

Staff Presentation to Council

October 1, 2024



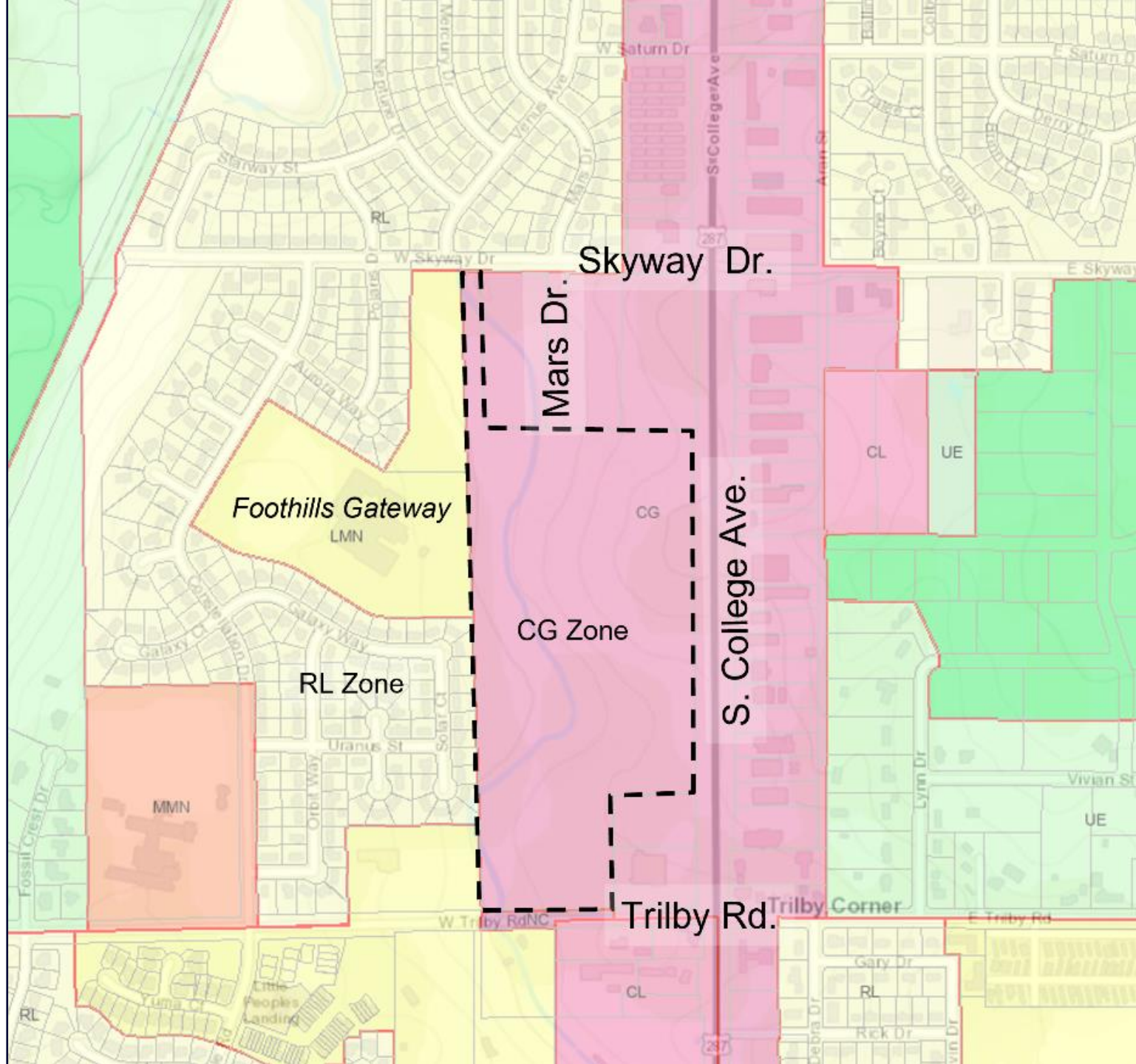
College and Trilby Multi-Family

Project Development Plan Appeal

Kim Meyer, Interim Community
Development & Neighborhood
Services Director

10-1-2024





**Zoning: CG
Commercial
General**



Trilby Rd.

Foothills Gateway

SITE

Mars Dr.

SKYWAY DR.

S. College Ave./US 287

Jan 7, 2022	Conceptual Review and Posting Online
May 23, 2022	Signs Posted
Jun 6, 2022	Neighborhood Meeting
Jun 24, 2022	First Development Plan Submittal, 4 rounds of review
Aug 6, 2024	Planning and Zoning Commission Hearing
Aug 20, 2024	Appeal Notice Received
Oct 1, 2024	City Council Appeal Hearing

Alleges that the Hearing Officer committed the following error:

Failure to properly interpret and apply relevant provisions of the City Code, Land Use Code, and Charter.

Allegations involve the City's street standards in the Larimer County Urban Area Street Standards (LCUASS)

Allegation 1: “Infrastructure on Skyway, Constellation, Venus and Mars”

- Consists of claims about the condition of these 4 existing streets in subdivisions to the north and west of the plan.
- Concludes with an assertion about average daily traffic volumes “above ‘local residential’”.
- Requests that a new traffic study be required to identify all potential infrastructure shortfalls in the area.

Allegation 2: “LCUASS is not Fungible”

- Cites staff verbal statements to the effect that there are no hard and fast numbers for traffic volumes on city streets.
- Cites several Sections in the LCUASS regarding authority and responsibility of the City Engineer to enforce the standards.
- Requests that the City respect street standards as non fungible & not to be ignored; and if a new traffic study showed traffic volumes to exceed local residential road maximums, then deny development or upgrade existing subdivision roads.



Constellation Dr

Constellation Drive

Foothills Gateway

Venus Ave.

Approved Apts.

Mars Drive

Self-Storage

Mars Drive

Skyway Drive

Trilby Road

College Avenue (US Hwy. 287)

North

Google Earth

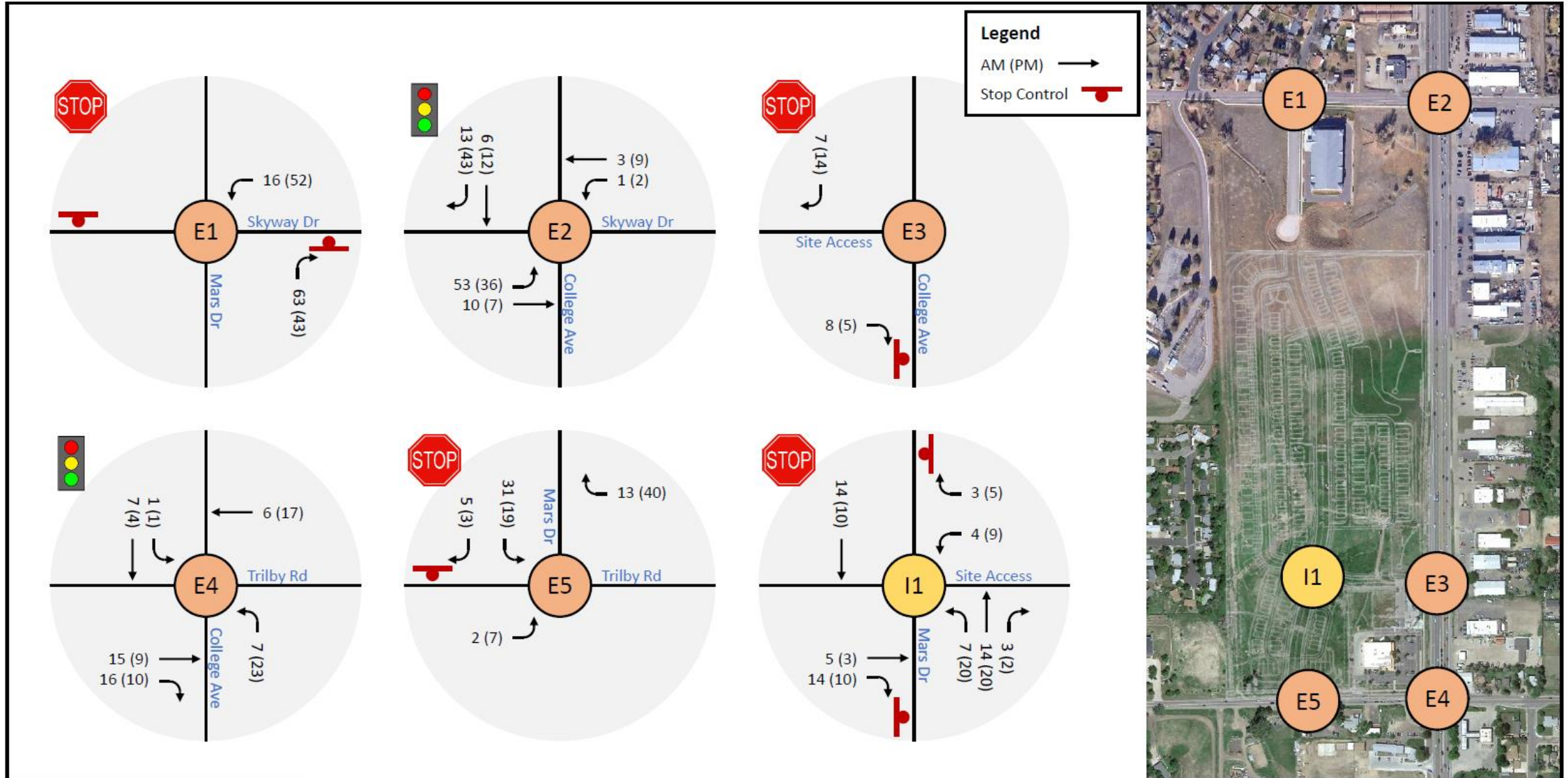


Figure 6: Site-Generated Traffic Volumes



Constellation Dr.

Foothills Gateway

Trilby Rd.

SITE

Mars Dr.

SKYWAY DR.

Venus Ave.

Mars Dr.

S. College Ave./US 287