



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6750
fcgov.com/DevelopmentReview

Fischer Properties Rezoning Neighborhood Meeting Notes September 23, 2024

These notes are a summary of the neighborhood meeting discussion and not a verbatim transcript. Most neighborhood meetings are recorded and posted on the City's YouTube page:

https://www.youtube.com/watch?v=5Vb4JKaMx_Q&list=PL7cZyIpMlgCKqkcNsNCKAEevDf1P6r-Xk&index=45

Attendees

City Staff:

Clark Mapes, City Planner, cmapes@fcgov.com

Em Myler, Neighborhood Development Liaison, emyler@fcgov.com

Applicant Team:

Joel Weikert, Ripley Design, Inc.

Erik Fischer, owner.

Public:

One attendee online.

Agenda

1. Purpose of the Meeting and Development Review Process – NDL and Planner

Neighborhood Development Liaison Em Myler introduced the purpose of the meeting and how it fits into the process for prospective development in the City Notes. The City of Fort Collins knows that development can have a meaningful impact on neighbors who live, work and play nearby. Because of this, when someone wants to build something new in the city, we often require a neighborhood meeting. The purpose of the meeting is to give the public an opportunity to:

- Learn about the project
- Ask questions about the project
- Share their feedback on the project

Meeting discussion is intended to be considered by the development team as they decide whether and how to formulate an actual application for submittal to the City for review. The notes and recordings of neighborhood meetings are also provided to the decision maker at the end of the Development Review process.

2. Proposal Overview – Applicant

The applicant presented their proposal. They explained their approach in detail, which is to develop a next generation of housing to replace five existing older houses. The owner has a lifelong history in the neighborhood, and regarding parking the intent is to redesign the development plan with an appropriate amount of asphalt in a way that does not burden the neighborhood with street parking.

3. Questions (Q), Responses (R), and Comments (C) - *Responses are by the applicant unless otherwise noted*

C: I live right across the street from this development, and I am looking outside at a street with no cars on it. We do not have a shortage of parking in this neighborhood. I'm happy that this amendment is to reduce parking and not increase it.

Q: Is the plan to fill some of that extra space with more housing or do you not know yet? Are you trying to get it amended and then figure out what to do afterwards?

A: We would like to add to the number of single-family dwellings on the property, but we also need to make more space for stormwater detention.

Q: This neighborhood is a mile from the nearest park. Could the space be used for a pocket park?

A: The slopes in the area make that difficult, but we will certainly have a lot of vegetation and trees and space to enjoy nature. When the stormwater detention area isn't full of water it will be a nice grassy area as well.

C: I am here to support this project. I'm glad to see the state laws having the intended effect.

4. Next Steps and Adjourn - *NDL*