Average Trip Generation</b>				<b>18</b>		<b>2</b>		<b>2</b>

**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
<b>Average Trip Generation</b>				<b>36</b>		<b>3</b>		<b>4</b>



# TRAFFIC MEMO 2022

- Based on assisted living where residents may have cars
- Uses trip generation, 11<sup>th</sup> Addition ITE
- 5 cars coming and going for single family
- 12 cars coming and going for an assisted living facility

**TABLE 1**  
**Trip Generation for the Existing Single Family Dwelling Unit**

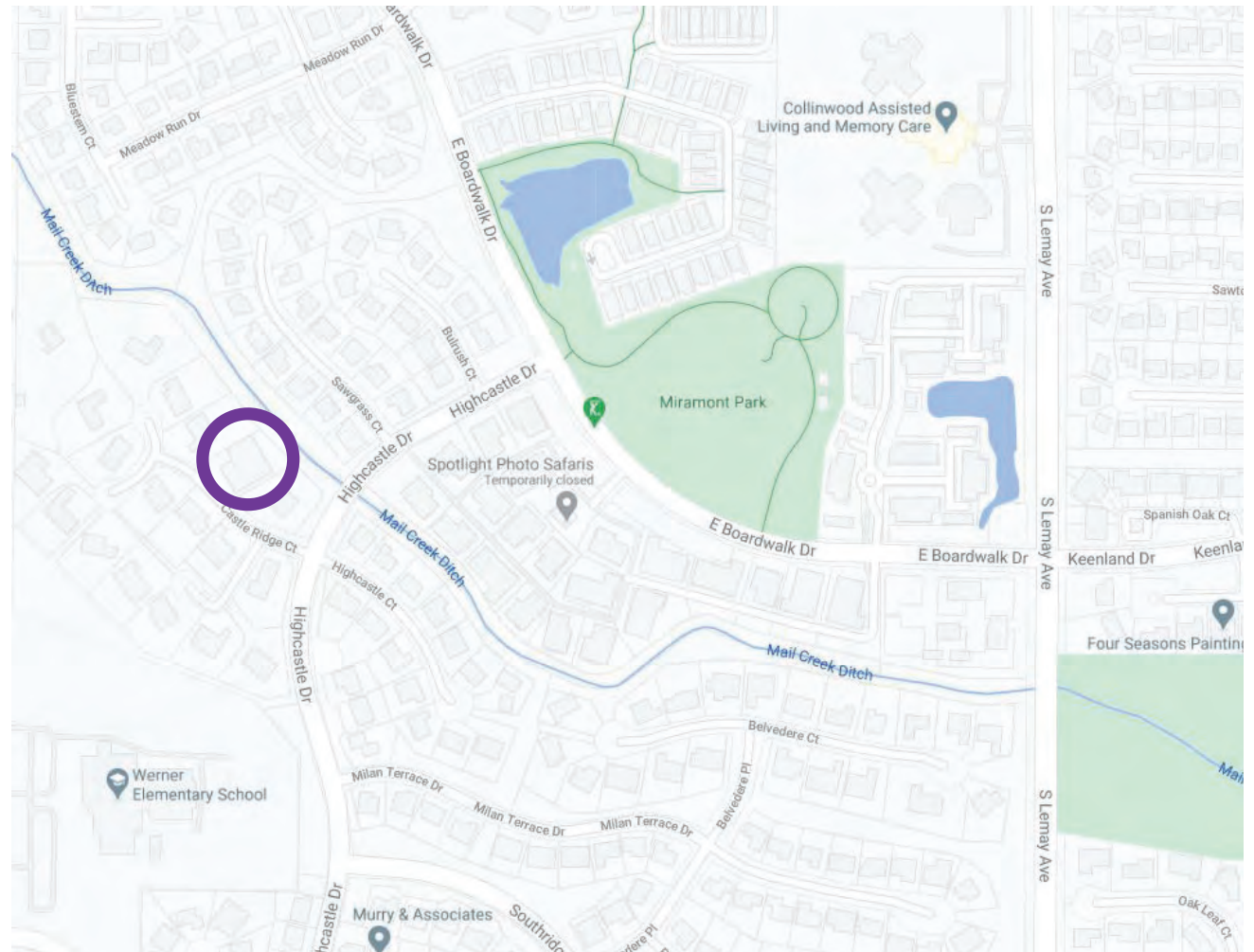
Code	Use	Size	AWDTE		AM Peak Hour		PM Peak Hour	
			Rate	Trip Ends	Rate	Trip Ends	Rate	Trip Ends
210	Single Family Detached Housing	1 DU	9.43	10	0.70	1	0.94	1
210	Single Family Detached Housing	4 Residents	2.65	10	0.21	1	0.28	1
<b>Average Trip Generation</b>				<b>10</b>		<b>1</b>		<b>1</b>

**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	10 Beds	2.60	26	0.18	2	0.24	2
254	Assisted Living	5 Employees	4.24	22	0.42	2	0.48	2
<b>Average Trip Generation</b>				<b>24</b>		<b>2</b>		<b>2</b>

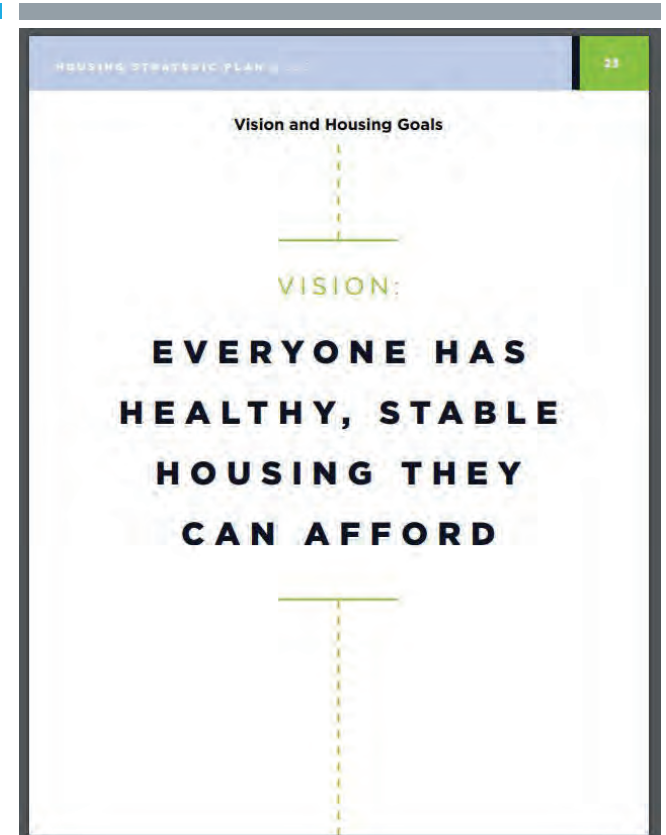
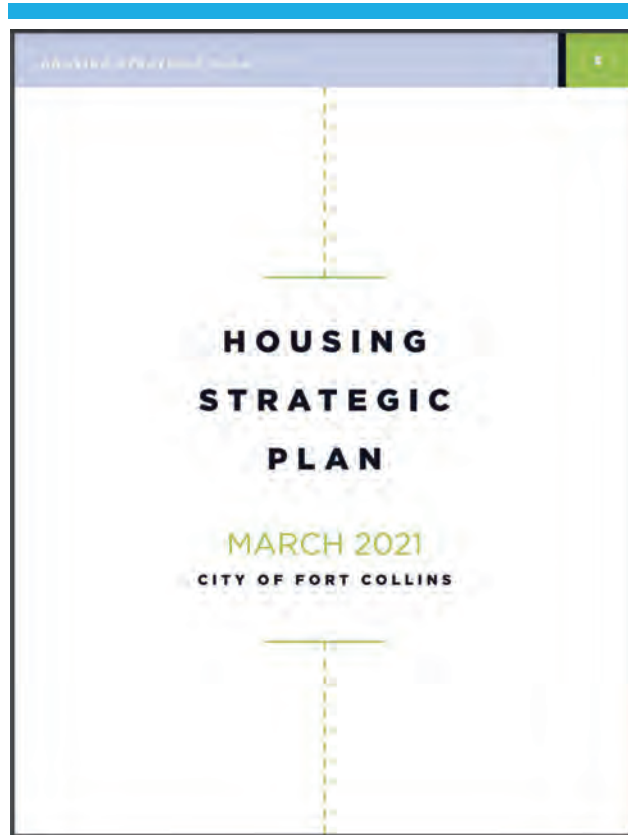
## SITE LOCATION

- 636 Castle Ridge Ct.
- 6,400 sf residence
- RL Zone District
  - Minor change of use from Residential to Group Home
  - Group homes are permitted in this zone district



# 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

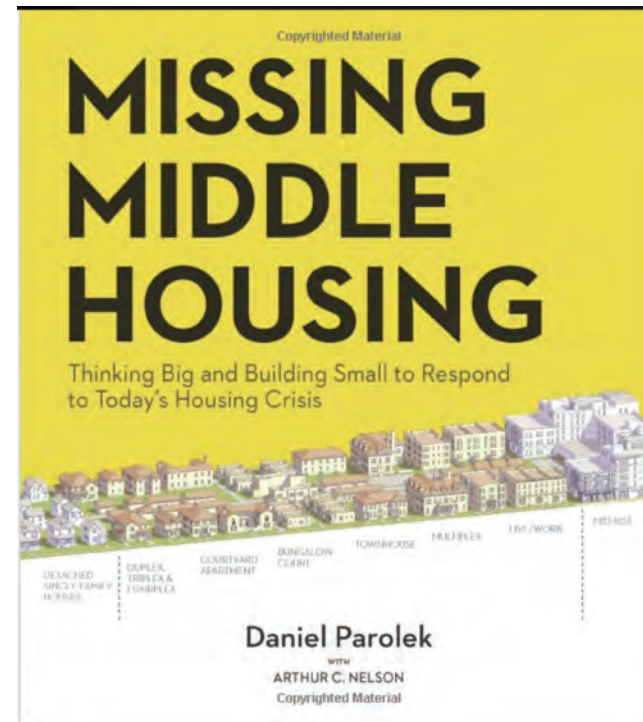


## **STRATEGIES:**

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."

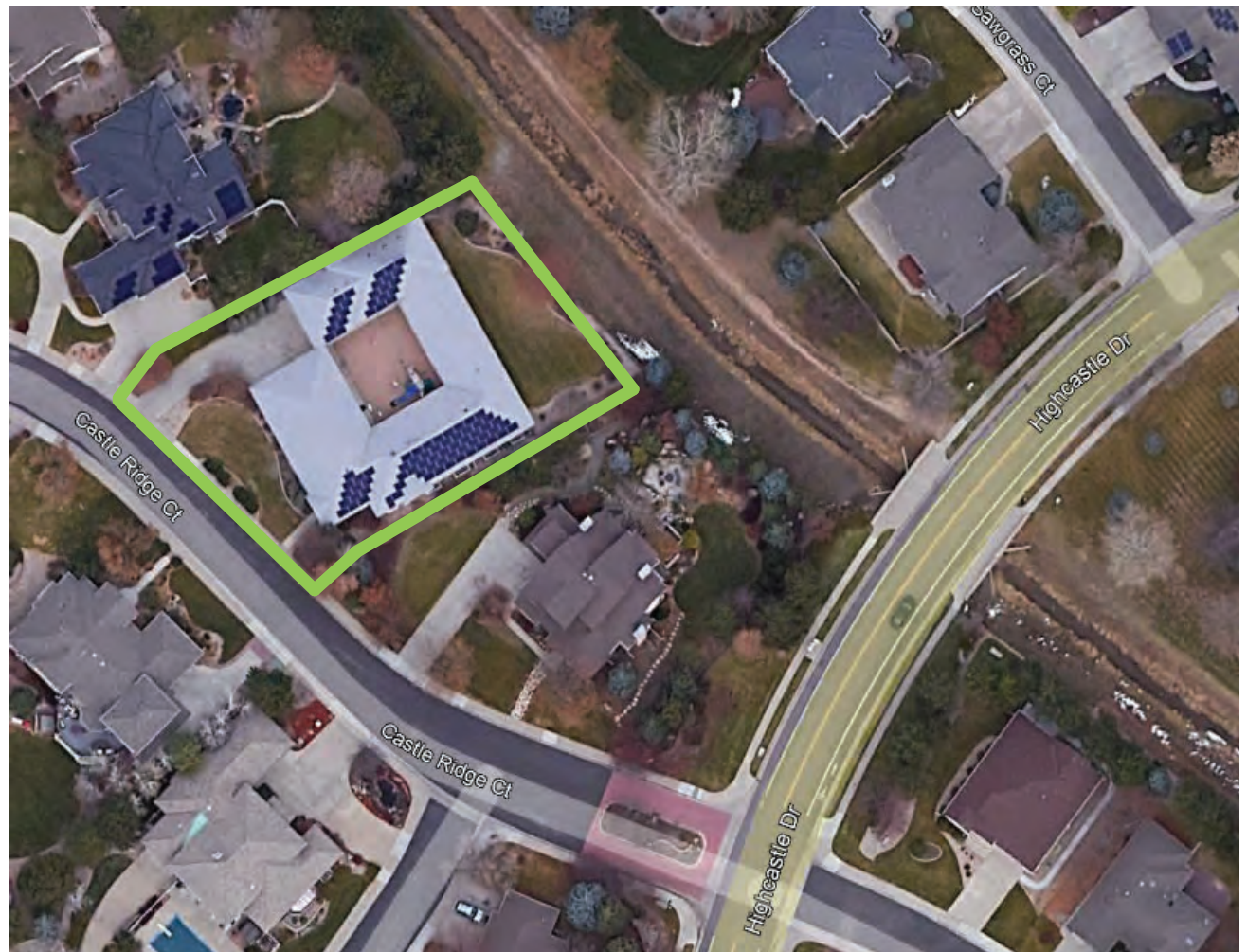


*"AARP (formerly the American Association of Retired Persons) has been a champion of Missing Middle Housing through its Livable Communities initiative."*



## MINIMAL RENOVATIONS PROPOSED

- Additional northwest facing window
- Fire sprinkler system
- Added security monitoring
- Landscape screening
- Retaining existing driveway and garage for on-site parking

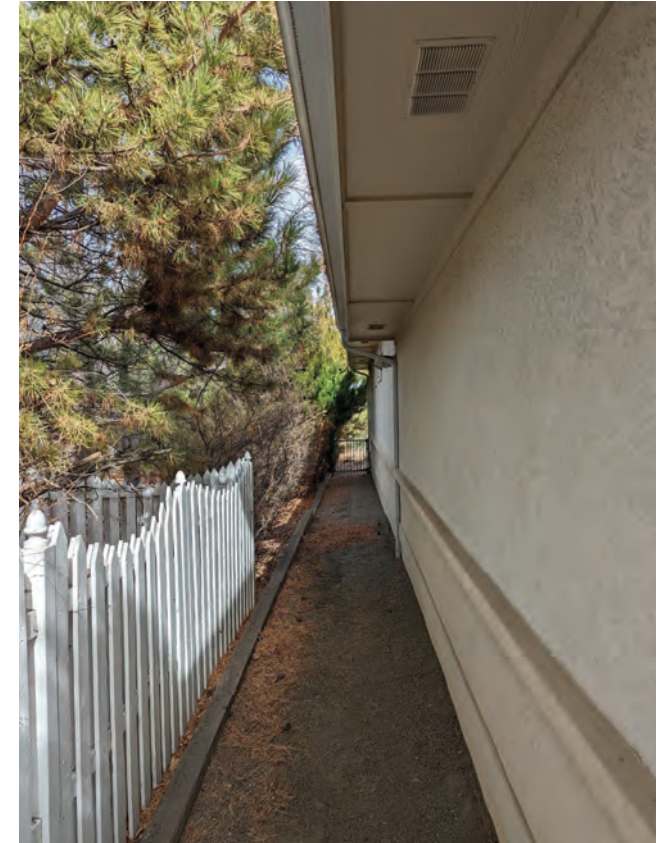




## OPERATIONS

- 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

# LANDSCAPE SCREENING



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## COMPATIBILITY (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.





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## 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.



### Planning, Development & Transportation Services

#### Community Development & Neighborhood Services

261 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").

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## 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.