

# **City Council Agenda Packet**

**For 3-7-2023**

**Part 2**

**Item 12 – Appeal Part A**

**Packet Pages 525-1011**

# AGENDA ITEM SUMMARY

City Council



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## STAFF

Paul Sizemore, Director, Community Development & Neighborhood Services  
Kai Kleer, City Planner  
Brad Yatabe, Legal

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## SUBJECT

**Appeal of Planning and Zoning Commission Approval of 636 Castle Ridge Court Group Home Project Development Plan/Final Development Plan.**

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## EXECUTIVE SUMMARY

The purpose of this quasi-judicial item is to consider an appeal of the Planning and Zoning Commission's decision on December 15, 2022, approving the Castle Ridge Group Home combined Project Development Plan/Final Development Plan (#FDP220013 or "FDP") located at 636 Castle Ridge Court. Two Notices of Appeal were filed, the first on December 21, 2022, and second on December 28, 2022, alleging that the Planning and Zoning Commission failed to properly interpret and apply relevant provisions of the Land Use Code and failed to conduct a fair hearing.

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## STAFF RECOMMENDATION

Not applicable.

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## BACKGROUND / DISCUSSION

### Castle Ridge Group Home Project Overview:

- The FDP proposes to convert an existing single-family detached dwelling into a 10-resident group home. Site changes include adding additional exterior windows, landscaping, and converting garage spaces into interior living space.
- The home is approximately 6,400 square feet and located on a 22,200 square foot lot within the Castle Ridge at Miramont PUD subdivision.
- A Reasonable Accommodation Request has been approved which grants relief from 3.8.6(A) to increase the maximum permissible residents from 8 to 10.
- The property is located within the Low-Density Residential (RL) zone district.

### **Project Timeline:**

The Applicant submitted its first Project Development Plan (PDP) application (PDP210012) for the subject site on July 9, 2021. The original submittal proposed a 16-resident group home with similar exterior improvements that was denied by the Planning and Zoning Commission at its March 23, 2021, hearing based on findings that the off-street parking was insufficient to adequately serve the proposal. After the commission's denial of PDP210012 the applicant submitted a new development application on September 23, 2022, for a combined Project Development Plan/Final Development Plan (FDP220013) which reduced the proposed number of residents from 16 to 10 and employees from 3 to 2.

The new application was considered and conditionally approved at the December 15, 2022, Planning and Zoning Commission hearing. The two conditions limit the hours for deliveries between 8:00 am and 6:00 pm Monday through Saturday and require the project to designate a neighborhood point of contact who can be contacted 24/7 should any unforeseen issues arise. Associated records of FDP220013 are attached with this staff report and includes a verbatim transcript, video of the hearing, the staff report with attached plans and presentation, the applicant's presentation, and public comments.

### **Notices of Appeal**

On December 21, 2022, the first notice of appeal was filed by Steve Sunderman and is attached. The appeal cites failure to properly interpret and apply relevant provisions of the Land Use Code and that the Commission failed to conduct a fair hearing in that:

- It "exceeded its authority or jurisdiction as contained in the Code."
- It "substantially ignored its previously established rules of procedure."
- It "considered evidence relevant to its findings which was substantially false or grossly misleading."
- It "improperly failed to receive all relevant evidence offered by the appellant."
- It "was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence of judgment."

A second appeal was filed on December 28, 2022, by appellant representative Kurt Johnson and is attached. It cites an allegation that the Planning and Zoning Commission failed to properly interpret and apply Land Use Code Section 3.5.1(J).

Relevant materials and files on record for the appeal from the December 15, 2022, Planning and Zoning Commission Hearing, the March 23, 2021, Planning and Zoning Commission Hearing, and for the City Council Appeal hearing are attached with this staff report and highlighted below:

### **December 15, 2022, Planning & Zoning Commission Hearing:**

- Video of hearing and verbatim transcript
- Staff report and list of attachments
  - Vicinity Map
  - Applicant Narrative
  - Plan Set
  - Traffic & Parking Operational Plan
  - Traffic Impact Study

- Castle Ridge Neighborhood Meeting Summary
- HOA Communication
- Reasonable Accommodation Decision
- Supplemental Documents
- Staff presentation
- Applicant presentation
- Other Documents Presented at Hearing
  - Time Donations for Public Comment

### **March 23, 2021, Planning and Zoning Commission Hearing**

- March 23, 2021, Approved Minutes
- March 23, 2021, Main Agenda Packet
- March 23, 2021, Supplemental Materials Provided to the Planning and Zoning Commission
- Link to Video of March 23, 2021, Hearing

### **March 7, 2023, City Council Appeal Hearing:**

- Notices of Appeal
- Public Hearing Notice
- Staff Report
- Staff Presentation

### **The issues for Council to consider in the appeals are:**

The following seven allegations represent the questions for Council:

1. *Did the Planning and Zoning Commission fail to conduct a fair hearing in that it exceeded its authority or jurisdiction as contained in the Code?*
2. *Did the Planning and Zoning Commission fail to conduct a fair hearing by substantially ignoring its previously established rules of procedure?*
3. *Did the Planning and Zoning Commission fail to conduct a fair hearing by considering evidence relevant to its findings which was substantially false or grossly misleading?"*
4. *Did the Planning and Zoning Commission fail to conduct a fair hearing by improperly failing to receive all relevant evidence offered by the appellant?*
5. *Did the Planning and Zoning Commission fail to conduct a fair hearing because it was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence of judgment?*

6. *Did the Planning and Zoning Commission fail to properly interpret and apply the relevant provisions of the City's Land Use Code?*
7. *Did the Planning and Zoning Commission fail to properly interpret and apply Land Use Code Section 3.5.1(J) – Operational/Physical Compatibility Standards?*

The questions of whether the Commission failed to conduct a fair hearing (issues 1-5) comes first, because if Council finds that the appellant was denied a fair hearing, then it must remand the matter for rehearing, and the subsequent questions of failure to properly interpret code standards may not need to be considered.

### **First Issue on Appeal:**

*Did the Planning and Zoning Commission fail to conduct a fair hearing in that it exceeded its authority or jurisdiction as contained in the Code?*

The Sunderman Notice of Appeal pp. 5-6 *restates an assertion made under a separate ground for appeal (Sixth Issue of Appeal) which relates to the Planning and Zoning Commission failing to interpret and apply relevant provisions of the Land Use Code. This assertion does not appear to be related to a failure to conduct a fair hearing and includes the following pertinent evidence which is replicated under the Sixth Issue on Appeal:*

- *The purpose statements found under Sections 1.2.2(K) and 1.2.2(M) of the Land Use Code were not properly applied.*
- *That 1.2.5 – Minimum Standards of the Land Use Code have not been met and that the applicants are asking for deviations far and above the current standards.*
- *The proposal violates criterion 1.3.4(C)(1)(a) – (e) of Section 1.3.4 – Addition of Permitted Uses.*

Regarding the first two bullets, the Land Use Code statement of purpose under Section 1.2.2 and statement of minimum standards under Section 1.2.5 is not reviewed as a specific regulation; rather, it lays out what the Code is trying to achieve through the specific standards found in Article 3 – General Development Standards and Article 4 – Districts.

Regarding bullet 3, It should also be noted that the purpose of the Addition of Permitted Use provisions under 1.3.4, is to allow for the approval of a land use on a parcel within a zone district that otherwise prohibit such a use. Because group homes are a permitted use within the Low Density Residential (RL) zone district this Section is not an applicable section of the Land Use Code.

### **Second Issue on Appeal:**

*Did the Planning and Zoning Commission fail to conduct a fair hearing by substantially ignoring its previously established rules of procedure?*

The Sunderman Notice of Appeal p. 7 *asserts that City staff failed to follow through with required procedures and meetings and made repeated efforts to silence neighbors opposed to the development application.*

Pertinent evidence addressing the Appellants assertion may be found in the following locations in the record:

#### *Supplemental Documents*

- pp. 9-20, email string discussing a follow-up meeting with neighborhood, applicant, and city staff.

**Staff Report**

- p. 4, information on how Land Use Code procedural and notice requirements were met.

**Neighborhood Meeting Summary**

- pp 1-4, summary of neighborhood, city, and applicant comments/questions at neighborhood meeting.

**Verbatim Planning & Zoning Commission Hearing Transcript**

- p.11, lines 28-39 and p. 12 lines 1-24. Planning and Zoning Commission allocation of pooled time to Appellant. Appellant was granted 18 minutes and used 12 of the 18.
- p.15 lines 18-24. The Commission's assigned the remaining 6 minutes to second speaker who also pooled time from other residents who were present at the hearing and received a total of 18 minutes to speak.
- p. 14, lines 31-41. The Appellant's public testimony regarding city staff's failure to follow through with required procedures and meetings.
- p. 21, line 17-27, staff response to Appellant's public testimony regarding failure to follow through with required procedures and meetings.
- p. 21, lines 42-43 and p. 22, lines 1-14, public testimony follow-up regarding Appellant's assertion of City censorship.

**Third Issue on Appeal:**

*Did the Planning and Zoning Commission fail to conduct a fair hearing by considering evidence relevant to its findings which was substantially false or grossly misleading?"*

The Sunderman Notice of Appeal p. 8 *alleges character matters related to the applicant and the legality of the applicant's current operation. The appellant also alleges that the Traffic & Parking Operational Plan is a gross underestimation of traffic related to the proposed land use.*

Pertinent evidence addressing the Appellants assertion may be found in the following locations of the record:

**Applicant Presentation**

- Slide 6. The applicant's slide relating to traffic and site operations.

**Traffic & Parking Operational Plan**

- p.1-3. A document which describes the source and timing of traffic related to the proposed land use.

**Traffic Impact Study**

- p. 1-4. A study prepared by a licensed traffic engineer that describes the expected traffic generation of the proposed project.

## Staff Report

- pp. 7-8. Staff's analysis of operation and physical compatibility related to traffic.

## Verbatim Planning &amp; Zoning Commission Hearing Transcript

- p. 4, lines 43-45 and p. 5, lines 1-42. The Applicant's presentation related to traffic and operational plan.
- p. 13, lines 33-43. Appellant's allegations regarding the applicant caring for two at-risk individuals without a license.
- p.20, lines 18-27. Applicant addresses allegations of the legality of the applicant's current operation.
- p. 13, lines 9-14. Appellant's public testimony regarding the gross underestimation of traffic.

**Fourth Issue on Appeal:**

*Did the Planning and Zoning Commission fail to conduct a fair hearing by failing to receive all relevant evidence offered by the appellant?*

The Sunderman Notice of Appeal p.9 *alleges that city staff actively silenced neighbors at a neighborhood meeting and that Chairman Katz tried to censor the appellant from speaking on time that was donated by five (5) other neighbors.*

Pertinent evidence from the record may include:

*Neighborhood Meeting Summary (7/28/2022)*

- pp 1-4, summary of neighborhood, city, and applicant comments/questions at neighborhood meeting.

*Neighborhood Meeting Recording (7/28/2022)*

- <https://www.youtube.com/watch?v=3m3K3yAZhRo>, minutes 47:20 – 53:56. The Appellant's participation in the neighborhood meeting.

## Verbatim Planning &amp; Zoning Commission Hearing Transcript

- p.11, lines 28-39 and p. 12 lines 1-24. Chair Katz's discussion and allocation of pooled time to the Appellant.
- p.15 lines 18-24. The Commission's assigned the unused minutes to second speaker who also pooled time to next speaker utilizing pooled time.

## Video Recording of the Planning &amp; Zoning Commission Hearing

- Minutes 43:30 – 47:24. Chair Katz's discussion and allocation of pooled time to the Appellant.
- Minutes 1:00:00 – 1:00:50. Chair Katz's allocation or remaining time to second speaker participating on pooled time.

## Supplemental Documents

- pp. 10-23. Email string spanning from November 28, 2022, to December 4, 2023 between Em Myler, Development Review Liaison, Kai Kleer, City Planner and Steve Sunderman, Appellant.

## Time Donations for Public Comment

- pp. 1-2. Time donation allocation related to Appellants.

**Fifth Issue on Appeal:**

*Did the Planning and Zoning Commission fail to conduct a fair hearing because it was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence of judgment?*

The Sunderman Notice of Appeal p.10 provides the following four (4) allegations:

- *Comments contained within a city staff e-mail to the Appellant clearly asserts that the decision to approve this application had been predetermined.*
- *Chairman Katz tried to prevent the appellant from speaking and was biased against the appellant and that demonstrated a clear political ideology with intense anger against the Appellant for issuing objections to the project.*
- *Commissioner Haefele, who was not present at the hearing, would have denied the project and the motion to approve the project would have failed.*
- *The decision makers decision was driven by extreme political ideology.*

Pertinent evidence from the record may include:

## Supplemental Documents

- P.15. City staff's email related to the Appellant's assertion that a decision to approve this application had been predetermined.

## Verbatim Planning &amp; Zoning Commission Hearing Transcript

- p. 1. Record of attendance on December 15, 2022, Planning and Zoning Commission Hearing.
- p.11, lines 28-39 and p. 12 lines 1-24. Chair Katz's discussion and allocation of pooled time to the Appellant.
- pp. 23 – 30. The Commission's deliberation on the agenda item.

## Video Recording of the Planning &amp; Zoning Commission Hearing

- Minutes 43:30 – 47:24. Chair Katz's discussion and allocation of pooled time to the Appellant.
- Minutes 1:37:06 – 2:07:03. The Commission's deliberation on the agenda item.

**Sixth Issue on Appeal:**

*Did the Planning and Zoning Commission fail to properly interpret and apply the relevant provisions of the City's Land Use Code?*

The Sunderman Notice of Appeal pp.3-4 provides the following allegations:

- *The purpose statements found under Sections 1.2.2(K) and 1.2.2(M) of the Land Use Code were not properly applied.*
- *That 1.2.5 – Minimum Standards of the Land Use Code have not been met and that the applicants*



are asking for deviations far and above the current standards.

- *The proposal violates criterion 1.3.4(C)(1)(a) – (e) of Section 1.3.4 – Addition of Permitted Uses.*
- *The narrow, private street does not meet fire and safety code regulations.*

Regarding the first two bullets, the Land Use Code statement of purpose under Section 1.2.2 and statement of minimum standards under Section 1.2.5 is not reviewed as a specific regulation; rather, it lays out what the Code is trying to achieve through the specific standards found in Article 3 – General Development Standards and Article 4 – Districts.

Regarding bullet 3, It should also be noted that the purpose of the Addition of Permitted Use provisions under 1.3.4, is to allow for the approval of a land use on a parcel within a zone district that otherwise prohibit such a use. Because group homes are a permitted use within the Low Density Residential (RL) zone district this Section is not an applicable section of the Land Use Code.

Regarding the narrow private street matter, pertinent evidence from the record may include:

#### Neighbor Presentation

- Slides 1-17. Slides presented at the hearing that includes information about street conditions.

#### Record Supplement (March Hearing Material)

- 10-19-2016 Existing Pavement Evaluation (EEC)
- Castle Ridge Street Acceptance Report

#### **Seventh Issue on Appeal:**

*Did the Planning and Zoning Commission fail to properly interpret and apply Land Use Code Section 3.5.1(J) – Operational/Physical Compatibility Standards?*

The Johnson Notice of Appeal pp. 2-3 contends that the proposal fails to meet 3.5.1(J) due to the following allegations:

- *The private street was designed to have a reduced width based on findings that the neighborhood was low density and that every house was required to have a minimum of a 3-car garage. The proposal adds an increased amount of traffic that changes the character of the neighborhood and causes safety concerns related to accessibility by emergency services, and fire egress.*
- *The five proposed parking spaces and narrow design of the driveway require users to shuffle vehicles which subsequently make off-street parking impractical.*
- *Commission members who voted in favor of the proposal failed to cite any specific mitigation which merited approval of the new proposal. Conversely, Commission members who denied the proposal cited specific reasons for doing so. Because of this, the Code was not properly applied.*

Pertinent evidence from the record may include:

#### Site Plan

- p. 13. Proposed parking configuration to be managed by parking application in the driveway and on street.

#### Traffic & Parking Operational Plan

- p.1-3. A document which describes the source and timing of traffic related to the proposed land use.

#### Traffic Impact Study

- p. 1-4. A study prepared by a licensed traffic engineer that describes the expected traffic generation of the proposed project.

#### Record Supplement (March Hearing Material)

- 28' Street Width Variance for Castle Ridge at Miramont. Fax between traffic engineering and City of Fort Collins approving the Castle Ridge street-width variance.

#### Neighbor Presentation

- Slides 1-17. Slideshow includes video of traffic on street with vehicles parked on both sides. Slideshow also provides a summarized information regarding the city-approved street variance.

#### Verbatim Planning & Zoning Commission Hearing Transcript

- pp. 23 – 30. The Commission's deliberation and decision on the agenda item.

#### Video Recording of the Planning & Zoning Commission Hearing

- Minutes 1:37:06 – 2:07:03. The Commission's deliberation and decision on the agenda item.

### **CITY FINANCIAL IMPACTS**

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N/A

### **BOARD / COMMISSION / COMMITTEE RECOMMENDATION**

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N/A

### **PUBLIC OUTREACH**

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A neighborhood meeting was held for the Castle Ridge Group Home proposal on July 28, 2022. More detailed information on the public process and neighborhood concerns is included in the Planning and Zoning Commission Staff Report.

## ATTACHMENTS

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1. Hearing and Site Inspection Notices, Mailing List
2. Notices of Appeal
3. Staff Report to Planning and Zoning Commission, December 15, 2022
4. Staff Presentation to Planning and Zoning Commission, December 15, 2022
5. Applicant Presentation
6. Miscellaneous Items
7. Verbatim Transcript
8. Link to December 15, 2022 Planning and Zoning Commission Meeting
9. Staff Report and Supplemental Materials to Planning and Zoning Commission, March 23, 2022
10. Planning and Zoning Commission Meeting Minutes, March 23, 2022
11. Link to March 23, 2022 Planning and Zoning Commission Meeting
12. Staff Presentation
13. Appellant Presentation Materials
14. Applicant Presentation Materials

# **Public Hearing Notice Site Inspection Notice Mailing List**



City Clerk  
300 LaPorte Avenue  
PO Box 580  
Fort Collins, CO 80522  
970.221.6515  
970.221-6295 - fax  
fcgov.com/cityclerk

**PUBLIC HEARING NOTICE**

**Appeals of the Planning and Zoning Commission Decision regarding the  
Castle Ridge Group Home  
located at 636 Castle Ridge Court**

The Fort Collins City Council will hold a public hearing on the enclosed appeals.

**Appeal Hearing Date:** March 7, 2023

**Time:** 6:00 pm (or as soon thereafter as the matter may come on for hearing)

**Location:** Council Chambers, City Hall, 300 LaPorte Avenue, Fort Collins, CO

**Agenda Materials:** Available after 3 p.m., March 2, 2023, in the City Clerk’s office and at [fcgov.com/agendas](http://fcgov.com/agendas).

*Why am I receiving this notice?* City Code requires that a Notice of Hearing be provided to Parties-in-Interest, which means you are the applicant of the project being appealed, have a possessory or proprietary interest in the property at issue, received a City mailed notice of the hearing that resulted in the decision being appealed, submitted written comments to City staff for delivery to the decision maker prior to the hearing resulting in the decision being appealed, or addressed the decision maker at the hearing that resulted in the decision being appealed.

Further information is available in the Appeal guidelines online at [fcgov.com/appeals](http://fcgov.com/appeals).

The Notice of Appeal and any attachments, any new evidence that has been submitted and presentations for the Appeal Hearing can be found at [fcgov.com/appeals](http://fcgov.com/appeals).

If you have questions regarding the appeal process, please contact the City Clerk’s Office (970.221.6515). For questions regarding the project itself, please contact Paul Sizemore, Planning, Development and Transportation Deputy Director ([psizemore@fcgov.com](mailto:psizemore@fcgov.com) or 970.224.6140).

*The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call the City Clerk’s Office at 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance.*

*A petición, la Ciudad de Fort Collins proporcionará servicios de acceso a idiomas para personas que no dominan el idioma inglés, o ayudas y servicios auxiliares para personas con discapacidad, para que puedan acceder a los servicios, programas y actividades de la Ciudad. Para asistencia, llame al 221-6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione 48 horas de aviso previo cuando sea posible.*

\_\_\_\_\_  
Anissa Hollingshead, City Clerk

Notice Mailed: February 10, 2023

cc: City Attorney  
Community Development and Neighborhood Services  
Planning and Zoning Commission

**Please see other side for Site Visit Notice**



City Clerk  
300 LaPorte Avenue  
PO Box 580  
Fort Collins, CO 80522  
970.221.6515  
970.221-6295 - fax  
[fcgov.com/cityclerk](http://fcgov.com/cityclerk)

## NOTICE OF SITE INSPECTION

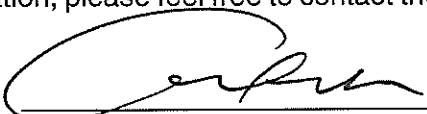
Two appeals of the Planning and Zoning Commission decision of December 15, 2022 regarding the Castle Ridge Group Home will be heard by the Fort Collins City Council on March 7, 2023.

Pursuant to Section 2-53 of the City Code, members of the City Council will be inspecting the site of the proposed project on March 6, 2023 at 3:00 p.m. Notice is hereby given that this site inspection constitutes a meeting of the City Council that is open to the public, including the appellants and all parties-in-interest. The gathering point for the site visit will be 636 Castle Ridge Court, Fort Collins, Colorado.

The purpose of the site inspection is for the City Council to view the site and to ask related questions of City staff to assist Council in ascertaining site conditions. There will be no opportunity during the site inspection for the applicant, appellants, or members of the public to speak, ask questions, respond to questions, or otherwise provide input or information, either orally or in writing. Other than a brief staff overview and staff responses to questions, all discussion and follow up questions or comments will be deferred to the hearing on the subject appeals to be held on March 7, 2023.

Any Councilmember who inspects the site, whether at the date and time above, or independently shall, at the hearing on the appeals, state on the record any observations they made or conversations they had at the site which they believe may be relevant to their determination of the appeals.

If you have any questions or require further information, please feel free to contact the City Clerk's Office at 970.221.6515.



Anissa Hollingshead, City Clerk

Notice Mailed: February 10, 2023

Cc: City Attorney  
Community Development and Neighborhood Services

1 Item 12. ARM LLC  
969 NIGHTINGALE DR  
FORT COLLINS, CO 80525

5000 BOARDWALK LLC  
5163 CKEARWATER DR  
LOVELAND, CO 80538

AGUILERA ANGIE B  
5001 SWITCHGRASS CT  
FORT COLLINS, CO 80525

ANDERSON NYLA M  
5000 BOARDWALK DR UNIT 41  
FORT COLLINS, CO 80525

BALL MICHAEL J  
5151 BOARDWALK DR UNIT G4  
FORT COLLINS, CO 80525

BARTOLONE ANTHONY  
4615 DUSTY SAGE DR UNIT 3  
FORT COLLINS, CO 80526

BAYLIS JIM H/DIANE M  
5151 BOARDWALK DR UNIT K1  
FORT COLLINS, CO 80525

BENNETT CLARK B/MARGARET E  
5124 BULRUSH CT  
FORT COLLINS, CO 80525

BLACKLER EDMUND L/JENNIFER R  
5409 HIGHCASTLE DR  
FORT COLLINS, CO 80525

BOARDWALK (COLORADO) LLC  
3499 SOUTHERN VISTA DR  
KINGMAN, AZ 86401

1502 NORTH SHIELDS LLC  
2836 BLUE LEAF DR  
FORT COLLINS, CO 80526

ADAMS TOM E TRUST  
5125 SAWGRASS CT  
FORT COLLINS, CO 80525

ALEXANDER WILLIAM G/JAMIE Z  
5104 GREENVIEW CT  
FORT COLLINS, CO 80525

ARMINGER J. GEISEY/SUSAN LYNNE  
5320 HIGHCASTLE CT  
FORT COLLINS, CO 80525

BARNETT JAMES H/PEGGY A  
821 SOUTHRIDGE GREENS BLVD  
FORT COLLINS, CO 80525

BASTING D SCOTT  
3970 DERBY GLEN DR  
CLERMONT, FL 34711

BEERS PHILIP/DEBORAH  
931 BELVEDERE CT  
FORT COLLINS, CO 80525

BERGMAN RICHARD  
5151 BOARDWALK DR UNIT H4  
FORT COLLINS, CO 80525

BLAIRE JOHN W/ANNE  
PO BOX 1573  
FORT COLLINS, CO 80522

BOILEAU DAVID V DEBORAH K  
5300 PARKWAY CIR E  
FORT COLLINS, CO 80525

5000 BOARDWALK 16 LLC  
PO BOX 271580  
FORT COLLINS, CO 80527

AGEE DOUGLAS E/LINDA S  
5000 BOARDWALK DR UNIT 23  
FORT COLLINS, CO 80525

ALLGOWER EUGENE L/SOLVEIG  
5337 HIGHCASTLE CT  
FORT COLLINS, CO 80525

AYER BONNIE BENDER REVCBLE TRUST  
5000 BOARDWALK DR UNIT 11  
FORT COLLINS, CO 80525

BARRON JOHN D  
5151 BOARDWALK DR UNIT E2  
FORT COLLINS, CO 80525

BASTON ULLA KRISTIINA  
5151 BOARDWALK DR UNIT E5  
FORT COLLINS, CO 80525

BELLEFEUILLE NEIL/AMY  
5020 HOGAN DR  
FORT COLLINS, CO 80525

BERGMANN BRUCE P GABRIELE H  
5124 SAWGRASS CT  
FORT COLLINS, CO 80525

BLUEMKE PATRICIA J  
5149 SAWGRASS CT  
FORT COLLINS, CO 80525

BONK KATHLEEN JO HOGAN  
PO BOX 270127  
FORT COLLINS, CO 80527

Item 12.  
B AVID C BOWDEN RHONDA S  
5019 BLUESTEM CT  
FORT COLLINS, CO 80525

BOYD MARK F REVOCABLE TRUST  
815 NORWAY MAPLE DR  
LOVELAND, CO 80538

BRINKMAN KEVIN M  
3528 PRECISION DR STE 100  
FORT COLLINS, CO 80528

BROWN BRIAN J  
5151 BOARDWALK DR UNIT M2  
FORT COLLINS, CO 80525

BRUTSCHER STEPHEN P  
719 MILAN TERRACE DR  
FORT COLLINS, CO 80525

BUCHANAN FAMILY TRUST  
5101 BULRUSH CT  
FORT COLLINS, CO 80525

BUSINESS EQUIPMENT LEASING LLC  
3520 ROCKY STREAM DR  
FORT COLLINS, CO 80528

CADY FAMILY LIVING TRUST  
5000 BOARDWALK DR 39  
FORT COLLINS, CO 80525

CARRY ON SMARTLY TRUST  
5200 PARKWAY CIR E  
FORT COLLINS, CO 80525

CATES G ROBERT/LINDA I  
913 BELVEDERE CT  
FORT COLLINS, CO 80525

CHACHO STEVEN S/KATHERINE  
631 CASTLE RIDGE CT  
FORT COLLINS, CO 80525

CHAPMAN PATRICIA A/JEFFREY K  
918 BELVEDERE CT  
FORT COLLINS, CO 80525

CHAPMAN PHILLIP L/ANNA M  
5000 BOARDWALK DR UNIT 22  
FORT COLLINS, CO 80525

CHRONOPOULOS LAURIE C  
5151 BOARDWALK DR UNIT I1  
FORT COLLINS, CO 80525

CITY OF FORT COLLINS  
PO BOX 580  
FORT COLLINS, CO 80522

CLARKE E./N. SCHEAFFER  
5908 MEDLAR PL  
FORT COLLINS, CO 80528

CLAWSON D. L MCNAMARA KATHLEEN  
5219 CASTLE RIDGE PL  
FORT COLLINS, CO 80525

CLAY PETER A/KARA  
5316 PARKWAY CIR E  
FORT COLLINS, CO 80525

COLBURN RANDE L JR/HEATHER E  
630 MEADOW RUN DR  
FORT COLLINS, CO 80525

CONEASCENCO IURIE  
5151 BOARDWALK DR UNIT F2  
FORT COLLINS, CO 80525

CORNS HERMIE/MONYA M  
5013 SWITCHGRASS CT  
FORT COLLINS, CO 80525

CRADDOCK J. ROGER/MITZIE LYNN  
5025 SWITCHGRASS CT  
FORT COLLINS, CO 80525

CRAIG P. FRY JENKINS DAVID ALLEN  
5151 BOARDWALK DR UNIT F1  
FORT COLLINS, CO 80525

CRANE M. PETER CRANE JOYCE ELLEN  
420 PARKWAY CIR N  
FORT COLLINS, CO 80525

CRANE WILLIAM M  
75 FOREST DR  
BRIDGEWATER, MA 02324

DANIELS J./MICHAEL WILLIAM  
5119 BULRUSH CT  
FORT COLLINS, CO 80525

DARCY PAUL J/JEAN B  
713 MEADOW RUN DR  
FORT COLLINS, CO 80525

DAUER DANIEL L/YOUNG MI  
5319 HIGHCASTLE CT  
FORT COLLINS, CO 80525

DEDOLPH SCOTT N/SARA N  
5090 HOGAN DR  
FORT COLLINS, CO 80525

DEKOK R. M VANDER KRUK JOYCE L  
5107 BULRUSH CT  
FORT COLLINS, CO 80525



D JENNIFER DELUCA KEITH  
5012 BLUESTEM CT  
FORT COLLINS, CO 80525

DENGLER JOHN J III MELANIE M  
5336 HIGHCASTLE CT  
FORT COLLINS, CO 80525

DEVIVO JOSEPH C/KAREN F  
625 MEADOW RUN DR  
FORT COLLINS, CO 80525

DIAZ X. SHENK CHRISTOPHER ERIC  
636 CASTLE RIDGE CT  
FORT COLLINS, CO 80525

DOING S. MITCHELL/ANTHONY HOUSER  
5206 CASTLE RIDGE PL  
FORT COLLINS, CO 80525

DOMERASKI MICHAEL TAN SHAOJUAN  
508 PARKWAY CT  
FORT COLLINS, CO 80525

DORNFELD MELODY C/WILLIAM  
5317 MAIL CREEK LN  
FORT COLLINS, CO 80525

DORNSEIF KAREN A/STEPHEN E  
5031 BLUESTEM CT  
FORT COLLINS, CO 80525

DOWNING JENNIFER M/JOSHUA S  
5220 GREENVIEW DR  
FORT COLLINS, CO 80525

DRENNEN ARNOLD/SCOTT  
827 SOUTHRIDGE GREENS BLVD  
FORT COLLINS, CO 80525

DUNAISKEY J. HUGHEY TERESA  
5125 BULRUSH CT  
FORT COLLINS, CO 80525

DUSTY SAGE LLC  
6739 GRAND PARK DR  
TIMNATH, CO 80547

EBNER ROBERT J PAMELA SUE  
630 SANDREED CT  
FORT COLLINS, CO 80525

EBRECHT FREDERICK J  
5224 PARKWAY CIR E  
FORT COLLINS, CO 80525

ELLIOTT REVOCABLE TRUST  
5000 BOARDWALK DR UNIT 35  
FORT COLLINS, CO 80525

ENGELMANN CLAUDIA FLINK LOUIS R  
5216 PARKWAY CIR E  
FORT COLLINS, CO 80525

ESPLIN GORDON F/ANITA  
5000 BOARDWALK DR UNIT 40  
FORT COLLINS, CO 80525

FEDERMAN LORIE  
5217 MAIL CREEK LN  
FORT COLLINS, CO 80525

FENNER BONNIE L  
5000 BOARDWALK DR 18  
FORT COLLINS, CO 80525

FERM ERIC N SLENTZ PATRICIA N  
5142 SAWGRASS CT  
FORT COLLINS, CO 80525

FETZER BLAIR S FETZER ANDREA L  
5330 HIGHCASTLE CT  
FORT COLLINS, CO 80525

FIELDS JANE E  
4918 SWITCHGRASS CT  
FORT COLLINS, CO 80525

FISCHER ERIK G  
924 BELVEDERE CT  
FORT COLLINS, CO 80525

FISHER C. HETHERTON M.  
2705 ORCHARD PL  
FORT COLLINS, CO 80521

FORSTER JOSH/KARI  
619 MEADOW RUN DR  
FORT COLLINS, CO 80525

FROELICH KEITH P/BRIDGET W  
613 MEADOW RUN DR  
FORT COLLINS, CO 80525

FRYER JEFFREY R/PENNY J  
809 SOUTHRIDGE GREENS BLVD  
FORT COLLINS, CO 80525

GARDNER H. & SHERILYNN D  
5331 HIGHCASTLE CT  
FORT COLLINS, CO 80525

GARVEY DANIEL C/CAROLE G  
5205 MAIL CREEK LN  
FORT COLLINS, CO 80525

GELDERT DANIEL T/JANET N  
5151 BOARDWALK DR UNIT S1  
FORT COLLINS, CO 80525

G Item 12. MICHAEL J/ KYRA L  
815 SOUTHRIDGE GREENS BLVD  
FORT COLLINS, CO 80525

GEYER JEFFREY T/MAUREEN E  
5151 BOARDWALK DR UNIT D3  
FORT COLLINS, CO 80525

GILANYI ROBERT A  
5151 BOARDWALK DR UNIT R3  
FORT COLLINS, CO 80525

GILES RONALD L GILES CONNIE J  
5151 BOARDWALK DR UNIT O3  
FORT COLLINS, CO 80525

GINSBERG ROBERT/RICKI  
636 SANDREED CT  
FORT COLLINS, CO 80525

GLOVER SCOTT/MONA  
700 MEADOW RUN DR  
FORT COLLINS, CO 80525

GOBLE DANIEL P/PATRICIA A  
5312 HIGHCASTLE DR  
FORT COLLINS, CO 80525

GODDING MARK A/LINDA L  
5414 ROMA VALLEY CT  
FORT COLLINS, CO 80525

GODING THOMAS L GODING JANE C  
907 BELVEDERE CT  
FORT COLLINS, CO 80525

GOERTZEN BRADLEY J BONNIE K  
5037 BLUESTEM CT  
FORT COLLINS, CO 80525

GOMEZ J. CARLOS SVITLANA  
5151 BOARDWALK DR UNIT L2  
FORT COLLINS, CO 80525

GOODRUM SARAH DUGAN/PAUL M  
626 ROMA VALLEY DR  
FORT COLLINS, CO 80525

GOODWIN DANA C HOWELL CARL J JR  
5151 BOARDWALK DR UNIT J3  
FORT COLLINS, CO 80525

GORDON GERARD M/CHERYL O  
5143 SAWGRASS CT  
FORT COLLINS, CO 80525

GOTTINO JANA L  
701 MEADOW RUN DR  
FORT COLLINS, CO 80525

GRABAU ANDREW/EMILY  
920 PINNACLE PL  
FORT COLLINS, CO 80525

GRADY LIVING TRUST  
512 PARKWAY CT  
FORT COLLINS, CO 80525

GRAFF THOMAS J/DEBORRA R  
624 CASTLE RIDGE CT  
FORT COLLINS, CO 80525

GREENLEE ANDREW C/NANCY T  
5106 SAWGRASS CT  
FORT COLLINS, CO 80525

GRIEGO J DANIEL  
5301 MAIL CREEK LN  
FORT COLLINS, CO 80525

GROHUSKY DAVID E MARTHA E  
5325 HIGHCASTLE CT  
FORT COLLINS, CO 80525

GUNDERSON JASON R/ROSALEE D  
624 SANDREED CT  
FORT COLLINS, CO 80525

HALL KRISTA J  
225 E 8TH ST  
LEADVILLE, CO 80461

HAMMOND GARY & CAROLYN  
5101 SAWGRASS CT  
FORT COLLINS, CO 80525

HARPER JON W  
5000 BOARDWALK DR 31  
FORT COLLINS, CO 80525

HARTMAN CHARLES A/AMY  
4925 SWITCHGRASS CT  
FORT COLLINS, CO 80525

HARTMAN CYNTHIA M  
5000 BOARDWALK DR UNIT 37  
FORT COLLINS, CO 80525

HARTNEY L./MELINDA JOHNSON  
5151 BOARDWALK DR UNIT G5  
FORT COLLINS, CO 80525

HARVEY JENNIFER P  
5151 BOARDWALK DR UNIT H3  
FORT COLLINS, CO 80525

HARVEY ROGER A/KAREN K  
5001 BLUESTEM CT  
FORT COLLINS, CO 80525

H Item 12. AVIN  
5106 BULRUSH CT  
FORT COLLINS, CO 80525

HAWE LARRY E/PAULA M  
5000 BOARDWALK DR UNIT 32  
FORT COLLINS, CO 80525

HAWKINS JOSHUA D  
5228 GREENVIEW DR  
FORT COLLINS, CO 80525

HEER ROBERT KOLESNYK MARY  
5000 BOARDWALK DR UNIT 10  
FORT COLLINS, CO 80525

HEFT JAYLEEN R  
5000 BOARDWALK DR UNIT 46  
FORT COLLINS, CO 80525

HENKE G. RAY KLINGENSMITH ERIN  
5006 BLUESTEM CT  
FORT COLLINS, CO 80525

HESS BRANDON LOUIS/VANESA ANN  
5220 PARKWAY CIR E  
FORT COLLINS, CO 80525

HETH RHONDA R  
5151 BOARDWALK DR T4  
FORT COLLINS, CO 80525

HILL DARRELL GENE MELINDA V  
5136 SAWGRASS CT  
FORT COLLINS, CO 80525

HILL JOHN RUSSELL  
5201 MAIL CREEK LN  
FORT COLLINS, CO 80525

HILL RUSSELL K/DARLENE S  
5421 ROMA VALLEY CT  
FORT COLLINS, CO 80525

HOFFMAN REVCBLE DEC. OF TRUST  
0N449 ARBOR CT  
WINFIELD, IL 60190

HORNE KENNETH L/ELAINE M  
5000 BOARDWALK DR UNIT 17  
FORT COLLINS, CO 80525

HUDSON W. ILKA TRUST  
5204 GREENVIEW DR  
FORT COLLINS, CO 80525

HUETER DAVID E/JEANNIE M  
5402 ROMA VALLEY CT  
FORT COLLINS, CO 80525

HUNG VICTOR SHELL CASANDRA RAE  
5151 BOARDWALK DR UNIT T6  
FORT COLLINS, CO 80525

HUSS DONALD E/JOAN E  
5421 HIGHCASTLE DR  
FORT COLLINS, CO 80525

HYDE BLAKE J/KATHRYN E  
701 MILAN TERRACE DR  
FORT COLLINS, CO 80525

IDATE RAJESH V/RUPA R  
5415 HIGHCASTLE DR  
FORT COLLINS, CO 80525

IRVINE KAREN A  
5205 PARKWAY CIR E  
FORT COLLINS, CO 80525

JAERGER REVOCABLE TRUST  
643 CASTLE RIDGE CT  
FORT COLLINS, CO 80525

JENSEN CHERYL E  
5151 BOARDWALK DR UNIT I4  
FORT COLLINS, CO 80525

JIANG FENGLAI ZHAO LINGZHEN  
5113 BULRUSH CT  
FORT COLLINS, CO 80525

JOHNSON KURT E/LAURIE B  
612 CASTLE RIDGE CT  
FORT COLLINS, CO 80525

JOHNSON MARK A/NANCY R  
5019 SWITCHGRASS CT  
FORT COLLINS, CO 80525

JOHNSON MELODY L  
5151 BOARDWALK DR UNIT N4  
FORT COLLINS, CO 80525

KALANI AMIR M/ALISON L  
4931 SWITCHGRASS CT  
FORT COLLINS, CO 80525

KASTER JULIA M/DENNIS W  
5151 BOARDWALK DR UNIT N3  
FORT COLLINS, CO 80525

KEENE JUSTIN/DANA  
5012 SWITCHGRASS CT  
FORT COLLINS, CO 80525

KK RESIDENTIAL PROPERTIES LLC  
2727 IOWA DR APT 306  
FORT COLLINS, CO 80525

Item 12.  
K... WITH A. & CAROL A  
5305 MAIL CREEK LN  
FORT COLLINS, CO 80525

KNIGHT MIRIAH ANNE  
5112 GREENVIEW CT  
FORT COLLINS, CO 80525

KOENTOPP LINDA J/RICK  
1442 HIWAN CT  
FORT COLLINS, CO 80525

KOENTOPP RICHARD/LINDA J  
1442 HIWAN CT  
FORT COLLINS, CO 80525

KOHL S WENDY RENEE  
5151 BOARDWALK DR UNIT F3  
FORT COLLINS, CO 80525

LAND RYAN C/EMILY L  
637 SANDREED CT  
FORT COLLINS, CO 80525

LANNING TODD E  
5151 BOARDWALK DR UNIT F5  
FORT COLLINS, CO 80525

LARA SANTIAGO JR  
5212 GREENVIEW DR  
FORT COLLINS, CO 80525

LARIMER HOLDINGS LLC  
9152 HOPEWELL RD  
CINCINNATI, OH 45242

LATURNUS ROBERT A/JINELLE K  
833 SOUTHRIDGE GREENS BLVD  
FORT COLLINS, CO 80525

LAVERTY KEVIN L/PEGGY A  
4961 BLUESTEM CT  
FORT COLLINS, CO 80525

LEE CATHERINE G/JEFFREY P  
618 MEADOW RUN DR  
FORT COLLINS, CO 80525

LEE MATTHEW/JESSICA  
900 BELVEDERE CT  
FORT COLLINS, CO 80525

LESARTRE GREGG B/STACY H  
619 CASTLE RIDGE CT  
FORT COLLINS, CO 80525

LEUZZE M. & STACEY MARIE  
5225 CASTLE RIDGE PL  
FORT COLLINS, CO 80525

LINK JANET REVOCABLE TRUST  
819 MILAN TERRACE DR  
FORT COLLINS, CO 80525

LIPT 4900 BOARDWALK DRIVE LLC  
333 W WACKER DR STE 2300  
CHICAGO, IL 60606

LISTEN KREGG L/TRUDANCE A  
5415 BELVEDERE PL  
FORT COLLINS, CO 80525

LOEB MARK H/LORI S FAMILY TRUST  
825 MILAN TERRACE DR  
FORT COLLINS, CO 80525

LYMAN G. PENNY LYNN  
416 PARKWAY CIR N  
FORT COLLINS, CO 80525

MABRY PAUL R/JANET E  
624 MEADOW RUN DR  
FORT COLLINS, CO 80525

MAI TROY A BROWN CATHERINE LYNN  
5107 SAWGRASS CT  
FORT COLLINS, CO 80525

MARTIN STEVEN/LAURA  
5403 HIGHCASTLE DR  
FORT COLLINS, CO 80525

MARTIN TROY E/SUSAN G  
5000 BOARDWALK DR UNIT 28  
FORT COLLINS, CO 80525

MARTIN-ROMAN JESUS LEE ANGIE  
637 CASTLE RIDGE CT  
FORT COLLINS, CO 80525

MAUCH LAWRENCE KOTECKI KAREN  
625 CASTLE RIDGE CT  
FORT COLLINS, CO 80525

MCCLANAHAN F. KAREN M.  
618 SANDREED CT  
FORT COLLINS, CO 80525

MCENDAFFER LIVING TRUST  
5113 MAIL CREEK LN  
FORT COLLINS, CO 80525

MCKINNEY JOHN PAUL/KATHLEEN G  
5000 BOARDWALK DR UNIT 25  
FORT COLLINS, CO 80525

MCQUEEN DAVID/AVRIL M  
706 MEADOW RUN DR  
FORT COLLINS, CO 80525

Item 12.  
MUGLAS A  
5151 BOARDWALK DR UNIT V3  
FORT COLLINS, CO 80525

MERCER MARALYN M  
5118 BULRUSH CT  
FORT COLLINS, CO 80525

MEYER ALLAN W/BEVERLY  
5022 E COUNTY ROAD 50  
FORT COLLINS, CO 80524

MEYER ALLAN W/BEVERLY  
5022 E COUNTY ROAD 50  
FORT COLLINS, CO 80524

MICHAELS DANIEL T JOANN B  
5113 SAWGRASS CT  
FORT COLLINS, CO 80525

MICHEL FERDINAND MICHEL DELLA R  
5307 HIGHCASTLE CT  
FORT COLLINS, CO 80525

MILDENBERGER JACOB BRIAN  
8800 GRIZZLY WAY  
EVERGREEN, CO 80439

MILLER DEBORAH J  
5151 BOARDWALK DR UNIT S2  
FORT COLLINS, CO 80525

MILLER JAY B/NANCY J  
5312 HIGHCASTLE CT  
FORT COLLINS, CO 80525

MILLER S. HODGSON ANN LOUISE  
8113 LOUDEN XING  
WINDSOR, CO 80528

MILLER WENDELL B/JEANNE C  
1644 ALCOTT ST  
FORT COLLINS, CO 80525

MM PHASE 3 LLC  
5916 WATERFRONT DR  
FORT COLLINS, CO 80524

MOLL MAURICE M/E DORETTE  
5130 SAWGRASS CT  
FORT COLLINS, CO 80525

MONALDI C. MONALDI VIRGINIA E  
919 BELVEDERE CT  
FORT COLLINS, CO 80525

MONCUR BRYAN A/DAWN L  
912 BELVEDERE CT  
FORT COLLINS, CO 80525

MOORE JAMES C/MICHELLE H  
807 MILAN TERRACE DR  
FORT COLLINS, CO 80525

MOORE THOMAS H/ESTHER D  
5000 BOARDWALK DR UNIT 24  
FORT COLLINS, CO 80525

MUGOYE ERICA R BURNHAM GEORGE L  
5151 BOARDWALK DR UNIT M3  
FORT COLLINS, CO 80525

MYERCHIN STEVEN P VIRGINIA L  
5403 ROMA VALLEY CT  
FORT COLLINS, CO 80525

NELSON ANNA MARIE  
6340 PUMPKIN RIDGE DR UNIT 6  
WINDSOR, CO 80550

NEWMARK RICHARD IRA/DENISE LYNN  
5000 BOARDWALK DR UNIT 12  
FORT COLLINS, CO 80525

NIKKEL DANIEL AARON/LIBBY KRISTINA  
803 SOUTHRIDGE GREENS BLVD  
FORT COLLINS, CO 80525

NOTARFRANCESCO MARK/KELLY  
5409 ROMA VALLEY CT  
FORT COLLINS, CO 80525

NOURIPOUR A. & F.  
5221 PARKWAY CIR E  
FORT COLLINS, CO 80525

NOWELL TIFFANY  
175 FAIRWAY LN  
FORT COLLINS, CO 80525

NULL NULL  
5007 SWITCHGRASS CT  
FORT COLLINS, CO 80525

NULL NULL  
5151 BOARDWALK DR UNIT E4  
FORT COLLINS, CO 80525

NULL NULL  
3632 ANVIL LN  
LAPORTE, CO 80535

OGDEN DEBORAH J GRANT JAMES M  
5000 BOARDWALK DR UNIT 13  
FORT COLLINS, CO 80525

OMM LLC  
2937 SKIMMERHORN ST  
FORT COLLINS, CO 80526

Item 12.  
C STOPHER M/JULIE A  
5100 SAWGRASS CT  
FORT COLLINS, CO 80525

PADGETT EVAN/CHELSEA  
5100 BULRUSH CT  
FORT COLLINS, CO 80525

PAPE JOHN M/EILEEN H  
5324 HIGHCASTLE DR  
FORT COLLINS, CO 80525

PARDINA-MALBRAN F. & P. PINEIRO  
5131 BULRUSH CT  
FORT COLLINS, CO 80525

PATTEN SUSAN R/MALCOLM T  
5306 HIGHCASTLE CT  
FORT COLLINS, CO 80525

PAVEL BRETT/ROBIN  
5000 BOARDWALK DR UNIT 20  
FORT COLLINS, CO 80525

PILSNER H REVOCABLE LIVING TRUST  
583 BATTERY ST APT 2507N  
SEATTLE, WA 98121

POTTS JULIANNA  
5313 MAIL CREEK LN  
FORT COLLINS, CO 80525

POUDRE R-1 SCHOOL DISTRICT  
2407 LAPORTE AVE  
FORT COLLINS, CO 80521

POUDRE R-1 SCHOOL DISTRICT  
2407 LAPORTE AVE  
FORT COLLINS, CO 80521

POUDRE R-1 SCHOOL DISTRICT  
2407 LAPORTE AVE  
FORT COLLINS, CO 80521

POUDRE R-1 SCHOOL DISTRICT  
2407 LAPORTE AVE  
FORT COLLINS, CO 80521

POUDRE SCHOOL DISTRICT  
2407 LAPORTE AVE  
FORT COLLINS, CO 80521

POWERS EDWARD J/LAURA M  
5112 BULRUSH CT  
FORT COLLINS, CO 80525

PRELOG WENDY M  
693 BRANDY HILL PL  
HENDERSON, NV 89052

PROPERTY QUEENS LLC  
907 BELVEDERE CT  
FORT COLLINS, CO 80525

QUITMEYER LESLIE A  
2614 THOREAU DR  
FORT COLLINS, CO 80524

RAISLEY BRIAN D/MARYJANE  
5137 SAWGRASS CT  
FORT COLLINS, CO 80525

RAKEL TED S/MAUREEN A  
4924 SWITCHGRASS CT  
FORT COLLINS, CO 80525

RAKNESS CHERYL A  
5000 BOARDWALK DR 27  
FORT COLLINS, CO 80525

RANKIN MARK W  
5151 BOARDWALK DR UNIT K3  
FORT COLLINS, CO 80525

RANTANEN JASON JORRITSMA RACHEL  
5151 BOARDWALK DR UNIT L-4  
FORT COLLINS, CO 80525

RAYMOND KAREN Y TRUST  
5000 BOARDWALK DR UNIT 45  
FORT COLLINS, CO 80525

REID C. PHILLIP PATRICK/MIRIAM D  
5326 HIGHCASTLE CT  
FORT COLLINS, CO 80525

REINS LIVING TRUST  
5000 BOARDWALK DR UNIT 9  
FORT COLLINS, CO 80525

RHODA D`ANN K DOUGLAS P  
837 MILAN TERRACE DR  
FORT COLLINS, CO 80525

ROBERTSON ODES B  
625 SANDREED CT  
FORT COLLINS, CO 80525

ROCHE JAMES S ROWE KATHRYN R  
5000 BOARDWALK DR UNIT 34  
FORT COLLINS, CO 80525

ROGERS BRAD M/ANDREA V  
831 MILAN TERRACE DR  
FORT COLLINS, CO 80525

ROMAN JESUS MARTIN LEE ANGIE  
637 CASTLE RIDGE CT  
FORT COLLINS, CO 80525

R. D. & AMY H  
5313 HIGHCASTLE CT  
FORT COLLINS, CO 80525

ROTHS BARBARA/STEPHAN  
5000 BOARDWALK DR 7  
FORT COLLINS, CO 80525

RYAN THOMAS P  
5200 CASTLE RIDGE PL  
FORT COLLINS, CO 80525

SACKS PAULA GLUCKSTERN MARK  
5151 BOARDWALK DR UNIT L5  
FORT COLLINS, CO 80525

SAILER JOHN B BARBARA D  
5318 HIGHCASTLE DR  
FORT COLLINS, CO 80525

SALISBURY AMY M  
713 MILAN TERRACE DR  
FORT COLLINS, CO 80525

SALTER DOUGLAS W/KATHLEEN M  
613 CASTLE RIDGE CT  
FORT COLLINS, CO 80525

SANCHEZ-MARTINEZ M.  
5151 BOARDWALK DR UNIT L6  
FORT COLLINS, CO 80525

SAXE CHRISTINA M/TIMOTHY P  
5401 MAIL CREEK LN  
FORT COLLINS, CO 80525

SCHAFFER RICKY DEAN  
PO BOX 413  
ALLIANCE, NE 69301

SCHINKEL HEATHER/CORY  
5030 BLUESTEM CT  
FORT COLLINS, CO 80525

SCHULTZ RAYMOND C/NANCY E  
519 YUMA CT  
FORT COLLINS, CO 80525

SCHUPPAN SONYA A  
5151 BOARDWALK DR UNIT I2  
FORT COLLINS, CO 80525

SCHWERIN B. T REVOCABLE TRUST  
601 CASTLE RIDGE CT  
FORT COLLINS, CO 80525

SCOTT STANLEY R SCOTT MIHO TOI  
5013 BLUESTEM CT  
FORT COLLINS, CO 80525

SELIG GENE C/SONYA J  
707 MILAN TERRACE DR  
FORT COLLINS, CO 80525

SETIJONOPUTRO SINGGIH FRANK  
5151 BOARDWALK DR UNIT D6  
FORT COLLINS, CO 80525

SHAFFER ALLAN D/LINDA M  
6042 CARMON DR  
WINDSOR, CO 80550

SHAFFER ALLAN D/LINDA M  
6042 CARMON DR  
WINDSOR, CO 80550

SHELTREN J. & C.  
718 MEADOW RUN DR  
FORT COLLINS, CO 80525

SHUMAKER J. BONNIE L  
5421 BELVEDERE PL  
FORT COLLINS, CO 80525

SIEBRANDT MARK  
813 MILAN TERRACE DR  
FORT COLLINS, CO 80525

SISSON CHARLES B  
PO BOX 2349  
LOVELAND, CO 80539

SLOCUM ERIN R/LAWRENCE DARIN  
5131 SAWGRASS CT  
FORT COLLINS, CO 80525

SLOCUM LAWRENCE D THELMA M  
5025 BLUESTEM CT  
FORT COLLINS, CO 80525

SLUNECKA COLIN/KRISTINA J  
4116 STONEGATE CT  
FORT COLLINS, CO 80525

SMITH JODY A  
5151 BOARDWALK DR UNIT G3  
FORT COLLINS, CO 80525

SMITH LIVING TRUST  
5000 BOARDWALK DR 26  
FORT COLLINS, CO 80525

SMITH RICHARD D SMITH CAROLYN M  
5000 BOARDWALK DR UNIT 30  
FORT COLLINS, CO 80525

SNYDER DAWN  
5151 BOARDWALK DR UNIT H1  
FORT COLLINS, CO 80525

S DRANSON-GALLOP KRIS  
5000 BOARDWALK DR UNIT 2  
FORT COLLINS, CO 80525

SOLLENBERGR JOHN K/ANNE R  
5415 ROMA VALLEY CT  
FORT COLLINS, CO 80525

SOSA MARIO A SOSA VIDA B  
719 MEADOW RUN DR  
FORT COLLINS, CO 80525

SOTO ANA PAOLA  
5151 BOARDWALK DR UNIT J4  
FORT COLLINS, CO 80525

SPILLMAN CHARLES R/NANCY  
5213 MAIL CREEK LN  
FORT COLLINS, CO 80525

SPINUZZI DEREK D/KATHERINE M  
5118 SAWGRASS CT  
FORT COLLINS, CO 80525

SPRAGUE PATRICIA J  
4955 BLUESTEM CT  
FORT COLLINS, CO 80525

STEFANON T. PATRICK KENNETH M  
642 CASTLE RIDGE CT  
FORT COLLINS, CO 80525

STEPHENS BOBBIE JEAN  
2808 GARRETT DR  
FORT COLLINS, CO 80526

STINEBAUGH SENESA R  
5308 PARKWAY CIR E  
FORT COLLINS, CO 80525

STOCKDALE JENINE  
5300 HIGHCASTLE CT  
FORT COLLINS, CO 80525

STROTE JUSTIN A/ERIKA K  
5408 ROMA VALLEY CT  
FORT COLLINS, CO 80525

STRUB MICHAEL J/DORLYTA J  
5151 BOARDWALK DR UNIT D1  
FORT COLLINS, CO 80525

SUHRSTEDT BARBARA LYNN  
5000 BOARDWALK DR 36  
FORT COLLINS, CO 80525

SUNDERMAN STEVEN R  
607 CASTLE RIDGE CT  
FORT COLLINS, CO 80525

SVENDSON STEVE  
5151 BOARDWALK DR UNIT G1  
FORT COLLINS, CO 80525

SYCKS STEVEN J/SHANNON M  
5224 GREENVIEW DR  
FORT COLLINS, CO 80525

TAFOYA TROY A/CARRIE E  
5213 CASTLE RIDGE PL  
FORT COLLINS, CO 80525

TAGGART CHRISTOPHER J  
5151 BOARDWALK DR UNIT O2  
FORT COLLINS, CO 80525

TAYLOR SANDRA J  
5000 BOARDWALK DR 33  
FORT COLLINS, CO 80525

TESONE JENNIFER D/RONALD A  
5151 BOARDWALK DR UNIT P1  
FORT COLLINS, CO 80525

THIRET GARY/ELIZABETH  
5105 MAIL CREEK LN  
FORT COLLINS, CO 80525

THOMAS H. L THOMAS KATHLEEN A  
5151 BOARDWALK DR UNIT J1  
FORT COLLINS, CO 80525

TIPPIN STEVEN B/NANCY C  
5409 BELVEDERE PL  
FORT COLLINS, CO 80525

TRANTOW TERENCE W  
5420 ROMA VALLEY CT  
FORT COLLINS, CO 80525

TRAUT BARBARA A  
1601 E PITKIN ST  
FORT COLLINS, CO 80524

TRIBBY MATTHEW/SAHAR  
5208 PARKWAY CIR E  
FORT COLLINS, CO 80525

TUCHSCHERER JOHN  
5151 BOARDWALK DR UNIT S4  
FORT COLLINS, CO 80525

TYCHSEN WILLIAM A II KATHRYN M  
5007 BLUESTEM CT  
FORT COLLINS, CO 80525

TYRRELL DAVID A PATRICIA E  
4936 SWITCHGRASS CT  
FORT COLLINS, CO 80525



U Item 12. CHARLES E/CHRISTINE E  
925 BELVEDERE CT  
FORT COLLINS, CO 80525

UNRAU MARY ANNE  
5000 BOARDWALK DR 4  
FORT COLLINS, CO 80525

VENEKAMP TERESA SUE/KURT L  
619 SANDREED CT  
FORT COLLINS, CO 80525

VERA MARY  
5000 BOARDWALK DR UNIT 3  
FORT COLLINS, CO 80525

VERNELSON B. SAMUEL III/D. NICOLE  
5018 SWITCHGRASS CT  
FORT COLLINS, CO 80525

VIOLA THOMAS J JR TRUST  
231 DUCK CREEK LN  
GEORGETOWN, TX 78633

VISID PROPERTY LLC  
3100 SHORE RD  
FORT COLLINS, CO 80524

VM INVESTMENTS 5000 LLC  
36746 BRIAN AVE  
WINDSOR, CO 80550

VOTE HALEY LYNN REVOCABLE TRUST  
5427 HIGHCASTLE DR  
FORT COLLINS, CO 80525

VU DANIELLE LIANG CHIA SHOU  
5151 BOARDWALK DR UNIT P3  
FORT COLLINS, CO 80525

WALDO JOANNE L  
5000 BOARDWALK DR UNIT 29  
FORT COLLINS, CO 80525

WALLEN FRED L/MARILYN L  
5000 BOARDWALK DR 5  
FORT COLLINS, CO 80525

WAY PETER/FRANCES LEE  
4930 SWITCHGRASS CT  
FORT COLLINS, CO 80525

WEDGE KAREN J  
5000 BOARDWALK DR UNIT 21  
FORT COLLINS, CO 80525

WEISS FREDERICK J  
5209 MAIL CREEK LN  
FORT COLLINS, CO 80525

WELCOME TO REALTY LLC 401K PSP  
2614 S TIMBERLINE RD # 105 PMB 149  
FORT COLLINS, CO 80525

WELSH SHARYL C  
5151 BOARDWALK DR UNIT L3  
FORT COLLINS, CO 80525

WERTZ JULIE B  
5000 BOARDWALK DR UNIT 14  
FORT COLLINS, CO 80525

WEST ADA VIOLA  
5000 BOARDWALK DR UNIT 44  
FORT COLLINS, CO 80525

WILLIAMS STEVEN R/BETH A  
5301 HIGHCASTLE CT  
FORT COLLINS, CO 80525

WILSON DANIEL/JULIE REVCBLE TRUST  
5309 MAIL CREEK LN  
FORT COLLINS, CO 80525

WILSON LINDA E TRUST  
5000 BOARDWALK DR UNIT 1  
FORT COLLINS, CO 80525

WINOKUR M. A HEATHER M BENNETT-  
5108 GREENVIEW CT  
FORT COLLINS, CO 80525

WOLL CAROLINE H  
5000 BOARDWALK DR 15  
FORT COLLINS, CO 80525

WOODARD M. WOODARD S. GILLIAN  
631 MEADOW RUN DR  
FORT COLLINS, CO 80525

WORLUND CURT/LISA  
5112 SAWGRASS CT  
FORT COLLINS, CO 80525

WULFF RYAN S/SONJA B  
631 SANDREED CT  
FORT COLLINS, CO 80525

YOUNGBERG R./S. JOINT LVING TRUST  
5151 BOARDWALK DR UNIT O1  
FORT COLLINS, CO 80525

ZAIS EMILY J/RONALD J  
5119 SAWGRASS CT  
FORT COLLINS, CO 80525

**Written Comments**

| <b>Name</b>                         | <b>Address</b>            | <b>City</b>  | <b>State</b> | <b>Zip</b> | <b>Email</b>   |
|-------------------------------------|---------------------------|--------------|--------------|------------|--|
| Tracey Stefanon & Ken Patrick       | 642 Castle Ridge Ct       | Fort Collins | CO           | 80525      | <a href="mailto:traceyken@comcast.net">traceyken@comcast.net</a>             |
| Dan Clawson                         | 5219 Castle Ridge Pl      | Fort Collins | CO           | 80525      | <a href="mailto:danclawson9@gmail.com">danclawson9@gmail.com</a>             |
| Steve Sunderman                     | 607 Castle Ridge Ct       | Fort Collins | CO           | 80525      | <a href="mailto:srsunde@aol.com">srsunde@aol.com</a>                         |
| Kurt Johnson                        | 612 Castle Ridge Ct       | Fort Collins | CO           | 80525      | <a href="mailto:kejlbj@yahoo.com">kejlbj@yahoo.com</a>                       |
| Peter Way                           | 4930 Switchgrass Ct       | Fort Collins | CO           | 80525      | <a href="mailto:poogleway@gmail.com">poogleway@gmail.com</a>                 |
| Tom Graff & Debbie Graff            | 624 Castle Ridge Ct       | Fort Collins | CO           | 80525      | <a href="mailto:tomjgraff@gmail.com">tomjgraff@gmail.com</a>                 |
| Denise Newmark                      | 5000 Boardwalk Dr Unit 12 | Fort Collins | CO           | 80525      | <a href="mailto:newmarkdenise@gmail.com">newmarkdenise@gmail.com</a>         |
| Alyssa Cross                        |                           |              |              |            | <a href="mailto:alyssacross2005@icloud.com">alyssacross2005@icloud.com</a>   |
| Jillian Kropp                       |                           |              |              |            | <a href="mailto:jilliankropp@gmail.com">jilliankropp@gmail.com</a>           |
| Dorothy Hull & Patrick Hull         |                           |              |              |            | <a href="mailto:dehull424@yahoo.com">dehull424@yahoo.com</a>                 |
| Jennifer Lindstrom                  |                           |              |              |            | <a href="mailto:exaafa88@gmail.com">exaafa88@gmail.com</a>                   |
| Sheryl Cox                          |                           |              |              |            | <a href="mailto:smilee_8306@yahoo.com">smilee_8306@yahoo.com</a>             |
| Mike Pruznick & Vera Pruznick       |                           |              |              |            | <a href="mailto:mikepruz@gmail.com">mikepruz@gmail.com</a>                   |
| Matthew Richter                     |                           |              |              |            | <a href="mailto:mjr2049@gmail.com">mjr2049@gmail.com</a>                     |
| Maurice Shenk                       | 1601 W Swallow Rd Unit E5 | Fort Collins | CO           | 80526      | <a href="mailto:mauriceshenk@msn.com">mauriceshenk@msn.com</a>               |
| Jessica Miller                      |                           |              |              |            | <a href="mailto:jessie@chaos2art.com">jessie@chaos2art.com</a>               |
| Reba Espinosa                       |                           |              |              |            | <a href="mailto:tppc17@gmail.com">tppc17@gmail.com</a>                       |
| Hector Espinosa                     |                           |              |              |            | <a href="mailto:hectoerespinosa72@gmail.com">hectoerespinosa72@gmail.com</a> |
| Gustavo Espinosa                    | 3239 Barbera Ct           | Greeley      | CO           | 80634      | <a href="mailto:gespinosa2002@yahoo.com">gespinosa2002@yahoo.com</a>         |
| Alfonso Rodriguez & Delia Rodriguez | 3120 66th Ave             | Greeley      | CO           | 80634      | <a href="mailto:leyendapub@comcast.net">leyendapub@comcast.net</a>           |
| Octavio Noda                        |                           | Berthoud     | CO           |            | <a href="mailto:nodav@comcast.net">nodav@comcast.net</a>                     |
| Ernesto Espinosa                    |                           |              |              |            | <a href="mailto:espiusa99@gmail.com">espiusa99@gmail.com</a>                 |
| Mack Tulenko                        |                           |              |              |            | <a href="mailto:tulenkomack@gmail.com">tulenkomack@gmail.com</a>             |
| Shai Krieger                        |                           |              |              |            | <a href="mailto:sheek1031@gmail.com">sheek1031@gmail.com</a>                 |
| Taryn Marrow                        |                           |              |              |            | <a href="mailto:taryn.morrow@gmail.com">taryn.morrow@gmail.com</a>           |
| Steve Dornseif                      |                           |              |              |            | <a href="mailto:stevedornseif@gmail.com">stevedornseif@gmail.com</a>         |
| Elizabeth Giglio                    | 517 E Trilby Rd 20        | Fort Collins | CO           | 80525      | <a href="mailto:lizziegiglio@gmail.com">lizziegiglio@gmail.com</a>           |
| Addison Scholes & Mercedes Scholes  |                           |              |              |            | <a href="mailto:mercys@comcast.net">mercys@comcast.net</a>                   |

**Spoken Comments at Hearing**

| <b>Name</b>     | <b>Address</b>      | <b>City</b>  | <b>State</b> | <b>Zip</b> |
|-----------------|---------------------|--------------|--------------|------------|
| Steve Sunderman | 607 Castle Ridge Ct | Fort Collins | CO           | 80525      |

|                   |                      |              |    |       |
|-------------------|----------------------|--------------|----|-------|
| Kurt Johnson      | 612 Castle Ridge Ct  | Fort Collins | CO | 80525 |
| Mike Leuzze       | 5225 Castle Ridge Pl | Fort Collins | CO | 80525 |
| Barbara Suhrstedt | 5000 Boardwalk Dr 36 | Fort Collins | CO | 80525 |
| Steve Roths       | 5000 Boardwalk Dr 7  | Fort Collins | CO | 80525 |
| Tony Doing        | 5206 Castle Ridge Pl | Fort Collins | CO | 80525 |
| Erin Ellis        | 1725 Lake View Dr    | Fort Collins | CO | 80524 |

**Attendance at the Hearing - Names that are not already included above**

| <b>Name</b>       | <b>Address</b>           | <b>City</b>  | <b>State</b> | <b>Zip</b> |  |
|-------------------|--------------------------|--------------|--------------|------------|--|
| Rick Ricketts     | 2300 W Mulberry St       | Fort Collins | CO           | 80521      | <a href="mailto:oldrunner06@gmail.com">oldrunner06@gmail.com</a>                         |
| Phoebe McWilliams | 2512 Myrtle Ct           | Fort Collins | CO           | 80521      | <a href="mailto:pcmcwilliams@gmail.com">pcmcwilliams@gmail.com</a>                       |
| Barbara Schwerin  | 601 Castle Ridge Ct      | Fort Collins | CO           | 80525      | <a href="mailto:btschwerin@gmail.com">btschwerin@gmail.com</a>                           |
| Evan Gilmartin    | 2519 S Shields St 1K-194 | Fort Collins | CO           | 80526      |  |
| Steve Chacho      | 631 Castle Ridge Ct      | Fort Collins | CO           | 80525      | <a href="mailto:schacho@aol.com">schacho@aol.com</a>                                     |
| Jennifer Wagner   | 6623 E CR 58             | Fort Collins | CO           | 80524      | <a href="mailto:jenniferwagner@bankofcolorado.com">jenniferwagner@bankofcolorado.com</a> |
| Teresa Ricketts   | 2300 W Mulberry St       | Fort Collins | CO           | 80521      |  |
| Sarah King        | 500 10th St              | Fort Collins | CO           | 80524      | <a href="mailto:sarah.king@colostate.edu">sarah.king@colostate.edu</a>                   |

PLANNING & ZONING COMMISSION  
Sign-In Sheet

DATE: 12/22

| Name               | Mailing Address                    | Email and/or Phone       | Reason for Attendance                  |
|--------------------|------------------------------------|--------------------------|--|
| Rich Ricketts      | 2300 W Mulberry St                 | aldrunner06@gmail        | Neighbor                               |
| Steve Sunderman    | 607 Castle Ridge Ct.               | srsunde@aol.com          | oppose 636 Castle Ridge                |
| Kurt Johnson       | 612 Castle Ridge Ct                | kejelbj@yahoo.com        | Castle Ridge                           |
| Phoebe McWilliams  | 2512 MYRTLE COURT                  | pcmcwilliams@gmail.com   | Proposed Tripartite Redevelopment      |
| EVAN GILMARTIN     | 25195 Shields IK-194               |                          | neighbor                               |
| Barbara Schwerin   | 601 Castle Ridge Ct                | bt.schwerin@gmail.com    | neighbor - Give 3 minutes              |
| Steve Chacho       | 631 Castle Ridge Ct                | schacho@aol.com          | Neighbor <sup>to Steve Sunderman</sup> |
| Barbara Sauerfeldt | <del>5000</del> 5000 Boardwalk Dr. | 970-999-5962             | Neighbor                               |
| Steve Rolfs        | 5000 Boardwalk Dr                  |                          | Neighbor                               |
| Jennifer Wagner    | 4423 ECRSS                         | jennifer.wagner          | Neighbor                               |
| Terrie Ricketts    | 2300 W Mulberry St                 |                          | parked at dorado.com                   |
| Sarah King         | 500 10th St.                       | sarah.king@colostate.edu | parking car member                     |
| Erin Ellis         | 1725 Lakeview Dr                   | 970 218 5057             | Landings at Lemay<br>Castle Ridge      |

THIS IS A PART OF THE PUBLIC RECORD

Please contact Katie Claypool at 970-416-4350 or kclaypool@fcgov.com if you inadvertently end up with it. Thank you!

# Notices of Appeal

Filed by  
(1) Steve Sunderman  
(2) Kurt Johnson and others

### NOTICE OF APPEAL

|                               |
|-------------------------------|
| FOR CITY CLERK'S<br>USE ONLY: |
| DATE FILED: 12/21/22          |
| INITIALS: RK                  |

Action Being Appealed: 636 Castle Ridge Group Home

Date of Action: Dec 15 2022 Decision Maker: P & Z Commission

Appellant/Appellant Representative (if more than one appellant):

Name: Steve Sunderman Phone #: 970-215-3162

Address: 607 Castle Ridge Ct. Email: srsunde@aol.com  
Fort Collins CO 80525

**INSTRUCTIONS**

For each allegation marked below, attach a separate summary of the facts contained in the record which support the allegation of no more than two pages, Times New Roman 12-point font. Please restate allegation at top of first page of each summary.

### GROUND'S FOR APPEAL

The Decision Maker committed one (1) or more of the following errors (check all that apply):

Failure to properly interpret and apply relevant provisions of the City Code, the Land Use Code, and Charter. List relevant Code and/or Charter provision(s) here, by specific Section and subsection/subparagraph: See fact summary 1

Failure to conduct a fair hearing in that:

- (a) The Board, Commission, or other Decision Maker exceeded its authority or jurisdiction as contained in the Code or Charter. [New evidence not allowed] See fact summary 2a
- (b) The Board, Commission or other Decision Maker substantially ignored its previously established rules of procedure. [New evidence not allowed] See fact summary 2b
- (c) The Board, Commission or other Decision Maker considered evidence relevant to its findings which was substantially false or grossly misleading. [New evidence allowed] See fact summary 2c
- (d) The Board, Commission or other Decision Maker improperly failed to receive all relevant evidence offered by the appellant. [New evidence allowed] see fact summary 2d
- (e) The Board, Commission or other Decision Maker was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence of judgment. [New evidence allowed] see fact summary

**NEW EVIDENCE**

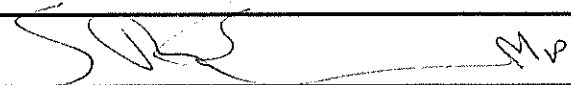
All new evidence the appellant wishes Council to consider at the hearing on the appeal must be submitted to the City Clerk within seven (7) calendar days after the deadline for filing a Notice of Appeal and must be clearly marked as new evidence. No new evidence will be received at the hearing in support of these allegations unless it is submitted to the City Clerk by the deadline (7 days after the deadline to file appeal) or offered in response to questions posed by Councilmembers at the hearing.

### APPELLANTS

*Parties-in-interest* have the right to file an appeal.

A party-in-interest is a person who, or organization which, has standing to appeal the final decision of a board, commission or other decision maker. Such standing to appeal is limited to the following:

- The applicant.
- Anyone who owns or occupies the property which was the subject of the decision made by the board, commission or other decision maker.
- Anyone who received the mailed notice of, or spoke at, the hearing of the board, commission or other decision maker.
- Anyone who provided written comments to the appropriate City staff for delivery to the board, commission or other decision maker prior to or at the hearing on the matter that is being appealed.
- A City Councilmember.

|  |                        |
|--|------------------------|
| Signature:    | Date: 12/21/2022       |
| Name: Steve Sunderman  | Email: srsunde@aol.com |
| Address: 607 Castle Ridge Ct.  | Phone #: 970-215-3162  |
| Describe how you qualify as a party-in-interest: Neighbor to project, invited to prior meetings, attended and spoke at prior meetings for this project |                        |

|  |          |
|--|----------|
| Signature:                                       | Date:    |
| Name:  | Email:   |
| Address:   | Phone #: |
| Describe how you qualify as a party-in-interest: |          |

|  |          |
|--|----------|
| Signature:                                       | Date:    |
| Name:  | Email:   |
| Address:   | Phone #: |
| Describe how you qualify as a party-in-interest: |          |

ATTACH ADDITIONAL SIGNATURE SHEETS AS NECESSARY

## Fact summary 1

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

### Land Use Code

#### 1.2.2-Purpose

(K) “Fostering a more rational pattern of relationship among residential, business, and industrial uses for the mutual benefit of all.”

This proposal in no way represents a mutual benefit for all. This proposal is a proposal to enrich only the owners of 636 Castle Ridge Court. All other neighbors would suffer major impact to the beauty of the neighborhood, the current LD single family dwelling environment, major parking and traffic complications, safety for our children, fire code violations, and massive decrease in property values.

(M) “ensuring that development proposals are sensitive to the character of existing neighborhoods.”

This neighborhood was designed with cooperation from Gary Nordic, the developer and the city as a LD single family dwelling only. To comply with density expectations and to keep for the City of Fort Collins, the developer has developed nearby higher density neighborhoods to the letter as agreed upon. This neighborhood has a narrow, private road agreed upon by all with the understanding that the road would have minimal use and parking due to single family dwellings only, 3-4 car garages required, and business use would not be allowed. We all paid a premium for these lots with that character. This proposal would completely destroy the character of this quiet single family dwelling neighborhood.

#### 1.2.5 Minimum Standards

The provisions of this land Use Code are the minimum standards necessary.

Even the most minimum standards have not been met. The applicants are asking for deviations for their own personal profit far and above the current standards which apply to everyone else.

#### 1.3.4 – Addition of permitted uses

(A) ... “For residential neighborhoods, land use flexibility shall be balanced with the existing residential character. Projects are expected to continue to meet the objectives of any applicable sub-area plan and City Plan.”

This proposal has no balance with existing residential character. It is a plan to transform one home into a large high volume and high traffic business for the profit of one homeowner at tremendous expense to all others. It does not meet the objectives, and in fact it destroys the objectives of the specific sub-area plan of this development.

(C) (1) Director approval requirements



(a) "Such use is appropriate for the zone district to which it is added."

(b) "Such use conforms to the basic characteristics of the zone district and the other permitted uses in the zone district to which it is added

(c) "The location, size, and design of such use is compatible with and has minimal negative impact on the use of nearby properties. "

(d) "Such use does not create any ... objectionable influences or any more traffic hazards, traffic generation or attraction, ... adverse effect on public health, safety, moral, or aesthetics, or other adverse impacts of development..."

(e) " Such use will not change the predominant character of the surrounding area."

This proposal violates all five of the above paragraphs a-e. This proposal would transform this LD single family neighborhood into a neighborhood of homes surrounding a large high traffic business development. All LD single family dwelling characteristics would be destroyed.

In addition, the Fire Marshall initially stated that due to the narrow private street, small cul-de-sac's, and parking and traffic congestion, this application did not meet even the most basic of fire and safety code regulations. Throwing these requirements out the window was a dangerous and illegal action. It must be corrected.

2. Failure to conduct a fair hearing in that:

(a) The Board, Commission, or other Decision Maker exceeded its authority or jurisdiction as contained in the Code of Charter.

Land Use Code

1.2.2-Purpose

(K) "Fostering a more rational pattern of relationship among residential, business, and industrial uses for the mutual benefit of all."

This proposal in no way represents a mutual benefit for all. This proposal is a proposal to enrich only the owners of 636 Castle Ridge Court. All other neighbors would suffer major impact to the beauty of the neighborhood, the current LD single family dwelling environment, major parking and traffic complications, safety for our children, fire code violations, and massive decrease in property values.

(M) "ensuring that development proposals are sensitive to the character of existing neighborhoods."

This neighborhood was designed with cooperation from the developer and the city as a LD single family dwelling only. To comply with density expectations and to keep for the City of Fort Collins, the developer as developed nearby higher density neighborhoods to the letter as agreed upon. This neighborhood has a narrow, private road agreed upon by all with the understanding that the road would have minimal use and parking due to single family dwellings only, 3-4 car garages required, and business use would not be allowed. We all paid a premium for these lots with that character. This proposal would completely destroy the character of this quiet single family dwelling neighborhood.

1.3.4 – Addition of permitted uses

(A) ... "For residential neighborhoods, land use flexibility shall be balanced with the existing residential character. Projects are expected to continue to meet the objectives of any applicable sub-area plan and City Plan."

This proposal has no balance with existing residential character. It is a plan transform one home into a large high volume and high traffic business for profit on one homeowner at tremendous expense to all others. It does not meet the objectives, and in fact it destroys the objectives of the specific sub-area plan of this development.

(C) (1) Director approval

(a) "Such use is appropriate for the zone district to which it is added."

(b) "Such use conforms to the basic characteristics of the zone district and the other permitted uses in the zone district to which it is added

(c) "The location, size, and design of such use is compatible with and has minimal negative impact on the use of nearby properties. "

(d) "Such use does not create any ... objectionable influences or any more traffic hazards, traffic generation or, ... adverse effect on public health, safety, moral, or aesthetics, or other adverse impacts of development..."

(e) " Such use will not change the predominant character of the surrounding area."

This proposal violates all five of the above paragraphs a-e. This proposal would transform this LD single family neighborhood into a neighborhood of homes surrounding a large high traffic business development. All LD single family dwelling characteristics would be destroyed.

Fact Summary 2b

2. Failure to conduct a fair hearing in that:

(b) The Board, Commission or other Decision Maker substantially ignored its previously established rules of Procedure.

Evidence: Please see email chain which was previously submitted as evidence prior to the P and Z Commission hearing. This chain is recopied for your review and submitted again as appendix A.

This includes emails dated:

July 22, July 30, August 1, August 4, August 20, August 24, Sept 10 Sept 15, Sept 19, Sept 20, October 19, Nov 7, Nov 8, Dec 4

This chain outlines in detail a long series of repeated failures by City staff to follow through with required procedures, repeated broken promises to comply with required procedures and meetings, and repeated efforts to silence those of use opposed to this application.

Fact Summary 2c

2. failure to conduct a fair hearing in that:

(c) The Board, Commission or other Decision Maker considered evidence relevant to its findings which was substantially false or grossly misleading.

Paramount concerning this item 2 (c) are prior statements by the applicants which have been previously documented in recorded sessions including:

1. The applicants' portrayal of Eric Shenk as a physician for credibility when it has been shown (and he has subsequently admitted) that he no longer has a license to practice medicine. He has subsequently stated that he simply decided to quit practicing. There is no credibility in this statement at all. I can't imagine any physician who would go through years and years of hard work in Medical School and 4 + years of residency only to just decide to stop. As previously reported in our recorded sessions, long standing surgeons in the area have reported that he was ousted by his own partners. Also as previously reported, a formal inquiry with DORA concerning his loss of license has been filed, and results are still pending. Red flags abound. This application cannot be approved if valid questions remain unanswered about the legality of the applicants' current operation.
2. Assertions by both applicants that prior to filing their application, they surveyed the surrounding neighbors and found no objections. I have personally spoken with nearly all of our neighbors, and I have not found a single one who has supported what they have proposed. Objections from the immediate neighborhood have been universal and strong.
3. Presented expectations of traffic, parking, deliveries, staff, and family visits are not even close to rational expectations, yet the Board and Commission have accepted these gross underestimations as reasonable.

Fact Summary 2d

2. Failure to conduct a fair hearing in that:

(d) The Board, Commission or other Decision maker improperly failed to receive all relevant evidence offered by the appellant.

The email chain which has previously been submitted verifies that some of us opposing this proposal have been actively silenced at prior neighborhood meetings, and have been given repeated promises to allow us to present our cases only to have these promises broken over and over again. In the last P and Z Commission meeting Dec 15, and even after I had received multiple verifications that I would be able to speak with time donated to me by five other neighbors, Chairman David Katz, did everything in his power to try to censor me from speaking again with my allotted time. This is well documented on that recorded meeting. His bias against hearing from me was demonstrably profound at the beginning of that meeting.

Fact summary 2e

2. Failure to conduct a fair hearing in that:

(e) The Board, Commission or other Decision Maker was biased against the Appellant by reason of a conflict of interest or other close business, personal, or social relationship that interfered with the Decision Maker's independence of judgment.

The email chain I have previously submitted gives very clear evidence that the Decision Makers had predetermined the outcome before fair hearings. The most enlightening communication is the email from Kai Kleer on August 24, 2022 in which he commented that "the things that would not be productive and should no be considered as part of the agenda:" included:

- ) the question of the legality of the applicants operating without a license,
- ) our assertion that this project would drastically drop home values,
- ) "We cannot reconsider any of the determinations made by the Reasonable Accommodation Request"

He further commented that the things that would be productive included

- ) improving the design ... around screening, landscaping, window placement and fencing
- ) Ensuring that operationally the land use mitigates impacts
- ) Proving clarity around the procedural requirements

This email quite clearly asserts that the decision to approve this application had been predetermined. All we would be able to explore would be minor details that might in some way mitigate the otherwise devastating consequences of this project.

Further, the words, actions, and demeanor of chairman David Katz at the beginning of the P and Z hearing on December 15 in which he tried everything he could do to prevent me from speaking my fairly allotted time show bias at its greatest level.

Further, Commissioner Michelle Haeefe, who expressed clear rational thought process, and gave very rational reasons why the initial application should be declined, was not present at the Dec 15 hearing. We are all convinced that if she would have been allowed to speak and vote at the second meeting, her rational thought process would have continued and this proposal would have been rejected again. Chairman Katz drove this meeting with a clear political ideology and with intense anger against us for issuing our objections. His clearly biased vote should not be allowed.

This is not an application in which there was just an innocent error in procedure. The Decision Makers to date have failed to comply with not just one item on the appeal list, but each and every one of the six items listed. These are not innocent errors. They are driven by extreme political ideology. They will harm our community immensely.

I look forward to meeting for this appeal. If possible, I believe it would be productive if the attorney for the city would be present as well to see first hand the liability the decision makers have created by their failure for due process and fairness. We as neighbors look forward to just resolution without having to pursue further legal process if possible.

My most sincere thanks for your review.

Steve Sunderman, MD  
970-215-3162

Item 12.

srsunde@aol.com,  
To: kkleer@fcgov.com, devreviewcomments@fcgov.com, emyler@fcgov.com,  
Cc: srsunde@aol.com,  
Subject: Thread for P and Z Commission review  
Date: Sun, Dec 4, 2022 1:21 pm

Appendix A copy  
email chain  
previously submitted.

Good afternoon Em,

Would you please forward this entire communication thread to all of the members of the P and Z Commission for review prior to the hearing scheduled for 12/15/2022?

This thread can give to the commission excellent verification of the repeated breaches in due process by City Staff throughout this entire application for 636 Castle Ridge Court, including:

- A clear bias by City Staff in directing for a predetermined outcome,
- Repeated broken promises to allow sincere face-to-face communication,
- Censoring those of us opposing this application during scheduled meetings,
- Admission of City Staff of ignoring legal requirements of the applicants,
- Misapplication of the FHA,
- Admission of ignoring the negative effects on home values for neighbors,

This application must be summarily rejected.

Respectfully submitted,  
Steve Sunderman, MD

-----Original Message-----  
From: srsunde@aol.com <srsunde@aol.com>  
To: Kai Kleer <kkleer@fcgov.com>  
Sent: Tue, Nov 8, 2022 5:30 am  
Subject: Re: Re: Re: Group Home Notice with Link

Kai,

Thank you. I look forward to talking with you. I will have my phone available.

Steve

On Monday, November 7, 2022, 03:11:36 PM MST, Kai Kleer <kkleer@fcgov.com> wrote:

Hello Mr Sunderman,

I have some time on Wednesday from 10-11 am. Let me know if that timing works for you.

Best,



**From:** srsunde@aol.com <srsunde@aol.com>  
**Sent:** Monday, November 07, 2022 12:57 PM  
**To:** Kai Kleer <kkleer@fcgov.com>  
**Subject:** [EXTERNAL] Re: Re: Group Home Notice with Link

Good afternoon, Kai.

Here is the message I received from 'Em on October 19. I have received no more information from that committee. I have heard from neighbors that this process is in the works of being bypassed too. We continue to be ignored. I must again, on the record, strongly object on the grounds that due process is not being followed.

Would you please be so kind as to call me for a real-time discussion? I will be available essentially all day long on Wednesday Nov 9 at my cell phone 970-215-3162

Thank you,  
Steve SundermanMD

On Wednesday, October 19, 2022, 08:45:00 AM MDT, Development Review Comments <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)> wrote:

Mr. Sunderman,

Please see below the message I sent to you last week, I apologize if it didn't reach you for some reason:

---

Mr. Sunderman,

Thank you for your patience on our response. Staff have decided not to pursue another neighborhood meeting for Castle Ridge Group Home at this time, virtually or in-person. Our Development Review requirements for public engagement have been met so far.

That doesn't mean this is the end of the conversation on this project. Here are the next steps and ways you can get involved:

- I sent out some information on the most recent submittal yesterday. That submittal will go through staff review until it is ready to go to Planning and Zoning Commission. I'd like to highlight that staff do not have the ability to decline to send this proposal to the Commission.
- During this time, I am available at this email address to field questions and comments to the best of my ability. Feel free to email me here any time
- Once the proposal is ready, it will go to the Planning and Zoning Commission, who will be the final decision makers. This is the place where you can next engage directly on this project by making a public comment. You can do so either by emailing written comments here and they will be included in the packet materials for Commissioners to read. Or, you can attend the meeting and speak in person. These comments are time limited and the Commissioners are not able to respond. However, the Commissioners have the ability to modify or deny the proposal based on evidence including public comment.

- I would highly recommend taking a look at one of the public comments submitted for a recent project called Heartside Hill. I think it's a good example of how you could use a

Item 12.

written comment to fully express the concerns I have heard from you. I've attached it here. If you'd like to submit something similar for P&Z, please send it to this email. I will email the Castle Ridge contact list when the project is scheduled to go to public hearing so you know.

Let me know if you have any questions.

Respectfully,

Em Myler  
Neighborhood Development Liaison

---

As for your questions this morning:

1. The proposal is currently going through staff review. I have you on a list of names to alert when it has completed this step and is scheduled to go to the Planning and Zoning Commission.
2. The only actions right now include the usual staff comments on the submittal, and the applicants' responses. Staff is considering input from the neighborhood meetings in their comments. I will send comments and submittal updates when I have them.
3. Please see above regarding a face to face meeting
4. I think the best option to make sure that the Planning and Zoning Commission sees this email thread and you know that it has been seen is to include it as a public comment for their meeting materials when this proposal goes to hearing. That way, the Commissioners will read it as a part of the case on this proposal and the comment will be published publicly so you know that it has been included. This is the best way in my opinion to offer you the accountability you are looking for. I included more information on public comments in the original email above.

Best,

Em Myler  
Neighborhood Development Liaison

---

**From:** [srsunde@aol.com](mailto:srsunde@aol.com) <[srsunde@aol.com](mailto:srsunde@aol.com)>  
**Sent:** Wednesday, October 19, 2022 2:20 PM  
**To:** Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>; Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>  
**Cc:** Development Review Comments <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>; Paul S. Sizemore <[psizemore@fcgov.com](mailto:psizemore@fcgov.com)>; [srsunde@aol.com](mailto:srsunde@aol.com) <[srsunde@aol.com](mailto:srsunde@aol.com)>  
**Subject:** [EXTERNAL] Re: Group Home Notice with Link

Good morning Kai,

I have not heard back from you or from anyone on City Staff after my email from September 20, 2022 - attached below.

Could you please update me on where we are with this process?  
Is any action happening from the City Staff or from the applicants?  
When do we get our face-to-face meeting we have been promised?

Would you please forward this entire thread to the Planning and Zoning Commission and copy me so that I know it has been sent? Alternatively, if you would send me email contact information for the entire Planning and Zoning Commission, I can send it to them and copy you.

Thank you again for your attention, dedication, and assistance.

Respectfully,

-----Original Message-----

From: srsunde@aol.com  
To: kkleer@fcgov.com <kkleer@fcgov.com>; astephens@fcgov.com <astephens@fcgov.com>  
Cc: devreviewcomments@fcgov.com <devreviewcomments@fcgov.com>; psizemore@fcgov.com <psizemore@fcgov.com>; srsunde@aol.com  
Sent: Tue, Sep 20, 2022 6:41 am  
Subject: Re: Group Home Notice with Link

Kai,

Thank you for your response.

We are not asking for an opportunity to have a meeting in which nobody from the City of decision-making authority is present. We are asking for an honest, sincere meeting with the applicants **and** with those of authority on City Staff (including Mr. Sizemore). My understanding is that the Planning and Zoning Commission does not come into play unless City Staff should move it forward to them. The Planning and Zoning Commission has already rejected **unanimously** the applicants' prior proposal which was previously passed on to them by City Staff. We must have an opportunity to stop at the beginning of the process this new proposal, which would also likely result in millions of dollars of recoverable damages if passed. Mr. Sizemore and City Staff must allow us due process and fairness. The application has been filled with misleading and false information from the beginning. The legal red flags are huge, and to this day, remain unanswered by the applicants and ignored by City Staff.

Respectfully,

Steve Sunderman, MD  
970-215-3162

-----Original Message-----

From: Kai Kleer <kkleer@fcgov.com>  
To: srsunde@aol.com <srsunde@aol.com>; Alyssa Stephens <astephens@fcgov.com>  
Cc: Development Review Comments <devreviewcomments@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>  
Sent: Mon, Sep 19, 2022 11:53 am  
Subject: RE: Re: Group Home Notice with Link

Hello Steve,

An in-person meeting is the goal. Since the decision maker is the Planning and Zoning Commission, they will not be present at the meeting. Did you have anyone else in mind?

Sincerely,

.....  
**KAI KLEER, AICP**  
City Planner  
City of Fort Collins

**From:** srsunde@aol.com <srsunde@aol.com>  
**Sent:** Friday, September 16, 2022 10:37 AM  
**To:** Kai Kleer <kkleer@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>  
**Cc:** Development Review Comments <devreviewcomments@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>; srsunde@aol.com  
**Subject:** [EXTERNAL] Re: Group Home Notice with Link

Hello Kai,

Thank you again for your response. Would you please confirm for me that the meeting you are working on will be in person and will include the neighbors here who feel a need to be heard as well as the City Staff who are responsible for decisions?

Steve Sunderman, MD  
970-215-3162

-----Original Message-----

From: Kai Kleer <kkleer@fcgov.com>  
To: srsunde@aol.com <srsunde@aol.com>; Alyssa Stephens <astephens@fcgov.com>  
Cc: Development Review Comments <devreviewcomments@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>  
Sent: Thu, Sep 15, 2022 4:02 pm  
Subject: RE: Re: Group Home Notice with Link

Hello Steve,

Thanks for your diligence and patience on this. We have been in contact with the applicant team and they would be interested in having further discussions with the neighborhood. Internally, our Neighborhood Services and Development Review staff are working through the finer details of the when and where of the meeting and how to best organize it for a productive conversation. Our Development Review Liaison, Emily Myler, will be in touch as soon as we know more.

Sincerely,

.....  
**KAI KLEER, AICP**  
City Planner  
City of Fort Collins

**From:** srsunde@aol.com <srsunde@aol.com>  
**Sent:** Saturday, September 10, 2022 10:13 AM  
**To:** Kai Kleer <kkleer@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>  
**Cc:** Development Review Comments <devreviewcomments@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>; srsunde@aol.com  
**Subject:** [EXTERNAL] Re: Group Home Notice with Link

Dear Mr. Kleer:

I have not heard back since my email of August 28, 2022. I am sending another email today to check with you on where we are concerning the promised face-to-face meeting regarding 636 Castle Ridge Court.

Again, this needs to be an open and honest meeting among the applicants, the neighbors, and non-biased City Staff.

I believe the recoverable damages to our neighborhood will likely be in the millions if this proposal is allowed to go through. The duty of the City remains with the collective residents.

I look forward to hearing from you about setting up an open and productive meeting.

Respectfully Submitted.

Steve Sunderman, MD  
970-215-3162

Copy: Ms. Stephens, Mr. Sizemore, Development Review Committee, Self

-----Original Message-----

From: srsunde@aol.com  
To: kkleer@fcgov.com <kkleer@fcgov.com>; astephens@fcgov.com <astephens@fcgov.com>  
Cc: devreviewcomments@fcgov.com <devreviewcomments@fcgov.com>; psizemore@fcgov.com <psizemore@fcgov.com>; srsunde@aol.com  
Sent: Sun, Aug 28, 2022 11:29 am  
Subject: Re: Group Home Notice with Link

Thank you for your response.

What is needed is a full, sincere, open meeting with the applicants and with open minded City Staff to re-evaluate this entire proposal.

The suggestions you have proposed below by City Staff are, yet again, a censorship of the most important items at hand, and an assertion that City Staff will not even consider a correction of prior decisions, no matter how wrong they may have been.

City Staff is well aware that the application for this proposal has been filled with substantially false and misleading information from the very beginning. Red flags about licensure and questions of legality of the applicants' current operations are gigantic and still remain unanswered. The City does indeed have an obligation to verify whether this process is legal or not. Further, if the City is going to be involved in potentially granting approval of this enormous business in the middle of a carefully planned low density residential only neighborhood, the City has an absolute obligation to the entire neighborhood and to the city as a whole to ensure this will not "take away" from the neighbors - and not to use its position to assist one family in generating a huge personal profit at tremendous expense to all others in this neighborhood.

If this wrongful proposal should be allowed to go through, the recoverable damages to the Castle Ridge neighbors alone could well be into the millions of dollars.

Let's please start over from step one.

Respectfully,

Steve Sunderman, MD  
970-215-3162  
[srsunde@aol.com](mailto:srsunde@aol.com)

-----Original Message-----

From: Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>

To: [srsunde@aol.com](mailto:srsunde@aol.com) <[srsunde@aol.com](mailto:srsunde@aol.com)>; Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>

Cc: Development Review Comments <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>; Paul S. Sizemore <[psizemore@fcgov.com](mailto:psizemore@fcgov.com)>

Sent: Wed, Aug 24, 2022 10:50 am

Subject: RE: Re: Group Home Notice with Link

Hello Steve,

Thanks for your patience. I have been working with staff internally to determine the best approach to facilitate a productive conversation between you and the applicant. In an effort to build out the agenda and request for the meeting, could we get some additional clarification about you specific questions/concerns for the applicant and/or staff and your anticipated outcome from the meeting?

To address some of the comments you've provided, here are some things that would not be productive and should not be considered as part of the agenda:

- Your assertion that the applicants are currently operating without a license. This is a matter that is outside of the City's jurisdiction and should be addressed by filing a complaint to the Colorado Department of Public Health & Environment.
- Your assertion that this project would drastically drop community appeal and home values in the immediate area. Values of homes are not within the purview of the land use code and cannot be considered by staff or the Planning and Zoning Commission.
- We cannot reconsider any of the determinations made by the Reasonable Accommodation Request, nor can the Planning and Zoning Commission.

Here are some things that I've teased out of your comments that would be productive in discussion with the applicant:

Item 12. Improving the design, quality and character of new development through discussion around screening, landscaping, window placement, and fencing.

- Ensuring that operationally the land use mitigates impacts to the extent practicable through conversation around hours of deliveries, lighting, placement of trash receptacles, location and number of off-street parking spaces.
- Providing clarity around the procedural requirements of development plans.

Regarding the appeal, it must be filed within 14-days of any decision by the Planning and Zoning Commission. Additional notice will not be provided.

Let me know what if these are things that you would be interested in further discussing with the applicant or city staff and I will get something set up.

Thanks again for your patience.

Sincerely,

.....  
**KAI KLEER, AICP**  
 City Planner  
 City of Fort Collins

**From:** srsunde@aol.com <srsunde@aol.com>  
**Sent:** Saturday, August 20, 2022 9:44 AM  
**To:** Kai Kleer <kkleer@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>  
**Cc:** Development Review Comments <devreviewcomments@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>; srsunde@aol.com  
**Subject:** [EXTERNAL] Re: Group Home Notice with Link

Dear Mr. Kleer, Mr. Sizemore, Ms. Stephens, and Development Review Committee:

I wanted to follow up on my most recent email (see below).

I was told that arrangements would be made for further opportunity for us to meet to express our concerns (and with face-to-face format). I have not received any response back since my email of August 4, 2022. I want to make sure that we, the neighbors are heard. I want to make sure our options for appeal and further legal action remain open if the City should decide to render approval of this flawed proposal. I want to be assured that the City is not supporting a business activity that currently shows huge legal red flags. Are the applicants currently operating without license or authority a lockdown facility of two at-risk seniors for personal profit? This needs to be investigated and answered.

Would you please respond to me about where we stand concerning our promised opportunity to express our concerns face to face without being limited or shut off by a moderator?

Please notify me and all of the residents in the Castle Ridge Subdivision formally if and when your decisions have been made, and when our deadline for filing appeals will be.

We currently have multiple grounds for appeal as documented by the appeal form and procedure documents forwarded to me by Mr. Kleer should the City decide to allow this proposal to move forward:

1. Failure to properly interpret and apply relevant provisions of the City Code, the Land Use Code, and Charter. This includes street and fire code.
2. Failure to conduct fair hearings by exceeding its authority or jurisdiction.
3. Failure to conduct fair hearings by ignoring established rules of procedure.
4. Failure to conduct fair hearings by considering evidence presented by the applicants which was substantially false or misleading.

to receive all relevant evidence offered by the appellant.  
 Page 569

Item 12. clearly biased against the appellant.

I look forward to hearing back from you with your plans to allow us to present our concerns fully and in person.

Respectfully,

Steve Sunderman, MD  
607 Castle Ridge Court  
Fort Collins, CO 80525

-----Original Message-----

From: [srsunde@aol.com](mailto:srsunde@aol.com)

To: [kkleer@fcgov.com](mailto:kkleer@fcgov.com) <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>; [astephens@fcgov.com](mailto:astephens@fcgov.com) <[astephens@fcgov.com](mailto:astephens@fcgov.com)>

Cc: [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com) <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>; [psizemore@fcgov.com](mailto:psizemore@fcgov.com) <[psizemore@fcgov.com](mailto:psizemore@fcgov.com)>

Sent: Thu, Aug 4, 2022 5:15 am

Subject: Re: Group Home Notice with Link

Kia,

Again, my most sincere thanks to you for your response and offer.

Yes, we do need formal opportunity to meet face to face both with the applicants and with the city staff who are involved in making these decisions that would have a major impact on our entire community.

We feel as though we have been dismissed or silenced every step of the way. We feel the City is pushing an extreme left political agenda rather than exercising its duty to the population as a whole.

Again, I need to stress that the City has duty to the entire community as a whole, not to one family that is trying to "use" the entire neighborhood for self-enrichment at tremendous expense to all others.

I would like to stress that any use of "Reasonable Accommodation" has restrictions:

1. The applicant must be in a protected or disabled class. These applicants are neither disabled nor in a protected class. They are wrongfully flying the banner of and trying to "USE" a protected they are not even members of for personal self-gain.
2. Any "Reasonable Accommodations" must not result in a significant deterioration of existing environment or be a significant financial burden to others in this area. This project would totally alter in a negative way the entire atmosphere of this well-planned low-density community. This project would drastically drop community appeal and home values in the immediate area - most likely by millions of dollars collectively - all for one family's self profit. The damages against the neighborhood would be huge.
3. All such accommodations must consider existing rules and must not impact the safety of others. This project would clearly turn this area into a congested safety hazard for our children and for our parking and traffic. Existing general rules for street width, parking requirements, fire code, residential housing, low density, etc have been essentially thrown out the window for this one family's proposal.
4. The project and the accommodations must be "reasonable" not "unreasonable." Both this drastic reposing of a long established and well-planned residential community, and the accommodations sought are everything but reasonable.

Further, the City does have a duty to require fair process. The applicants for this project have been misleading and evasive about their application every step of the way; and to date, the city has allowed  
ove on.

Item 12.

if the City has reason to believe that inappropriate or possible illegal activities are involved, the city cannot operate as an aid to those activities. Eirc Shenk has now admitted in open and recorded session that he does not have a license to practice medicine even though he touted himself with physician credentials from day one. He has admitted in open and recorded session that he and his wife are currently caring for two at risk seniors in their home without a group home or nursing home license and without a Medical Director. Are they using their home as a lock down facility without a right or license? The red flags for this project are huge and growing.

This proposal should have been summarily rejected months ago.

Respectfully,

Steve Sunderman, MD  
970-215-3162

-----Original Message-----

From: Kai Kleer <kkleer@fcgov.com>  
To: srsunde@aol.com <srsunde@aol.com>; Alyssa Stephens <astephens@fcgov.com>  
Cc: Development Review Comments <devreviewcomments@fcgov.com>; Paul S. Sizemore <psizemore@fcgov.com>  
Sent: Mon, Aug 1, 2022 5:14 pm  
Subject: RE: Re: Group Home Notice with Link

Hello Steve,

Thanks for the email. Unfortunately we cannot comment regarding the merits of medical licensing requirements for Eric Shenk and it is not a criterion that we evaluate land use applications under. We anticipate that any licensing, certification, and/or registration requirements will be administered and enforced by the Colorado Department of Public Health and Environment.

Regarding procedure, the section you referred to is for preapplication reviews by City Council and would not apply in this case. To clarify some of the confusion around the previous conversations, posted notice is required for neighborhood meetings pursuant to 2.2.2- Step 2: Neighborhood Meetings, however, the timeline for the sign posting is not specified under 2.2.6 – Step 6: Notice. In general, our goal is to post a sign as soon as the neighborhood meeting is scheduled; however, this is an odd case where the sign has been posted since March of 2021 and unfortunately removed by the applicant for resodding. We did talk to the applicant and made it clear that the sign must remain in place until a hearing has been held.

Knowing that there were a lot of people present at the neighborhood meeting and that we were unable to circle back around to you, I'd be happy to set something up and facilitate conversation between you and anyone on the applicant team. If that would be something you're interested in please let me know and I'll start coordinating schedules.

I'll also be sure to add your comments to the record for the Planning and Zoning Commission's consideration if and when a public hearing is scheduled for this project.

Please call or email me if you'd like to chat more.

Sincerely,

.....  
**KAI KLEER, AICP**  
City Planner  
970-416-4284  
City of Fort Collins

From: srsunde@aol.com <srsunde@aol.com>  
Sent: Saturday, July 30, 2022 10:25 AM  
Kleer <kkleer@fcgov.com>; Alyssa Stephens <astephens@fcgov.com>



### NOTICE OF APPEAL

FOR CITY CLERK'S  
USE ONLY:  
DATE FILED: 12-28-2022  
INITIALS: JTE

Action Being Appealed: Castle Ridge Group Home, FDP220013

Date of Action: 12/15/22 Decision Maker: Planning and Zoning

**Appellant/Appellant Representative (if more than one appellant):**

Name: KURT JOHNSON Phone #: 505-400-6810

Address: 612 Castle Ridge Ct.  
Fort Collins, CO 80525 Email: kejelbj@yahoo.com

**INSTRUCTIONS**

For each allegation marked below, attach a separate summary of the facts contained in the record which support the allegation of no more than two pages, Times New Roman 12-point font. Please restate allegation at top of first page of each summary.

### GROUND S FOR APPEAL

The Decision Maker committed one (1) or more of the following errors (check all that apply):

Failure to properly interpret and apply relevant provisions of the City Code, the Land Use Code, and Charter. List relevant Code and/or Charter provision(s) here, by specific Section and subsection/subparagraph:

Section 3.5.1 (J) of the Land Use Code

Failure to conduct a fair hearing in that:

- (a) The Board, Commission, or other Decision Maker exceeded its authority or jurisdiction as contained in the Code or Charter. [New evidence not allowed]
- (b) The Board, Commission or other Decision Maker substantially ignored its previously established rules of procedure. [New evidence not allowed]
- (c) The Board, Commission or other Decision Maker considered evidence relevant to its findings which was substantially false or grossly misleading. [New evidence allowed]
- (d) The Board, Commission or other Decision Maker improperly failed to receive all relevant evidence offered by the appellant. [New evidence allowed]
- (e) The Board, Commission or other Decision Maker was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence of judgment. [New evidence allowed]

**NEW EVIDENCE**

All new evidence the appellant wishes Council to consider at the hearing on the appeal must be submitted to the City Clerk within seven (7) calendar days after the deadline for filing a Notice of Appeal and must be clearly marked as new evidence. No new evidence will be received at the hearing in support of these allegations unless it is submitted to the City Clerk by the deadline (7 days after the deadline to file appeal) or offered in response to questions posed by Councilmembers at the hearing.

**GROUNDNS FOR APPEAL: The Planning and Zoning Commission failed to properly interpret and apply relevant provisions of the Land Use Code.**

The appeal relates to FDP220013, a proposal for a 10-resident group home, which the Planning & Zoning Commission approved by a 3-2 vote on 12/15/22. The proposal was a continuation from PDP210012, which was essentially the same group home application at the same address, but for 16 residents. That application was denied unanimously (5-0 vote) by P&Z on 3/23/22. The denial was based on provision 3.5.1 (J) of the Land Use Code, specifically relating to inadequate parking and public safety concerns.

The current proposal was based on an approved reasonable accommodation request for 10 residents. That approval, however, was conditioned upon the additional approval of the overall project by the P&Z Commission through Type 2 Review. Despite P&Z's narrow approval on 12/15/2022, we contend that the proposal still does not meet 3.5.1 (J).

Castle Ridge Court is a private street, which the City has declared as substandard. When our neighborhood's plan was approved, it was done so with a variance to minimum street width based on low density, all residential use, and every house being required to have a minimum of a 3-car garage. This was the only way to ensure that the narrow streets could provide for appropriate and safe ingress and egress for residents, visitors, and emergency services.

At the 3/23/22 hearing, the P&Z Commission established that due to the reduced width, if cars were parked on both sides of the street, the Castle Ridge Court would effectively be reduced to a one-lane street. Not only would this substantially change the character of the neighborhood and present a compatibility issue, but it would create serious public safety concerns related to accessibility by emergency services, and fire egress, among other public safety factors. Consider also that this neighborhood has a single egress, thus the houses "downstream" from the property are most affected when a "chokepoint" occurs in front of the subject property.

The applicant's new proposal was to keep one 2-car garage and convert the other garage into additional living area for group home residents. The applicant claimed that this would allow 5 on-site parking spaces. This is a dubious claim, and even if it were true, the resultant use would still be a house with ten residents, multiple staff, frequent deliveries, medical and family visitations, and at times a transport van – and only a two-car garage – on a street designed for single-family occupancy with 3- and 4-car garages.

In reality, the driveway is a narrow one-way in/one-way out configuration. The one garage which the applicant proposes to retain is directly in line with the driveway. This means that if 5 cars were to park on-site, it would require "musical cars" to manage. In any "real world" application, this simply cannot and will not be realized. This configuration is more challenging than any of the other group homes in Fort Collins. Thus, the result of the 10-resident, one-garage plan would be the same, un-workable and unsafe one-lane street situation which P&Z denied at the March hearing.

The applicants also proposed a parking app that would be required. The P&Z Commission dismissed this concept as unlikely to last long-term, as evidenced in their deliberations.

The result of an operation of this size would be to normally have cars parked on both sides of the street – especially considering that the other nearby residents also have needs. As there are not any distinct advantages to this location – only disadvantages – an operation of this size does not meet 3.5.1 (J), just as the 3/23/22 proposal did not.

Some P&Z members struggled during deliberations on how to apply the Land Use Code. Properly interpreting the Land Use Code involves specifically analyzing how the unique disadvantages of this location are overcome. Those voting for approval failed to cite any specific mitigation which merited approval of the new proposal. Those voting for denial, on the other hand, cited specific reasons the situation is not mitigated. As such, the Code was not properly applied.

### **SUPPLEMENTAL MATERIAL**

As this was effectively a continuation of the 3/23/22 P&Z Commission hearing, specific submittals were referenced from that hearing as a statement of fact during the 12/15/22 hearing. For completeness, attached are certain materials which were submitted for the 3/22/22 hearing and subsequently referenced at the 12/15/22 hearing:

- the original variance on street width
- staff parking analysis for existing group homes in Fort Collins
- the 2016 road analysis declaring substandard construction

### APPELLANTS

*Parties-in-interest* have the right to file an appeal.

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- Anyone who provided written comments to the appropriate City staff for delivery to the board, commission or other decision maker prior to or at the hearing on the matter that is being appealed.
- A City Councilmember.

|  |                               |
|--|-------------------------------|
| Signature: <i>Katherine Chacho</i>   | Date: <i>12/21/22</i>         |
| Name: <i>Katherine Chacho</i>  | Email: <i>kchacho@adl.com</i> |
| Address: <i>631 Castle Ridge Court</i>   | Phone #: <i>970-377-1373</i>  |
| Describe how you qualify as a party-in-interest:<br><i>Across the street from applicants / Received Notice</i> |                               |

|  |                                |
|--|--------------------------------|
| Signature: <i>Charles Bradley Sisson</i>   | Date: <i>12/26/22</i>          |
| Name: <i>Charles Bradley Sisson</i>  | Email: <i>cbisson@epm2.com</i> |
| Address: <i>600 Castle Ridge Court</i>   | Phone #: <i>970 412 5928</i>   |
| Describe how you qualify as a party-in-interest:<br><i>live on Castle Ridge Ct &amp; Received Notice</i> |                                |

|  |                                    |
|--|------------------------------------|
| Signature: <i>Barbara Thompson Schwerin</i>  | Date: <i>12/26/2022</i>            |
| Name: <i>Barbara Thompson Schwerin</i>   | Email: <i>btschwerin@gmail.com</i> |
| Address: <i>600 Castle Ridge Ct.</i>   | Phone #: <i>970. 420.0111</i>      |
| Describe how you qualify as a party-in-interest:<br><i>Live on Castle Ridge Ct and Received Notice</i> |                                    |

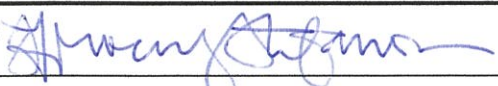
ATTACH ADDITIONAL SIGNATURE SHEETS AS NECESSARY

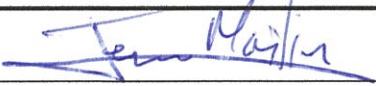
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- A City Councilmember.

|   |                              |
|---|------------------------------|
| Signature:         | Date: 12/21/2022             |
| Name: Tracey Stefanon   | Email: traceyken@comcast.net |
| Address: 642 Castle Ridge Ct.   | Phone #: (970) 988-7440      |
| Describe how you qualify as a party-in-interest:<br>Next door house to applicants / received notice |                              |

|   |                                   |
|---|-----------------------------------|
| Signature:         | Date: 12/21/2022                  |
| Name: JESUS MARTIN ROMAN  | Email: JESSEMARTIN-2000@YAHOO.COM |
| Address: 637 CASTLE RIDGE CT  | Phone #: 970 994 2332             |
| Describe how you qualify as a party-in-interest:<br>ACROSS THE STREET TO APPLICANTS / RECEIVED NOTICE |                                   |

|  |                             |
|--|-----------------------------|
| Signature:                      | Date: 12/26/2022            |
| Name: GREGG LESARTRE   | Email: wiselyinvest@aol.com |
| Address: 619 CASTLE RIDGE CT   | Phone #: 970 218 1621       |
| Describe how you qualify as a party-in-interest:<br>RECEIVED NOTICE / EXIT FROM NEIGHBORHOOD BLOCKED BY CONGESTION |                             |

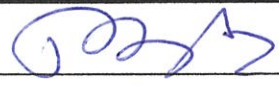
ATTACH ADDITIONAL SIGNATURE SHEETS AS NECESSARY

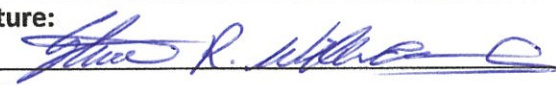
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- A City Councilmember.

|  |                             |
|--|-----------------------------|
| Signature:                                      | Date: 12/26/22              |
| Name: Anthony Doing  | Email: anthonydoing@comcast |
| Address: 5206 Castle Ridge Place   | Phone #: 970 214 1577       |
| Describe how you qualify as a party-in-interest:<br>neighbor - received notice - concerned in regard to emergency service access |                             |

|  |                             |
|--|-----------------------------|
| Signature:            | Date: 12/26/22              |
| Name: Steven R. Williams   | Email: aitarama@comcast.net |
| Address: 5301 Highcastle Court   | Phone #: 970-567-5541       |
| Describe how you qualify as a party-in-interest:<br>Neighbor, written notice received, attended meetings |                             |

|  |                            |
|--|----------------------------|
| Signature:  | Date: 26-DEC-2022          |
| Name: DOUGLAS W. SALTER  | Email: KDAPW2495@GMAIL.COM |
| Address: 613 CASTLERIDGE COURT   | Phone #: 970-481-4382      |
| Describe how you qualify as a party-in-interest:<br>NEIGHBOR - ATTENDED MEETING VIRTUALLY      |                            |


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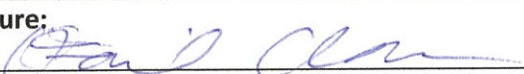
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- A City Councilmember.

|  |                         |
|--|-------------------------|
| Signature:  | Date: 12/18/22          |
| Name: Kurt Johnson   | Email: kejlbj@yahoo.com |
| Address: 612 Castle Ridge Ct   | Phone #: 505-400-6810   |
| Describe how you qualify as a party-in-interest:<br>Received notice                          |                         |

|  |                               |
|--|-------------------------------|
| Signature:  | Date: 12/18/22                |
| Name: Daniel Clanson   | Email: danclanson92@gmail.com |
| Address: 5219 Castle Ridge Pl FC   | Phone #: 9702220478           |
| Describe how you qualify as a party-in-interest:<br>Received notice                            |                               |

|  |          |
|--|----------|
| Signature:                                       | Date:    |
| Name:  | Email:   |
| Address:   | Phone #: |
| Describe how you qualify as a party-in-interest: |          |


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# APPELLANTS

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- A City Councilmember.

|  |                                   |
|--|-----------------------------------|
| <b>Signature:</b>     | <b>Date:</b> 12/27/22             |
| <b>Name:</b> MICHAEL V. LUZZO  | <b>Email:</b> MIKELUZZO@YAHOO.COM |
| <b>Address:</b> 5225 CASTLE RIDGE PL, FORT COLLINS, CO 80525   | <b>Phone #:</b> (408) 230-6131    |
| <b>Describe how you qualify as a party-in-interest:</b><br>ATTENDED AND SPOKE AT CITY PLANNING MEETING |                                   |

|   |                 |
|---|-----------------|
| <b>Signature:</b>                                       | <b>Date:</b>    |
| <b>Name:</b>  | <b>Email:</b>   |
| <b>Address:</b>   | <b>Phone #:</b> |
| <b>Describe how you qualify as a party-in-interest:</b> |                 |

|   |                 |
|---|-----------------|
| <b>Signature:</b>                                       | <b>Date:</b>    |
| <b>Name:</b>  | <b>Email:</b>   |
| <b>Address:</b>   | <b>Phone #:</b> |
| <b>Describe how you qualify as a party-in-interest:</b> |                 |

ATTACH ADDITIONAL SIGNATURE SHEETS AS NECESSARY



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.

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.

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.

Item 12.

| <b>Facility Name</b>   | <b>Parking Count</b> | <b>Bed Count</b> | <b>Ratio Parking/Beds</b> |
|--|----------------------|------------------|---------------------------|
| Seneca House Assisted Living                                 | 4                    | 10               | 0.40                      |
| Terry Lake Assisted Living Turnbettery Place Assisted Living | 4                    | 8                | 0.50                      |
| Turnberry Place Assisted Living                              | 4                    | 8                | 0.50                      |
| Monarch Greens Assisted Living                               | 6                    | 8                | 0.75                      |
| Presitge Living LLC  | 6                    | 8                | 0.75                      |
| Live to Assist   | 7                    | 8                | 0.88                      |



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](mailto: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.

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

EEC Project No. 1162090

October 19, 2016

Page 4

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.



EEC Project No. 1162090  
October 19, 2016  
Page 5

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](mailto:bshear@shearengineering.com))

**Staff Report  
(with attachments)  
Presented to the  
Planning and Zoning  
Commission  
December 15, 2022**

Planning & Zoning Commission Hearing: December 15, 2022

## Castle Ridge Group Home, Project Development Plan / Final Development Plan – PDP220013

### Summary of Request

This is a request for a Project Development Plan to convert an existing single-family dwelling into a 10-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 Commission (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 record documents and apply for building permit.

### 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

### Contents

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- 4. Article 3 - Applicable Standards..... 5
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- 6. Findings of Fact/Conclusion ..... 10
- 7. Recommendation..... 11
- 8. Attachments ..... 11
- 9. Links..... **Error! Bookmark not defined.**

### Staff Recommendation

Conditional Approval of Project Development Plan and Final Development Plan.

## 1. Project Introduction

### A. PROJECT DESCRIPTION

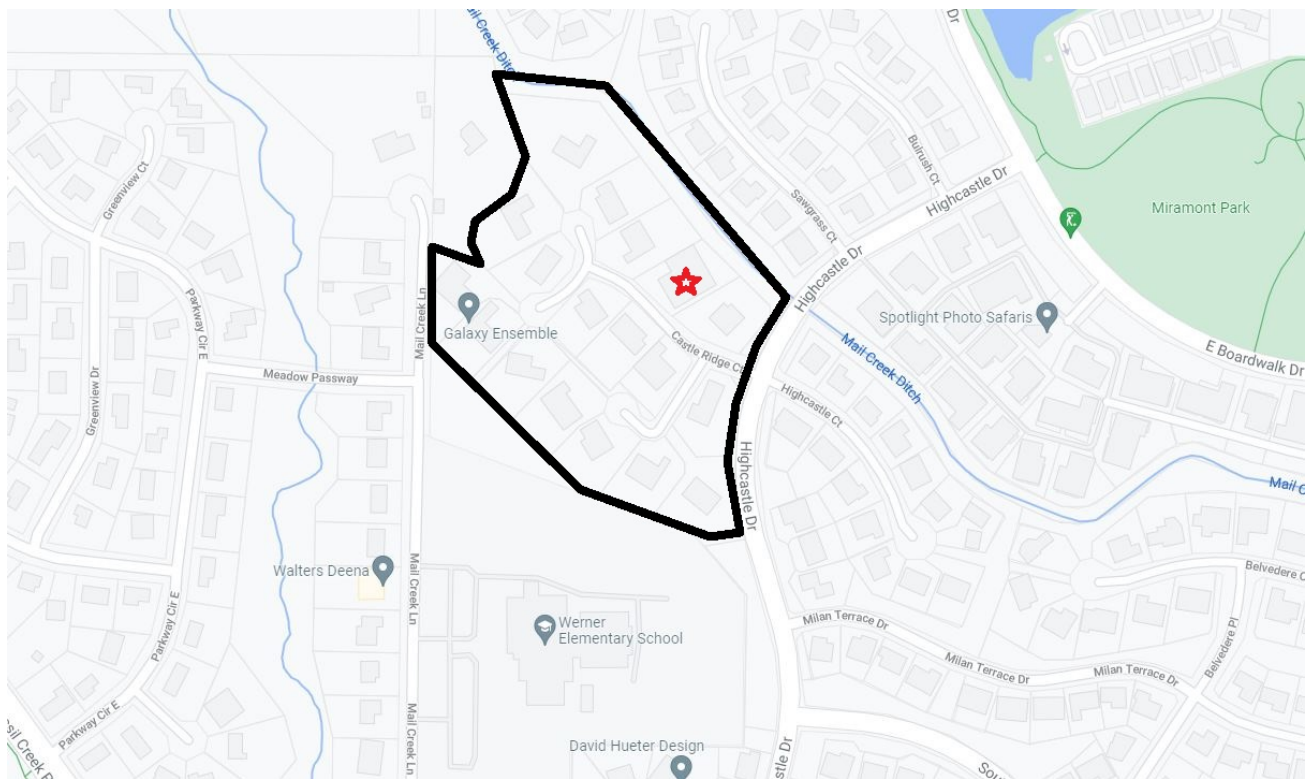
This is a proposal to convert an existing single-family detached home into a 10-resident group home located at 636 Castle Ridge Court. The proposal includes adding exterior windows, screen walls, landscaping, and closing off two side-facing garage doors.

### 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 portions of the subdivision.



## 2. Surrounding Zoning and Land Use

|                 | North  | South   | East   | West   |
|-----------------|--|---|--|--|
| <b>Zoning</b>   | 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) |
| <b>Land Use</b> | 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 two 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 10.

## 2. Public Outreach

A virtual neighborhood meeting was held to discuss the project on July 28, 2022.

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.

A general feeling by the community that this was not an appropriate land use within the neighborhood and that neighbors do not feel that they are being heard and that this use is being forced by the City.

Concerns around procedural requirements being met for sign posting and neighborhood meeting

Impacts to the privacy of neighboring properties related to window placement outdoor activities.

Concerns about administrative staff and who will be living in the residence long term.

## 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 – PDP220013

The first submittal of this project was completed on July 9, 2021. The PDP required 2 rounds of staff review.

#### 4. Notice (Posted, Written, and Published)

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

Written Hearing Notice: December 1, 2022; 543 addresses mailed.

Published Hearing Notice: December 4, 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  |
|--|--|-----------------|
| <p><b>3.2.1 – Landscaping and Tree Protection</b></p>          | <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Adding a 6x6-foot screen panel in front of four newly proposed side-facing windows.</li> <li>• 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.</li> <li>• 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.</li> </ul> | <p>Complies</p> |
| <p><b>3.2.1(F) – Tree Preservation and Mitigation</b></p>      | <p>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.</p> <p>City Forestry has identified and assessed nine on-site trees that are not proposed to be removed as part of this project.</p>  | <p>Complies</p> |
| <p><b>3.2.2(C)(4) – Bicycle Parking Space Requirements</b></p> | <p>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.</p>   | <p>Complies</p> |
| <p><b>3.2.2(K)(1)(f) – Parking</b></p>                         | <p>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.</p> <p>The project proposes two 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.</p> <p>A condition is recommended under 3.5.1(J) address operational elements of the group home.</p>  | <p>Complies</p> |
| <p><b>3.2.4 – Site Lighting</b></p>                            | <p>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.</p> <p>The PDP proposes to replace all exterior wall-mounted light fixtures with fully shielded, down-directional, 3,000 Kelvin or less fixtures.</p>   | <p>Complies</p> |

|  |   |                 |
|--|---|-----------------|
| <p><b>3.2.5 – Trash and Recycling Enclosures</b></p> | <p>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.</p> <p>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.</p> <p>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.</p> | <p>Complies</p> |
|--|---|-----------------|



### 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                |
|---|---|-------------------------------|
| <p><b>3.5.1(A) and (B) – Building Project and Compatibility, Purpose and General Standard</b></p> | <p>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 <b>compatibility</b> as:</p> <p><i>“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.”</i></p> <p>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.</p>   | <p>N/A</p>                    |
| <p><b>3.5.1(D) – Privacy Considerations</b></p>   | <p>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.</p> <p>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.</p>  | <p>Complies</p>               |
| <p><b>3.5.1(J) – Operation and Physical Compatibility Standards</b></p>                           | <p>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:</p> <ol style="list-style-type: none"> <li>1) hours of operation and deliveries;</li> <li>2) Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare;</li> <li>3) placement of trash receptacles;</li> <li>4) location of loading and delivery zones;</li> <li>5) light intensity and hours of full illumination;</li> <li>6) placement and the illumination of outdoor vending machines;</li> <li>7) location and the number of off-street parking spaces.</li> </ol> <p>During the March 23, 2022 hearing the Planning and Zoning Commission denied the project with the belief that parking for 16 residents and their guests could not be managed adequately through group home staff or by requiring employees to use on-street parking within the surrounding public street system.</p> <p>The new proposal reduces the overall number of residents from 16 to 10, retains two of the four garage spaces for off-street parking, provides two spaces directly in front of the garage doors, and additional space to stack vehicles in the driveway. Further, the applicant is proposing to manage parking through a mobile application that must be used by all guests to schedule visits and reserve parking spaces within the driveway or abutting street. For these aforementioned reasons staff is no longer recommending a condition that requires employees to utilize on-street parking of the nearest public street.</p> | <p>Conditions Recommended</p> |

Staff is recommending two 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 24 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:**

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.

**Condition 2:**

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.

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

| Applicable Code Standard  | Summary of Code Requirement and Analysis   | Staff Findings  |  |   |   |   |     |   |       |   |       |                 |
|---------------------------|--|---|--|---|---|---|-----|---|-------|---|-------|-----------------|
| <p><b>3.8.6(A)</b></p>    | <p>Residential group homes shall conform to the lot area and separation requirements specified in the following table:</p> <table border="1" data-bbox="310 569 1317 842"> <thead> <tr> <th><i>Zone District</i></th> <th><i>Maximum number of residents excluding supervisors, for minimum lot size</i></th> <th><i>Additional lot area for each additional resident (square feet)</i></th> <th><i>Maximum permissible residents, excluding supervisors</i></th> <th><i>Minimum separation requirements between any other group home (feet)*</i></th> </tr> </thead> <tbody> <tr> <td>R-L</td> <td>3</td> <td>1,500</td> <td>8</td> <td>1,500</td> </tr> </tbody> </table> <p>The project was granted relief from the maximum permissible resident standard as part of the Reasonable Accommodation Request.</p> <p>Regarding minimum separation distances, the project is not located within 1,500 feet of any other known group home.</p> | <i>Zone District</i>  | <i>Maximum number of residents excluding supervisors, for minimum lot size</i> | <i>Additional lot area for each additional resident (square feet)</i>       | <i>Maximum permissible residents, excluding supervisors</i> | <i>Minimum separation requirements between any other group home (feet)*</i> | R-L | 3 | 1,500 | 8 | 1,500 | <p>Complies</p> |
| <i>Zone District</i>      | <i>Maximum number of residents excluding supervisors, for minimum lot size</i>   | <i>Additional lot area for each additional resident (square feet)</i> | <i>Maximum permissible residents, excluding supervisors</i>                    | <i>Minimum separation requirements between any other group home (feet)*</i> |   |   |     |   |       |   |       |                 |
| R-L                       | 3  | 1,500   | 8  | 1,500   |   |   |     |   |       |   |       |                 |
| <p><b>3.8.6(C)(1)</b></p> | <p>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.</p> <p>Staff is recommending that the Planning and Zoning Commission conditionally approve the project as a 10-resident memory-care group home.</p>   | <p>Complies</p>   |  |   |   |   |     |   |       |   |       |                 |

## 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  |
|---------------------------------------|---|-----------------|
| <p><b>4.4(B) – Permitted Uses</b></p> | <p>The proposed project is classified as a group home and is a permitted land use subject to review by the Planning and Zoning Commission.</p> <p>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.”</p> <p>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.</p> | <p>Complies</p> |

## 6. Findings of Fact/Conclusion

In evaluating the request for the Castle Ridge Group Home Project Development Plan, PDP220013, 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) 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).

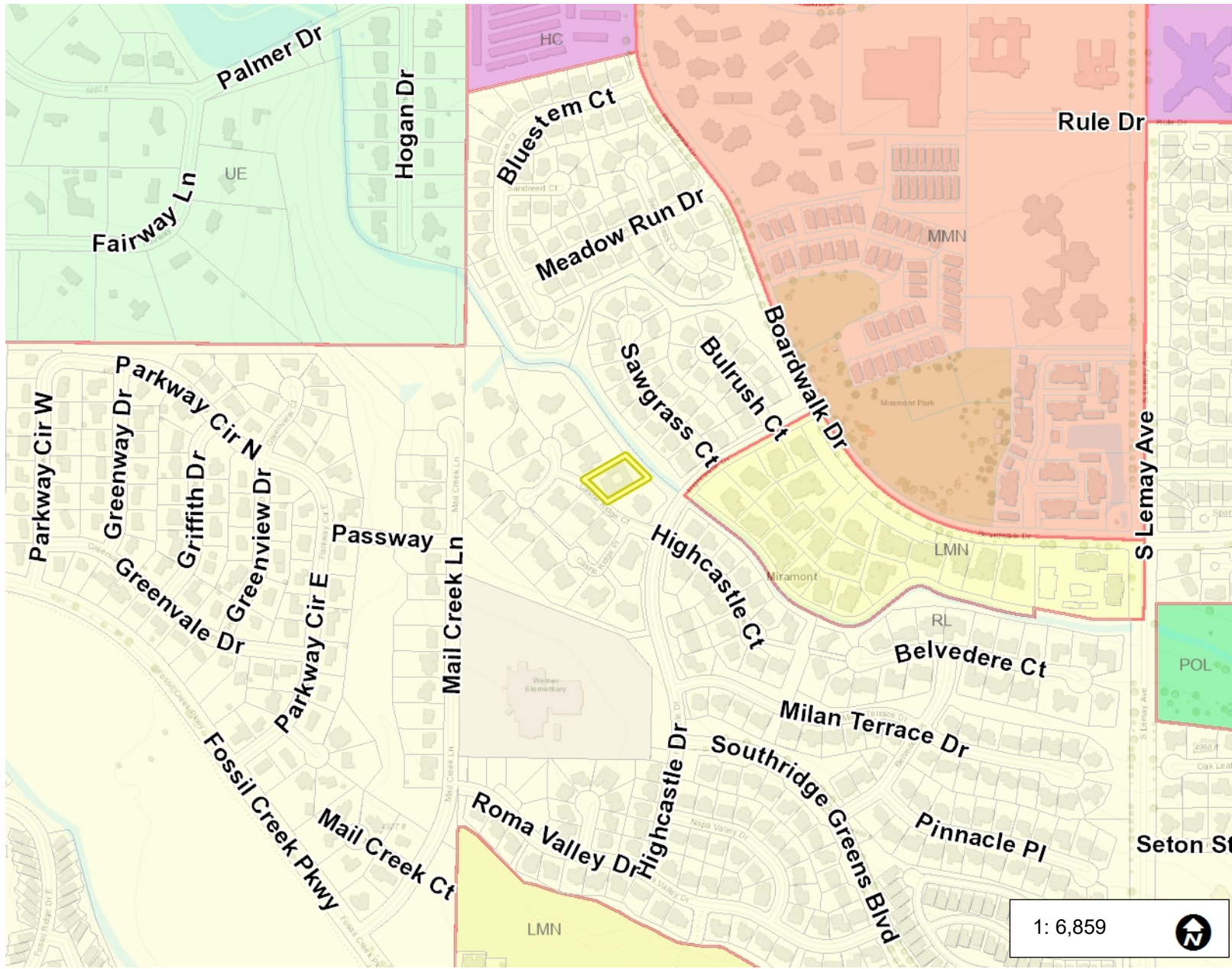
## 7. Recommendation

Staff recommends conditional approval of the Castle Ridge Group Home Project Development Plan, PDP220013, based on the aforementioned Findings of Fact.

## 8. Attachments

1. Vicinity Map
2. Project Narrative
3. Plan Set
4. Operational Plan
5. Traffic Impact Study
6. Neighborhood Meeting Summary
7. Public Comments
8. Reasonable Accommodation Decision Letter
9. Supplemental Documents - Public Comments
10. Staff Presentation

# Castle Ridge Group Home



### Legend

- Street Names
- Parcels
- City Zoning
  - Community Commercial
  - Community Commercial North Coll
  - 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

1: 6,859

1,143.0 0 571.50 1,143.0 Feet

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.

Notes



CASTLE RIDGE GROUP HOME  
PROJECT DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN NARRATIVE  
2 November 2022

Conceptual Review: 12/17/2020  
Neighborhood Meeting: 5/4/2021 & 7/26/2022

**General Information**

The property at 636 Castle Ridge Court represents a unique opportunity in our city to provide a home-based memory care 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 and receive specialized care for their disabilities. 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 5<sup>th</sup>, 2021. Concerns voiced included increased traffic, parking, the level of occupancy, privacy, who the investors were, and compatibility with existing neighborhood character. The owners mitigated as many concerns as possible and proceeded with the development plan. The project went to the Planning and Zoning Commission on March 23, 2022. The neighbors and a number of the commissioners indicated that they were not opposed to the use, but they thought that 16 people would put an excessive burden on the neighborhood. The Commission denied the application.

In response to the concerns raised by the neighbors and the Commission, the owners revised their business and care model and found a way to create a successful care home with a lower occupancy level and with other revisions to address neighbors’ concerns. This new application reflects the new proposal. Specifically:

- **Parking:** Rather than converting both two-car garages to living space, only one garage will be converted, leaving the other open for staff parking. Thus, there will be a total of six off-street parking spaces available for staff, guests, and periodic deliveries. Two parking spaces, as required, are provided. Two additional parking spaces are located within the garage and the driveway can accommodate two cars, there are three spaces on-street for a total of nine spaces. Additionally, four bike parking spaces are provided in the central courtyard to accommodate multimodal transit options. The owners will ask guests to minimize on-street parking and limit that parking to in front of the home itself. This home will be proactively managing parking ingress and egress using a third-party parking



- application called Parkalot. The application is web based and can be accessed through both cell phones and home computers. The interface shows the location of individual parking stations and corresponding time slots available 24 hours a day. Reservations for parking will be available up to 14 days in advance. On average individuals can complete their reservations in 37 seconds. Training in the use of the parking application will be part of the onboarding process for family members with clients in the home and will be contractually obligated to use. Friends of clients that wish to visit will be encouraged to call ahead before visiting unless they have received the same training and access as family members on the use of the parking application. Parking stalls will be numbered for clarity of where to park. As a reminder, the residents themselves do not drive or own vehicles on account of their disabilities, and guest will be asked to schedule visits. There will be two staff on duty during each of two-day shifts and one staff during the night.
- **Traffic:** A new traffic analysis was performed by traffic engineer Matt Delich. This study is based on both the new occupancy level and on updated standards issued by the ITE's 11<sup>th</sup> Edition of the Trip Generation Manual. This shows that the number of additional vehicle trips to and from the home are minimal. The owners also reiterate their commitment to work with visitors on appropriate scheduling, limit deliveries to what would normally be expected of an average home (i.e. no large delivery trucks, groceries brought in by personal vehicle, laundry done in house, etc.), and try to minimize staff changes during peak hours. The owners further reiterate their willingness to work with adjacent neighbors if any impacts arise.
  - **Neighborhood Character:** The change of use does not alter the residential character of the home. The footprint will not change and there are no changes to the exterior hardscape, except for the enclosure of part of an existing back patio and the installation of a 6' tall vinyl fence. Trash and recycling will be located in the retained garage and will only be visible when brought to the street on trash days, similar to the other existing homes. There will be no signage posted to distinguish this home from any other in the neighborhood.
  - **Privacy:** The number of bedroom windows needed on the northwest side of the home has been reduced from four to one, thereby addressing the privacy concerns of the neighbor on this side of the home. Natural screening will remain in place.
  - **Safety and Comfort for Residents:** Within the home, a sprinkler system will be added, and one garage and the swimming pool room will be converted to bedrooms, bathrooms, family rooms and dining rooms for a total of 10 residents. Residents will have 24-hour supervision and care including enhanced door security and video monitoring. The existing home is already handicap accessible and wraps around a courtyard which provides a protected, safe, outdoor space. This home will be licensed by, and will meet all regulatory requirements established by, the Colorado Department of Public Health and the





Environment. Staff in this home will be overseen by a qualified administrator and will have enhanced training for the care of people with dementia.

A second neighborhood meeting was held in July where many of the same concerns were voiced. It is hoped that these concerns will be alleviated once the neighbors see this revised development application.

The Planning Director granted reasonable accommodation for the 10-resident model on May 19, 2022. The Miramont HOA also agreed to a 10-bed residential group home and granted reasonable accommodation in a letter dated April 23, 2022.

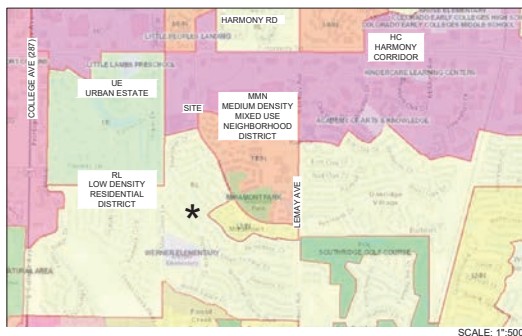
**Current and future owners:** Xiomara Diaz and Christopher Eric Shenk – 636 Castle Ridge Ct.

# CASTLE RIDGE GROUP HOME

## PROJECT DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN

Lot 2, Castle Ridge at Miramont 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 / CONTEXT MAP



### OWNER'S CERTIFICATE

I, THE UNDERSIGNED DOES/DOES 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) |                                       |
|--|---------------------------------------|
| <b>DENSITY GROSS AND NET</b>                   |                                       |
| GROSS AREA                                     | 22,225 SF (.51 AC)                    |
| TOTAL DWELLING UNITS                           | 1                                     |
| GROSS DENSITY                                  | 2 DU/AC                               |
| <b>AREA COVERAGE GROSS AND NET</b>             |                                       |
| BUILDING COVERAGE                              | 7.33% 32.99%                          |
| DRIVES AND PARKING (EXCLUDES PUBLIC ROW)       | 1.830 8.23%                           |
| OPEN SPACE AND LANDSCAPE (EXCLUDES PUBLIC ROW) | 13,062 58.77%                         |
| <b>TOTAL GROSS COVERAGE</b>                    | <b>22,228.00 SF (0.51 AC) 100.00%</b> |

NOTE: BUILDING COVERAGE INCLUDES PORCHES

| FLOOR AREA RATIO              |                       |
|-------------------------------|-----------------------|
| BUILDING AREA (SF)            | 7,333                 |
| LOT AREA (SF)                 | 22,225                |
| FLOOR AREA RATIO              | 0.33                  |
| <b>BUILDING HEIGHT</b>        |                       |
| BUILDING 01                   | 23'-2" 1              |
| MAXIMUM HEIGHT                | STORIES               |
| <b>DWELLING UNIT QUANTITY</b> | <b>TOTAL BEDROOMS</b> |
| GROUP HOME                    | 1 10                  |

| BICYCLE PARKING       |                   |
|-----------------------|-------------------|
| PROVIDED              | REQUIRED          |
| 4                     | 0                 |
| <b>BICYCLE SPACES</b> |                   |
| PROJECT PARKING       | PROVIDED REQUIRED |
| PARKING STALLS        | 2 2               |
| HANDICAP              | 1 1               |
| <b>TOTAL</b>          | <b>2 2</b>        |

NOTES:  
2 EMPLOYEES ON A NORMAL MAJOR SHIFT  
(If 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 SPACES WILL BE LOCATED WITHIN THE DESIGNATED COURTYARD

### GENERAL LANDSCAPE NOTES

- 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.
- IRRIGATION:** ALL LANDSCAPE AREAS WITH 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.
- 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.
- 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 ACCEPTABLE 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.
- 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.
- 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.
- REPLACEMENT:** ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
- 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 STREET LIGHTS
  - 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
- ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2 (D)(2)(a).
- 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.
- 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.
- 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.
- ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
- IRRIGATED TURF SHALL BE TEXAS BLUEGRASS/KENTUCKY BLUEGRASS HYBRID VORTEX<sup>®</sup> BY KORB<sup>®</sup> SOY LLC OR APPROVED EQUAL.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" ROLLED TOP STEEL SET LEVEL WITH TOP OF SOO OR APPROVED EQUAL.

### LAND USE NOTES

- EXISTING USE: SINGLE-FAMILY DETACHED DWELLING  
PROPOSED USE: GROUP HOME
- RESIDENTS: 10  
EMPLOYEES: 2
- APPROVAL OF A RELATED REASONABLE ACCOMMODATION REQUEST DATED MAY 19, 2022 INCLUDE THE FOLLOWING CONDITIONS:
- RETENTION OF THE STREET-FACING GARAGES TO PROVIDE FOR ADDITIONAL OFF-STREET PARKING.
  - MAINTAINING THE GARAGE DOORS ON THE GARAGE CONVERTED TO LIVING SPACE.
  - NO SIGNAGE.
  - NO MORE THAN TWO STAFF WORKING SHIFTS ON-SITE AT ANY GIVEN TIME (WITH THE EXCEPTION OF EMERGENCIES AND SHIFT CHANGES).
- ASSUMES 2 EMPLOYEES ON A NORMAL MAJOR SHIFT

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### SITE PLAN NOTES

- 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.
- REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
- 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.
- 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 CONDENS, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
- ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
- A REASONABLE ACCOMMODATION REQUEST HAS BEEN APPROVED FOR LUC SECTION 3.8(B)(A) AND SECTION 4.4(D) ALLOWING 16 RESIDENTS AND THE EXISTING FLOOR AREA SIZE AND LOT SIZE TO REMAIN.
- 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 UPLIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
- 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.
- FIRE HYDRANTS MUST MEET OR EXCEED Poudre FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
- ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
- 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 RAMP SPACES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
- 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.
- THE PROPERTY OWNER FOR EACH RESIDENTIAL LOT IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH RESIDENTIAL LOT.
- PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&RS), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED WITHOUT THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF KERBSIDE LANDSCAPING, SOLAR PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), COLOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
- 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.
- 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 LINES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND REVEALED November 12, 2015 LEGIBLE CONDITION AT ALL TIMES AD BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
- 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.



Revisions:

CASTLE RIDGE GROUP HOME

636 CASTLE RIDGE COURT, FORT COLLINS, CO

DDP / FDP

COVER SHEET  
C OF 15

# 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



**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

NOT FOR CONSTRUCTION

| REVISION BLOCK |            |     |
|----------------|------------|-----|
| #              | DATE       | BY  |
| 1              | 06/29/2021 | HWI |
| 2              | 01/15/2022 | HWI |
| 3              | 02/09/2022 | HWI |
| 4              | 07/05/2022 | HWI |
| 5              | 10/25/2022 | DAS |
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|                |            |     |
|                |            |     |

COVER SHEET

1

SHEET 1 OF 03

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

- BASIS OF BEARING NOTE:**
- A. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, 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 RECORDED SUBDIVISION PLAT.
  - B. EASEMENTS WERE TAKEN FROM THE RECORDED SUBDIVISION 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:**  
 PROJECT DATUM: NAVD83

BENCHMARK #4-96  
 ELEVATION: 4,939.14'

**PLEASE NOTE:** THIS PLAN SET IS USING NAVD83 FOR A VERTICAL DATUM. SURROUNDING DEVELOPMENTS HAVE USED NAD83 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) FOR THEIR VERTICAL DATUMS.

IF NAD83 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NAD83 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) = NAVD83 - 3.1XX'



TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1320 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE. THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 3 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

**FORT COLLINS - LOVELAND  
 WATER DISTRICT  
 SOUTH FORT COLLINS  
 SANITATION DISTRICT**

District Engineer \_\_\_\_\_ Date \_\_\_\_\_

All changes, addendums, additions, deletions and modifications to these drawings must be approved, in writing, by the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District.

| SHEET INDEX |                        |
|-------------|------------------------|
| 1           | COVER SHEET            |
| 2           | GRADING & UTILITY PLAN |
| 3           | GENERAL NOTES          |

| 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<br>UTILITY PLAN APPROVAL |                                      |                 |      |
|---|--------------------------------------|-----------------|------|
| APPROVED:   | _____                                | APPROVED SHEETS | DATE |
|   | CITY ENGINEER, _____                 |                 |      |
| APPROVED:   | _____                                | APPROVED SHEETS | DATE |
|   | WATER & WASTEWATER UTILITY, _____    |                 |      |
| APPROVED:   | _____                                | APPROVED SHEETS | DATE |
|   | STORMWATER UTILITY, _____            |                 |      |
| APPROVED:   | _____                                | APPROVED SHEETS | DATE |
|   | PARK PLANNING AND DEVELOPMENT, _____ |                 |      |
| APPROVED:   | _____                                | APPROVED SHEETS | DATE |
|   | TRAFFIC OPERATIONS, _____            |                 |      |
| APPROVED:   | _____                                | APPROVED SHEETS | DATE |
|   | ENVIRONMENTAL PLANNER, _____         |                 |      |

# 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



**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

NOT FOR CONSTRUCTION

| REVISION BLOCK |            |     |
|----------------|------------|-----|
| #              | DATE       | BY  |
| 1              | 08/29/2021 | HWI |
| 2              | 01/19/2022 | HWI |
| 3              | 03/09/2022 | HWI |
| 4              | 07/05/2022 | HWI |
| 5              | 10/25/2022 | DAS |

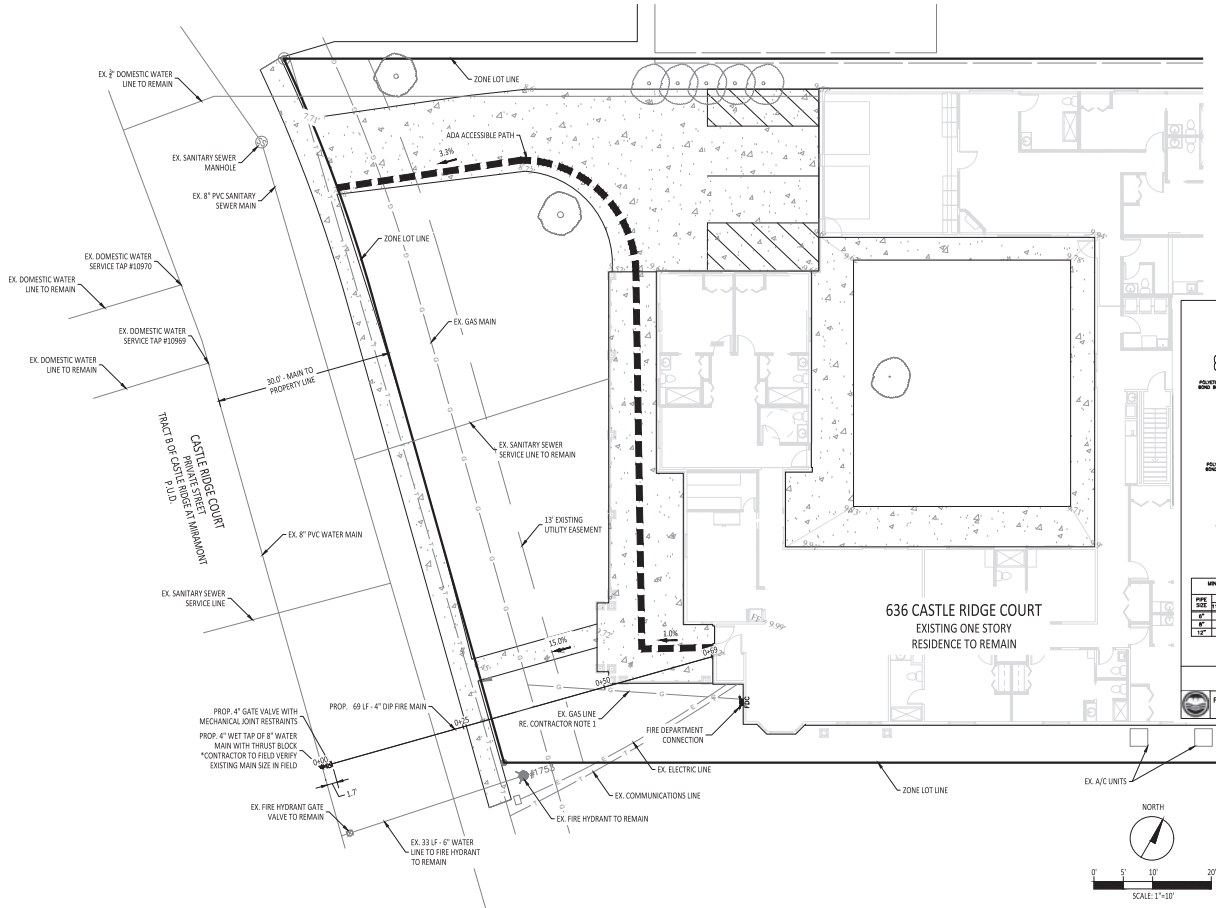
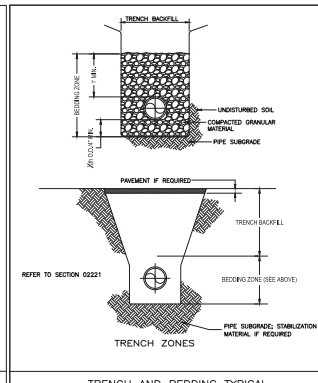
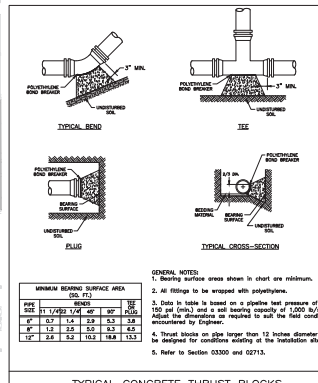
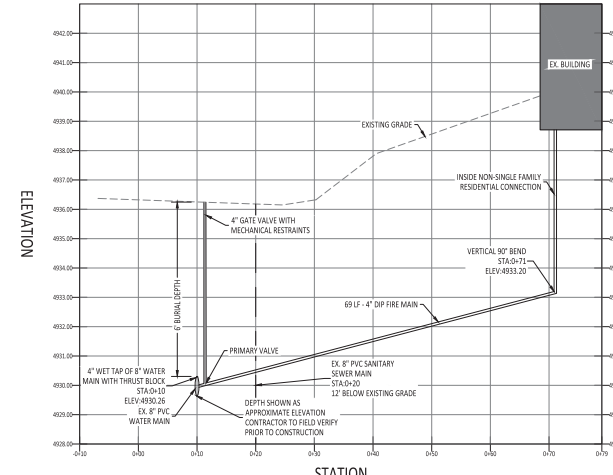
GRADING & UTILITY PLAN

2

SHEET 2 OF 03

### FIRE LINE PROFILE

VERTICAL SCALE: 1"=2'  
 HORIZONTAL SCALE: 1"=10'



**TYPICAL CONCRETE THRUST BLOCKS**

| APPROVED DATE   | SCALE: NTS |
|---|------------|
| FORT COLLINS - LOWLAND WATER DISTRICT<br>Office (970) 238-3104 Fax (970) 238-0188 |            |

**TRENCH AND BEDDING TYPICAL**

| APPROVED DATE   | SCALE: NTS |
|---|------------|
| FORT COLLINS - LOWLAND WATER DISTRICT<br>Office (970) 238-3104 Fax (970) 238-0188 |            |

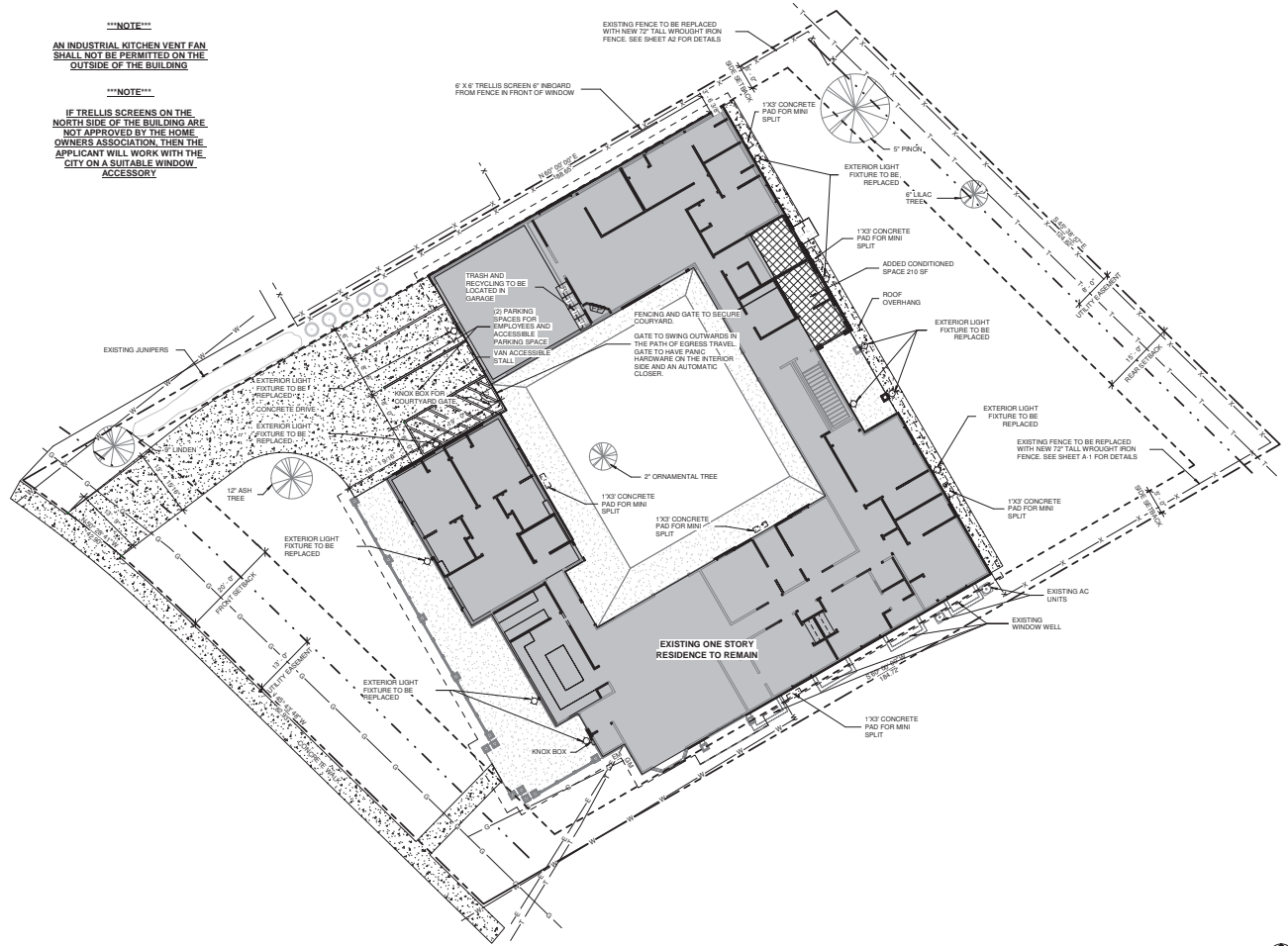
- CONTRACTOR NOTES:**
- EXISTING GAS LINE ELEVATIONS ARE NOT KNOWN. CONTRACTOR IS TO FIELD VERIFY GAS LINE ELEVATION PER DRAWING CROSSINGS AT STA. 0+50.
  - NO ON-SITE GRADING PROPOSED AS PART OF THIS DEVELOPMENT. RICE HAS DETERMINED THAT EXISTING ADA PATH MEETS CURRENT ADA ACCESSIBILITY REQUIREMENTS.
  - IF CONTRACTOR REQUIRES GRADING CHANGES ON SITE, RICE SHALL BE INFORMED IMMEDIATELY AS ADDITIONAL PERMITS/PLANS MAY BE NECESSARY.
- GENERAL NOTES:**
1. All fittings to be wrapped with polyethylene.
  2. Data is taken in table is based on a pipe test pressure of 100 psi (6.9 bar) and a soil bearing capacity of 1200 lb/ft<sup>2</sup>. Adjust the elevations as required to suit the field conditions determined by engineer.
  3. Thrust blocks on pipe larger than 12 inches diameter shall be designed for conditions existing at the installation site.
  4. Refer to Section 03300 and 02713.
- GRADING NOTES:**
1. ALL WATER AND SANITARY SEWER CROSSINGS SHALL BE PERFORMED ACCORDING TO THE FORT COLLINS-LOWLAND 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 65 FEET DEPTH AND A MAXIMUM OF 69 INCH 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 BACTERIAL TESTS SHALL ALSO BE TAKEN BY DISTRICT INSPECTORS.
  11. ONCE 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, EASMENTS 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.



NOT FOR CONSTRUCTION

\*\*\*NOTE\*\*\*  
 AN INDUSTRIAL KITCHEN VENT FAN SHALL NOT BE PERMITTED ON THE OUTSIDE OF THE BUILDING

\*\*\*NOTE\*\*\*  
 IF TRELLIS SCREENS ON THE NORTH SIDE OF THE BUILDING ARE NOT APPROVED BY THE HOME OWNERS ASSOCIATION, THEN THE APPLICANT WILL WORK WITH THE CITY ON A SUITABLE WINDOW ACCESSORY



- EXTERIOR WALL MOUNTED LIGHT FIXTURE
- EXISTING CONCRETE
- EM ELECTRIC METER
- GM GAS METER
- TELEPHONE LINE
- ELECTRIC LINE
- WATER LINE
- GAS LINE
- FENCE
- EASEMENT
- SETBACK
- PROPERTY LINE

SITE PLAN LEGEND

1 SITE PLAN - NEW  
1" = 10'-0"



F9

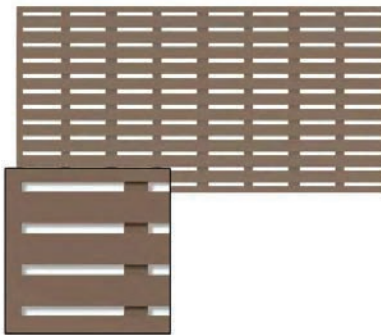
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TIME STAMP 10/20/2010 12:48 PM

CASTLE RIDGE GROUP HOME  
Fort Collins, Colorado 98525

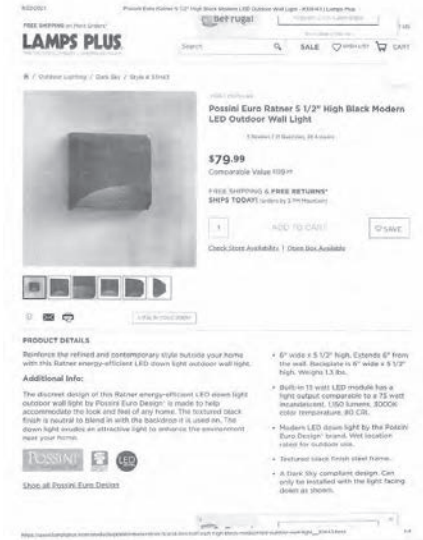
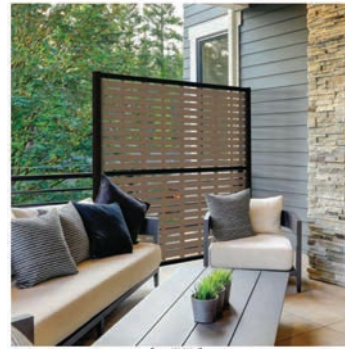
ARCHITECTURAL / CONSTRUCTION / LANDSCAPE  
F9 PRODUCTIONS INC.

A-0.1  
SITE PLAN

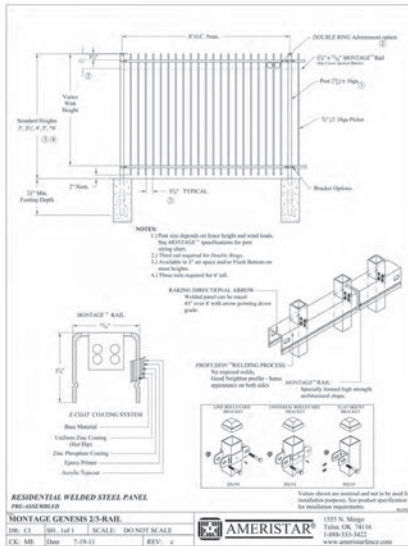
Barrette Outdoor Living (Brand Rating: 4.1/5)   
 3 ft. x 6 ft. Boardwalk Saddle Vinyl Decorative Screen Panel



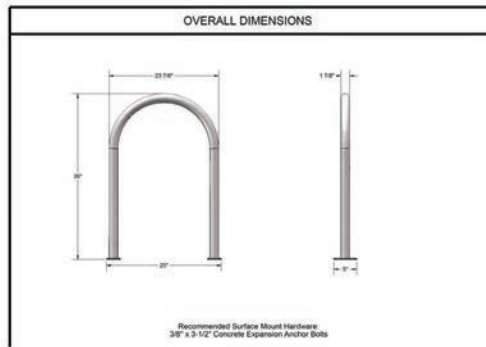
TRELLIS DETAILS



EXTERIOR LIGHT FIXTURE DETAILS



NEW EXTERIOR FENCE DETAILS



U BIKE RACK DETAILS

**VON DUPRIN**  
 Pool exit hardware

**Overview**  
 Openings beyond the interior often have additional functional requirements that go beyond the needs of standard door hardware.

**Features and Benefits**

- Patent pending design built to meet code requirements for pool exits
- Weather-resistant components, ideal for outdoor applications
- Easy installation and maintenance
- Simple to operate
- UL listed for panic bar hardware (UL 305)

COURTYARD GATE DETAILS

**ALLEGION**

**Specifications**

|                        |                         |
|------------------------|-------------------------|
| Finish                 | W.P. or Mill            |
| Height                 | 48\"/>                  |
| Width                  | 48\"/>                  |
| Gate rise dimension    | 8\"/>                   |
| Maximum gate dimension | 7\"/>                   |
| Lock bolt              | Double-throw, 1\"/>     |
| Frame                  | 20x20, 20x24            |
| Style                  | 900 Series Gate         |
| Material               | Galvalume, 20x24, 20x24 |
| Options                | 900 - Woodgrain         |

**How to order**











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ALLEGION

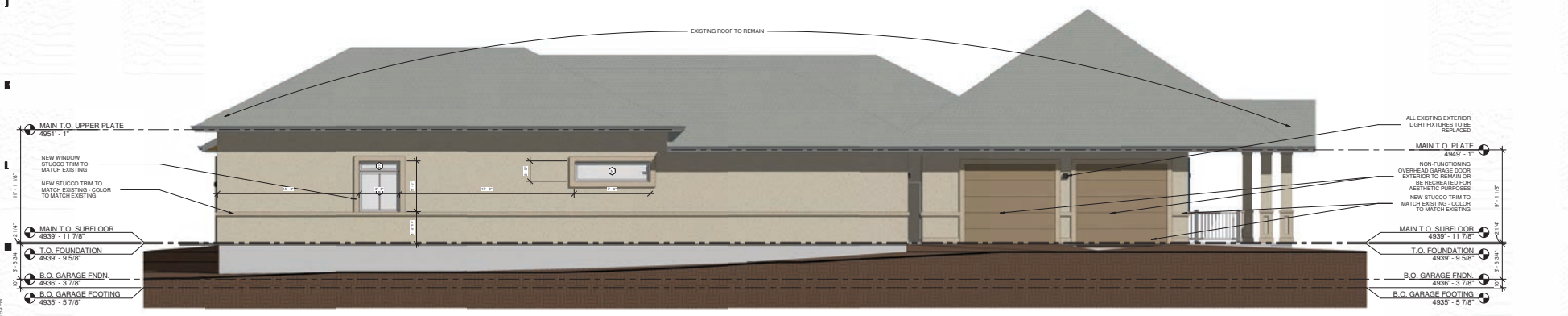
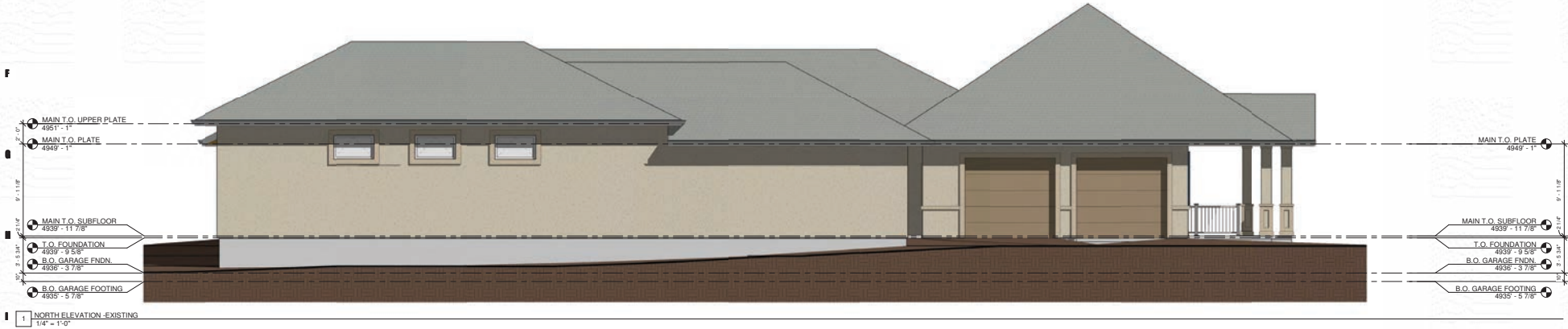
NOT FOR CONSTRUCTION

\*\*\*NOTE\*\*\*

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

|   |   |   |   |  |   |
|---|---|---|---|--|---|
|  |  |        |  |     |  |
| STUCCO<br>3 COAT STUCCO<br>COLOR: TAN<br>RGB: 229, 206, 174                         | CMU WALL<br>PAINTED CMU<br>COLOR: LIGHT BROWN<br>RGB: 191, 176, 155                 | DOOR AND WINDOW TRIM<br>1/2" STUCCO WRAPPED<br>COLOR: LIGHT BROWN<br>RGB: 191, 176, 155   | ROOF FASCIA<br>PAINTED HARDIE TRIM BOARD 44<br>COLOR: GRAY<br>RGB: 238, 238, 234    | ROOF SOFFIT<br>PAINTED HARDIE FIBER CEMENT SOFFIT<br>COLOR: GRAY<br>RGB: 238, 238, 234 | GUTTER AND DOWNSPOUT<br>PAINTED ALUMINUM<br>COLOR: GRAY<br>RGB: 238, 238, 234       |
|  |  |        |  |  |   |
| WINDOW FRAMES<br>VINYL CLAD<br>COLOR: WHITE<br>RGB: 255, 255, 255                   | DOOR FRAMES<br>WOOD CLAD<br>COLOR: WHITE<br>RGB: 255, 255, 255                      | ROOF SHINGLES<br>ASPHALT ARCHITECTURAL ROOF SHINGLES<br>COLOR: GREY<br>RGB: 147, 151, 145 | GARAGE DOOR<br>PAINT<br>COLOR: BROWN<br>RGB: 147, 128, 105                          |  |   |
| MATERIAL SWATCH LEGEND  |   |   |   |  |   |

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F9

ISSUE NUMBER 2011.02  
 TIME STAMP 1/27/2022 12:39 PM

CASTLE RIDGE GROUP HOME  
 Fort Collins, Colorado 98525

F9 PRODUCTIONS INC.  
 ARCHITECTURAL, CONSTRUCTION, CAD/GRAPHIC

A-2

NORTH ELEVATION

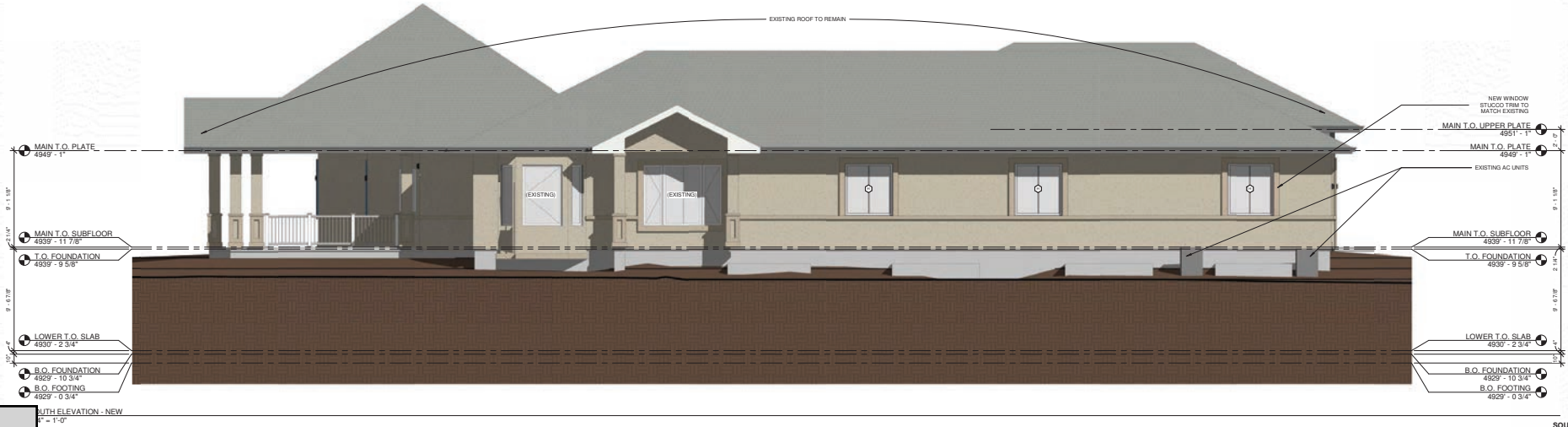
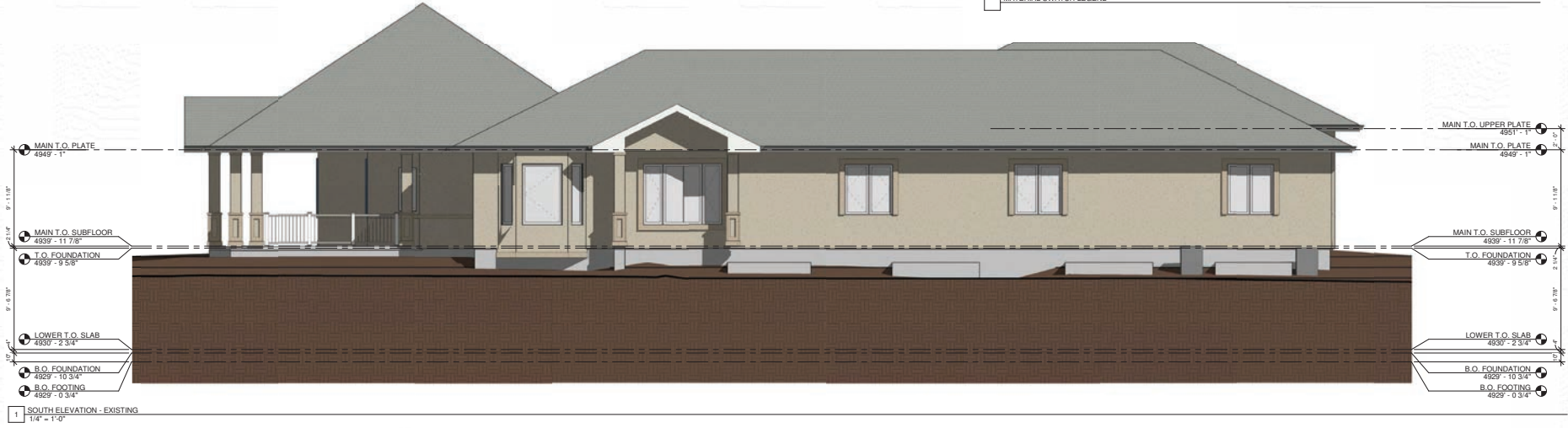


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\*\*\*NOTE\*\*\*  
ALL MATERIAL COLORS ARE TO MATCH EXISTING COLORS TO THE BEST OF THE CONTRACTOR'S ABILITY

|  |  |  |  |   |  |
|--|--|--|--|---|--|
|  |  |  |  |   |  |
| <b>STUCCO</b><br>3 COAT STUCCO<br>COLOR: TAN<br>FGB: 226, 226, 174       | <b>CMU WALL</b><br>PAINTED CMU<br>COLOR: LIGHT BROWN<br>FGB: 191, 176, 155 | <b>DOOR AND WINDOW TRIM</b><br>1X6 STUCCO WRAPPED<br>COLOR: LIGHT BROWN<br>FGB: 191, 176, 155    | <b>ROOF FASCIA</b><br>PAINTED HARDIE TRIM BOARD 4x4<br>COLOR: GRAY<br>FGB: 226, 226, 224 | <b>ROOF SOFFIT</b><br>PAINTED HARDIE FIBER CEMENT SOFFIT<br>COLOR: GRAY<br>FGB: 226, 226, 224 | <b>GUTTER AND DOWNSPOUT</b><br>PAINTED ALUMINUM<br>COLOR: GRAY<br>FGB: 226, 226, 224 |
|  |  |  |  |   |  |
| <b>WINDOW FRAMES</b><br>VINYL CLAD<br>COLOR: WHITE<br>FGB: 250, 250, 250 | <b>DOOR FRAMES</b><br>WOOD CLAD<br>COLOR: WHITE<br>FGB: 250, 250, 250      | <b>ROOF SHINGLES</b><br>ASPHALT ARCHITECTURAL ROOF SHINGLES<br>COLOR: GREY<br>FGB: 147, 151, 145 | <b>GARAGE DOOR</b><br>PAINT<br>COLOR: BROWN<br>FGB: 147, 126, 105                        |   |  |

MATERIAL SWATCH LEGEND



F9

ISSUE NUMBER: 2011.02  
DATE: 02/02/2011 10:20 AM  
TIME STAMP: 02/02/2011 10:20 AM

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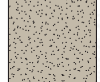









F9 PRODUCTIONS INC.  
ARCHITECTURAL, CONSTRUCTION, LANDSCAPE

A-3

SOUTH ELEVATION

NOT FOR CONSTRUCTION

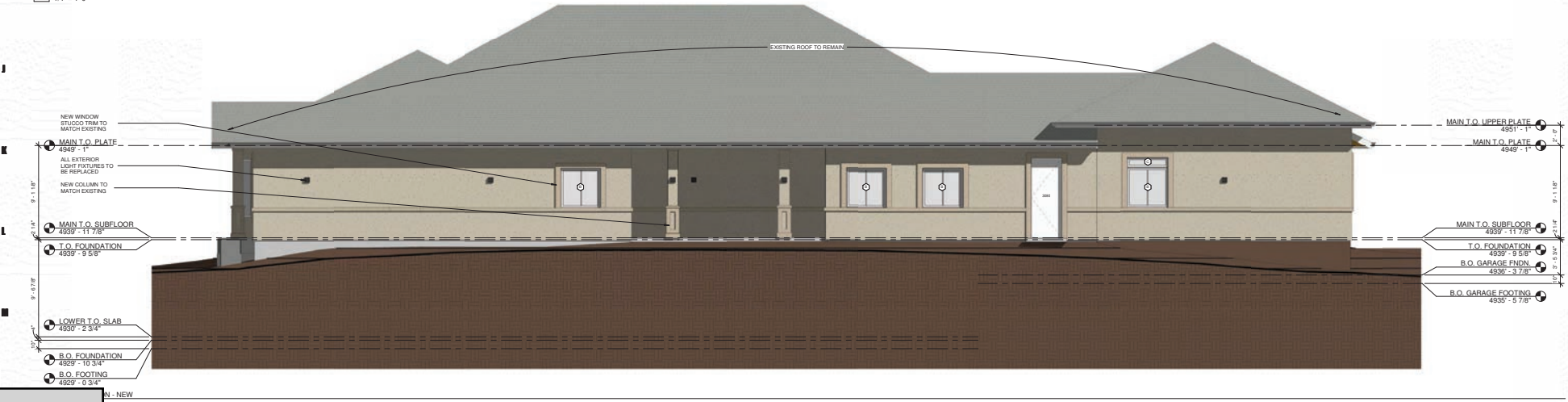
\*\*\*NOTE\*\*\*  
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|  |  |   |  |  |  |
|--|--|---|--|--|--|
| <br>STUCCO<br>3 COAT STUCCO<br>COLOR: TAN<br>RGB: 225, 226, 174       | <br>CMU WALL<br>PAINTED CMU<br>COLOR: LIGHT BROWN<br>RGB: 191, 175, 155 | <br>DOOR AND WINDOW TRIM<br>1X8 STUCCO WRAPPED<br>COLOR: LIGHT BROWN<br>RGB: 191, 175, 155       | <br>ROOF FASCIA<br>PAINTED HARDIE TRIM<br>BEAMS #4<br>COLOR: GRAY<br>RGB: 238, 238, 234 | <br>ROOF SOFFIT<br>PAINTED HARDIE FIBER<br>CEMENT SOFFIT<br>COLOR: GRAY<br>RGB: 238, 238, 234 | <br>GUTTER AND DOWNSPOUT<br>PAINTED ALUMINUM<br>COLOR: GRAY<br>RGB: 238, 238, 234 |
| <br>WINDOW FRAMES<br>VINYL CLAD<br>COLOR: WHITE<br>RGB: 255, 255, 255 | <br>DOOR FRAMES<br>WOOD CLAD<br>COLOR: WHITE<br>RGB: 255, 255, 255      | <br>ROOF SHINGLES<br>ASPHALT ARCHITECTURAL<br>ROOF SHINGLES<br>COLOR: GREY<br>RGB: 147, 151, 145 | <br>GARAGE DOOR<br>PAINT<br>COLOR: BROWN<br>RGB: 147, 128, 105                          |  |  |

MATERIAL SWATCH LEGEND



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



N - NEW

F9

ISSUE NUMBER 2011.02  
TIME STAMP 10/10/2020 10:14 AM

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F9 PRODUCTIONS INC.











A-4

EAST ELEVATION

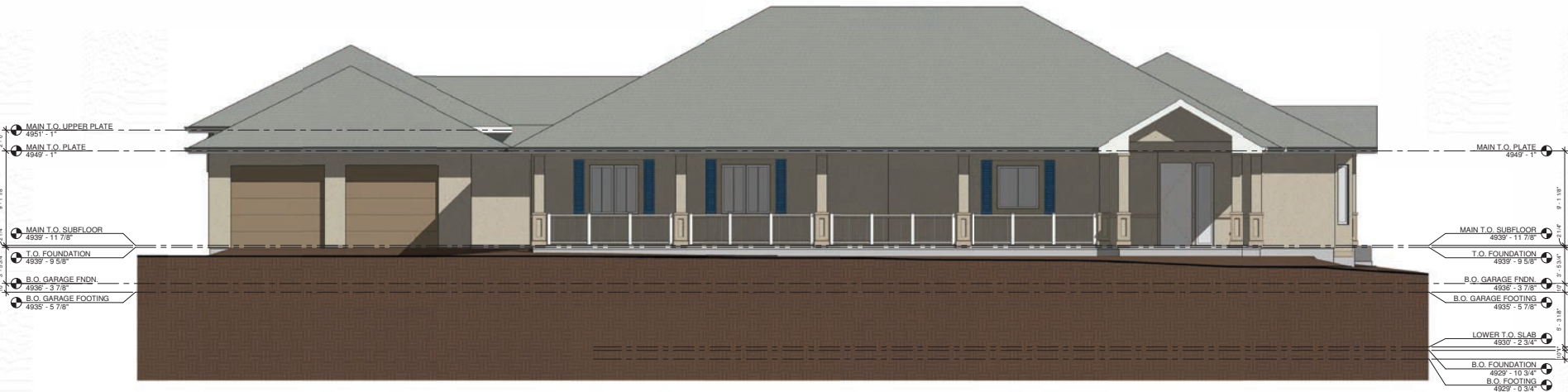
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\*\*\*NOTE\*\*\*

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|   |   |   |  |   |  |
|---|---|---|--|---|--|
|  |  |                  |       |            |   |
| <b>STUCCO</b><br>3 COAT STUCCO<br>COLOR: TAN<br>RGB: 202, 208, 174                  | <b>CMU WALL</b><br>PAINTED CMU<br>COLOR: LIGHT BROWN<br>RGB: 191, 176, 155          | <b>DOOR AND WINDOW TRIM</b><br>1X6 STUCCO WRAPPED<br>COLOR: LIGHT BROWN<br>RGB: 191, 176, 155       | <b>ROOF FASCIA</b><br>PAINTED HARDIE TRIM BOARD 4x4<br>COLOR: GRAY<br>RGB: 238, 238, 234 | <b>ROOF SOFFIT</b><br>PAINTED HARDIE FIBER CEMENT SOFFIT<br>COLOR: GRAY<br>RGB: 238, 238, 234 | <b>GUTTER AND DOWNSPOUT</b><br>PAINTED ALUMINUM<br>COLOR: GRAY<br>RGB: 238, 238, 234 |
|  |  |                  |       |   |  |
| <b>WINDOW FRAMES</b><br>VINYL CLAD<br>COLOR: WHITE<br>RGB: 250, 250, 250            | <b>DOOR FRAMES</b><br>WOOD CLAD<br>COLOR: WHITE<br>RGB: 250, 250, 250               | <b>ROOF SHINGLES</b><br>ASPHALT ARCHITECTURAL<br>ROOF SHINGLES<br>COLOR: GREY<br>RGB: 147, 151, 145 | <b>GARAGE DOOR</b><br>PAINT<br>COLOR: BROWN<br>RGB: 147, 128, 155                        |   |  |

MATERIAL SWATCH LEGEND



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



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

F9

ISSUE NUMBER 201112  
DATE 12/12/2011  
TIME STAMP 10:29:27 AM

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Fort Collins, Colorado 98525

ARCHITECTURAL, CONSTRUCTION, CAD SERVICES  
F9 PRODUCTIONS INC.

A-5

WEST ELEVATION

NOT FOR CONSTRUCTION

A

B

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D

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F

G



1 EXTERIOR PERSPECTIVE - SOUTHWEST

F9

H

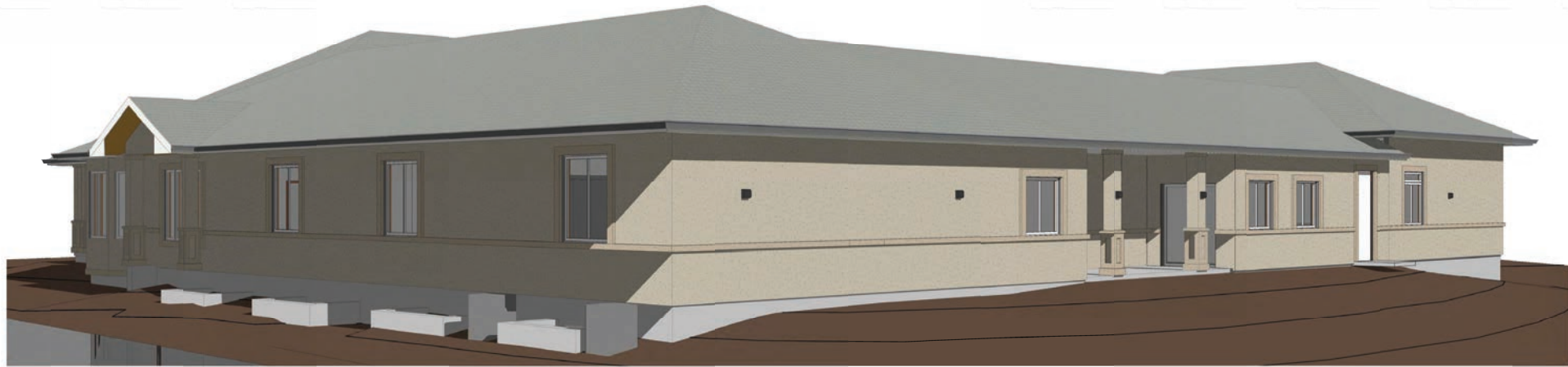
I

J

K

L

M



2 EXTERIOR PERSPECTIVE - SOUTHEAST

ISSUE NUMBER 201102  
TIME STAMP 10/20/2011 12:39 PM

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ARCHITECTURAL, CONSTRUCTION, INTERIOR DESIGN  
F9 PRODUCTIONS INC.

A-6

EXTERIOR PERSPECTIVES

NOT FOR CONSTRUCTION

A

B

C

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E

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1 EXTERIOR PERSPECTIVE - NORTHEAST

I

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K

L

M



2 EXTERIOR PERSPECTIVE - NORTHWEST

F9

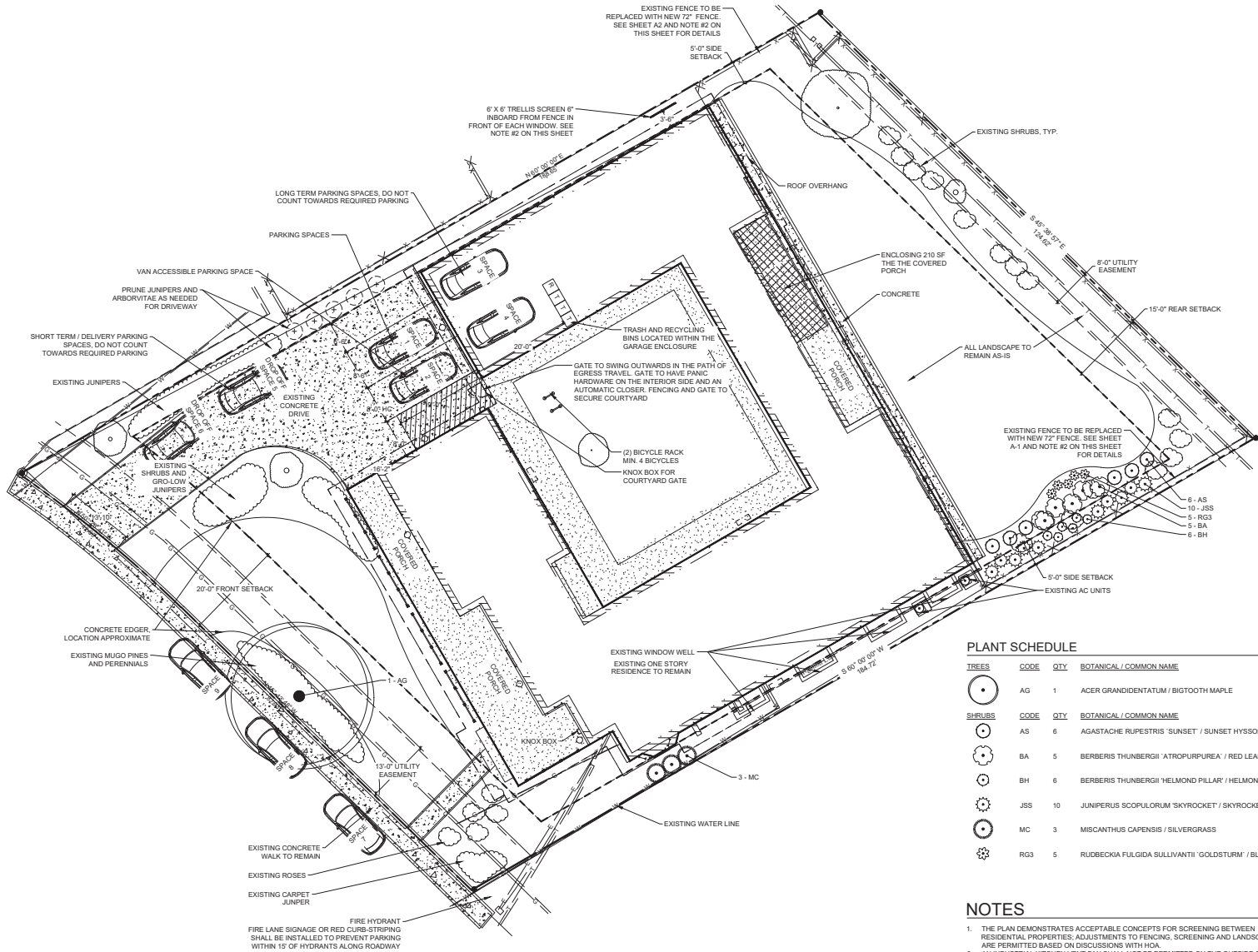
ISSUE NUMBER 201112  
TIME STAMP 10/20/2011 12:46 PM

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Fort Collins, Colorado 98525

ARCHITECTURAL, CONSTRUCTION, LANDSCAPE  
F9 PRODUCTIONS INC.

A-7

EXTERIOR PERSPECTIVES



**SITE PLAN LEGEND**

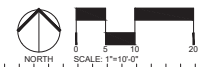
- EXTERIOR WALL MOUNTED LIGHT FIXTURE
- EXISTING CONCRETE
- ELECTRIC METER
- GAS METER
- TELEPHONE LINE
- ELECTRIC LINE
- WATER LINE
- GAS LINE
- FENCE
- EASEMENT
- SETBACK
- PROPERTY LINE

**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   | RUIDECKIA FULGIDA SULLIVANTH 'GOLDSTURM' / BLACK-EYED SUSAN             | 5 GAL |     |

**NOTES**

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

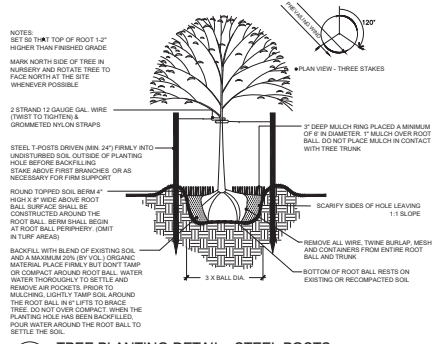


**Craft Studio**  
 636 CASTLE RIDGE COURT, FORT COLLINS, CO 80504  
 970.499.1111  
 www.craftstudio.com

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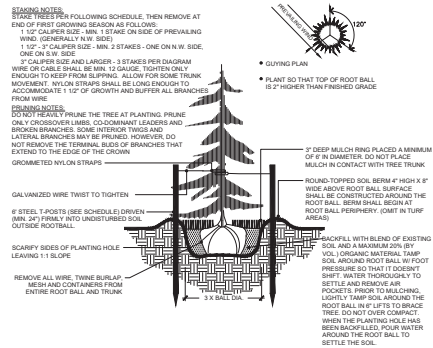
PRELIMINARY  
 NOT FOR CONSTRUCTION

DDIP, FDP  
 LANDSCAPE PLAN  
 L1 OF 15



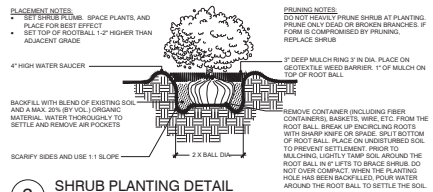
**1 TREE PLANTING DETAIL - STEEL POSTS**

SCALE: NTS L-PL2-PLA-12



**2 CONIFER TREE PLANTING DETAIL - STEEL POSTS**

SCALE: NTS L-PL2-PLA-01



**3 SHRUB PLANTING DETAIL**

SCALE: NTS L-PL2-PLA-14

**TREE MITIGATION LEGEND**

 EXISTING TREES TO SAVE IN PLACE

**MITIGATION SIZING CHART**

| TYPE              | MINIMUM SIZE                       |
|-------------------|------------------------------------|
| CANOPY SHADE TREE | 2" DB CALIPER AND 8' OR EQUIVALENT |
| EVERGREEN TREE    | 8" DB HEIGHT AND 8" OR EQUIVALENT  |
| ORNAMENTAL TREE   | 2" DB CALIPER AND 8' OR EQUIVALENT |

**TREE MITIGATION NOTES**

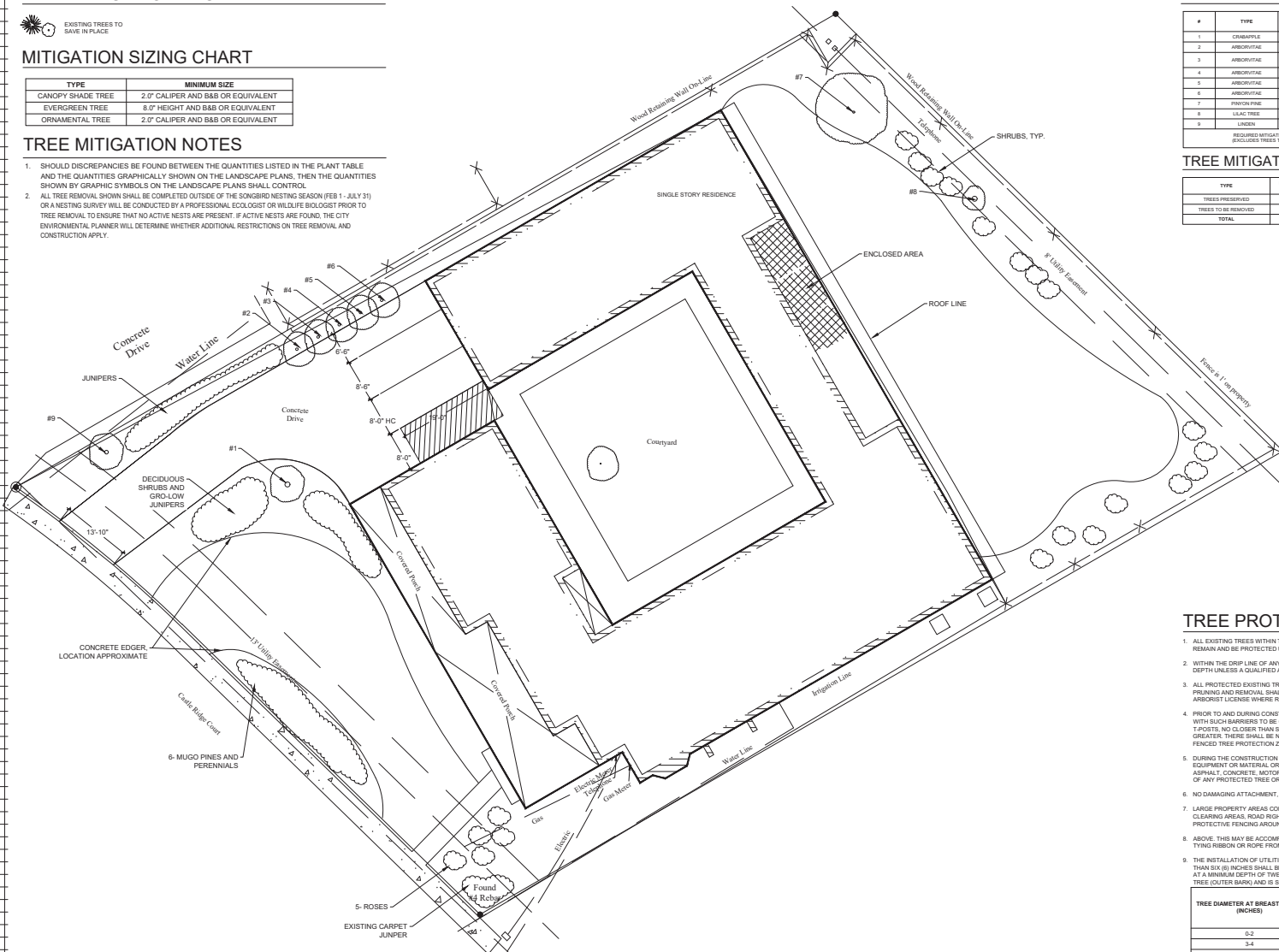
- SHOULD DISCREPANCIES BE FOUND BETWEEN THE QUANTITIES LISTED IN THE PLANT TABLE AND THE QUANTITIES GRAPHICALLY SHOWN ON THE LANDSCAPE PLANS, THEN THE QUANTITIES SHOWN BY GRAPHIC SYMBOLS ON THE LANDSCAPE PLANS SHALL CONTROL.
- ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING 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 MITIGATION LEGEND**

| #  | TYPE       | DBH | CONDITION | MITIGATION | PRESERVE OR REMOVE | REASON FOR REMOVAL |
|--|------------|-----|-----------|------------|--------------------|--------------------|
| 1  | CORNBARK   | 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  | PIYON PINE | 3.5 | FAIR      | 1          | PRESERVE           |                    |
| 8  | LLAC TREE  | 6"  | FAIR      | 1          | PRESERVE           |                    |
| 9  | LINDEN     | 7"  | FAIR +    | 1          | PRESERVE           |                    |
| REQUIRED MITIGATION TREES (EXCLUDES TREES TO REMAIN) |            |     |           |            | 0                  |                    |

**TREE MITIGATION SUMMARY**

| TYPE                | MITIGATION COUNT | REQUIRED MITIGATION TREE COUNT |
|---------------------|------------------|--------------------------------|
| TREES PRESERVED     | 9                | 0                              |
| TREES TO BE REMOVED | 5                | 0.05                           |
| TOTAL               | 9                | 0.05                           |

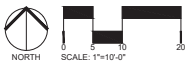


**TREE PROTECTION NOTES**

- 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.
- 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.
- 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.
- PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERRECTED 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 (1/2) 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.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL ON 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.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "BROWSED OFF" RATHER THAN ERRECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (3)(3).
- ABOVE THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING FIBER OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
- 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 BREST HEIGHT AS DESCRIBED IN THE CHART BELOW:

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

- 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.



**Craft Studio**  
 Landscape Architecture  
 2246 North Lincoln Ave., Fort Collins, CO 80504  
 Preliminary Not For Construction  
 Revisions:

**CASTLE RIDGE GROUP HOME**  
 436 CASTLE RIDGE COURT, FORT COLLINS, CO

PDP / FDP  
 TREE INVENTORY AND MITIGATION  
 13 OF 15



**LAMPS PLUS**

Possini Euro Ratner 5 1/2" High Black Modern LED Outdoor Wall Light

**\$79.99**  
Comparable Value Price

FREE SHIPPING & FREE RETURNS\*  
SHIPS TODAY! (subject to availability)

ADD TO CART

Check Item Availability | Check Item Availability

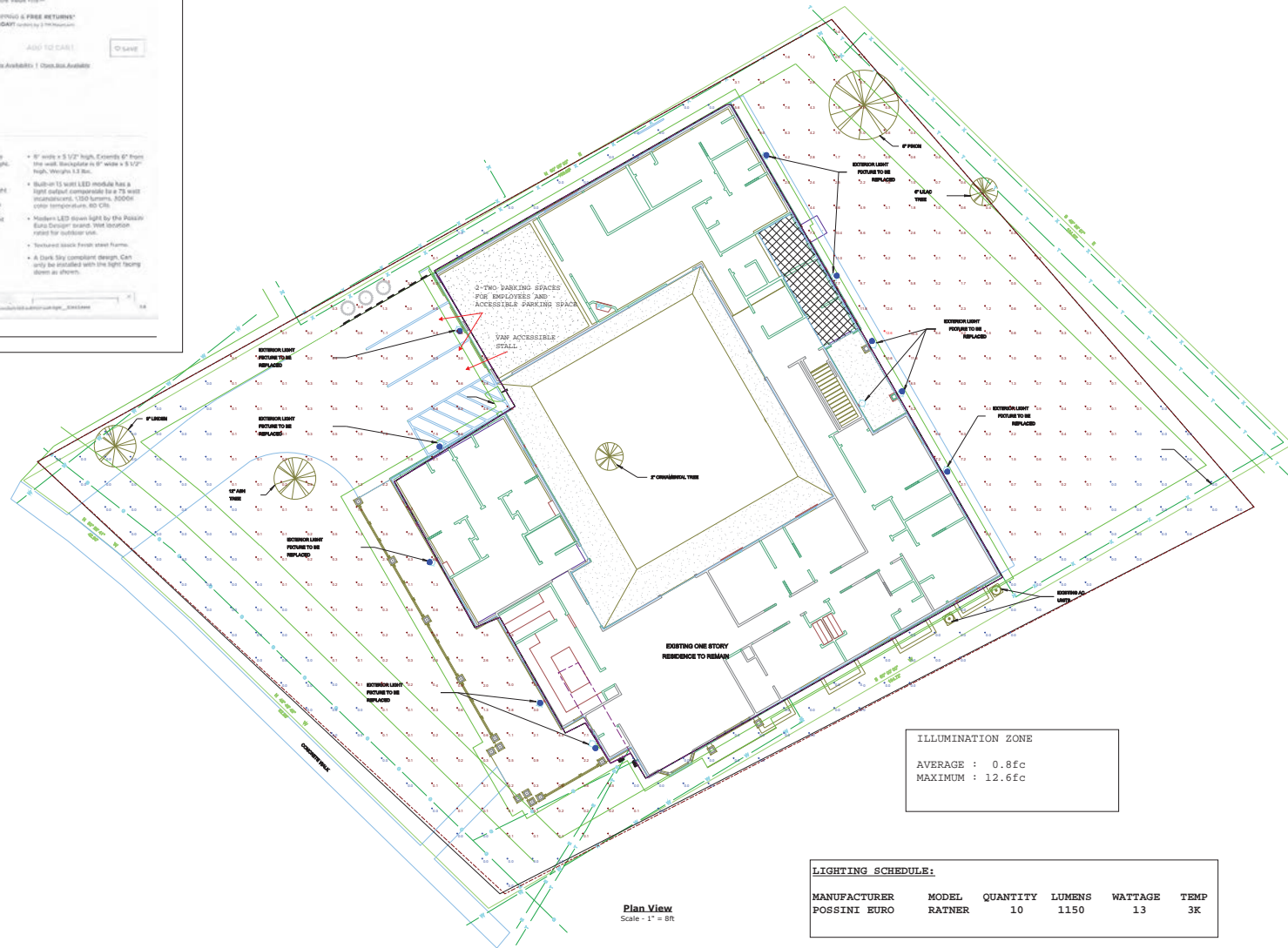
**PRODUCT DETAILS**

Refresh the refresh and contemporary style outside your home with this Ratner energy-efficient LED down light outdoor wall light.

**Additional Info:**

- 6" wide x 5 1/2" high. Extends 6" from the wall. Suspended in 6" wide x 5 1/2" high, weight 1.3 lb.
- Built-in 15 watt LED module has a light output comparable to a 75 watt incandescent, 130 lumens, 8000K color temperature, 85 CRI.
- Modern LED down light by the Possini Euro Design® brand. The location called for outdoor use.
- Textured black finish steel frame.
- A dark gray compliant design. Can only be installed with the light facing down as shown.

**EXTERIOR LIGHT FIXTURE DETAILS**



**Current Engineering**  
Tom Schirmer, PE Principal  
720.891.7210  
www.4current.com



1439 Court Place  
Denver, CO 80202  
Main: 303-652-5858  
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**ENGINEERED FOR:**  
**F9 PRODUCTIONS**  
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PH: 303.775.7400 | F: 303.658.9846  
EMAIL: MAIL@F9PRODUCTIONS.COM

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

JOB NO. \_\_\_\_\_  
DRAWN BY: DP  
APPROVED BY: TJS

| NO. | DATE     | DESCRIPTION         |
|-----|----------|---------------------|
| 1   | 09-05-22 | SUBMITTAL DOCUMENTS |

SHEET TITLE:  
LIGHTING PLAN & PHOTOMETRIC

**E1.00**

Item 12.

| <u>Service</u>       | <u>Schedule</u>   | <u>Description</u>   | <u>Mitigation</u>  | <u>Impact to Local Traffic and Parking</u>   |
|----------------------|---|--|--|--|
| Staff                | 3 shifts (6:50 AM - 3:10 PM), (2:50 PM - 11:10 PM), (10:50 PM - 7:10 AM) 7 days/week                    | Zero to two single passenger vehicles. Scheduled shift start times are off-set to better accommodate local traffic patterns  | <p>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, scooter, etc) options; 3) utilization off off-site public parking</p> <p>Werner Elementary starts at 8:50 AM and lets out at 3:28 PM. Start times for morning shift (2 caregivers) will be staggered at 10 minute intervals starting at 6:50 AM. There will be no conflict with traffic for school drop off or pedestrian students. The evening shift (2 caregivers) will be staggered at 10 minute intervals starting at 2:50 PM There will be minimal conflict with any school traffic picking up students and no conflict with pedestrian students. The night shift (1 caregiver) starts at 10:50 PM and there should be no conflicts with traffic or pedestrians.</p> <p>Parking conflicts between morning and afternoon shifts will be minimal. There is sufficient onsite and street parking to accommodate the change of shifts in a staggered fashion with inclement weather.</p> | Moderate to minimal depending on carpooling, use of multimodal transit options, and weather. |
| Visitors             | Visitation can occur at any time but 9:00 AM - 6:00 PM 7 days/week are the encouraged visitation hours. | Single passenger vehicle.  | <p>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 45 minutes in length. Parking and traffic mitigation will also occur through the use of a third party parking application. This will maximize off street parking and minimize parking conflicts during shift changes. By pro-actively working with a clients family and friends to plan for when visitation occurs and where to park we can spread out traffic impacts and mitigate large clusters of visitors at any one time.</p>  | Moderate   |
| Physician Services   | 1.5 hours/every other 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  |

Item 12.

| <u>Service</u>         | <u>Schedule</u>                    | <u>Description</u>  | <u>Mitigation</u>   | <u>Impact to Local Traffic and Parking</u> |
|------------------------|------------------------------------|---|---|--|
| Trash                  | 5 minutes/week                     | Standard residential trash service with 95-gallon containers x 3.   | No mitigation needed.   | None                                       |
| Recycling              | 5 minutes/week                     | Standard residential recycling service with 95-gallon containers x 1.   | 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<br>PM - 8:00 PM) | (6:00 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. No van or similar large vehicle will 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, 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. | Coordinate arrival and departure with other vendors and visitors  | 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 and be unloaded via the driveway through the front door of the house.   | No mitigation needed  | Minimal                                    |
| House Keeping          | 6 hours/week                       | Single passenger vehicle, morning arrival   | Coordinate arrival and departure with other vendors and visitors  | Minimal                                    |

Item 12.

| <u>Service</u>                        | <u>Schedule</u>                                  | <u>Description</u>  | <u>Mitigation</u>  | <u>Impact to Local Traffic and Parking</u> |
|---------------------------------------|--|---|--|--|
| Lawn Maintenance                      | 2 hours/every other 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/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                         | 2-4 hours/week                                   | Single passenger vehicle  | Coordinate arrival and departure with other vendors and visitors.  | Minimal                                    |
| 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  | Minimal                                    |
| Funeral Home Services                 | 30 minutes                                       | Single passenger van  | No mitigation needed   | Minimal                                    |
| Coroner                               | 30 minutes                                       | Single passenger vehicle  | No mitigation needed   | Minimal                                    |

**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.  
Alex Gresh, F9 Productions  
Nicole Hahn, Fort Collins Traffic Operations

**FROM:** Matt Delich

**DATE:** August 31, 2022

**SUBJECT:** Residential Assisted Living Home at 636 Castle Ridge Court Traffic Impact Study (File: 2118ME02)



A change of use is proposed in the single family home at 636 Castle Ridge Court in Fort Collins. A previous traffic impact study memorandum (dated May 13, 2021) was prepared with 16 beds in this facility. The proposal is now for 10 beds in this facility. 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. 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."* 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, 11<sup>th</sup> 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 occupied. Given its size, it is reasonable to expect that this home would have multiple drivers and have vehicles in 3 or 4 of the garage spaces. Since number of residents 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, the dwelling unit variable and the number of residents variable (4 residents) were used. The average daily and peak hour trip generation was calculated as shown in Table 1. The calculated trip generation for the existing house: 10 daily trip ends, 1 morning peak hour trip end, and 1 afternoon peak hour trip end.

The proposed residential assisted living home will have 10 beds. There will be five employees: two on the day and evening 8-hour shifts and one on the night 8-hour shift. To be conservative, it was assumed that shift changes occurred during the peak hours. According to information provided, visitors will be required to make appointments 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: 24 daily trip ends, 2 morning peak hour trips ends, and 2 afternoon peak hour trip ends.

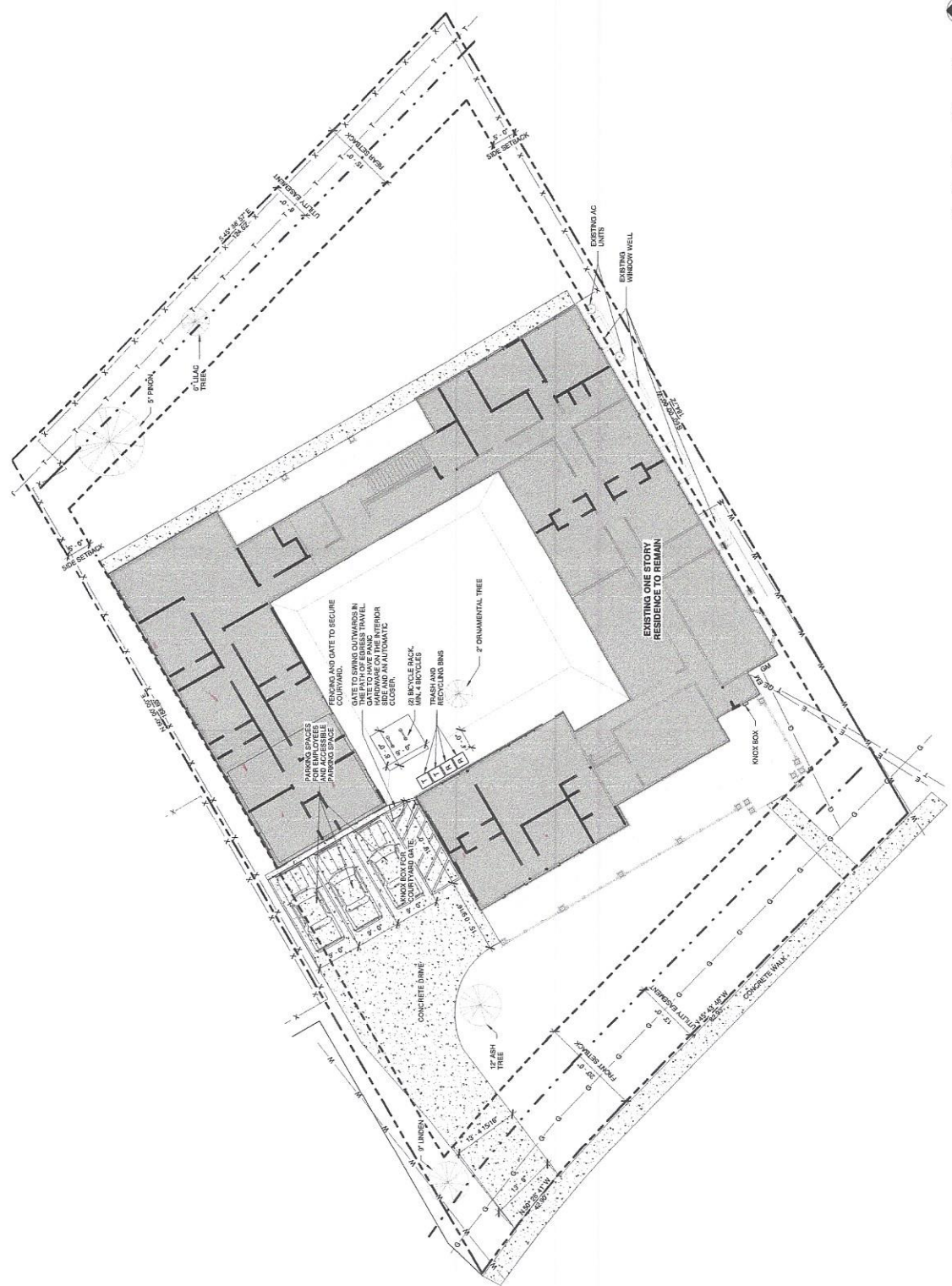
The following addresses each of the items in **LCUASS, 4.2.2E - No TIS Required** (Fort Collins Criteria): 1. The peak hour trip generation will be 24 daily trip ends, 2 morning peak hour trip ends, and 2 afternoon peak hour trip ends. However, the difference (net increase) in traffic, compared to the single family residential unit, will be: 14 more daily trip ends, 1 more morning peak hour trip end, and 1 more afternoon peak hour trip end; 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; 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 not required on local streets. 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.

| <b>TABLE 1</b><br><b>Trip Generation for the Existing Single Family Dwelling Unit</b> |                                |             |       |           |              |           |              |           |
|---|--------------------------------|-------------|-------|-----------|--------------|-----------|--------------|-----------|
| 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>  |

| <b>TABLE 2</b><br><b>Trip Generation for the Proposed Residential Assisted Living Home</b> |                 |             |       |           |              |           |              |           |
|--|-----------------|-------------|-------|-----------|--------------|-----------|--------------|-----------|
| 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 PLAN LEGEND |                   |
|------------------|-------------------|
| [Pattern]        | 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     |
| [Box]            | SITE PLAN LEGEND  |

1 SITE PLAN - NEW  
1" = 10'-0"





## Castle Ridge Group Home Neighborhood Meeting Summary (7/28/2022)

**Neighborhood Meeting Date: July 28, 2022**

### City Staff – Attendees:

JC Ward – Senior City Planner Neighborhood Services  
Kai Kleer – City Planner  
Katie Claypool – Admin Services

### Applicant Contact:

Stephanie Hansen

Eric Shenk

Xioma Diaz

### Project Information Presented:

- JC Ward (JC) opens by discussing the ground rules for this neighborhood meeting. She introduces Kai Kleer (Kai)
- Kai discusses the location of the proposed Castle Ridge Group Home and its relation to Harmony and South College Avenue.
- Kai highlights that the proposed Group Home for Assisted Living and Memory Care will hold 10 residents and 2 employees.
- Kai discusses the project history and shares that the home was built in 2002 and that the subject lot was platted as part of the Castle Ridge at Miramont PUD in 1993. It is a fully built out residential subdivision.
- Kai clarifies the requirements of sign posting, and shares that over 380 letters were sent out to neighborhood, but to please inform the City if any neighbors did not receive a letter.
- Stephanie Hansen (Stephanie) begins sharing a project overview.

### Project Overview

- Stephanie begins by discussing the residents who would live in this home. It is their hope to own and care for seniors in this house as it was ADA compliant and a perfect house for this use.

- Stephanie shows a timeline of the Castle Ridge meetings beginning in 2020.
- Stephanie expresses they have heard the local concerns and that they have adjusted to meet them and find compromise.
- Stephanie recognizes that the facility projected is compliant and allowed with the site, and that they are requesting a group home.
- Stephanie vocalizes it is not their hope to provide a large facility, but instead a small home for seniors to live and be taken care of as a “family”.
- Stephanie then highlights the benefits of this home-like living area compared to regular dorm style senior living homes.
- Stephanie vocalizes that neighbors have expressed concern with privacy and large capacity of seniors and employees at this site. To remedy these concerns, Stephanie says they have lowered the number of residents as well as workers (from 16 residents to 10 and 3 caregivers to 2). In addition, they have reduced the number of proposed windows from 4 to 1. Trips per day have proven to be less than projected.
- Stephanie says that these changes will reduce the number of renovations made and reduce neighborhood disruptions. In addition, reduced vehicle parking spots will aim to avoid neighborhood parking being used by the Castle Ridge Group Home.
- Stephanie discusses street travel with the topic of parking in mind. She adds that residents will not have vehicles so they will not be coming and going. The only vehicles that would come or go from the property would be staff that are there, groceries that are acquired once a week, as well as visitor vehicles. In addition, emergency vehicles have been requested to come with sirens off, however none have been required to come in the last six months.
- Stephanie says that under current conditions, there are no projected needs for more care workers.

### Questions/Comments and Answers (answers provided by the applicant group unless otherwise noted).

- **A neighbor asks if it’s realistic for 2 caregivers to care for 10 residents. If they are doing the cooking, cleaning, and care for the entire group, and another resident needs help from both the caregivers, how are they able to help the rest?** In response (Eric), the applicants say most of the cooking is done at night to handle higher levels of help required by residents during the day. With a fixed staffing ratio of 1 to 5, it is statistically better staffed than larger institutions.
- **A neighbor that lives next to the proposed development highlights concerns about accessory roles covered by other staff and not the caregivers. In addition, she doubts the projected estimates on travel and traffic from this residential home. Will there also be on-site administrators?** Caregiver parking spaces would be located in the garage. However, there are parking spaces in the driveway for short term trip drop-offs. There will also be a lawn service as there are for other homes in the neighborhood. The intent is to be a residential home as opposed to an institutional elderly home with lots of traffic. In addition (Michelle), wants to assure everyone that assisted living is regulated by the state. With that being said, the care being given would be compliant with Colorado law and more favorable for residents than large facilities. There will be regulators ensuring the residents are getting proper care.
- **Why did the original proposal change from 16 to 10 residents? How will the residency be financially viable with 10 residents now?** It would be preferable to have 16 residents. However, if the project is to be viable then it must be 10. With that number being lowered, the cost of living for residents will have to be increased. With 10 residents, the cost of Medicare and

Medicaid will go up, bed quality goes down, and costs are increased. However, the applicants are still passionate about the project and some compromises will have to be made.

- **Is the proposed project an assisted memory care facility or an assisted living home?** Technically, they are the same. Memory care is a specialized service that would be offered here but it is also an assisted living home.
- **Will there be an on-sight van or bus for resident outings?** No.
- **A neighbor has would like clarification on who is a part of the company pursuing this group home.** A portion of the applicant team, Eric Shenk and Xioma Diaz are the only parties involved in pursuing this memory care facility (aside from Stephanie who is helping represent Eric and Xioma).
- **Is the intent still for residents to be housed in the garage?** The garage is being renovated to be a bedroom. It will no longer be a garage and will have the living standards and quality of any other bedroom in the house.
- **Is this meeting valid due to not following the 14-day required signage requirements?** There is a requirement to send mailed notice for a public meeting or hearing. Mail notices did go out 14 days before the meeting. The second part is the posted notice, which is a sign that goes into the yard which happens after a formal submittal of an application under code section 226 b. There is no requirement in this instance to post it before the meeting.
- **Will the applicants be living in the home even when the residency units are at full capacity?** No they will not be living there.
- **Once the proposal is submitted, how much could be changed?** The applicant can change their proposal after being submitted but it is unlikely. There could be a reduction in residents, but any major changes made would require subsequent neighborhood meetings.
- **How will you avoid having cars parked in front of other houses in the neighborhood?** In addition to the garage, there will be 3 designated parking spots in the driveway with another 2 that can be staggered.
- **What is the difference between caregivers and staff? Would hospice care staff be classified differently?** Staff and caregiver are used interchangeably. Hospice care would be provided by a third-part service, so there wouldn't be full time employees there to provide that.
- **Can residents or their families contract additional caregivers?** Yes.
- **Does having a business here comply with residential zoning?** The subject property is in a low-density residential (RL) district. A group home is a residential use approved in this zoning district.
- **How can it be guaranteed that neighborhood parking will not be adversely affected?** There will be room for 8 vehicles in the driveway. Although the applicants cannot control where everybody parks, they anticipate individuals parking in the driveway and will communicate that to visitors.
- **If the number of employees or residents were to change in the future, would that be subject to public hearings and development review?** Yes, if that was the case, subsequent public meetings would be required.
- **Where will the new windows be installed?** Four new windows are required to be added to comply with safety standards. Additional vegetation can help screen and offer more privacy for neighbors.
- **How will trash and wheelchair access be managed? Will there be wheelchair ramps?** There will not be a wheelchair ramp since the house is accessible. On garbage days, the bins associated with this residence will be placed in front of the property.
- **Who is going to monitor the parking when the applicants are not there?** Parking will be monitored and there will be a house manager who can be reached 24/7 if there are concerns.

- **Will there be a medical director or another staff member with similar qualifications on-site?**  
The applicants will find a medical director once the property is approved as a care home. The applicants will not serve as the medical director for this property.
- **Would the applicants be open to a fence which adds more privacy for neighbors, such as a 6-foot fence with additional vegetation?** The applicants are open to vinyl fencing instead of wrought iron fencing for more privacy. In addition, there are plans to add vegetation as another level of privacy.



April 23, 2022

**Via E-mail only**

Michelle A. Pinkowski  
1630 A 30th Street # 526  
Boulder, Co 80301

[michelle@pinkowskilaw.com](mailto:michelle@pinkowskilaw.com)

*Denver Office*

**Jeffrey B. Smith**

Direct 303.991.2066

[jsmith@altitude.law](mailto:jsmith@altitude.law)

Re: *Miramont Homeowners Association / 636 Castle Ridge Court  
Our File No. 9075.0002*

Dear Ms. Pinkowski:

Thank you for your correspondence on March 21, 2022 (the "Letter"), as well as the email on April 4, 2022 where you provided the Association with your clients' modified request for reasonable accommodation which was provided to the City of Fort Collins ("Modified Request"). The Board of Directors for the Miramont Homeowners Association ("Association") has asked me to respond to the Letter and the Modified Request.

First, I think it is important to point out that the Association is not a party to any process you are undertaking with the City of Fort Collins. If information is not specifically provided to the Association like the Modified Request, the Association has not received it. Likewise, the Association has not authorized any representative to attend or partake in any of the City's activities regarding the Property. Any owner who has participated has done so in their individual capacity, and not on behalf of the Association, the Board, or any Committee of the Association.

As pointed out in my last letter, the Association simply assumed from your lack of correspondence for almost a year that your client had decided to deal with the City process, before engaging the Association for its own review.

Two of your reasonable accommodation requests have direct links to the parking concerns of the Association. Having so many people living at the home, as well as staff, visitors and doctors, is a major concern giving the parking limitations and the narrowness of the street in question. It is for these reasons that the Association requested additional information regarding parking which was only provided to the Association on March 21, 2022. The fact that the Modified Request brings the number of beds from 16 down to 10 certainly helps with this issue.

Your client has requested a reasonable accommodation to Article II, Section 28 of the Declaration. Pursuant to the Modified Request, and the documents attached to the Letter, the Association agrees to grant a reasonable accommodation to Article II, Section 28 of the

Page 2

Michelle A. Pinkowski

April 23, 2022

Declaration to allow for no more than 10 individuals, whether related or unrelated to live and receive care at the property.

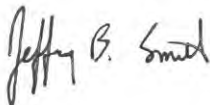
With regard to the garage door accommodation of Article IX, Section 7, based on the Modified Request, your client will be keeping one of the garages in its current state to be used for parking by staff of the property. Based on this representation, no reasonable accommodation is required as this portion of the Modified Request complies with the Declaration. The Association's main concern remains that cars only be parked on one side of the street, so please ensure that the remaining garage is utilized for parking, and that cars are not parked both sides of the street.

With regard to your final accommodation request pertaining to Section 2.3 of the fence guidelines, the Association will grant a reasonable accommodation to the fence height. However, your client will still need to submit plans for approval of the fence to the ARC. The ARC will be informed that an accommodation for the height of the fence has been granted, and that the fence can be 6 feet tall. All other criteria, still remains in place, and the ARC can make it decision based on that criteria.

It appears that there will have to be other exterior changes to the property besides the fence (specifically I assume there will be changes for the conversion of the one garage). Any exterior or landscaping change must go through the ARC process as outlined in the Declaration. If you feel another accommodation is required for your proposed plan, please let the Board know and we will review it in the same manner as the fence accommodation was reviewed. If an accommodation is necessitated and required, the Association will grant said accommodation, but the design and all other requirements still must be approved by the ARC.

Again, the Association has and will continue to work with your client. The Association has not delayed in responding to any of your letters. The Association has requested additional information, and then when it did not hear from you for almost a year, the Association assumed you were proceeding first with the City review process before engaging the Association. Now that you have come to the Association with actual documents we have been able to grant the requests of your client, and the Association anticipates working with you and your client in the future in a similar manner.

Sincerely,



Jeffrey B. Smith

**Altitude Community Law P.C.**

JBS/jbs

c: BOD and Pete Dauster



## Community Development &amp; Neighborhood Services

281 North College Avenue  
P.O. Box 580  
Fort Collins, CO 80522.0580

970.416.2740  
970.224.6134- fax  
[fcgov.com](http://fcgov.com)

May 19, 2022

Michelle Pinkowski  
Delivered via email to:  
[michelle@pinkowskilaw.com](mailto:michelle@pinkowskilaw.com)

**Reasonable Accommodation Decision Letter- 636 Castle Ridge Court: Modified Request**

Ms. Pinkowski,

On April 4, 2022, you submitted a modified 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. A similar proposal with an alternate operating model and different request for accommodation was previously evaluated in June 2021. This determination letter is based on an evaluation of relevant information from the first request, supplemented by information provided as a part of the 2022 request.

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 10 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 original application, with the current proposal, and during the interactive meeting held on April 25, 2022, 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 revised model of ten residents and two onsite caregivers represents an attempt by the applicant to retain the therapeutic benefit of this caregiving model, while also addressing neighborhood concerns and retaining the financial and operational viability of the proposal.
- 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.
  - As expressed in the previous Reasonable Accommodation determination, 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 10 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. Impact to the physical characteristics of the building in this proposal have been minimized, including retaining a two-car garage to provide additional on-site parking and to retain residential character.
  - 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 ten 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 modified Reasonable Accommodation request to allow ten unrelated individuals with disabilities (not including non-resident on-site staff) as described in the materials submitted with the 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 and Reasonable Accommodation request, the facility will implement measures to mitigate impacts and retain residential character including retaining one of the garages to provide for additional off-street parking, maintaining the garage doors on the garage converted to living space, no signage indicating that this is a group home, and no more than two 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

# ITEM 5

## Castle Ridge Group Home

### SUPPLEMENTAL DOCUMENTS

## Katie Claypool

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**From:** Development Review Comments  
**Sent:** Monday, November 28, 2022 2:22 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] 636 Castle Ridge Court memory care facility proposal

**Categories:** P&Z

We'll probably get a lot of these heading to the Dec. P&Z hearing. I will save them in the PDP\_FDP folder and forward to you

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**From:** KEN PATRICK <traceyken@comcast.net>  
**Sent:** Monday, November 21, 2022 1:59 AM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] 636 Castle Ridge Court memory care facility proposal

To whom it may concern,

I am submitting comments with regards to the proposed memory care facility at 636 Castle Ridge Ct. In reminder, my family and I live in the home that is the direct next door home to the proposed project. I spoke at the P&Z meeting with regards to this project.

It appears that the prior granted reasonable accommodation of 16 residents, on the basis that it was "reasonable and necessary", has actually been deemed not reasonable and no longer necessary for this project to move forward. In addition, a new reasonable accommodation of 10 residents has been granted on the same premise. I am sure you can understand how this is quite confusing and frustrating as the number and determination appear to arbitrary and not based on what is actually reasonable nor necessary. 16 and 10 cannot both be necessary, and so it begs the question as to how this determination is made and, without clear standard, should most reasonably default to the current municipal code of 8.

My family and I stand firm in our opposition to the density of the project due to the increased traffic and parking burden to the neighborhood and the high likelihood of a one lane bottleneck of the main road in the neighborhood. This would create an issue for emergency response vehicles and other larger transiting vehicles in and out of the neighborhood. This is especially concerning on snowy days as this road is not plowed. The proposed limited control measures that the applicants has put forth are unlikely to be fully utilized and are totally unenforceable.

The applicants do not fully answer the question asked by city representatives regarding anticipated traffic to the site on a daily basis with estimated staff, deliveries, etc. The applicants do not provide details on the estimated trips for:

1. Deliveries for food, pharmacy, supplies, packages to residents, etc.
2. Number of provider visits for physician/provider evaluations, dental, occupational therapy, physical therapy, speech therapy, massage therapy, wound care, etc.
3. Number of visits for religious providers
4. Number of transports of residents out in to the community for on site medical/dental visits, salon appointments, community outings, etc. Will there be a van to transport the residents? Where will it

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used? Where is the loading and unloading site for the transportation vehicle for the residents if all the parking spots are utilized in the driveway?

5. Number of estimated visitation from family and friends. The applicants continue to state that they will require visitors to make appointments which is against Colorado code for assisted living and hospice care as previously noted.

6. Number of service visits for general maintenance of the home, landscape, snow removal, etc.

The consultant even commented in her presentation to P&Z that if the number of residents was different they would still require the same number of services including the nurses, therapists, massages, etc.

In addition, I continue to have concerns that the number of caregivers is grossly underestimated. What happens if the project goes forward and it is determined that additional staff are needed to provide care to the residents, meal preparation, housecleaning services, etc? What if traffic and parking are above and beyond what was projected? How does the city go back and decrease the number of residents allowed?

There are simply too many unknowns with regards to the impact this project will have on this neighborhood with regards to traffic, parking and therefore safety of residents of the neighborhood and of the proposed facility. There are no enforceable rules to limit the traffic and on street parking. Limiting this project to the current code of 8 residents allows for the facility to get up and running and be able to effectively answer these unknowns with data, decreasing the risk to the neighborhood and facility residents. If, after a period of FULL occupancy operations at 8 residents (i.e. 1-2 years) the impact is minimal and not presenting a risk then the applicants can apply for a "reasonable accommodation" to increase to 10. However, if 10 is granted now, and the operation presents a safety issue how does the city go back?

We respectfully request that this project be denied at the current density proposed.

Respectfully,  
Tracey Stefanon  
Ken Patrick  
642 Castle Ridge Ct.

**Katie Claypool**

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**From:** Development Review Comments  
**Sent:** Monday, November 28, 2022 2:22 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] 636 Castle Ridge Court Group Home Proposal

**Categories:** P&Z

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**From:** dan c <danclawson9@gmail.com>  
**Sent:** Monday, November 28, 2022 9:12 PM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] 636 Castle Ridge Court Group Home Proposal

Regarding the proposal for a Group Home at the above address, my concerns remain that there is insufficient parking. When vehicles are parked on both sides of the street (which cannot be prevented) it has been shown that traffic will be restricted to One Way and large commercial vehicles (Trash Trucks, Emergency Fire Vehicles) will have difficulty passing through. Also, the Applicants suggestion that Guests utilize a Third Party Parking App is not realistic, given no such App exists (I doubt it would be used even if such an app did exist). I also don't believe it is realistic to expect Resident visitors to scheduled appointments prior to visiting. Thank you for your consideration.

Dan Clawson  
5219 Castle Ridge Pl, Fort Collins, CO 80525

**Katie Claypool**

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**Subject:** FW: [EXTERNAL] Fwd: P&Z meeting

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**From:** [srsunde@aol.com](mailto:srsunde@aol.com) <[srsunde@aol.com](mailto:srsunde@aol.com)>  
**Sent:** Wednesday, November 30, 2022 6:27 AM  
**To:** Development Review Comments <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>; [devreview/comments@fcgov.com](mailto:devreview/comments@fcgov.com)  
<[devreview/comments@fcgov.com](mailto:devreview/comments@fcgov.com)>  
**Cc:** [srsunde@aol.com](mailto:srsunde@aol.com) <[srsunde@aol.com](mailto:srsunde@aol.com)>; Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>; Em Myler <[emyler@fcgov.com](mailto:emyler@fcgov.com)>  
**Subject:** [EXTERNAL] Fwd: P&Z meeting

Good Morning Em,

Would you please forward this full email along with the attached video "street-in-action" to all of the Planning and Zoning Commission members for their review prior to the meeting scheduled for December 15, 2022, concerning the proposed group home on Castle Ridge?

This very short video shows a real-life street-in-action shot of the street in front of 636 Castle Ridge Court. It shows very clear evidence that the exceptionally narrow private street in front of this house is inadequate to accommodate anything even close to the kind of parking and traffic which would occur if this proposal should be approved. Just these very few vehicles totally bottleneck this street to the point of real danger for those beyond the bottleneck.

Commission members, can you imagine a fire truck or even a trash truck trying to navigate this? Can you imagine what it would be like with family members of multiple residents parking here as well for visitation? Please imagine the holidays.

The street is too narrow. This proposal would be dangerous. Allowing this proposal would clearly violate the street traffic, parking, and fire codes which are all present for a reason. My home sits at the cul-de-sac end of this street. There is no other entrance or exit for myself or for my neighbors.

Would you also please also provide this video for a live showing at the December 15 hearing? It will be most important for all to see.

Thank you for your attention to this serious safety matter.

Respectfully submitted,

Steve Sunderman, MD  
607 Castle Ridge Court  
Fort Collins, CO 80525

<https://youtube.com/shorts/UC7Z3rDgsNE?feature=share>

11/30/2022

To the Planning and Zoning Commission Members:

Thank you for your time and dedication related to your previous review of the initial 636 Castle Ridge Group Home application. We, as residents in this beautiful neighborhood are most appreciative of your prior efforts to evaluate right vs wrong concerning this proposal, and of your UNANIMOUS decision to decline approval of the initial proposal.

The applicants are now coming forward with a new proposal which is simply the same proposal with a minimal reduction of residents by only 4. This, in effect, would lead to the same devastating results to our community that the original proposal would have had.

The reasons for you to reject this second proposal are numerous. Just a few are listed below:

#### **TRUTHFULNESS AND HONESTY IN THE APPLICATION**

The applicants began their application process by stating that they surveyed the neighbors, explained their proposals, and found no resistance from the surrounding neighbors. This is blatantly untrue. I have communicated with nearly everyone in the community here, and without exception, not one person has told me they ever supported this proposal. Objection from neighbors has been universal. I, myself, have communicated to the applicants my own objections and also those of our many neighbors.

The applicants have repeatedly asserted to City Planners that they want to be good friends and neighbors in this community and that they have made every effort to do that. In reality, they both actively try their best to avoid any contact with any of our wonderful neighbors in this development.

The applicants have repeatedly presented clearly false expectations about traffic, parking, visitation, change in residential appearance, noise, and safety.

They have intentionally misrepresented their credentials.

#### **DISHONEST MISREPRESENTATION**

The applicants both promoted Eric Shenk as a physician in a dishonest attempt to gain credibility for their project. We have discovered, and Eric Shenk has finally admitted in recorded session, that he no longer has a license to practice medicine. He refuses to give details of the loss of his license and of his medical practice, although physicians in the area have reported that he was ousted by his own peers many years ago. Erik Shenk has openly admitted in recorded session that he and his wife are currently housing at least two at risk individuals even though he does not have a license to practice medicine, and even though they do not currently hold a license to operate a nursing home. A formal inquiry request has been filed with the Division of Regulatory Agencies. Red flags about the legality of their current operation are flying high. The Planning and Zoning Commission and the City of Fort Collins need to make sure they are not playing into an approval to support a possibly illegal operation. The investigation is still in process and MUST be resolved before any approval can be even considered.

**REASONABLENESS**

This neighborhood was carefully planned as a low-density residential neighborhood for single family dwellings only. Part of the agreement from the original developer, Gary Nordic, was to also provide higher density homes in nearby areas which he did to the letter as per his prior agreements with the city planners.

Off street parking is severely limited on this narrow private road, and cannot accommodate the massive increase that would be required if this proposal should be approved.

The street in front of this house is a private street which is significantly narrower than conventional city streets. It was planned and authorized as such with the understanding and agreement by city planners and the developer that traffic and parking would be expected to be very minimal due to the design of single-family dwellings only, and three or four car garages for each home. It was agreed from the beginning that high traffic businesses would not be allowed.

**MIS-APPLICATION OF THE FHA**

The Fair Housing Act has been grossly mis-applied to this proposal. The Fair Housing Act was not created to allow an opportunist to personally benefit himself at tremendous expense to others without fairness and reasonableness.

The owners of 636 Castle Ridge court do NOT belong to a protected class. They are both able bodied and in no way disabled or protected. The touted Protected class of individuals they are flying the banner of does not even exist at this time. The goal of these opportunists is to gather together in the near future a group of memory impaired individuals, claim that they as owners of this opportunistic business are part of that disabled body, and then USE these individuals for wrongful personal profit – all at tremendous damage to our beautiful neighborhood and at tremendous expense to all of the surrounding neighbors by drastically lowering our property values.

The FHA has limitations. Any application under FHA rules is required to be a REASONABLE application. It MUST fit the neighborhood. It must be SAFE. Any accommodations made MUST be reasonable accommodations, not unreasonable accommodations. Any application of this rule must NOT “Take away” substantial value from others while “Giving” substantial value to profiteers at others’ expense.

**FAILURE OF THE CITY TO FOLLOW DUE PROCESS**

The City Staff have made it clear from the outset that they are determined to push forward this opportunistic proposal by their repeated failure to follow due process.

City Staff have accepted deceptive and inaccurate statements from the applicants without questioning the validity of their claims.

City Staff have bypassed the required rules of notice and meetings.

City Staff have silenced those of us who hold valid objections by actively censoring some of us at prior meetings.



City Staff have repeatedly promised opportunities for us to have real open and honest communication with them and with the applicants, and then they have repeatedly reneged on these promises. (I will provide an email chain later that verifies this in detail).

### **HARM TO THE NEIGHBORHOOD**

Trying to “sardine” 10 Alzheimer’s individuals into one floor of a single-family home along with nursing staff, aides, pharmacy, PT, OT, cooking services, cleaning services, laundry services, and 10 families of regular visitors would clearly be a disservice to the residents packed into the home as well as to the beauty of the neighborhood, traffic, parking, safety, and surrounding home values. Recoverable financial damages to the residents of Castle Ridge alone could conservatively be estimated to be into the millions of dollars if this proposal should be allowed to go through.

### **DUTY**

One major duty of the City Staff as well as of the Planning and Zoning commission is to protect the beauty and value of the neighborhood as a whole and to honor the master plan originally drafted. There is no duty to aid and abet an opportunist who is wrongfully flying the banner of a protected group for his or her own personal profit at massive expense to all others in the neighborhood. It does not get any more wrong than this.

It is imperative that the Zoning and Planning Commission once again reject this opportunistic and wrongful proposal.

My most sincere thanks to you in advance for exercising rational judgement, for protecting our community, and for doing the Right thing for our neighborhood.

Respectfully Submitted,

Steve Sunderman, MD  
607 Castle Ridge Court  
Fort Collins, CO 80525

**Katie Claypool**

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**From:** Em Myler  
**Sent:** Monday, December 5, 2022 12:07 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Thread for P and Z Commission review

**Categories:** P&Z

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**From:** srsunde@aol.com <srsunde@aol.com>  
**Sent:** Sunday, December 4, 2022 1:21 PM  
**To:** Kai Kleer <kkleer@fcgov.com>; Development Review Comments <devreviewcomments@fcgov.com>; Em Myler <emyler@fcgov.com>  
**Cc:** srsunde@aol.com <srsunde@aol.com>  
**Subject:** [EXTERNAL] Thread for P and Z Commission review

Good afternoon Em,

Would you please forward this entire communication thread to all of the members of the P and Z Commission for review prior to the hearing scheduled for 12/15/2022?

This thread can give to the commission excellent verification of the repeated breaches in due process by City Staff throughout this entire application for 636 Castle Ridge Court, including:

A clear bias by City Staff in directing for a predetermined outcome,  
 Repeated broken promises to allow sincere face-to-face communication,  
 Censoring those of us opposing this application during scheduled meetings,  
 Admission of City Staff of ignoring legal requirements of the applicants,  
 Misapplication of the FHA,  
 Admission of ignoring the negative effects on home values for neighbors,

This application must be summarily rejected.

Respectfully submitted,

Steve Sunderman, MD

-----Original Message-----

**From:** srsunde@aol.com <srsunde@aol.com>  
**To:** Kai Kleer <kkleer@fcgov.com>  
**Sent:** Tue, Nov 8, 2022 5:30 am  
**Subject:** Re: Re: Re: Group Home Notice with Link

Thank you. I look forward to talking with you. I will have my phone available.

Steve

On Monday, November 7, 2022, 03:11:36 PM MST, Kai Kleer <kkleer@fcgov.com> wrote:

Hello Mr Sunderman,

I have some time on Wednesday from 10-11 am. Let me know if that timing works for you.

Best,

.....  
**KAI KLEER, AICP**  
City Planner  
[City of Fort Collins](#)

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**From:** srsunde@aol.com <srsunde@aol.com>  
**Sent:** Monday, November 07, 2022 12:57 PM  
**To:** Kai Kleer <kkleer@fcgov.com>  
**Subject:** [EXTERNAL] Re: Re: Group Home Notice with Link

Good afternoon, Kai.

Here is the message I received from 'Em on October 19. I have received no more information from that committee. I have heard from neighbors that this process is in the works of being bypassed too. We continue to be ignored. I must again, on the record, strongly object on the grounds that due process is not being followed.

Would you please be so kind as to call me for a real-time discussion? I will be available essentially all day long on Wednesday Nov 9 at my cell phone 970-215-3162

Thank you,  
Steve SundermanMD

On Wednesday, October 19, 2022, 08:45:00 AM MDT, Development Review Comments <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)> wrote:

Mr. Sunderman,

Please see below the message I sent to you last week, I apologize if it didn't reach you for some reason:

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Mr. Sunderman,

Thank you for your patience on our response. Staff have decided not to pursue another neighborhood meeting for Castle Ridge Group Home at this time, virtually or in-person. Our Development Review requirements for public engagement have been met so far.

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That doesn't mean this is the end of the conversation on this project. Here are the next steps and ways you can get involved:

- I sent out some information on the most recent submittal yesterday. That submittal will go through staff review until it is ready to go to Planning and Zoning Commission. I'd like to highlight that staff do not have the ability to decline to send this proposal to the Commission.
- During this time, I am available at this email address to field questions and comments to the best of my ability. Feel free to email me here any time
- Once the proposal is ready, it will go to the Planning and Zoning Commission, who will be the final decision makers. This is the place where you can next engage directly on this project by making a public comment. You can do so either by emailing written comments here and they will be included in the packet materials for Commissioners to read. Or, you can attend the meeting and speak in person. These comments are time limited and the Commissioners are not able to respond. However, the Commissioners have the ability to modify or deny the proposal based on evidence including public comment.
  - I would highly recommend taking a look at one of the public comments submitted for a recent project called Heartside Hill. I think it's a good example of how you could use a written comment to fully express the concerns I have heard from you. I've attached it here. If you'd like to submit something similar for P&Z, please send it to this email. I will email the Castle Ridge contact list when the project is scheduled to go to public hearing so you know.

Let me know if you have any questions.

Respectfully,

Em Myler  
Neighborhood Development Liaison

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As for your questions this morning:

1. The proposal is currently going through staff review. I have you on a list of names to alert when it has completed this step and is scheduled to go to the Planning and Zoning Commission.
2. The only actions right now include the usual staff comments on the submittal, and the applicants' responses. Staff is considering input from the neighborhood meetings in their comments. I will send comments and submittal updates when I have them.
3. Please see above regarding a face to face meeting
4. I think the best option to make sure that the Planning and Zoning Commission sees this email thread and you know that it has been seen is to include it as a public comment for their meeting materials when this proposal goes to hearing. That way, the Commissioners will read it as a part of the case on this proposal and the comment will be published publicly so you know that it has been included. This is the best way in my opinion to offer you the accountability you are looking for. I included more information on public comments in the original email above.

Best,

## Neighborhood Development Liaison

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**From:** [srsunde@aol.com](mailto:srsunde@aol.com) <[srsunde@aol.com](mailto:srsunde@aol.com)>  
**Sent:** Wednesday, October 19, 2022 2:20 PM  
**To:** Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>; Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>  
**Cc:** Development Review Comments <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>; Paul S. Sizemore <[psizemore@fcgov.com](mailto:psizemore@fcgov.com)>; [srsunde@aol.com](mailto:srsunde@aol.com) <[srsunde@aol.com](mailto:srsunde@aol.com)>  
**Subject:** [EXTERNAL] Re: Group Home Notice with Link

Good morning Kai,

I have not heard back from you or from anyone on City Staff after my email from September 20, 2022 - attached below.

Could you please update me on where we are with this process?  
 Is any action happening from the City Staff or from the applicants?  
 When do we get our face-to-face meeting we have been promised?

Would you please forward this entire thread to the Planning and Zoning Commission and copy me so that I know it has been sent? Alternatively, if you would send me email contact information for the entire Planning and Zoning Commission, I can send it to them and copy you.

Thank you again for your attention, dedication, and assistance.

Respectfully,

Steve Sunderman, MD  
 970-215-3162

-----Original Message-----

**From:** [srsunde@aol.com](mailto:srsunde@aol.com)  
**To:** [kkleer@fcgov.com](mailto:kkleer@fcgov.com) <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>; [astephens@fcgov.com](mailto:astephens@fcgov.com) <[astephens@fcgov.com](mailto:astephens@fcgov.com)>  
**Cc:** [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com) <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>; [psizemore@fcgov.com](mailto:psizemore@fcgov.com) <[psizemore@fcgov.com](mailto:psizemore@fcgov.com)>; [srsunde@aol.com](mailto:srsunde@aol.com)  
**Sent:** Tue, Sep 20, 2022 6:41 am  
**Subject:** Re: Group Home Notice with Link

Kai,

Thank you for your response.

We are not asking for an opportunity to have a meeting in which nobody from the City of decision-making authority is present. We are asking for an honest, sincere meeting with the applicants **and** with those of authority on City Staff (including Mr. Sizemore). My understanding is that the Planning and Zoning Commission does not come into play unless City Staff should move it forward to them. The Planning and Zoning Commission has already rejected **unanimously** the applicants' prior proposal which was previously passed on to them by City Staff. We must have an opportunity to stop at the beginning of the process this new proposal, which would also likely result in millions of dollars of recoverable damages if passed. Mr. Sizemore and City Staff must allow us due process and fairness. The application has been filled with misleading and false information from the beginning. The legal red flags are huge, and to this day, remain unanswered by the applicants and ignored by City Staff.

Respectfully,

Steve Sunderman, MD  
 970-215-3162

Item 12.

Final Message-----

From: Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>  
To: [srsunde@aol.com](mailto:srsunde@aol.com) <[srsunde@aol.com](mailto:srsunde@aol.com)>; Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>  
Cc: Development Review Comments <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>; Paul S. Sizemore <[psizemore@fcgov.com](mailto:psizemore@fcgov.com)>  
Sent: Mon, Sep 19, 2022 11:53 am  
Subject: RE: Re: Group Home Notice with Link

Hello Steve,

An in-person meeting is the goal. Since the decision maker is the Planning and Zoning Commission, they will not be present at the meeting. Did you have anyone else in mind?

Sincerely,

.....  
**KAI KLEER, AICP**  
City Planner  
[City of Fort Collins](http://www.cityoffortcollins.com)

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**From:** [srsunde@aol.com](mailto:srsunde@aol.com) <[srsunde@aol.com](mailto:srsunde@aol.com)>  
**Sent:** Friday, September 16, 2022 10:37 AM  
**To:** Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>; Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>  
**Cc:** Development Review Comments <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>; Paul S. Sizemore <[psizemore@fcgov.com](mailto:psizemore@fcgov.com)>; [srsunde@aol.com](mailto:srsunde@aol.com)  
**Subject:** [EXTERNAL] Re: Group Home Notice with Link

Hello Kai,

Thank you again for your response. Would you please confirm for me that the meeting you are working on will be in person and will include the neighbors here who feel a need to be heard as well as the City Staff who are responsible for making decisions?

Sincerely,

Steve Sunderman, MD  
970-215-3162

-----Original Message-----

From: Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>  
To: [srsunde@aol.com](mailto:srsunde@aol.com) <[srsunde@aol.com](mailto:srsunde@aol.com)>; Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>  
Cc: Development Review Comments <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>; Paul S. Sizemore <[psizemore@fcgov.com](mailto:psizemore@fcgov.com)>  
Sent: Thu, Sep 15, 2022 4:02 pm  
Subject: RE: Re: Group Home Notice with Link

Hello Steve,

Thanks for your diligence and patience on this. We have been in contact with the applicant team and they would be interested in having further discussions with the neighborhood. Internally, our Neighborhood Services and Development Review staff are working through the finer details of the when and where of the meeting and how to best organize it for a productive conversation. Our Development Review Liaison, Emily Myler, will be in touch as soon as we know more.

Sincerely,

.....  
**KAI KLEER, AICP**  
City Planner  
[City of Fort Collins](http://www.cityoffortcollins.com)

Item 12.

[srsunde@aol.com](mailto:srsunde@aol.com) <[srsunde@aol.com](mailto:srsunde@aol.com)>**Sent:** Saturday, September 10, 2022 10:13 AM**To:** Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>; Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>**Cc:** Development Review Comments <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>; Paul S. Sizemore <[psizemore@fcgov.com](mailto:psizemore@fcgov.com)>; [srsunde@aol.com](mailto:srsunde@aol.com)**Subject:** [EXTERNAL] Re: Group Home Notice with Link

Dear Mr. Kleer:

I have not heard back since my email of August 28, 2022. I am sending another email today to check with you on where we are concerning the promised face-to-face meeting regarding 636 Castle Ridge Court.

Again, this needs to be an open and honest meeting among the applicants, the neighbors, and non-biased City Staff.

I believe the recoverable damages to our neighborhood will likely be in the millions if this proposal is allowed to go through. The duty of the City remains with the collective residents.

I look forward to hearing from you about setting up an open and productive meeting.

Respectfully Submitted.

Steve Sunderman, MD  
970-215-3162

Copy: Ms. Stephens, Mr. Sizemore, Development Review Committee, Self

-----Original Message-----

From: [srsunde@aol.com](mailto:srsunde@aol.com)To: [kkleer@fcgov.com](mailto:kkleer@fcgov.com) <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>; [astephens@fcgov.com](mailto:astephens@fcgov.com) <[astephens@fcgov.com](mailto:astephens@fcgov.com)>Cc: [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com) <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>; [psizemore@fcgov.com](mailto:psizemore@fcgov.com) <[psizemore@fcgov.com](mailto:psizemore@fcgov.com)>; [srsunde@aol.com](mailto:srsunde@aol.com)

Sent: Sun, Aug 28, 2022 11:29 am

Subject: Re: Group Home Notice with Link

Mr. Kleer, Ms. Stephens, Mr. Sizemore, Development Review Committee:

Thank you for your response.

What is needed is a full, sincere, open meeting with the applicants and with open minded City Staff to re-evaluate this entire proposal.

The suggestions you have proposed below by City Staff are, yet again, a censorship of the most important items at hand, and an assertion that City Staff will not even consider a correction of prior decisions, no matter how wrong they may have been.

City Staff is well aware that the application for this proposal has been filled with substantially false and misleading information from the very beginning. Red flags about licensure and questions of legality of the applicants' current operations are gigantic and still remain unanswered. The City does indeed have an obligation to verify whether this process is legal or not. Further, if the City is going to be involved in potentially granting approval of this enormous business in the middle of a carefully planned low density residential only neighborhood, the City has an absolute obligation to the entire neighborhood and to the city as a whole to ensure this will not "take away" from the neighbors - and not to use its position to assist one family in generating a huge personal profit at tremendous expense to all others in this neighborhood.

If this wrongful proposal should be allowed to go through, the recoverable damages to the Castle Ridge neighbors alone could well be into the millions of dollars.

Item 12.

Let's please start over from step one.

Respectfully,

Steve Sunderman, MD  
970-215-3162  
[srsunde@aol.com](mailto:srsunde@aol.com)

-----Original Message-----

From: Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>  
To: [srsunde@aol.com](mailto:srsunde@aol.com) <[srsunde@aol.com](mailto:srsunde@aol.com)>; Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>  
Cc: Development Review Comments <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>; Paul S. Sizemore <[psizemore@fcgov.com](mailto:psizemore@fcgov.com)>  
Sent: Wed, Aug 24, 2022 10:50 am  
Subject: RE: Re: Group Home Notice with Link

Hello Steve,

Thanks for your patience. I have been working with staff internally to determine the best approach to facilitate a productive conversation between you and the applicant. In an effort to build out the agenda and request for the meeting, could we get some additional clarification about you specific questions/concerns for the applicant and/or staff and your anticipated outcome from the meeting?

To address some of the comments you've provided, here are some things that would not be productive and should not be considered as part of the agenda:

- Your assertion that the applicants are currently operating without a license. This is a matter that is outside of the City's jurisdiction and should be addressed by filing a complaint to the [Colorado Department of Public Health & Environment](#).
- Your assertion that this project would drastically drop community appeal and home values in the immediate area. Values of homes are not within the purview of the land use code and cannot be considered by staff or the Planning and Zoning Commission.
- We cannot reconsider any of the determinations made by the Reasonable Accommodation Request, nor can the Planning and Zoning Commission.

Here are some things that I've teased out of your comments that would be productive in discussion with the applicant:

- Improving the design, quality and character of new development through discussion around screening, landscaping, window placement, and fencing.
- Ensuring that operationally the land use mitigates impacts to the extent practicable through conversation around hours of deliveries, lighting, placement of trash receptacles, location and number of off-street parking spaces.
- Providing clarity around the procedural requirements of development plans.

Regarding the appeal, it must be filed within 14-days of any decision by the Planning and Zoning Commission. Additional notice will not be provided.

Let me know what if these are things that you would be interested in further discussing with the applicant or city staff and I will get something set up.

Thanks again for your patience.

Sincerely,

.....  
**KAI KLEER, AICP**  
City Planner



---

**From:** [srsunde@aol.com](mailto:srsunde@aol.com) <[srsunde@aol.com](mailto:srsunde@aol.com)>  
**Sent:** Saturday, August 20, 2022 9:44 AM  
**To:** Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>; Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>  
**Cc:** Development Review Comments <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>; Paul S. Sizemore <[psizemore@fcgov.com](mailto:psizemore@fcgov.com)>; [srsunde@aol.com](mailto:srsunde@aol.com)  
**Subject:** [EXTERNAL] Re: Group Home Notice with Link

Dear Mr. Kleer, Mr. Sizemore, Ms. Stephens, and Development Review Committee:

I wanted to follow up on my most recent email (see below).

I was told that arrangements would be made for further opportunity for us to meet to express our concerns (and with face-to-face format). I have not received any response back since my email of August 4, 2022. I want to make sure that we, the neighbors are heard. I want to make sure our options for appeal and further legal action remain open if the City should decide to render approval of this flawed proposal. I want to be assured that the City is not supporting a business activity that currently shows huge legal red flags. Are the applicants currently operating without license or authority a lockdown facility of two at-risk seniors for personal profit? This needs to be investigated and answered.

Would you please respond to me about where we stand concerning our promised opportunity to express our concerns face to face without being limited or shut off by a moderator?

Please notify me and all of the residents in the Castle Ridge Subdivision formally if and when your decisions have been made, and when our deadline for filing appeals will be.

We currently have multiple grounds for appeal as documented by the appeal form and procedure documents forwarded to me by Mr. Kleer should the City decide to allow this proposal to move forward:

1. Failure to properly interpret and apply relevant provisions of the City Code, the Land Use Code, and Charter. This includes street and fire code.
2. Failure to conduct fair hearings by exceeding its authority or jurisdiction.
3. Failure to conduct fair hearings by ignoring established rules of procedure.
4. Failure to conduct fair hearings by considering evidence presented by the applicants which was substantially false or misleading.
5. Failure to receive all relevant evidence offered by the appellant.
6. Being clearly biased against the appellant.

I look forward to hearing back from you with your plans to allow us to present our concerns fully and in person.

Respectfully,

Steve Sunderman, MD  
607 Castle Ridge Court  
Fort Collins, CO 80525

-----Original Message-----  
From: [srsunde@aol.com](mailto:srsunde@aol.com)

Item 12.

[er@fcgov.com](mailto:er@fcgov.com) <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>; [astephens@fcgov.com](mailto:astephens@fcgov.com) <[astephens@fcgov.com](mailto:astephens@fcgov.com)>  
Cc: [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com) <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>; [psizemore@fcgov.com](mailto:psizemore@fcgov.com) <[psizemore@fcgov.com](mailto:psizemore@fcgov.com)>

Sent: Thu, Aug 4, 2022 5:15 am

Subject: Re: Group Home Notice with Link

Kia,

Again, my most sincere thanks to you for your response and offer.

Yes, we do need formal opportunity to meet face to face both with the applicants and with the city staff who are involved in making these decisions that would have a major impact on our entire community.

We feel as though we have been dismissed or silenced every step of the way. We feel the City is pushing an extreme left political agenda rather than exercising its duty to the population as a whole.

Again, I need to stress that the City has duty to the entire community as a whole, not to one family that is trying to "use" the entire neighborhood for self-enrichment at tremendous expense to all others.

I would like to stress that any use of "Reasonable Accommodation" has restrictions:

1. The applicant must be in a protected or disabled class. These applicants are neither disabled nor in a protected class. They are wrongfully flying the banner of and trying to "USE" a protected they are not even members of for personal self-gain.
2. Any "Reasonable Accommodations" must not result in a significant deterioration of existing environment or be a significant financial burden to others in this area. This project would totally alter in a negative way the entire atmosphere of this well-planned low-density community. This project would drastically drop community appeal and home values in the immediate area - most likely by millions of dollars collectively - all for one family's self profit. The damages against the neighborhood would be huge.
3. All such accommodations must consider existing rules and must not impact the safety of others. This project would clearly turn this area into a congested safety hazard for our children and for our parking and traffic. Existing general rules for street width, parking requirements, fire code, residential housing, low density, etc have been essentially thrown out the window for this one family's proposal.
4. The project and the accommodations must be "reasonable" not "unreasonable." Both this drastic reposing of a long established and well-planned residential community, and the accommodations sought are everything but reasonable.

Further, the City does have a duty to require fair process. The applicants for this project have been misleading and evasive about their application every step of the way; and to date, the city has allowed that to move on.

Further, if the City has reason to believe that inappropriate or possible illegal activities are involved, the city cannot operate as an aid to those activities. Eirc Shenk has now admitted in open and recorded session that he does not have a license to practice medicine even though he touted himself with physician credentials from day one. He has admitted in open and recorded session that he and his wife are currently caring for two at risk seniors in their home without a group home or nursing home license and without a Medical Director. Are they using their home as a lock down facility without a right or license? The red flags for this project are huge and growing.

Item 12.

This proposal should have been summarily rejected months ago.

Respectfully,

Steve Sunderman, MD  
970-215-3162

-----Original Message-----

From: Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>

To: [srsunde@aol.com](mailto:srsunde@aol.com) <[srsunde@aol.com](mailto:srsunde@aol.com)>; Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>

Cc: Development Review Comments <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>; Paul S. Sizemore <[psizemore@fcgov.com](mailto:psizemore@fcgov.com)>

Sent: Mon, Aug 1, 2022 5:14 pm

Subject: RE: Re: Group Home Notice with Link

Hello Steve,

Thanks for the email. Unfortunately we cannot comment regarding the merits of medical licensing requirements for Eric Shenk and it is not a criterion that we evaluate land use applications under. We anticipate that any licensing, certification, and/or registration requirements will be administered and enforced by the Colorado Department of Public Health and Environment.

Regarding procedure, the section you referred to is for preapplication reviews by City Council and would not apply in this case. To clarify some of the confusion around the previous conversations, posted notice is required for neighborhood meetings pursuant to [2.2.2- Step 2: Neighborhood Meetings](#), however, the timeline for the sign posting is not specified under [2.2.6 – Step 6: Notice](#). In general, our goal is to post a sign as soon as the neighborhood meeting is scheduled; however, this is an odd case where the sign has been posted since March of 2021 and unfortunately removed by the applicant for resodding. We did talk to the applicant and made it clear that the sign must remain in place until a hearing has been held.

Knowing that there were a lot of people present at the neighborhood meeting and that we were unable to circle back around to you, I'd be happy to set something up and facilitate conversation between you and anyone on the applicant team. If that would be something you're interested in please let me know and I'll start coordinating schedules.

I'll also be sure to add your comments to the record for the Planning and Zoning Commission's consideration if and when a public hearing is scheduled for this project.

Please call or email me if you'd like to chat more.

Sincerely,

.....  
**KAI KLEER, AICP**

City Planner

970-416-4284

[City of Fort Collins](#)

---

**From:** [srsunde@aol.com](mailto:srsunde@aol.com) <[srsunde@aol.com](mailto:srsunde@aol.com)>

**Sent:** Saturday, July 30, 2022 10:25 AM

**To:** Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>; Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>

**Cc:** Development Review Comments <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>; Paul S. Sizemore <[psizemore@fcgov.com](mailto:psizemore@fcgov.com)>;

[srsunde@aol.com](mailto:srsunde@aol.com)

**Subject:** [EXTERNAL] Re: Group Home Notice with Link

Good morning, Kai,

Thank you again for your prior response to my concerns.

As you are aware, and as documented by the recording of our meeting on July 28, 2022, the applicants for the proposed 'Group Home' at 636 Castle Ridge Court finally admitted on record that Eric Shenk does not hold an active license to practice medicine. Further, they admitted that they are currently caring for two elderly patients in their home right now without a license for a group home and without a legal Medical Director.

This raises serious red flags for the welfare and safety of these patients, as well as concerns for the legalities of their current operation, and the validity of their pending application.

This is a serious concern that needs to be addressed yet by the Division of Regulatory Agencies for Colorado. I would like to insist that the city cannot act on this pending application until these questions are answered and resolved by DORA.

Further, I would like to again issue formal objection to procedure. The City has pushed through an invalid meeting without following required notice protocol.

*Concerning notice requirements, Section 2.1.6 (c) of the Land Use Code states*

***Notice and Hearing Procedure.***

*All preapplication hearings under above Subsections (A) or (B) this provision will be held in accordance with the provisions contained in Steps (6), (7)(B) and (7)(C) of the Common Development Review Procedures, except that the **signs required to be posted under Step (6)(B) shall be posted subsequent to the scheduling of the session and not less than fourteen (14) days prior to the date of the hearing.***

You commented to me in your last email that you were sorry I was cut off from my comments at the most recent meeting. Thank you. I appreciate that. We, the neighbors in this community have not been given fair opportunity present our cases. In your email below, dated July 22, 2022, you offered that you would request the applicant to stay late if necessary. In spite of this reassurance, I was cut off from my comments, and the moderator of the meeting abruptly shut the meeting down. Yes, further time is essential for us to get our objections across. Yes, formal face-to-face meetings are essential. I would again like to stress that holding this meeting in a virtual atmosphere serves no purpose other than to allow the applicants to hide behind a computer, and the moderator to limit dialog that does not fit the agenda of simply pushing this wrongful project through.

The Land Use Code also states that the meetings are required to be held in the vicinity of the project. A virtual meeting instead of an on-site meeting clearly violates that requirement as well.

Item 12.

ity's duty is to the residents of this community as a whole, and to the city as a whole. The city does not have a duty to force through an unreasonable project to wrongfully enrich one family at tremendous cost to the surrounding neighborhood.

Please re-evaluate and please start over.

Respectfully submitted,

Steve Sunderman, MD  
970-215-3162

-----Original Message-----

From: Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>

To: [srsunde@aol.com](mailto:srsunde@aol.com) <[srsunde@aol.com](mailto:srsunde@aol.com)>; [melanie@faithproperty.com](mailto:melanie@faithproperty.com) <[melanie@faithproperty.com](mailto:melanie@faithproperty.com)>

Cc: Development Review Comments <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>

Sent: Fri, Jul 22, 2022 3:31 pm

Subject: RE: Re: Group Home Notice with Link

Hello Steve, and thank you for your patience on my response. Regarding notice, the City's Land Use Code requires that notice for neighborhood meetings be sent out 2-weeks prior to the meeting date. In this case, the letter was mailed earlier than required and was sent on July 11, 2022 in anticipation of the July 28, 2022 meeting. With respect to your concerns around time having enough time, I will request that the applicant stay late if necessary. Finally, we are still holding all neighborhood meetings remotely and do not anticipate changing that format in the near future. If there is a desire to meet with the applicants 1x1, please let me know and I can help coordinate that.

Hope this helps.

Sincerely,

.....  
**KAI KLEER, AICP**

City Planner

[City of Fort Collins](#)

**Katie Claypool**

---

**From:** Em Myler  
**Sent:** Monday, December 5, 2022 12:08 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Fwd: Castle Ridge Court Group Home Public Hearing Dec. 15

**Categories:** P&Z

---

**From:** srsunde@aol.com <srsunde@aol.com>  
**Sent:** Sunday, December 4, 2022 1:40 PM  
**To:** jsunderm970@gmail.com <jsunderm970@gmail.com>; Em Myler <emyler@fcgov.com>  
**Subject:** [EXTERNAL] Fwd: Castle Ridge Court Group Home Public Hearing Dec. 15

resent with corrected email for Josh Sunderman. Thank you

-----Original Message-----

**From:** srsunde@aol.com  
**To:** emyler@fcgov.com <emyler@fcgov.com>; devreviewcomments@fcgov.com <devreviewcomments@fcgov.com>; kkleer@fcgov.com <kkleer@fcgov.com>  
**Cc:** brandonthehess@gmail.com <brandonthehess@gmail.com>; vanesaf@msn.com <vanesaf@msn.com>; jsunderm970@gamil.com <jsunderm970@gamil.com>; srsunde@aol.com  
**Sent:** Sun, Dec 4, 2022 1:38 pm  
**Subject:** Re: Castle Ridge Court Group Home Public Hearing Dec. 15

Good Afternoon, Em,

Thank you for your efforts to coordinate comments for us. I will plan on being at the meeting in person on Dec 15, 2022, and I will plan on delivering my personal comments at that time.

At least 3 others would like to donate their minutes to me for presentation at the meeting:

1. Josh Sunderman, 607 Castle Ridge Court, 970-449-2218 jsunderm970@gmail.com
2. Brandon Hess, 5220 Parkway Circle E. 970-690-0475 Brandonthehess@gmail.com
3. Vanesa Hess, 5220 Parkway Circle E. 970-690-0475 Vanesaf@msn.com

Thank you,

Steve Sunderman, MD  
 970-215-3162  
 607 Castle Ridge Court

copies to Josh Sunderman, Brandon Hess, Vanesa Hess

-----Original Message-----

**From:** Em Myler <emyler@fcgov.com>  
**To:** jessiemartin\_2000@yahoo.com <jessiemartin\_2000@yahoo.com>; traceyken@comcast.net <traceyken@comcast.net>; debbiegraff@gmail.com <debbiegraff@gmail.com>; troyt@pds-co.com <troyt@pds-co.com>; ctafoya@pds-co.com <ctafoya@pds-co.com>; ryantj2@hotmail.com <ryantj2@hotmail.com>; kchacho@aol.com <kchacho@aol.com>; pam@pamsundermandesign.com <pam@pamsundermandesign.com>; ANGIE.LEE05@gmail.com <ANGIE.LEE05@gmail.com>; btschwerin@gmail.com <btschwerin@gmail.com>; ednjoj@gmail.com

Item 12.

@gmail.com>; kathleenmcnamaraphd@gmail.com <kathleenmcnamaraphd@gmail.com>; Karen Kotecki <kotecki\_mauch@msn.com>; sarahmdoing@yahoo.com <sarahmdoing@yahoo.com>; kathleenmary127@gmail.com <kathleenmary127@gmail.com>; tomjgraff@gmail.com <tomjgraff@gmail.com>; Kurt Johnson <kejlbj@yahoo.com>; Clawson42@comcast.net <Clawson42@comcast.net>; lbjmom@comcast.net <lbjmom@comcast.net>; wiselyinvest@aol.com <wiselyinvest@aol.com>; sleuzze@vmware.com <sleuzze@vmware.com>; srsunde@aol.com <srsunde@aol.com>; hlcp187@aol.com <hlcp187@aol.com>; danclawson9@gmail.com <danclawson9@gmail.com>; schacho@aol.com <schacho@aol.com>; mikeleuzze@yahoo.com <mikeleuzze@yahoo.com>; cbsisson@gmail.com <cbsisson@gmail.com>

Sent: Mon, Nov 28, 2022 2:44 pm

Subject: Castle Ridge Court Group Home Public Hearing Dec. 15

Hi Neighbors,

I wanted to remind you all that this project is planned to go in front of the Planning and Zoning Commission on December 15. The hearing will be held at City Hall at 300 Laporte Ave beginning at 6 p.m.

The agenda and packet has yet to be published for this hearing, but will be posted [here](#) soon.

Members of the public can either watch the hearing live on [FCTV](#) or in-person in the Council Chambers. However, if you wish to make a public comment at the hearing, you must attend in-person! You can no longer make public comments on Zoom since the expiration of the COVID-19 emergency order.

### **Making a public comment in-person:**

The Castle Ridge Group Home project will be one of several agenda items that night, and will have it's own public comment time between the presentation from staff and the deliberations of the Commission. In order to make a comment to the Commissioners directly, you will need to be present in the Council Chambers during this public comment time. Based on the number of commenters, the Commission Chair has the ability to limit the time allowed for comments, with a maximum time of 3 minutes. I recommend preparing to make your comments in about 2 minutes so you aren't cut off if there are many people commenting. Anyone is able to donate more time to another speaker. If there is a person who you would like to make comments on the behalf of the other neighbors, let me know soon and we can coordinate time donations for them.

### **Making a written public comment:**

If you cannot make it to the hearing, or you would like to comment in more detail than 2-3 minutes will allow, I highly recommend making a written comment. These can include technical information, photos etc. that can be helpful for the Commission. Please send them to my other email, [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com) by 12 pm on Tuesday, December 13 at the latest so we can include them in the packet for Commissioners to read prior to the meeting. They can be in an email or in a word document or PDF attachment. I will make sure to confirm to each one at receipt. I'm expecting a high volume of public comments for this project, so if I don't confirm receipt within a couple days feel free to follow up with me.

Note: I ask that you please don't send public comments to my personal email address (this one) so I can keep them organized. I would be distraught if I lost a comment in this mailbox!. Feel free to send informal questions not intended for the Planning and Zoning Commission to either email.

Respectfully,

Item 12.

.....

**Em Myler, MPPA**

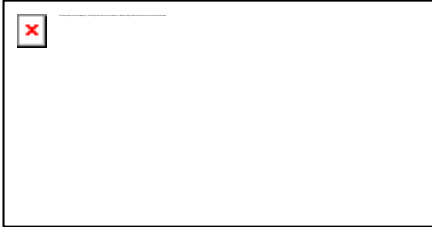
Pronouns: she/her

Sr Spc, Neighborhood Svcs

[City of Fort Collins](#)

970-224-6076

[emyler@fcgov.com](mailto:emyler@fcgov.com)





**Katie Claypool**

---

**From:** Development Review Comments  
**Sent:** Monday, December 5, 2022 1:55 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Castle Ridge group home

**Categories:** P&Z

---

**From:** Kurt Johnson <kejlbj@yahoo.com>  
**Sent:** Monday, December 5, 2022 8:03 PM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] Castle Ridge group home

Hello,

I would like to express issues concerning the Castle Ridge group home, specifically with respect to parking.

As was established last P&Z meeting, this is a narrow street that becomes one way should cars be parked on both sides of the street. The property has neighbors to both sides as well as across the street - as parking is at a premium one must consider the residents also have needs.

The driveway to the property is still the same narrow, one way access. The garage proposed to remain is directly in line with the driveway - thus requiring "musical cars" for in/out. This would be true in reality for anyone trying to park in the driveway or in the garage - the proposal for the amount of on-site parking is simply not realistic.

The parking app that is proposed is more a gimmick than a solution. How can this be required, and how can it be enforced? It simply can't, and likely will fade over time.

The proposal is that the staff of 2 will not only take care of the residents, but also manage the parking. As the priority will be serving the residents, this again in reality means parking will devolve to ad-hoc. The operational plan is based on guesswork due to the inexperience of the applicants.

Seneca House is another group home that was recently approved to increase to 10 residents. They had operated within code for a few years prior to that. This location though has abundant advantages for an exception to code: a circular driveway that is inviting to park, a secondary street with a parking lane, and no neighbors to the west. Castle Ridge has none of these advantages, only disadvantages.

As such, it is simply too risky to approve above code (in this case 10 residents) right from the beginning. The home should operate within code for a couple years at least - note the applicants are completely inexperienced in running such an operation and likely staff will be as well. During this time, parking can be monitored by the residents and applicants, and any increase in residents could then be considered on hard data via another type 2 review where data could be presented by both sides.

Regards,

Kurt Johnson  
 612 Castle Ridge Ct.

**Katie Claypool**

---

**From:** Development Review Comments  
**Sent:** Monday, December 5, 2022 2:05 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Review FDP220013 - Castle Ridge Group Home  
  
**Categories:** P&Z

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**From:** Peter Way <poogleway@gmail.com>  
**Sent:** Monday, December 5, 2022 8:20 PM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] Review FDP220013 - Castle Ridge Group Home

Hello,

As a resident of Miramont, I received the notice of the December 15 meeting. There isn't a document on the website that describes the project changes since the last review. It seems like the density has decreased to 10 residents, and there will be 6 off street parking spaces.

I'm very doubtful that the off-street parking will be enforced, as anyone can park where they wish in the neighborhood. In order for those parking spots to be used people would have to move cars around to get them out.

I'm sorry, but this proposal should be rejected based on the parking question.

Regards,

Peter Way  
970.219.1301

**Katie Claypool**

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**From:** Em Myler  
**Sent:** Monday, December 5, 2022 2:39 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Re: Group home concerns  
**Attachments:** Comment on proposed development of a group home at.docx

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**From:** Thomas Graff <tomjgraff@gmail.com>  
**Sent:** Monday, December 5, 2022 2:30 PM  
**To:** Em Myler <emyler@fcgov.com>  
**Subject:** [EXTERNAL] Re: Group home concerns

I show that this was sent to you on 15 Nov 2022. I may have done something wrong. Here's a fresh copy.

Please confirm receipt.

Thanks,  
Tom Graff

On Mon, Dec 5, 2022 at 2:16 PM Em Myler <[emyler@fcgov.com](mailto:emyler@fcgov.com)> wrote:

Hi Tom,

Thank you for reaching out to confirm. I have two emails from you. One from April 9<sup>th</sup> and one from May 5<sup>th</sup>. If you sent a more recent comment I apologize that I have not received it. Let me know ASAP so I can confirm that all of your comments are in the packet.

Thanks,

Em

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**From:** Tom Graff <[tomjgraff@gmail.com](mailto:tomjgraff@gmail.com)>  
**Sent:** Monday, December 5, 2022 2:10 PM  
**To:** Em Myler <[emyler@fcgov.com](mailto:emyler@fcgov.com)>  
**Subject:** [EXTERNAL] Group home concerns

Em, I sent you a letter/concerns about the group home proposed next to my home. You told that you would distribute it as appropriate. Can you confirm that it is in the packet to the P&Z?

Thanks,  
Tom Graff

## Comment on proposed development of a group home at 636 Castle Ridge Ct., Fort Collins

My wife and I live next door to the proposed group home. Our proximity is a concern because of the plan to eliminate much of the current privacy in our backyard. This is after we agreed to allow Prusnicks to build outside the development envelope (close to our lot line) since it would be a swimming pool room and garage wall facing our property. If approved, there will be close proximity with windows along that wall.

An even greater concern is that is development is proposed on a narrow privately owned street with minimal off street parking. It is my understanding that when Gary Nordic proposed the neighborhood the narrow street was accepted by the city since all homes would be required to have 3 or more garages. At this time all of them do. The applicants are proposing to remove 2 of the garages (on the one house that will need them more than any other). I understand that the justification for this is that they will only have a staff of 2 at any one time. They have at least 2 there now, and it appears that those 2 are fairly busy with only 2 residents (for example, trash cans left out for 3 days after trash pickup). I ask that you imagine a morning with a staff of 2 when 10 memory care residents need to be awakened, personal hygiene taken care of, dressed, and taken to the dining room, all while someone on the staff is preparing breakfast. State minimum staff size will not determine the practical needed staff size. All of this will add to the parking and traffic problems. There will also be family visits, outside care givers (PT, nurses, pharmacists, and other medical professionals). Recently there was a medical supply truck parked in front of the house for over 4 hours on one day. There was a roofing truck parked across the street. There was barely room for my car, I doubt a fire truck could have made it through to my house if I had needed one. With 5 times as many residents, I suspect these scenarios will become much more common.

In summary, I think the concept of group homes in residential areas can be a workable idea. This is simply the wrong house on the wrong street.

I believe that they have failed to adequately address the major concern of the P&Z board at the first hearing (traffic and parking).

I believe that their staffing proposal is wrong and doesn't align with common sense.

At a minimum I believe they need to retain all four garages.

Any windows facing my lot line should be required to have frosted glass.

Thank you for your consideration of our concerns,  
Tom and Debbie Graff  
624 Castle Ridge Ct.  
Fort Collins, CO 80525

**Katie Claypool**

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**From:** Development Review Comments  
**Sent:** Wednesday, December 7, 2022 4:11 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Castle Ridge Group Home

**Categories:** P&Z

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**From:** Kai Kleer <kkleer@fcgov.com>  
**Sent:** Wednesday, December 7, 2022 5:29 PM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** FW: [EXTERNAL] Castle Ridge Group Home

FYI

.....  
**KAI KLEER, AICP**  
City Planner  
[City of Fort Collins](#)

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**From:** Denise Newmark <newmarkdenise@gmail.com>  
**Sent:** Wednesday, December 07, 2022 10:07 AM  
**To:** Kai Kleer <kkleer@fcgov.com>  
**Subject:** [EXTERNAL] Castle Ridge Group Home

Hi. I'm Denise Newmark. I live at 5000 Boardwalk Dr. Unit 12. I support the revised proposal for a 10 resident group home for assisted living and memory care. I think we neighbors will not be disturbed by it now that the number of residents will decrease. I also think it'll be nice for the group home residents to live in a residential neighborhood.

Thank you.

## Comment on proposed development of a group home at 636 Castle Ridge Ct., Fort Collins

My wife and I live next door to the proposed group home. Our proximity is a concern because of the plan to eliminate much of the current privacy in our backyard. This is after we agreed to allow Prusnicks to build outside the development envelope (close to our lot line) since it would be a swimming pool room and garage wall facing our property. If approved, there will be close proximity with windows along that wall.

An even greater concern is that is development is proposed on a narrow privately owned street with minimal off street parking. It is my understanding that when Gary Nordic proposed the neighborhood the narrow street was accepted by the city since all homes would be required to have 3 or more garages. At this time all of them do. The applicants are proposing to remove 2 of the garages (on the one house that will need them more than any other). I understand that the justification for this is that they will only have a staff of 2 at any one time. They have at least 2 there now, and it appears that those 2 are fairly busy with only 2 residents (for example, trash cans left out for 3 days after trash pickup). I ask that you imagine a morning with a staff of 2 when 10 memory care residents need to be awakened, personal hygiene taken care of, dressed, and taken to the dining room, all while someone on the staff is preparing breakfast. State minimum staff size will not determine the practical needed staff size. All of this will add to the parking and traffic problems. There will also be family visits, outside care givers (PT, nurses, pharmacists, and other medical professionals). Recently there was a medical supply truck parked in front of the house for over 4 hours on one day. There was a roofing truck parked across the street. There was barely room for my car, I doubt a fire truck could have made it through to my house if I had needed one. With 5 times as many residents, I suspect these scenarios will become much more common.

In summary, I think the concept of group homes in residential areas can be a workable idea. This is simply the wrong house on the wrong street.

I believe that they have failed to adequately address the major concern of the P&Z board at the first hearing (traffic and parking).

I believe that their staffing proposal is wrong and doesn't align with common sense.

At a minimum I believe they need to retain all four garages.

Any windows facing my lot line should be required to have frosted glass.

Thank you for your consideration of our concerns,  
Tom and Debbie Graff  
624 Castle Ridge Ct.  
Fort Collins, CO 80525

**Katie Claypool**

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**From:** Development Review Comments  
**Sent:** Monday, December 12, 2022 2:25 PM  
**To:** Katie Claypool  
**Subject:** Fw:

**Categories:** P&Z

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**From:** Alyssa Cross <alysacross2005@icloud.com>  
**Sent:** Monday, December 12, 2022 7:28 AM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:**

Hi my names Alyssa cross and i am writing this in regards to the castle ridge group home project. The elderly population here has MINIMAL impact. Especially when your comparing the smaller housing to brook and morning star  
Sent from my iPhone

**Katie Claypool**

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**From:** Development Review Comments  
**Sent:** Monday, December 12, 2022 2:28 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Support of Castle Ridge

**Categories:** P&Z

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**From:** Jillian <jilliankropp@gmail.com>  
**Sent:** Monday, December 12, 2022 6:58 PM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] Support of Castle Ridge

I Jillian am writing this email in support of the castle ridge group home project. It is disheartening to see that there are people who are against a plan that will help so many elderly with dementia, mainly because it may impose parking limitations and increased traffic flow. I sand wirh castle ridge and our elders!



## Katie Claypool

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**From:** Development Review Comments  
**Sent:** Monday, December 12, 2022 2:29 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Support of Castle Ridge Group Memory Care home project

**Categories:** P&Z

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**From:** Dorothy Hull <dehull424@yahoo.com>  
**Sent:** Monday, December 12, 2022 5:23 PM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] Support of Castle Ridge Group Memory Care home project

Planning and Zoning Board of Fort Collins

My name is Dorothy E. Hull. I am writing this email in support of the Castle Ridge Group Memory Care home project.

We live in Fort Collins. Our 98-year-old mother has dementia and needs Memory Care. Earlier, she lived in an assisted living facility in our hometown of Kansas. As her dementia worsened, our hometown assisted living facility could no longer give her the security and care required for her safety and asked us to come and get her.

We moved her to Fort Collins in June where she then lived in a nationally known Memory/Assisted Living facility. We found after she had numerous falls (seven) resulting in a broken arm that the type of higher level of Memory Care she requires just didn't exist there. No explanation was ever given for the cause of the falls just that they found her on the floor with no witnesses. We felt this was unacceptable. We continued our search for a more suitable place for our Mother.

She spent the next month of Rehab at another facility. Therapy there was appropriate, but the rooms of the Memory Care Unit were rather dark and gloomy with no private bathrooms. At that facility's staff meeting we were given a brochure of the newer Miramont Memory Care residential facility.

We decided to tour Miramont Memory Care at the Castle Ridge Group home project. To our great surprise and delight found it to be a beautiful, light, bright, spacious smaller residential home with professional owners who employ the adequate number of caring staff for the elderly with dementia. Ratio of staff to resident that provide improved one on one resident engagement with the higher level of care with dignity our advanced dementia Mother requires. What a great alternate memory care setting for the growing elderly population of Fort Collins with dementia. This is the type of Dementia Memory Care home we all would like for our loved ones. Our Mother is safe, comfortable, enjoys her beautiful setting with her own private room and bath. We visit her often.

We feel so fortunate to have found Miramont Memory Care and that Fort Collins has this type of facility available to elderly residents of Fort Collins with dementia. It fits well in the residential area in which it is located, and parking has never been a problem as we've had at some of the larger facilities.

Please feel free to contact us if you have any further questions regarding our support of Miramont Memory Care Castle Ridge Group home project. I suggest you tour it yourself. You will be impressed.

Best regards,

Item 12.

D. Hull and Dorothy E. Hull, PhD  
dehull424@yahoo.com

CORRESPONDENCE 14

**Katie Claypool**

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**From:** Development Review Comments  
**Sent:** Tuesday, December 13, 2022 3:08 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Fort Collins Planning and Zoning Board Castle Ridge Group Home

**Categories:** P&Z

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**From:** Jennie Lindstrom <exaafa88@gmail.com>  
**Sent:** Tuesday, December 13, 2022 6:55 PM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Cc:** Jennifer- Me <exaafa88@gmail.com>  
**Subject:** [EXTERNAL] Fort Collins Planning and Zoning Board Castle Ridge Group Home

My name is Jennifer Lindstrom. I moved to Fort Collins 5-years ago. I chose Fort Collins for many reasons, one being the community of caring & friendly citizens. Because of these characteristics, I am surprised by the self-serving & unfounded objections to a much-needed memory care residence. Personally, I have not needed this type of facility here in Northern Colorado. However, in the past, I have had to find a place for both my Mother & Father, both which had memory issues. This facility, Castle Ridge Group Home, owned & managed by Eric Shenk & Xioma Diaz, is exactly what my siblings & myself have looked for... a smaller residential home, with a more 'normal' feel, with caring staff, that are both highly qualified & committed. Please give the approval for this necessary facility, as soon as possible. Let's support these citizens of our community with the dignity & respect they deserve, and that which we would want, should the need present itself.

Thank you for your consideration, as a Board, for this very important approval.

-Jennifer Lindstrom

**Katie Claypool**

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**From:** Development Review Comments  
**Sent:** Tuesday, December 13, 2022 3:09 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Support for the Castle Ridge Group Home Project

**Categories:** P&Z

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**From:** Sheryl Escalle <smilee\_8306@yahoo.com>  
**Sent:** Tuesday, December 13, 2022 6:53 PM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] Support for the Castle Ridge Group Home Project

Hello,

My name is Sheryl Cox and I am writing this email in support of the Castle Ridge Group Home Project.

I live in this area and this community needs smaller residential homes for our elderly population with Dementia.

I have a mother that will be needing care in the near future and this type of home, in a neighborhood, is exactly what I will be looking for.

With research, I have found this very limited neighborhood Dementia Care Facility offers a safe and secure environment that protects against their residents from wandering and delivers their own dining area and common space for them to move around freely with personalized, individual, trained care. I have driven by this neighborhood on several occasions and have not seen any disorder or abundance of traffic or parked cars along the street of the Home Project.

With this being said, I am in support of Fort Collins giving seniors another option of care that will minimally impact the city's neighborhood, unlike the larger senior facilities such as Brookdale.

Thank you,

Sheryl Cox

## Katie Claypool

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**From:** Development Review Comments  
**Sent:** Tuesday, December 13, 2022 3:09 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Comments for Castle Ridge Group Home

**Categories:** P&Z

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**From:** MikePruz <mikepruz@gmail.com>  
**Sent:** Tuesday, December 13, 2022 5:28 PM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] Comments for Castle Ridge Group Home

Our names are Michael and Vera Pruznick, former owners of the property writing this email in support of the castle ridge group home project.

We lived in Fort Collins for 21 years, moved just south of the location when this project started, but have since relocated out of the area mostly due to the hate and harassment we received from some of the neighbors.

This project creates higher density housing that will benefit the memory care elderly population in a way that is fully consistent with approved council goals and objectives. The applicant family has been kind and considerate and have reached out to neighbors. Despite this, the applicant family, at great cost and delay, has modified their plans to address the most significant neighborhood concerns.

We are disappointed by people acting on fears instead of choosing to be educated on the subject, for example reading by the document at the link below and understanding that professionals know what they are doing and how to handle situations. Michael attended the City's FFHA training about a year ago, but didn't notice any of the opposition in attendance.

It has been demonstrated repeatedly that this type of home will not have the feared amount of parking/traffic that is seen in the larger assisted living communities. The other smaller residential care homes in Fort Collins have that data available.

Fort Collins needs smaller residential homes for its vulnerable population with Dementia whose family members may not be able to care for them at home. This type of home in a neighborhood is exactly what many would be looking for to place their family elderly member in an assisted living situation.

Michael and Vera Pruznick

Current location confidential for safety and security.

REFERENCE:

[https://www.alz.org/national/documents/phase\\_4\\_home\\_care\\_recps.pdf](https://www.alz.org/national/documents/phase_4_home_care_recps.pdf)

See our previous submittals for details.

**Katie Claypool**

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**From:** Development Review Comments  
**Sent:** Tuesday, December 13, 2022 3:09 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Castle ridge group home project

**Categories:** P&Z

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**From:** Matthew Richter <mjr2049@gmail.com>  
**Sent:** Tuesday, December 13, 2022 4:53 PM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] Castle ridge group home project

My name is Matthew Richter and I am writing this email in support of castle ridge group home project. I live in Fort Collins and I believe the city needs smaller residential homes for our elderly population with dementia. As an EMT I get calls for falls and other problems at elderly homes and I've seen some of the conditions in the large ones. If a relative of mine ever needed dementia care I would only use a smaller residential home such as castle ridge group home project.

Thank you for your time,  
Matthew Richter

**Katie Claypool**

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**From:** Development Review Comments  
**Sent:** Tuesday, December 13, 2022 3:09 PM  
**To:** Katie Claypool  
**Subject:** Fw: Fort Collins Planning and Zoning Board Castle Ridge Group Home

**Categories:** P&Z

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**From:** MAURICE SHENK <MAURICESHENK@msn.com>  
**Sent:** Tuesday, December 13, 2022 4:33 PM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] Fort Collins Planning and Zoning Board Castle Ridge Group Home

My name is Maurice Shenk. I have lived in Fort Collins for 50 years. This community needs smaller residential homes for our elderly population with Dementia and memory loss. Please give the approval for this much needed facility. Eric Shenk and Xioma Diaz are highly qualified to provide the necessary care this part of our population is in need of. So many of the objections are unfounded and spiteful, and should be disregarded as selfish in nature. I urge you as a board to approve this facility as soon as possible.

Thank you for your consideration,

Maurice Shenk

Sent from [Mail](#) for Windows

**Katie Claypool**

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**From:** Development Review Comments  
**Sent:** Tuesday, December 13, 2022 3:09 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Support of the Castle Ridge Group Home Project.

**Categories:** P&Z

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**From:** jessie@chaos2art.com <jessie@chaos2art.com>  
**Sent:** Tuesday, December 13, 2022 5:23 AM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] Support of the Castle Ridge Group Home Project.

My name is Jessica Miller,  
I am a patient advocate and volunteer at a 90 bed convalescent center that has been challenged with staffing issues since the outbreak of COVID-19. Many patients in *large facilities* live a daily struggle of under staffing that include:  
No assistance to get out of bed resulting in only a few hours a month outside of the individuals' bed/room  
Once weekly access to bathing or shower facilities  
Change of soiled clothing limited to once a day  
No personalized or individualized time spent with the resident  
*As a witness to the alarming lack of dignity and daily needs of memory care residents I am writing this email in support of the Castle Ridge Group Home Project.*  
A recent global survey conducted by Alzheimer's Disease International found that 84 percent of people living with dementia reported experiencing stigma and discrimination in at least one area in their life. Many individuals describe the consequences of stigma as being as challenging as the dementia itself. An estimated 6.5 million Americans over the age of 65 are living with dementia. Stigma and discrimination limit access to small personalized facilities that offer:  
Better staff-to-patient ratios  
More accessible than larger facilities  
Better able to accommodate personal needs of residents  
Fewer staff and residents help prevent the spread of infectious illnesses  
Statistically safer for residents (fewer falls and accidents)  
10% of Americans over the age of 65 are diagnosed with dementia, so please support a small, safe and loving environment for a handful of our aging population by allowing *Castle Ridge Group Home Project* to provide care in our neighborhood.  
Thank you,  
Jessica Miller, Volunteer Patient Advocate



## Katie Claypool

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**From:** Development Review Comments  
**Sent:** Tuesday, December 13, 2022 3:10 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Comment

**Categories:** P&Z

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**From:** Regan Espinosa <tppc17@gmail.com>  
**Sent:** Tuesday, December 13, 2022 4:18 AM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] Comment

Hello,

I live in the Fort Collins area.

This community needs smaller residential homes for our elderly population with Dementia.

Thank you,  
Reba.

**Katie Claypool**

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**From:** Development Review Comments  
**Sent:** Tuesday, December 13, 2022 3:10 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Support for Castle Ridge Group Home  
  
**Categories:** P&Z

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**From:** Hector Espinosa <hectorespinosa72@gmail.com>  
**Sent:** Tuesday, December 13, 2022 4:09 AM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] Support for Castle Ridge Group Home

My name is Hector Espinosa, and I'm writing this email in support of the Castle Ridge Group Home project.

The Fort Collins community needs these types of smaller residential care homes that offer a more personalized, and focused, support structure for our elderly population afflicted with dementia. This kind of home-like care facility offers a calming and peaceful environment for its residents which helps in their overall care and comfort.

I would hope that the city of Fort Collins realizes the benefits of having this type of an option in care for our elderly population.

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Thank you.

Hector M. Espinosa

**Katie Claypool**

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**From:** Development Review Comments  
**Sent:** Tuesday, December 13, 2022 3:10 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Re: 636 Castle Ridge Court memory care facility proposal

**Categories:** P&Z

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**From:** KEN PATRICK <traceyken@comcast.net>  
**Sent:** Tuesday, December 13, 2022 2:57 AM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>; Em Myler <emyler@fcgov.com>  
**Subject:** [EXTERNAL] Re: 636 Castle Ridge Court memory care facility proposal

To whom it may concern,

I would like to submit an additional comment for consideration at the P&Z meeting Dec. 15th and in review of the proposed project.

I would like to remind the P&Z committee that initially PFA required a fire lane marked covering nearly the entire length of Castle Ridge Ct. The applicant's attorney then confronted PFA about their decision, stating that parking on both sides of the street was going to be highly unlikely. PFA then withdrew their requirement. It has been demonstrated that it is highly LIKELY there will be parking on both sides of the street therefore creating a one way street at those times. This will be exacerbated during inclement weather when there is snow on the street (no plowing).

It does not appear that PFA has been asked or required to review the additional information presented during the prior P&Z evaluation/meeting and amend their decision if needed. Why? This despite another "reasonable accommodation" determination by the city for greater than 8 residents. The safety of all residents, including those that will be housed at the proposed facility, needs to be taken into consideration and procedure followed. With this potential to impact the safety of all of the residents, I urge the P&Z to decline this proposal due to the density of the project on this narrow street.

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

On 11/28/2022 8:32 AM Development Review Comments <devreviewcomments@fcgov.com> wrote:

Good morning Ken,

Thank you for submitting your comments on the Castle Ridge Ct proposal.

I can't personally comment on the reasonable accommodation requests since I'm not an expert in the City's Land Use Code. I have passed your inquiry on to our planning staff, who are the

Item 12.

experts, and will make sure they get back to you so they can clear up confusion for you and the neighbors.

In the meantime, I will make sure your comment is included in the packet materials for the proposal that the Planning and Zoning Commission receive and use in their ultimate decision.

Please let me know if there is anything else I can help with

Respectfully,

Em Myler  
Neighborhood Development Liaison

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**From:** KEN PATRICK <traceyken@comcast.net>  
**Sent:** Monday, November 21, 2022 1:59 AM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] 636 Castle Ridge Court memory care facility proposal

To whom it may concern,

I am submitting comments with regards to the proposed memory care facility at 636 Castle Ridge Ct. In reminder, my family and I live in the home that is the direct next door home to the proposed project. I spoke at the P&Z meeting with regards to this project.

It appears that the prior granted reasonable accommodation of 16 residents, on the basis that it was "reasonable and necessary", has actually been deemed not reasonable and no longer necessary for this project to move forward. In addition, a new reasonable accommodation of 10 residents has been granted on the same premise. I am sure you can understand how this is quite confusing and frustrating as the number and determination appear to arbitrary and not based on what is actually reasonable nor necessary. 16 and 10 cannot both be necessary, and so it begs the question as to how this determination is made and, without clear standard, should most reasonably default to the current municipal code of 8.

My family and I stand firm in our opposition to the density of the project due to the increased traffic and parking burden to the neighborhood and the high likelihood of a one lane bottleneck of the main road in the neighborhood. This would create an issue for emergency response vehicles and other larger transiting vehicles in and out of the neighborhood. This is especially concerning on snowy days as this road is not plowed. The proposed limited control measures that the applicants has put forth are unlikely to be fully utilized and are totally unenforceable.

The applicants do not fully answer the question asked by city representatives regarding anticipated traffic to the site on a daily basis with estimated staff, deliveries, etc. The applicants do not provide details on the estimated trips for:

1. Deliveries for food, pharmacy, supplies, packages to residents, etc.

Item 12.

2. Number of provider visits for physician/provider evaluations, dental, occupational therapy, physical therapy, speech therapy, massage therapy, wound care, etc.
3. Number of visits for religious providers
4. Number of transports of residents out in to the community for on site medical/dental visits, salon appointments, community outings, etc. Will there be a van to transport the residents? Where will it be housed? Where is the loading and unloading site for the transportation vehicle for the residents if all the parking spots are utilized in the driveway?
5. Number of estimated visitation from family and friends. The applicants continue to state that they will require visitors to make appointments which is against Colorado code for assisted living and hospice care as previously noted.
6. Number of service visits for general maintenance of the home, landscape, snow removal, etc.

The consultant even commented in her presentation to P&Z that if the number of residents was different they would still require the same number of services including the nurses, therapists, massages, etc.

In addition, I continue to have concerns that the number of caregivers is grossly underestimated. What happens if the project goes forward and it is determined that additional staff are needed to provide care to the residents, meal preparation, housecleaning services, etc? What if traffic and parking are above and beyond what was projected? How does the city go back and decrease the number of residents allowed?

There are simply too many unknowns with regards to the impact this project will have on this neighborhood with regards to traffic, parking and therefore safety of residents of the neighborhood and of the proposed facility. There are no enforceable rules to limit the traffic and on street parking. Limiting this project to the current code of 8 residents allows for the facility to get up and running and be able to effectively answer these unknowns with data, decreasing the risk to the neighborhood and facility residents. If, after a period of FULL occupancy operations at 8 residents (i.e. 1-2 years) the impact is minimal and not presenting a risk then the applicants can apply for a "reasonable accommodation" to increase to 10. However, if 10 is granted now, and the operation presents a safety issue how does the city go back?

We respectfully request that this project be denied at the current density proposed.

Respectfully,  
Tracey Stefanon  
Ken Patrick  
642 Castle Ridge Ct.

**TESTIMONY IN SUPPORT OF THE  
MIRAMONT MEMORY CARE HOME**

**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 OR DEMENTIA IS  
GROWING. WE ALSO KNOW THE  
CHALLENGE THEIR CARE  
REPRESENTS FOR THEIR LOVE ONES.**

**THEY COULD BE ANY ONE OF OUR  
SIBLINGS , ~~OR~~ 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 INSTITUTION WITH 40 OR 50 OTHER INDIVIDUAL 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 COMFORT OF THEIR NEIGHBORS.**

**THANK YOU VERY MUCH FOR YOUR CONSIDERATION OF MY REQUEST**

**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](mailto:Gespinosa2002@yahoo.com)



Alfonso and Delia Rodríguez  
3120 66<sup>th</sup> Avenue  
Greeley, CO 80634  
[leyendapub@comcast.net](mailto: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



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## Project Miramont Memory Care Home

1 message

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Octavio Noda <nodav@comcast.net>  
To: hespinosa78@gmail.com

Mon, Mar 21, 2022 at 9:26 AM

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

Forwarded message -----

Item 12.

**ernesto espinosa** <espiusa99@gmail.com>

Sun, Mar 20, 2022 at 9:44 AM

Subject: 23MAR2022 Agenda Item #4: Castle Ridge Group Home Project

To: <Devreviewcomments@fcgov.com>

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,

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Thank you,  
Ernesto Espinosa

**Katie Claypool**

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**From:** Development Review Comments  
**Sent:** Tuesday, December 13, 2022 3:11 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL]

**Categories:** P&Z

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**From:** Mack Tulenko <tulenkomack@gmail.com>  
**Sent:** Monday, December 12, 2022 7:51 PM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL]

My name is Mack Tulenko. I am writing this email in support of the castle ridge group home project. Fort Collins needs to change with the times and have other options for our elderly population that minimally impact our city instead of these big institution like facilities like Brookdale and Morning Star senior communities.

**Katie Claypool**

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**From:** Development Review Comments  
**Sent:** Tuesday, December 13, 2022 3:11 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL]

**Categories:** P&Z

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**From:** Shai <sheek1031@gmail.com>  
**Sent:** Monday, December 12, 2022 8:13 PM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL]

My name is Shai Krieger. I am writing this email in support of the castle ridge group home project. I am a caregiver at this home and it has been disgusting the way that some of the people in this neighborhood have harassed this family who is attempting to start a home that will benefit a large population of our elderly with dementia. Our elderly whom suffer with dementia need familiarity and stability more than anyone, something we are able to provide at this location. Including the ability to develop a interpersonal relationship with our residents, something that is not possible at larger facilities due to a 15:1 ratio of residents:staff, where we will be operating at a 5:1 ratio. The needs of the most vulnerable people in our society should take place over the petty "worries" the neighborhood clames. It has been demonstrated several times that this type of home will not have the large amount of traffic that is seen in the larger assisted living communities. The other smaller residential care homes in Fort Collins have that data available. What if it were you? Don't you want the best care and best quality of life? People with dementia deal with enough, give them a home they can live out the rest of their days in, with the love and support they not only need but deserve.

**Katie Claypool**

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**From:** Development Review Comments  
**Sent:** Wednesday, December 14, 2022 9:35 AM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Castle Ridge Group Home

**Categories:** P&Z

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**From:** Taryn Morrow <taryn.morrow@gmail.com>  
**Sent:** Wednesday, December 14, 2022 5:13 AM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] Castle Ridge Group Home

My name is Taryn Morrow, and I am writing this email in support of the Castle Ridge Group Home project. I live in Fort Collins and have a grandmother who is struggling with dementia. When my grandfather passed away last year, we were able to find a home much like this one where she could live safely. There have been so many benefits to having her in a small home, much like the Castle Ridge Group Home. She was able to learn the easy layout quickly, which would have been more complicated in a larger facility. She has a consistent group of caregivers who know her and are well versed in her quirks due to this disease. They have been quick to learn what she does and doesn't like to eat and have even been willing to make adjustments just for her. We are able to call and FaceTime with the help of staff members, and we have been notified very quickly of illnesses, etc. This is critical to our being able to check in and have the reassurance she is being cared for. I truly believe these types of things would not happen as easily, or even at all, in a much larger facility. The home she currently resides in is located in another state where she has lived most of her life, however, she is far away from any family members. This type of home would be exactly where we would want her to live if it was ever best for her to be moved for any reason. We need options like these for our elderly, and especially those who struggle with memory. My grandmother couldn't tell you the date, and if she did, she would likely say something in the 1950's, but she can tell you all about what she was doing, where she was working, and how she learned to make the best pies. She is funny, and kind, but also very easily disoriented if she's out of familiar settings. A home like the one being proposed at Castle Ridge would be such an asset in Fort Collins. I ask that you take these things into consideration when making your decision.

Sincerely,  
Taryn Morrow

**Katie Claypool**

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**From:** Development Review Comments  
**Sent:** Wednesday, December 14, 2022 10:15 AM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Castle Ridge Group Home

**Categories:** P&Z

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**From:** Steve Dornseif <stevedornseif@gmail.com>  
**Sent:** Wednesday, December 14, 2022 5:08 PM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] Castle Ridge Group Home

My name is Steve Dornseif and I would like to once again express my strong support in favor of approving plans for the group home, Sign # 615, 636 Castle Ridge Court.\$

I owned and lived at 5031 Bluestem Ct, a neighbor of the property and a friend of a resident, for 15 years. Although I just moved to a Loveland rental and sold the home 3 months ago, I am still a neighbor and retain strong ties to Fort Collins and will probably be looking to return.

I support the updated plans for the Group Home and even if I were a close neighbor to the property, I would have little concern about impacts, and be very pleased that this service is being offered. This is exactly the kind of home that most us would be looking for when Memory Care is needed, whether for ourselves or for family members. This is a growing need for many, and an extremely important part of the solution.

I believe the current plan fully addresses the Parking needs, which seems to be the biggest issue to be resolved before approval. I believe the documents are very thorough in ensuring there would be minimal effects on access through Castle Ridge Court.

I continue to support staff parking / car-pooling off-site through the use of street parking on the WEST side of Boardwalk, the 5000 block. As a neighbor, I observe that the east side can be busy from the apartments, but the west side is little used. The 5100 block of Boardwalk also seems possible -- especially the West/South side -- only at certain times does park and condo parking affect that block. This parking is less than 500 yards away from the group home. The city has provided and maintains street parking, so it seems that it should be used in a reasonable manner and not left empty most of the time.

Thanks!  
- Steve Dornseif  
970-456-4361

**Katie Claypool**

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**From:** Development Review Comments  
**Sent:** Wednesday, December 14, 2022 2:54 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] 12/14/2022 City of FOCO Planning/Zoning Committee Support letter

**Categories:** P&Z

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**From:** elizabeth giglio <lizziegiglio@gmail.com>  
**Sent:** Wednesday, December 14, 2022 9:48 PM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] 12/14/2022 City of FOCO Planning/Zoning Committee Support letter

Hello!

My name is Elizabeth Giglio and I am writing in support of the Castle Ridge Group Home project.

With over 25 years of experience in healthcare working in nursing homes, assisted living, home health, and hospitals; one of my biggest passions is advocating for my patients. I feel writing this email is along those lines.

I am inspired by this Project and the incredible opportunity our community has to embrace a better lifestyle and quality of life for Memory care patients/clients and their families. Having both worked in large care facilities and having family members in such places at the ends of their lives, I know we can do better to provide more options to the people in our towns.

A group home setting allows for much more personal, individualized, adaptable care, a better rapport with staff and families, excellent staff to patient ratios, and a safe and quieter environment, that is truly HOME. It's the little details that make a big difference in this population, and QUALITY of life is key!

Having recently moved back to town to be closer to aging parents, and knowing the possibility of potentially needing resources such as these in the future, I LOVE knowing the option for a small group home model over a large care facility is available for my family.

It is disheartening that some people in the neighborhood feel it is okay to harass the family who is starting this group home that will truly benefit our ever growing elderly population with dementia. The parking in the neighborhood will be minimally impacted, as it is a HOME, not a huge facility! Having these types of homes throughout the town would make it SO much easier for families and care providers to both have access to their client and loved ones but also provide a better environment for the patients. Imagine you or your family member needing this type of care in your lives. What environment would you prefer? Where would you feel safest? What does quality of life mean to you? How can we better serve our patient populations and our communities? I think if you took even just a moment, you could see the incredible opportunity and benefit that the Castle Ridge Group Home Project provides.

Thank you for your time in reading this. Happy Holidays to you and yours.

Sincerely,  
Elizabeth G



**Katie Claypool**

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**From:** Development Review Comments  
**Sent:** Wednesday, December 14, 2022 7:02 PM  
**To:** Katie Claypool  
**Subject:** Fw: [EXTERNAL] Castle Ridge Group Home Project

**Categories:** P&Z

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**From:** ADDISON SCHOLEES <mercys@comcast.net>  
**Sent:** Thursday, December 15, 2022 2:00 AM  
**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 Collins by demonstrating progressive thinking regarding care of mental health patients as well as embracing the Fort Collins Housing Strategic Plan.

Thank you for your consideration of these thoughts.

Best regards,

Addison and Mercedes Scholes

Item 12.

**City of Fort Collins**  
**Planning & Zoning Commission**  
 Type 2 Review for proposed group home at  
 636 Castle Ridge Ct.

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Neighborhood Response  
 12/15/22



1

**Representation**

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|   |   |
|---|---|
| <p><b>Kurt/Laurie Johnson</b><br/>612 Castle Ridge Ct</p> <p><b>Jesus Martin/Angie Lee</b><br/>637 Castle Ridge Ct</p> <p><b>Steve/Kathy Chacho</b><br/>631 Castle Ridge Ct</p> <p><b>Ed/Joann Jaeger</b><br/>643 Castle Ridge Ct</p> <p><b>Troy/Carrie Tafoya</b><br/>5213 Castle Ridge Pl</p> | <p><b>Barbara Schwerin</b><br/>601 Castle Ridge Ct</p> <p><b>Tracey Stefanon/Ken Patrick</b><br/>Lily/Weston Patrick<br/>642 Castle Ridge Ct</p> <p><b>Lawrence Mauch/Karen Kotecki</b><br/>625 Castle Ridge Ct</p> |
|---|---|



2

## Representation (cont'd)

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**Tom/Debbie Graff**  
624 Castle Ridge Ct

**Michael Leuzze**  
5225 Castle Ridge Pl

**Steve/Beth Williams**  
5301 Highcastle Ct

**Dan Clawson**  
5219 Castle Ridge Pl

**Gregg/Stacy Lesartre**  
619 Castle Ridge Ct

**Douglas/Katie Salter**  
613 Castle Ridge Ct

**Tony/Sarah Doing**  
5206 Castle Ridge Pl

3

## Agenda

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- Previous Parking Conclusions (*which contributed to P&Z denying the previous 636 Castle Ridge Court application in its 3/23/2022 hearing*)
- Current Constraints
- Comparison with Seneca House
- Summary
- Recommended Approach

4

## Previous Parking Conclusions

- Visitors and contractors will park on the street -- driveway is not inviting or obvious
- When cars are parked on both sides of street, street becomes one lane
- Sidewalks blend into curb, driveways not obvious
  - Some parking already on sidewalk
- Narrow street – variance predicated on 3-car garages



5

## Satellite Image with Driveways

- Driveways and fire hydrant areas leave very limited street parking
- 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
- Next-door neighbors letter: medical supply truck across from roofing contractor

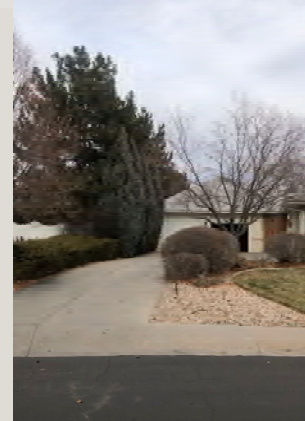


6

## Current Constraints

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- Street width unchanged since 3/23/2022 denial
- Driveway layout unchanged since 3/23/2022 denial
  - Not obvious for occasional visitors
  - Requires “musical cars” to achieve stated capacity
  - Human nature at work
- Sidewalks blend into curb, driveways not obvious
- Neighbors on both sides and across street
- Narrow street – variance predicated on 3-car garages

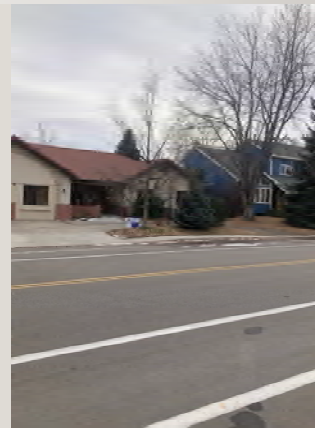


7

## Seneca House

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- Recently approved for 10 residents
- Operated at 8 residents for several years
- Demonstrated compatibility
- Key built-in advantages related to parking

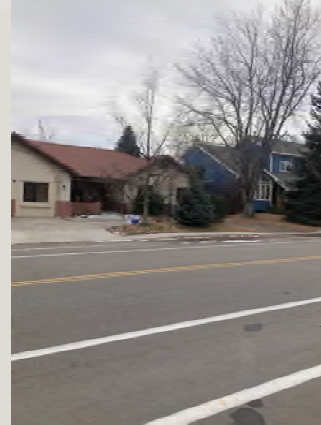


8

### Seneca House – driveway



- Castle Ridge single entrance/exit
- Seneca circular layout
  - Obvious to visitors/contractors
  - Better circulation
  - More space



9

### Seneca House – street



- Castle Ridge is narrow/private street
  - Constrained already; not designed for parking on both sides
- Seneca St is city “secondary” street
  - Designed to support on-street parking on both sides
- Seneca House has no neighbors to west
  - Lower impact to others



10

## Seneca House – Impact

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- Email in packet from last P&Z meeting – Seneca House operating at 8 residents:
  - “Sometimes we run out of on-site parking but we have so much on-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.”



11

## Summary

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- Applicants have never run an operation like this before
- Applicant’s estimate that two staff can handle full-time care of residents while managing operations – not realistic
  - RA limits to 2 staff
- Parking app not practical – unlikely to be used by visitors or contractors
- “Operational Plan” is optimistic and dubious – not based on experience

12

## Summary – Bottom Line

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- Far too risky to approve 10 residents, above code, without hard data
- Applicants did not consider “environmental” factors, only house layout
- Seneca only increased to 10 residents after operating for several years

13

## Summary – Bottom Line (cont'd)

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- Operational plan mostly same and constraints exactly the same as when P&Z denied the project on 3/23/2022.
- Same issues of public health and safety exist with the current application as existed with the previous application
- A group home at more than the allowed intensity at this location jeopardizes neighborhood health and safety

14



## Recommended Approach

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- Deny initial application for 10 residents
- Gain experience for several years first within code
- Neighborhood and applicants gather actual parking data
- If appropriate, subsequent Type 2 review to assess feasibility for any increase based on operational success, parking data, and demonstrated compatibility

15

## Additional Conditions Independent of Intensity

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- **NOTE: Not a solution for proposed intensity, for consideration within code**
- 1. No bus/van parking on-site or on Castle Ridge (agreed to at neighborhood meeting)
- 2. Deliveries and short term visits to exclusively use the driveway, which enforces the proposed staggering

16

Item 12.

636 Castle Ridge Ct

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Questions?

17

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



Castle Ridge Group Home – Project Development Plan  
Planning & Zoning Commission Hearing – 12.15.22



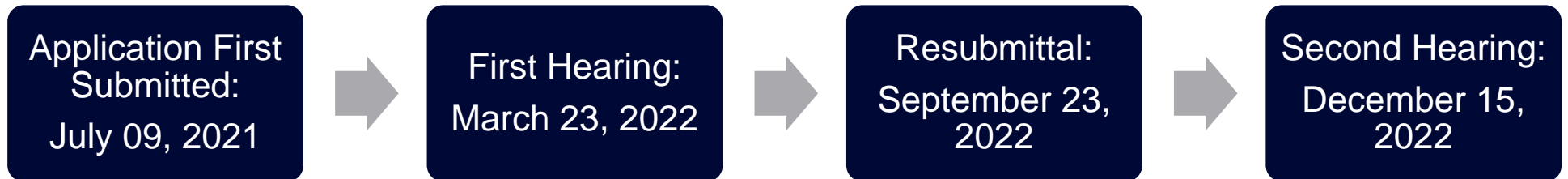
- Federal Fair Housing Act (FHA) and Americans with Disabilities Act (ADA) require reasonable accommodation in zoning regulations
- Purpose is to provide people with disabilities with an equal opportunity to enjoy housing on same basis as persons without disabilities
- City adopted regulations in 2017
- Since that time, 9 reasonable accommodations have been submitted and determined.

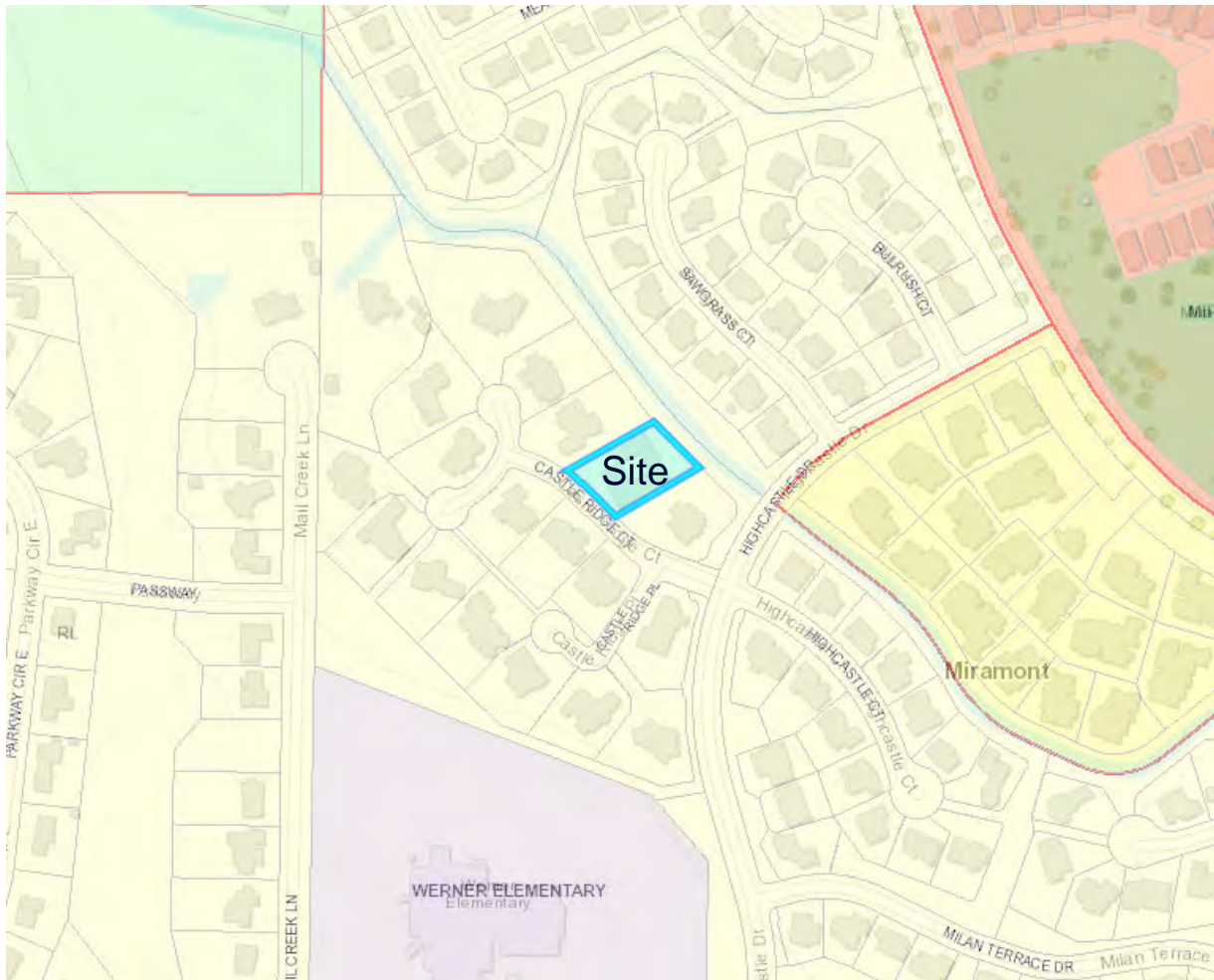
## Process

- 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

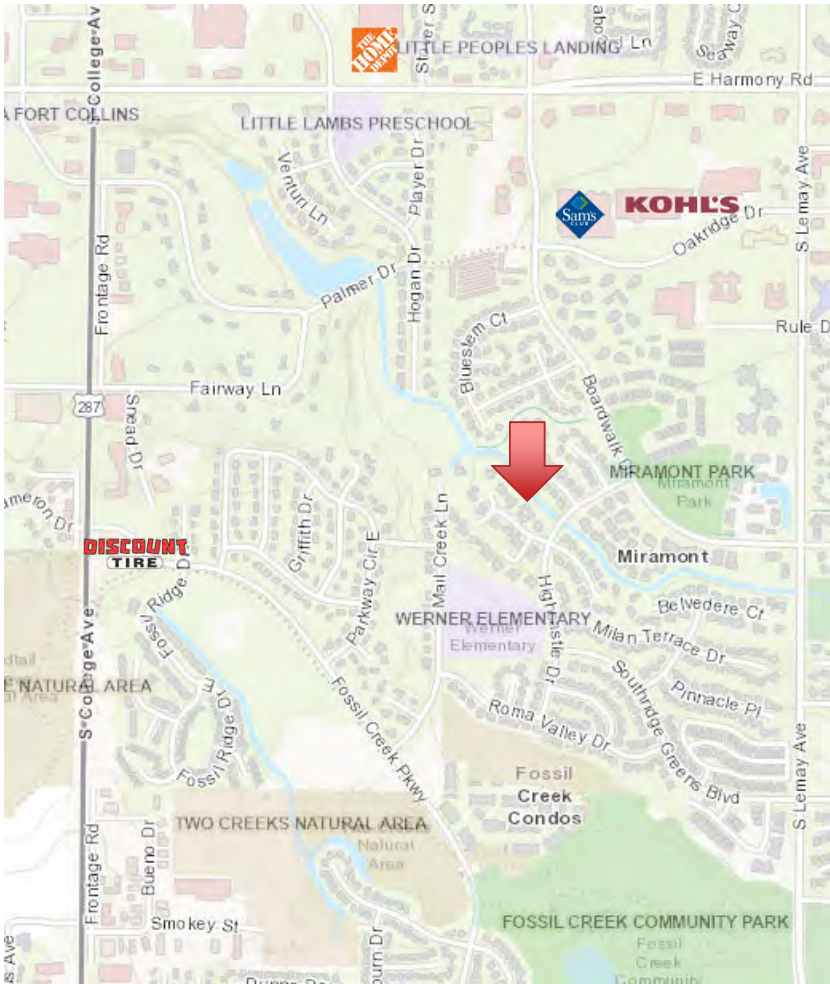
- The user of the property at issue has a disability.
- Granting the request is necessary to make specific housing available to a person with a disability.
- Granting the request would not impose an undue financial or administrative burden on the City.
- Granting the request would not require a fundamental alteration in the nature of a land use code provision.





- 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\*
  - 10-residents
  - 2 off-site parking spaces
  - Additional landscaping, fencing, and screening







- 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.

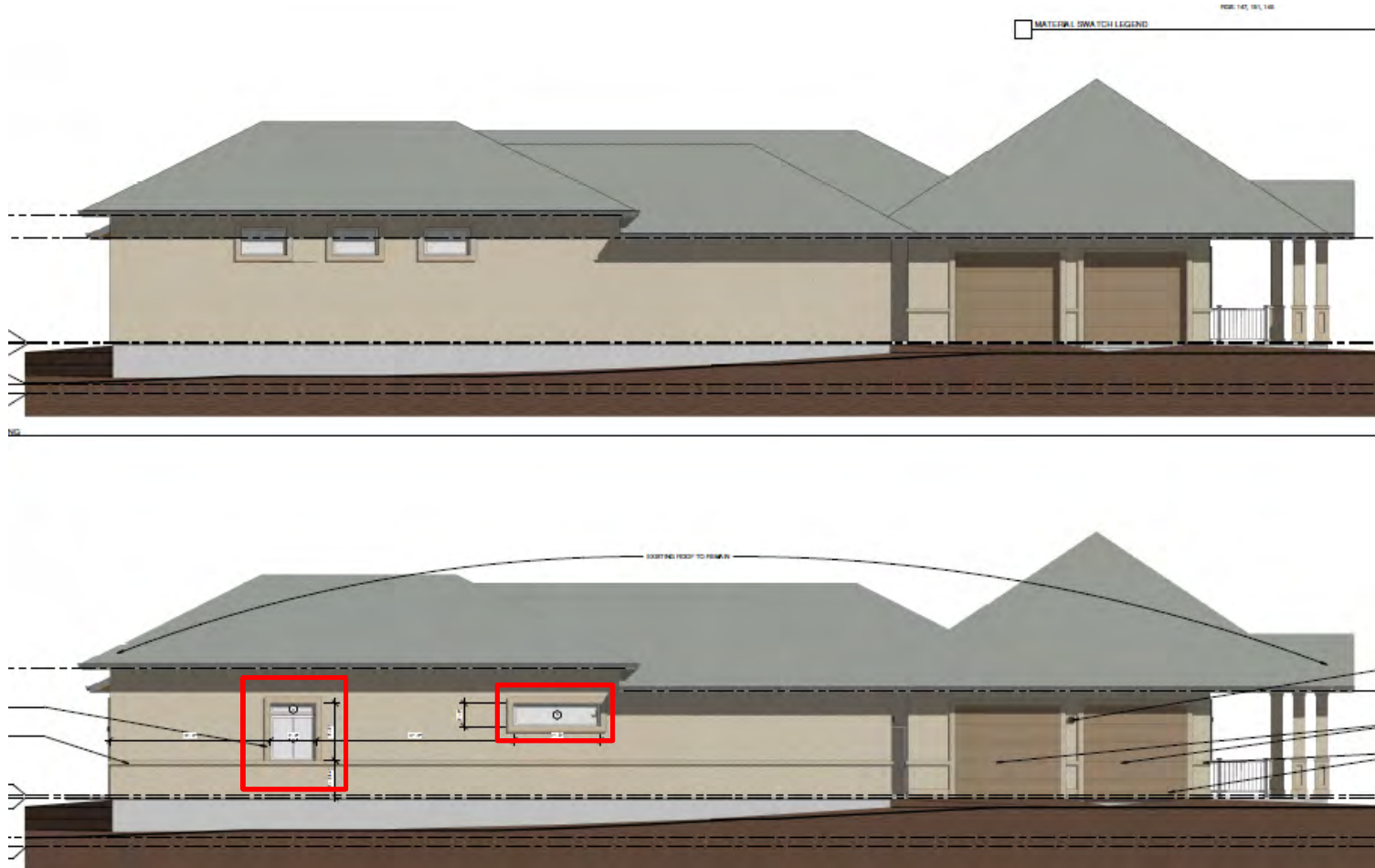
A Reasonable Accommodation request to increase the maximum allowable residents from 8 to 10 was approved by the City, subject to the following conditions:

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 two staff working shifts on-site at any given time (with the exception of emergencies and shift changes).**

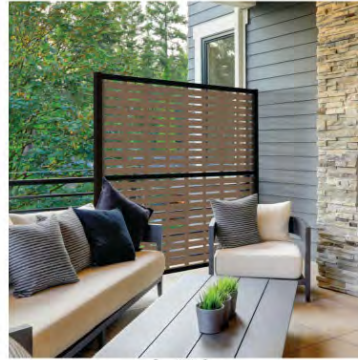
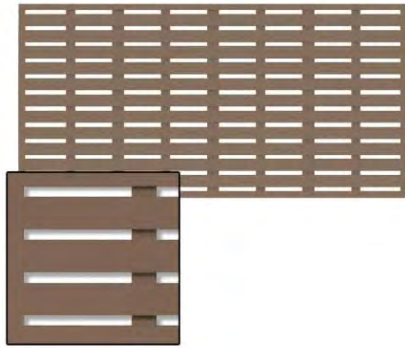
- Neighborhood Meeting Held on July 28, 2022. Discussion and following comments included:
  - Questions and concerns were raised about the number of residents proposed at the group home and the parking impacts generated by the number of residents in a neighborhood already experiencing parking and movement issues on the street.
  - A general feeling by the community that this was not an appropriate land use within the neighborhood and that neighbors do not feel that they are being heard and that this use is being forced by the City.
  - Concerns around procedural requirements being met for sign posting and neighborhood meeting
  - Impacts to the privacy of neighboring properties related to window placement outdoor activities.
  - Concerns about administrative staff and who will be living in the residence long term.







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



TRELLIS DETAILS

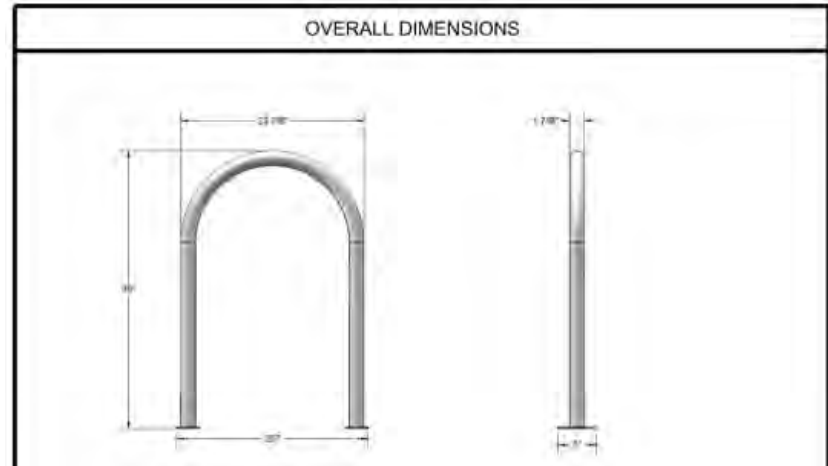


Specifications

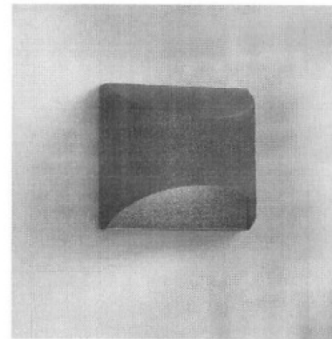
|                          |  |
|--------------------------|--|
| Device functions         | EQ, L, L-BE                                |
| Dogging                  | LD - Less Dogging                          |
| Device length            | 3' - 4'                                    |
| Center case dimensions   | 8" x 2 1/4" x 2 1/4" (203mm x 70mm x 60mm) |
| Mechanism case dimension | 2 1/2" x 2 1/2" (57mm x 57mm)              |
| Latch bolt               | Deadlocking, 3/4" (19mm) throw             |
| Trims                    | 252-L, 252-LBE                             |
| Strike                   | 699 roller strike                          |
| Finishes                 | US260 (526), 313 (710)                     |
| Options                  | WH - Weep Holes                            |

How to order

|   |              |                              |
|---|--------------|------------------------------|
| 1 | Dogging      | LD (Less Dogging) only       |
| 2 | Device type  | 98/9952                      |
| 3 | Function     | EQ, L, LBE                   |
| 4 | Finish       | US260, 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)              |



Outdoor Lighting / Dark Sky / Style # 33H43



MOST POPULAR  
Possini Euro Ratner 5 1/2" High Black Modern LED Outdoor Wall Light

5 Reviews | 21 Questions, 28 Answers

\$79.99

Comparable Value \$119.99

FREE SHIPPING & FREE RETURNS\*  
SHIPS TODAY! (orders by 3 PM Mountain)

1

ADD TO CART

SAVE

Check Store Availability | Open Box Available

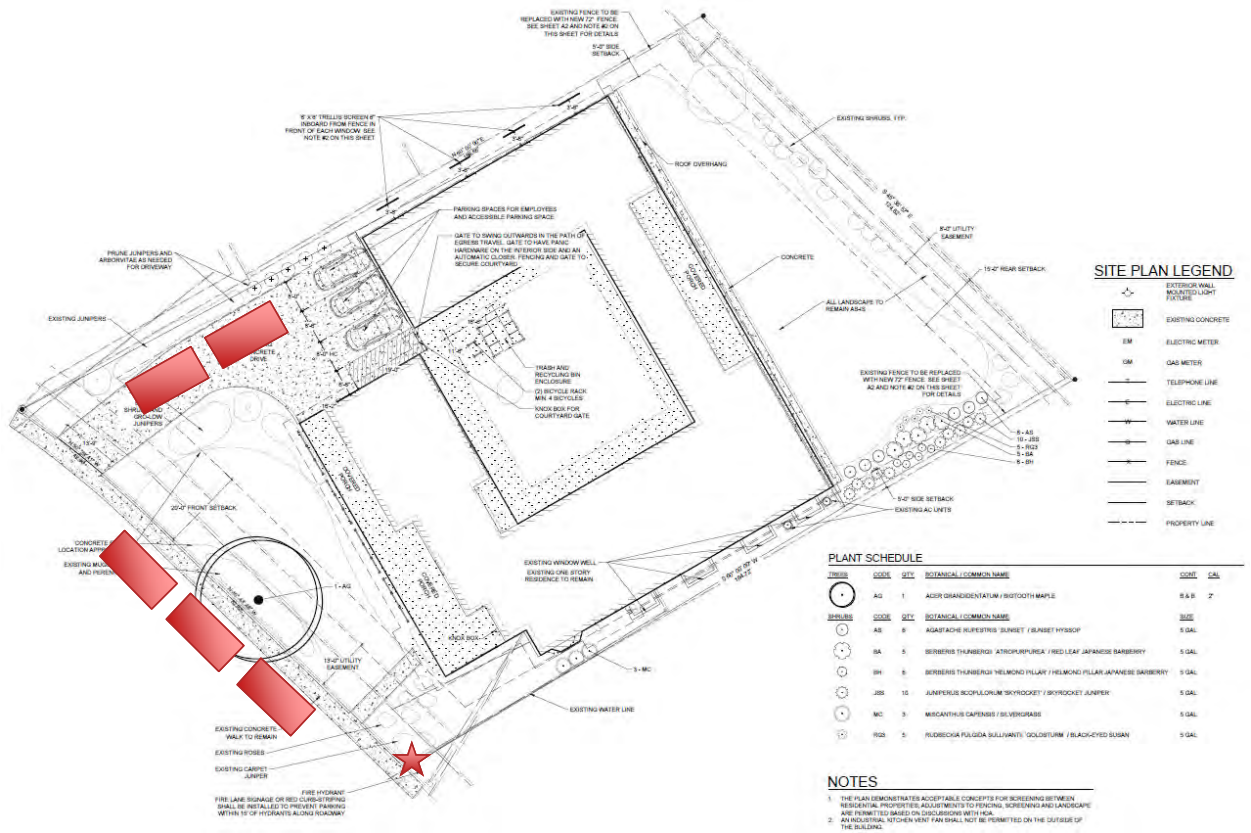


VIEW IN YOUR ROOM



## Condition #1 – Hours of Operation and Deliveries

# Condition #1 – Hours of Operation and Deliveries



## 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

## Condition # 2

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.

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 two conditions.
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, PDP220013.

**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

## WHO?



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

## WHAT?



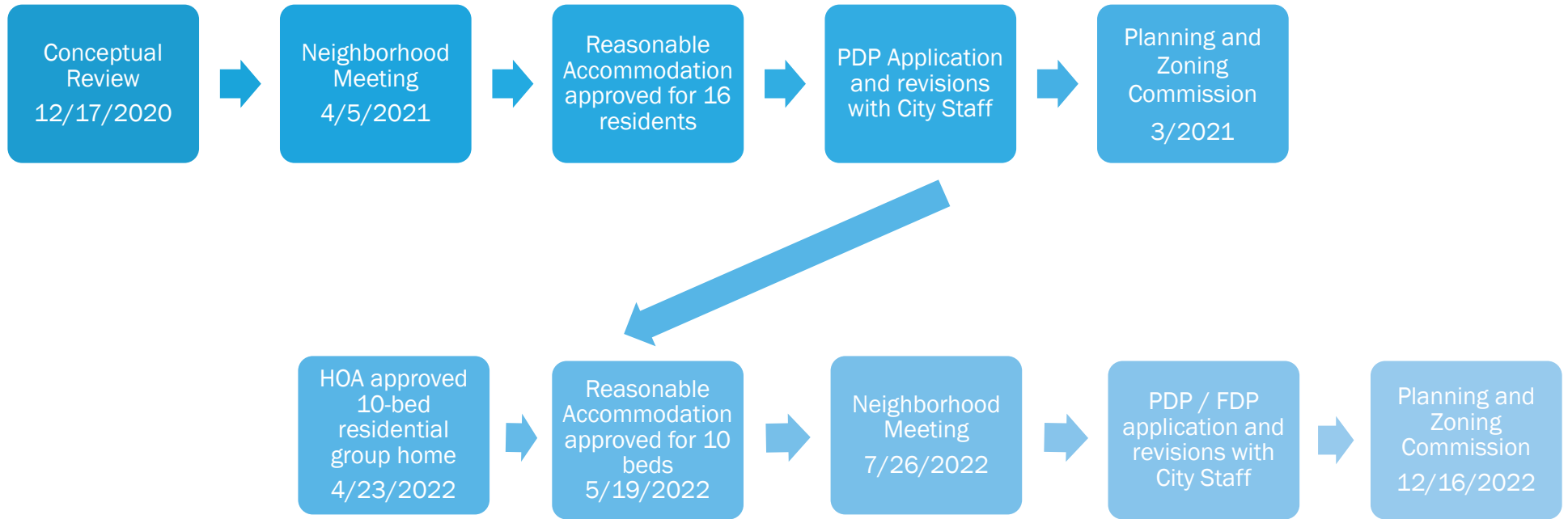
**The vision: To own and manage a high-quality residential home to care for disabled seniors. Currently and legally serving two residents.**

## 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 



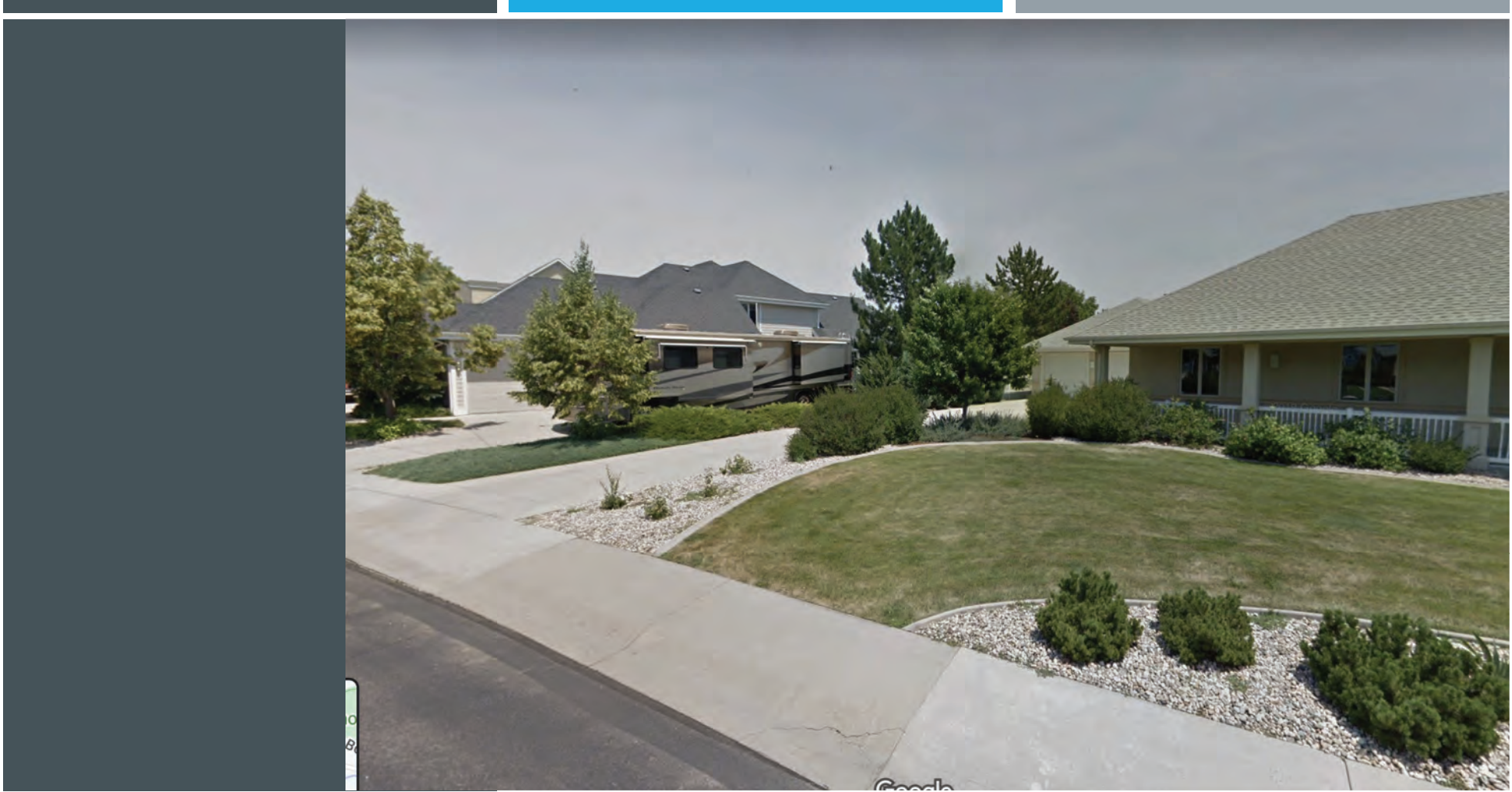
## Managing parking spots with Parkalot

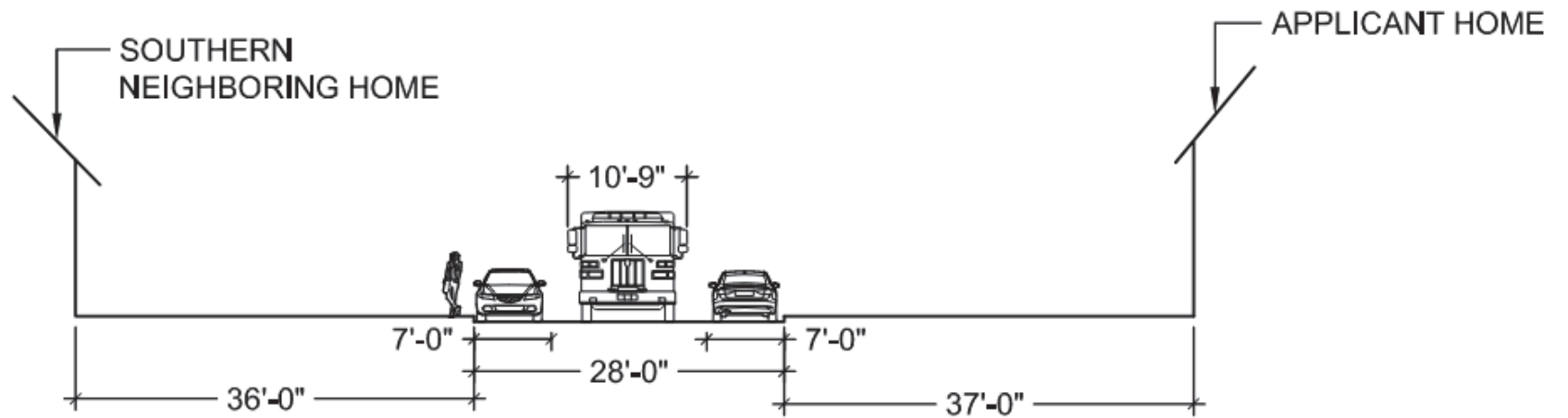
Your coworkers will always know if they can go to work by car and find a parking space a day ahead











# FIRE ACCESS



# NORTH ELEVATION

**EXISTING**

**PROPOSED - PREVIOUS**

**PROPOSED - CURRENT**

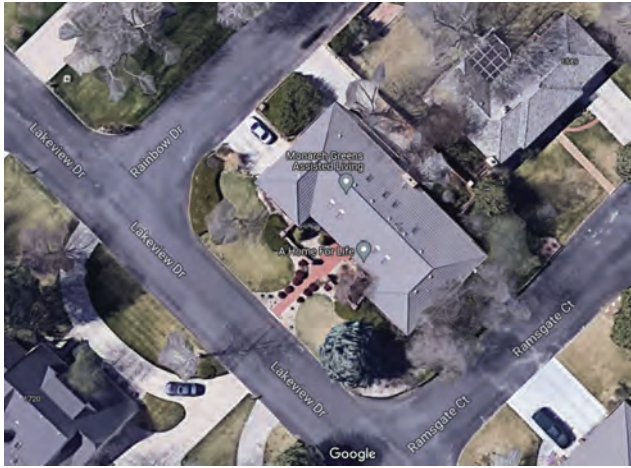


# VIEW FROM FUTURE WINDOW IN WINTER

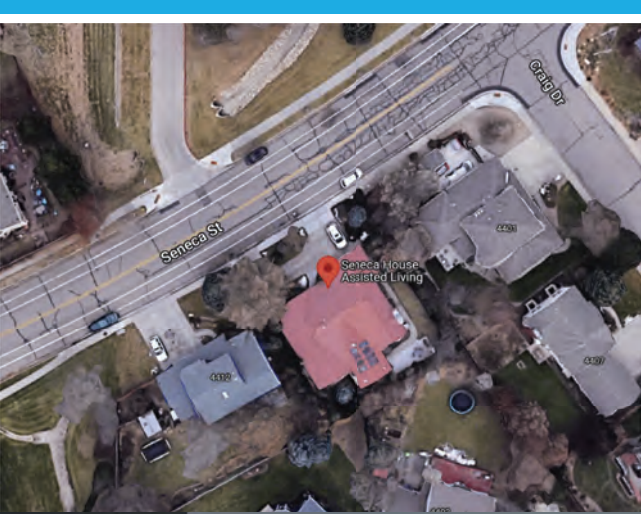


# MONARCH GREENS

(1 CAREGIVER PER 7 RESIDENTS)



# SENECA HOUSE (10 RESIDENTS)

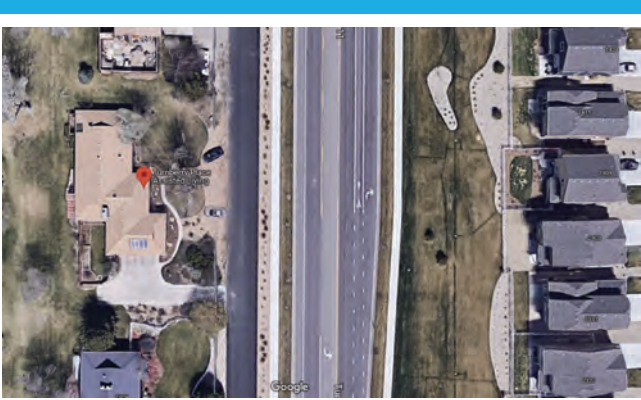


4406 Seneca St  
Fort Collins, Colorado  
Google  
Street View Sep 2021





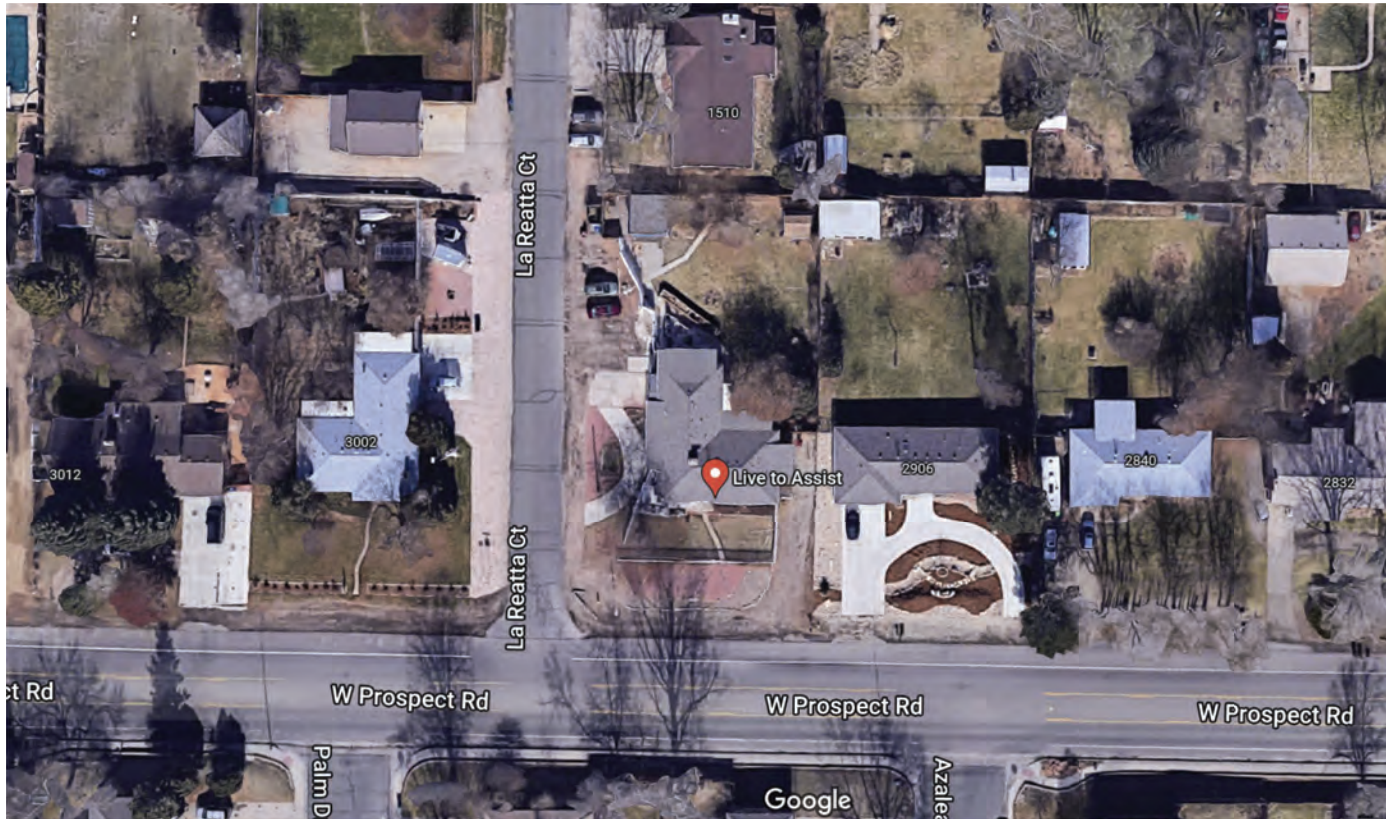
# TURNBERRY PLACE



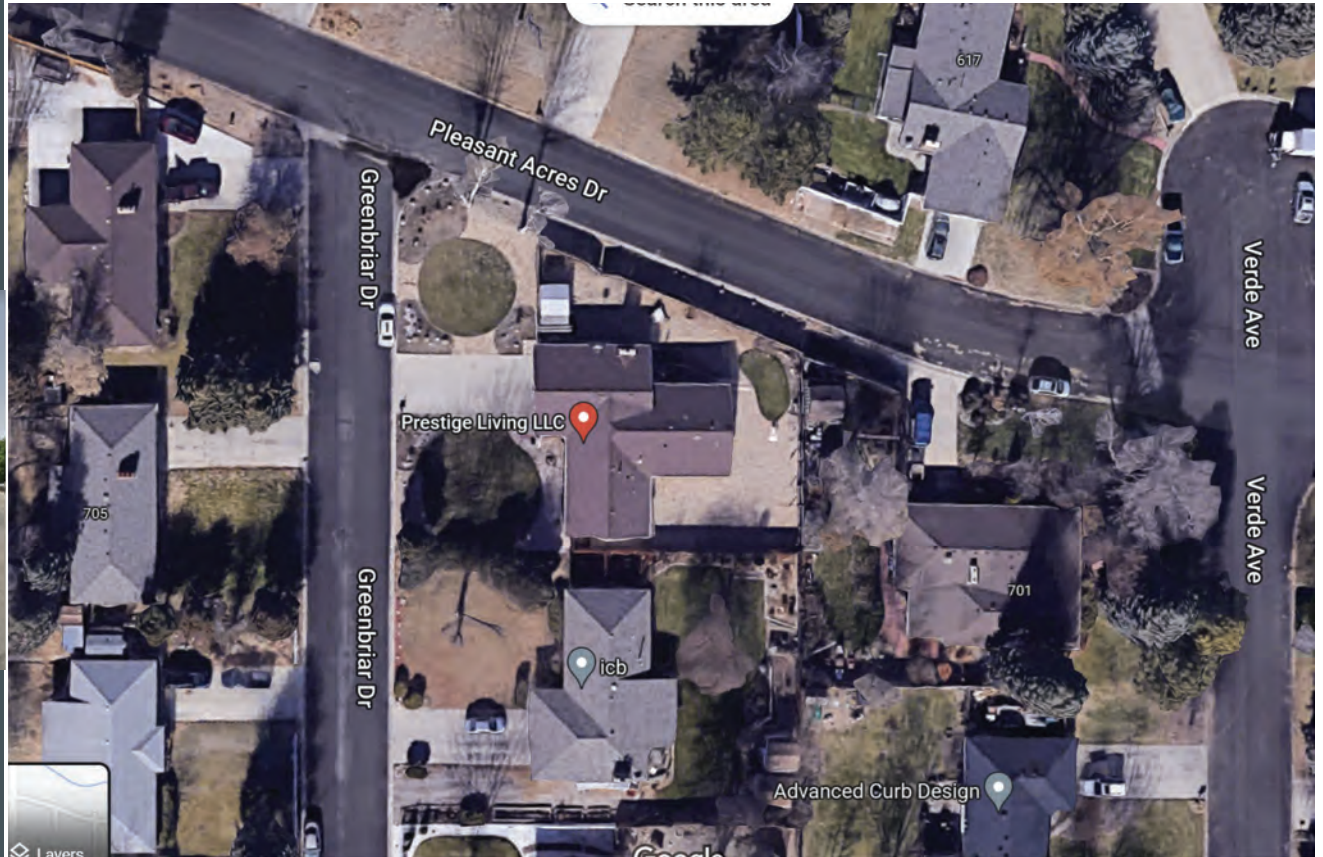
# EAGLES NEST



# 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

## 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

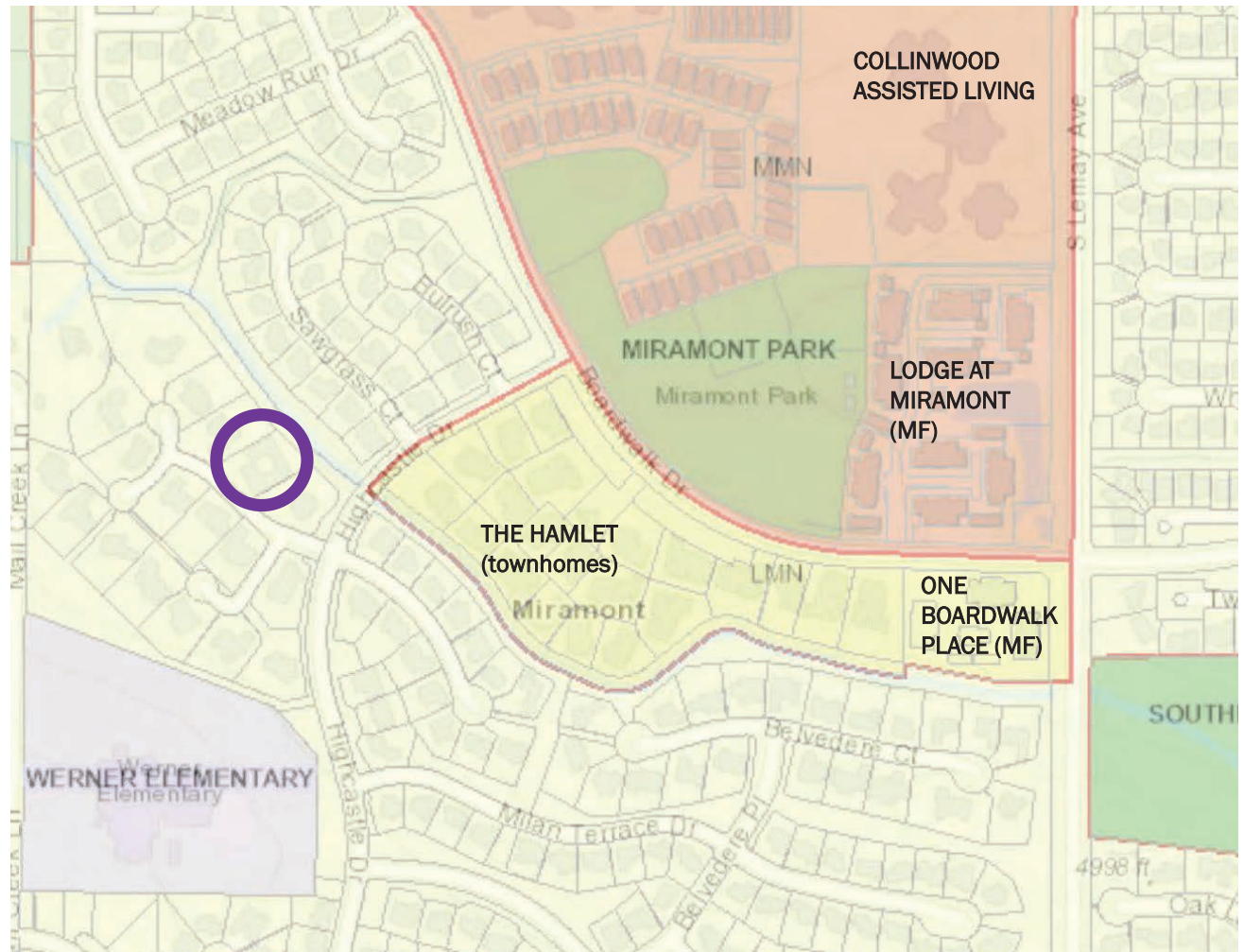
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# QUESTIONS?



## 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**

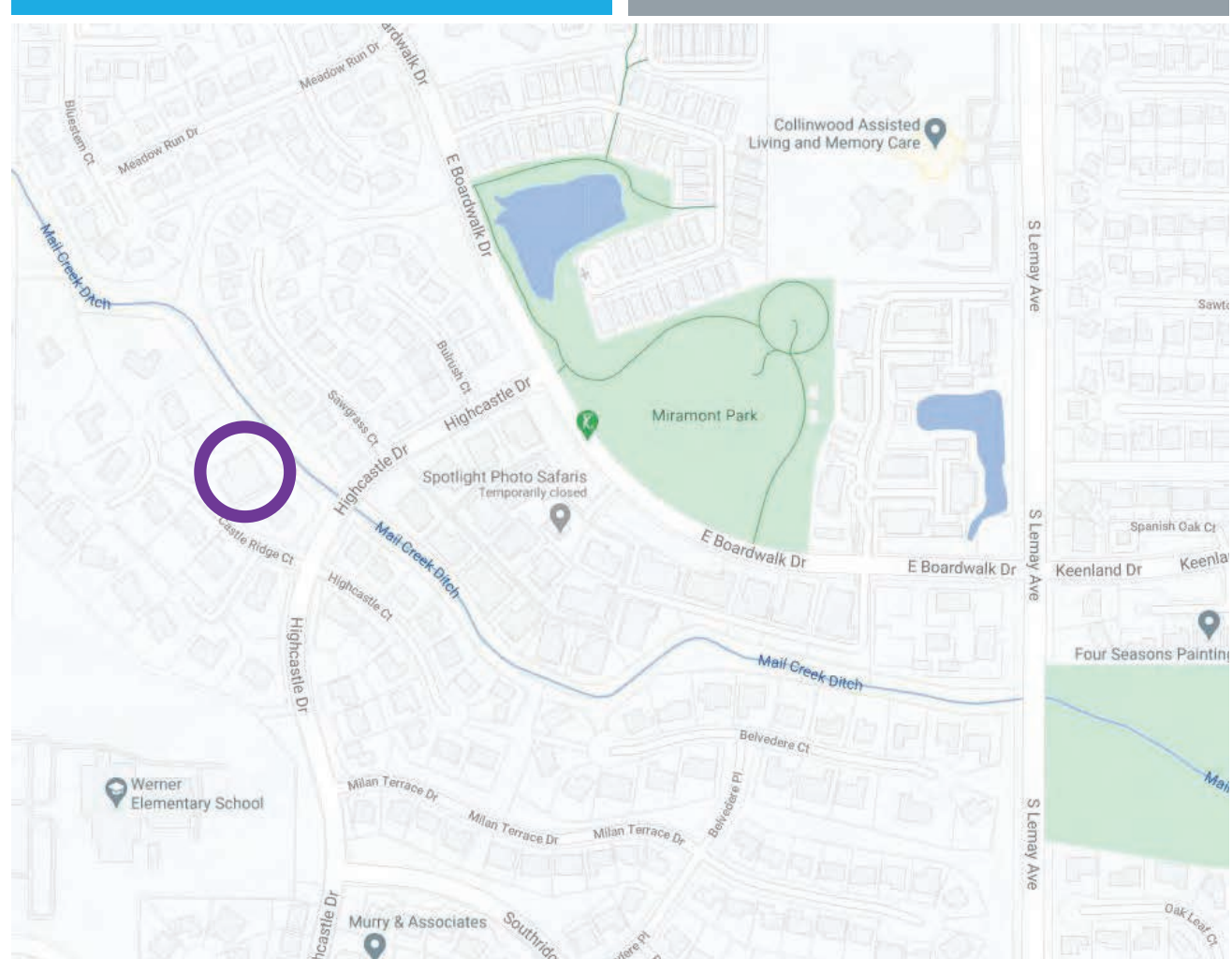
| Code                           | Use                            | Size        | AWDTE |           | AM Peak Hour |           | PM Peak Hour |           |
|--------------------------------|--------------------------------|-------------|-------|-----------|--------------|-----------|--------------|-----------|
|                                |                                |             | 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>  |

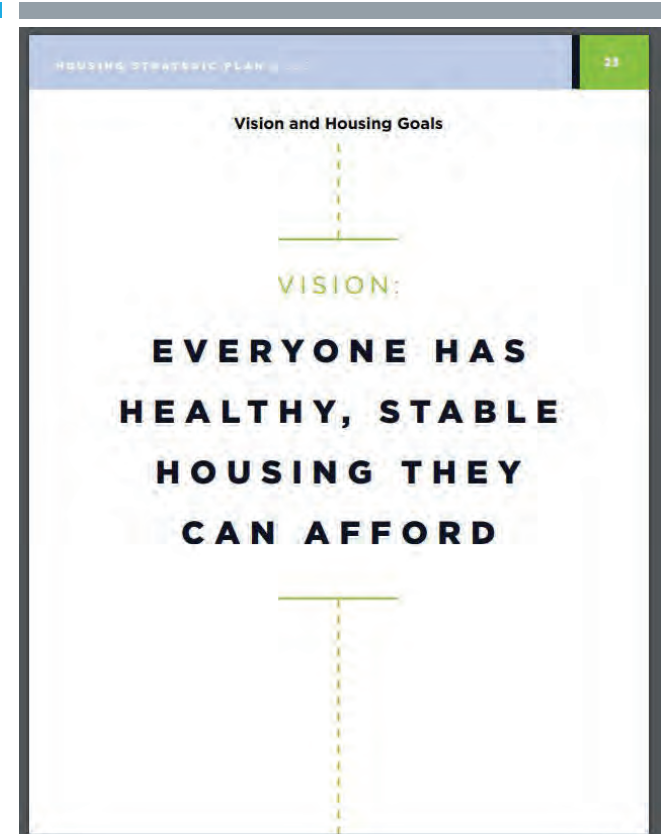
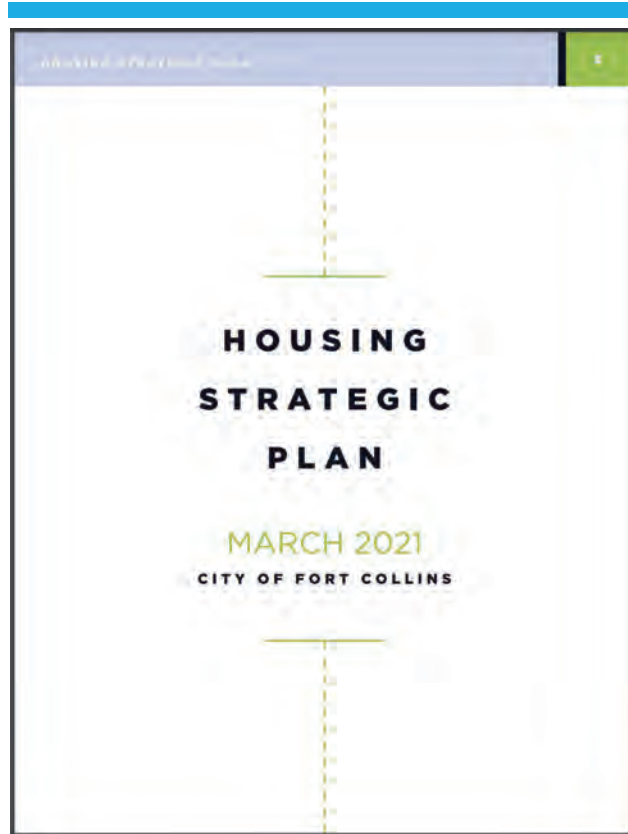
## SITE LOCATION

- 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

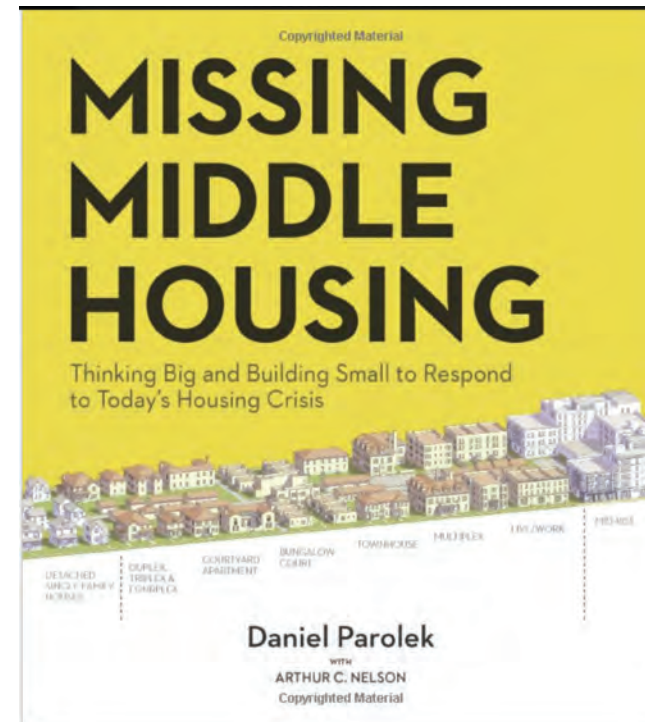


## **STRATEGIES:**

1. Assess displacement and gentrification risk
2. Promote inclusivity, housing diversity, and affordability as community values

## MISSING MIDDLE HOUSING

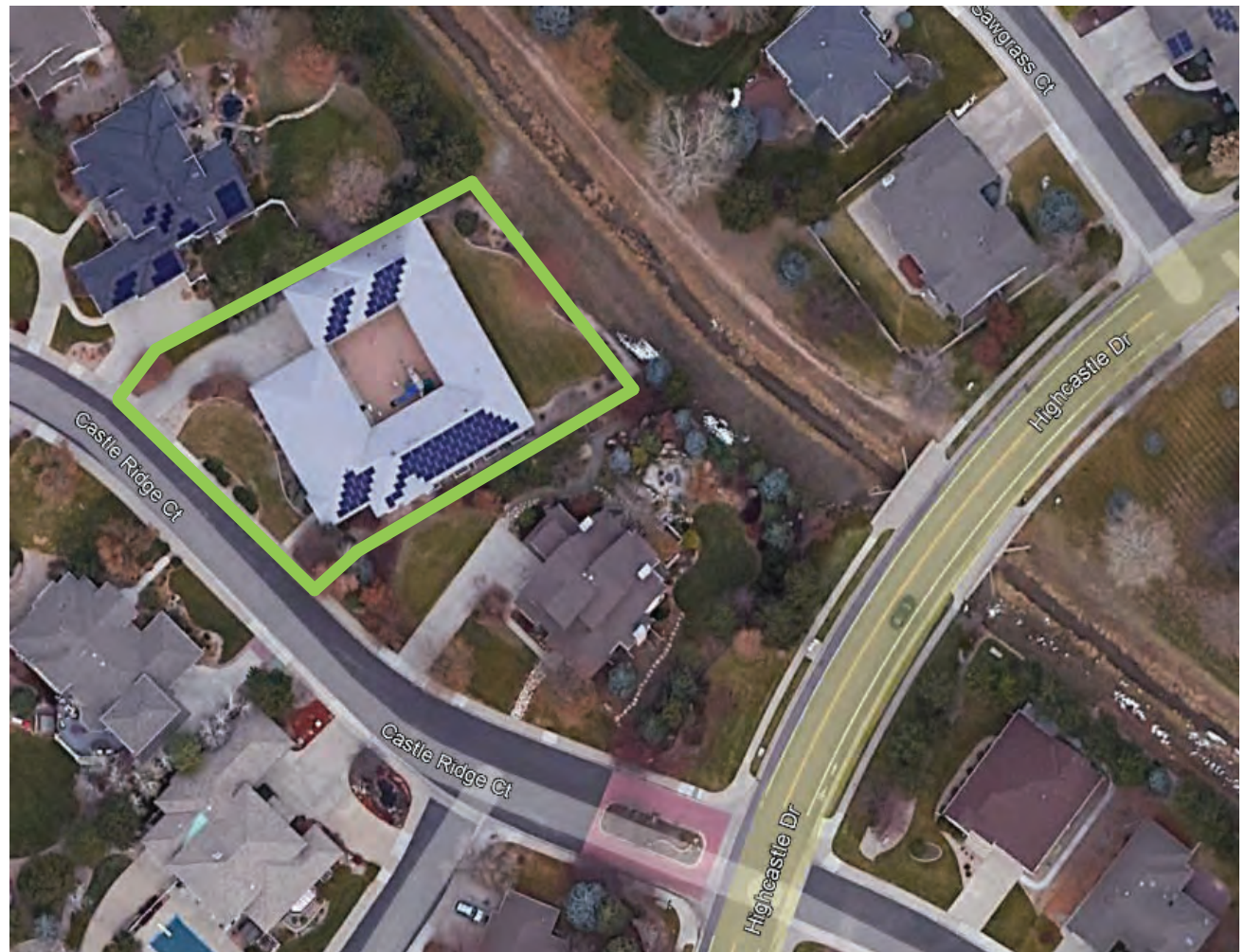
- ... "a range of multiunit or clustered housing types, compatible in scale with single-family homes, that help meet the growing demand for walkable urban living , respond to shifting household demographics, and meet the need for more housing choices at different price points."



*"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

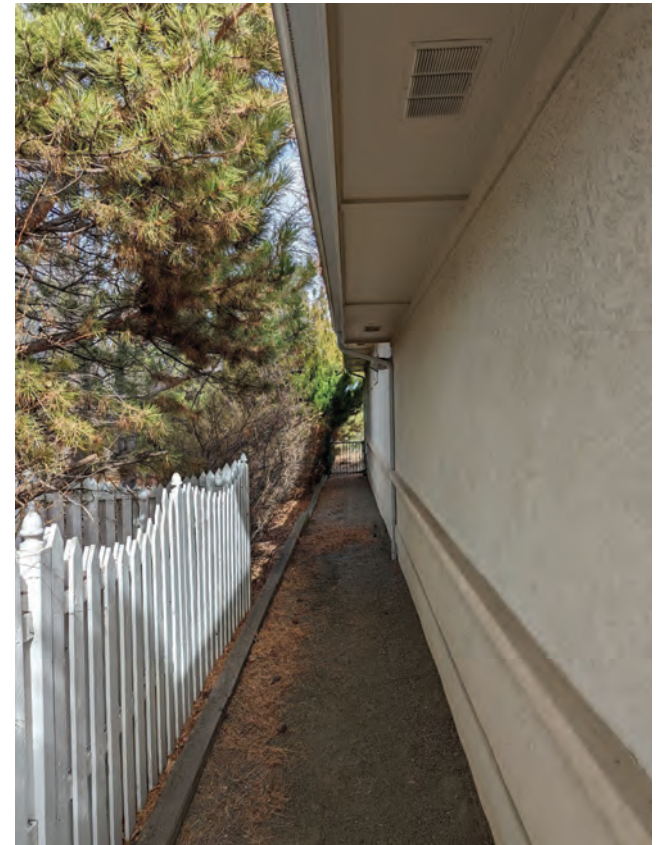


## OPERATIONS

- 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



## 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.



## 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  
fgov.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.

## **Miscellaneous Items**

- 1. Photo submitted by resident during the hearing**
- 2. List of time donations for public comment**
- 3. Staff list of attendees at the hearing**
- 4. Conflict of Interest disclosure – Ted Shepard**

Tues Dec 6 11:45 AM

Castle Ridge  
Gregg Lusardo



Time Donations for Castle Ridge Court Public Comments  
December 15 Planning and Zoning Commission Hearing

**Commenter:** Steve Sunderman, 607 Castle Ridge Court

**Donations:**

Josh Sunderman – VERIFIED  
607 Castle Ridge Court,  
970-449-2218  
[jsunderm970@gmail.com](mailto:jsunderm970@gmail.com)

Brandon Hess – VERIFIED  
5220 Parkway Circle E.  
970-690-0475  
[Brandonthehess@gmail.com](mailto:Brandonthehess@gmail.com)

Vanesa Hess – VERIFIED  
5220 Parkway Circle E.  
970-690-0475  
[Vanesaf@msn.com](mailto:Vanesaf@msn.com)

Brad Sisson - VERIFIED  
600 Castle Ridge Ct

Sandy Richards – VERIFIED  
500 Mail Creek Court  
[srjkr@comcast.net](mailto:srjkr@comcast.net)

**Total Time : 18 minutes (5 donations)**

-----  
**Commenter:** Kurt Johnson, 612 Castle Ridge Court

Steve Chacho  
Kathy Chacho  
[schacho@aol.com](mailto:schacho@aol.com)  
631 Castle Ridge Ct

Katie Salter  
Doug Salter  
[kathleenmary127@gmail.com](mailto:kathleenmary127@gmail.com)  
[Kdapw2015@gmail.com](mailto:Kdapw2015@gmail.com)  
613 Castle Ridge Ct

Tom Graff  
Debbie Graff  
[tomjgraff@gmail.com](mailto:tomjgraff@gmail.com)  
624 Castle Ridge Ct

Lawrence Mauch  
625 Castle Ridge Ct  
[kotecki\\_mauch@msn.com](mailto:kotecki_mauch@msn.com)

*Greg Kersante*  
*Daniel Dawson*  

---

*30 minutes*

---

*44 minutes*

Karen Kotecki  
kotecki\_mauch@msn.com  
625 Castle Ridge Ct

Laurie Johnson  
lbjpm@comcast.net  
612 Castle Ridge Ct

Angie Lee  
angie.lee05@gmail.com  
637 Castle Ridge Ct

Troy Tafoya  
Carrie Tafoya  
5213 Castle Ridge Pl  
trotyt@pds-co.com

Barbara Schwerin  
601 Castle Ridge Ct  
btschwerin@gmail.com

Steve Williams  
Beth Williams  
5301 Highcastle Ct  
artarama@comcast.net

Tracey Patrick  
Ken Patrick  
Lily Patrick  
642 Castle Ridge Ct.  
Ft Collins, CO 80525  
traceyken@comcast.net  
wkmp26@gmail.com

Stacey Luezze  
5225 Castle Ridge Pl

Sarah Doing  
sarahmdoing@yahoo.com  
5206 Castle Ridge Place  
Fort Collins. Co 80525

**Total time: 63 minutes (20 donations)**



End: 1:09am  
Dec 16

# P&Z December 15, 2022 Attendees

## Hearing Attendees – Staff and Commission

Break: 8:48 - 9:05  
Break: 10:54 - 11:05

- Staff (in person)
  - Rebecca Everette
  - Shar Manno
  - Em Myler (to greet)
  - Brad Yatabe
  - Katie Claypool
  - Will Lindsey
  - Kai Kleer
  - Ryan Mounce
- Staff (Virtual)
  - Paul Sizemore
  - ~~Jenny Axmacher (?)~~ Tim Dinger
  - ~~Steve Gilchrist~~ Tyler Stamey
  - ~~Clay Frickey~~
- Commission Members
  - Michelle Haefele - Absent
  - David Katz
  - Per Hogestad
  - Jeff Schneider
  - Jeff Hansen
  - Ted Shepard
  - Adam Sass

## Hearing Attendees - Applicant Attendees

### Item 2 (Impala)

- Kristin Fritz
- Carly Johannson
- Nichole Rex - presenter
- Russ Lee, Ripley Design
- Danny Weber
- Chris Russell
- Jeff Dawson
- Aaron Rieger

### Item 3 (Seven Generations)

- Russell Baker, Black Timber
- Sam Coutts, Ripley Design - presenter
- Joel Weikert, Ripley Design

- Jason Claeys, Highland Development Services
- Ian Shuff, alm2s

Item 4 (Landings at Lemay)

- Jessica Tuttle
- Monica Unger
- Shayan Soltanian
- Calvin Riddle
- Russell Lee, Ripley Design - presenter
- Danny Webber

Item 5 (Castle Ridge)

- Stephanie Hansen - presenter
- Eric Shenk (applicant)
- Diaz Xioma (applicant)
- Community Member: Kurt Johnson

Update packet

- Impala comment
- castle ridge exhibit item

## CONFLICT OF INTEREST DISCLOSURE STATEMENT CITY OF FORT COLLINS, COLORADO


The following disclosure statement is submitted to the Clerk of the City of Fort Collins pursuant to the requirements of Article IV, Section 9 of the City Charter and, to the extent applicable, Section 24-18-109(3)(a), C.R.S. or pursuant to City of Fort Collins Personnel Policy 5.7.2.F.

Name:  
Ted Shepard

Title:  
Vice Chair, Planning and Zoning Commission

Decision(s) or contract affected (give description of item to be addressed by Council, Board, Service Area Director, etc.):  
Castle Ridge Group Home, P & Z Agenda December 15, 2022

**Brief statement of interest:**  
  
I am currently the president of the Foothills Gateway Foundation Board. This Board owns three host homes serving adults with intellectual and physical disabilities. Because of this position, there may be a perception that I have a conflict of interest and would not be unbiased in consideration of this item. Please note that I did not participate in the discussion of this item at the Board's Worksession on December 9, 2022. Nor did I participate on this item when it appeared before P & Z on a previous occasion.

|                             |   |
|-----------------------------|---|
| Date:<br>December 14, 2022. | Signature:  |
|-----------------------------|---|

**REMOVAL OF CONFLICT OF INTEREST**

I affirm that the above-stated conflict of interest no longer exists.

|       |            |
|-------|------------|
| Date: | Signature: |
|-------|------------|

cc (if Councilmember or Board or Commission member): City Attorney and City Manager  
cc (if City employee): HR Director

**Verbatim Transcript**  
**Planning and Zoning**  
**Commission**  
**December 15, 2022**

CITY OF FORT COLLINS

Planning and Zoning Commission

Held December 15, 2022

Council Chambers, 300 Laporte Avenue, Fort Collins, Colorado

In the Matter of:

Castle Ridge Group Home Project Development Plan/Final Development Plan

Meeting Time: 6:00 PM, December 15, 2022

Board Members Present:

David Katz, Chair

Ted Shepard, Vice Chair (recused)

Per Hogestad

Jeff Schneider

Adam Sass

Julie Stackhouse

Staff Members Present:

Rebecca Everette

Shar Manno

Em Myler

Katie Claypool

Brad Yatabe

Will Lindsey

Kai Kleer

Ryan Mounce

Paul Sizemore

Tim Dinger

Tyler Stamey

1 CHAIR DAVID KATZ: Alright, our final agenda item this evening is the Castle Ridge Group  
2 Home Project Development Plan and FDP, PDP220013. I believe we have a conflict on the  
3 Commission?

4 VICE CHAIR TED SHEPARD: Thank you, Mr. Chair. I am currently the president of the  
5 Foothills Gateway Foundation Board. This Board owns three host homes serving adults with intellectual  
6 and physical disabilities. Because of this position, there may be a perception that I have a conflict of  
7 interest and that I would not be totally fair and unbiased in consideration of this item. Please note that I  
8 did not participate in the discussion of this item at the Board's [sic] work session on December 9<sup>th</sup>, nor did  
9 I participate on this item when it appeared before the Planning and Zoning Commission on a previous  
10 occasion. So, with that, I'll be recusing myself. And thank you, Jeff and Per for serving on the Board  
11 [sic]; I know this is your last meeting.

12 CHAIR KATZ: Thank you, Ted. As Ted is packing up, Shar, have we received any new  
13 information on this agenda item?

14 MS. SHAR MANNO: We have; we've received several emails both in favor and in opposition to  
15 the project. These have been listed as attachment nine for this item in the hearing packet. And then also,  
16 I have handed out a photo that was given to us by Gregg Lesartre that has been listed in exhibits as being  
17 received during the hearing and will be updated on the document log and added to the site once we are  
18 wrapped up here.

19 CHAIR KATZ: Thank you, Shar. Alright, we'll turn it over to Kai for a brief introduction.

20 MR. KAI KLEER: Yeah, good evening, Chair Katz and members of the Commission; my name  
21 is Kai Kleer, I'm a City Planner for the City of Fort Collins. Before you tonight, as you already know,  
22 Castle Ridge Group Home Project Development Plan. As part of the project, the applicant team  
23 submitted a reasonable accommodation request to grant relief from Land Use Code Standard 3.8(A) to  
24 allow for ten residents, or relief from the standard that would typically limit the amount of residents for  
25 this type of project to eight. The City is required to provide the ability for applicants to request  
26 reasonable accommodation by the Fair Housing Act and the Americans with Disabilities Act, and the City  
27 adopted these resolutions in 2017. In the next slide, I'll go over the process and sort of our evaluation  
28 criteria, and the relevance to your decision tonight. Since the time of the adopted regulations, nine  
29 accommodations have been submitted and decided on by the Director of Community Development and  
30 Neighborhood Services, Paul Sizemore...not specifically by him, but he is the decision maker for this  
31 particular reasonable accommodation request. This is a process that's not open to public input. Only the  
32 applicant can appeal the decision, and the Planning and Zoning Commission cannot alter this decision as  
33 part of your decision tonight, or as part of your consideration of the project tonight. The applicant's  
34 reasonable accommodation was conditionally approved, and was approved with the following three  
35 conditions: the proposal must be reviewed by the Planning and Zoning Commission, which is something  
36 that is already required by the residential low-density zone district, that the property will be subject to the  
37 requirements of the low-density residential zone district, and that the project may be subject to conditions  
38 of approval including, but not limited to, requirements for parking, limitation of hours of drop-off and  
39 pick-up, regulations of lighting intensity and hours of illumination, requirements related to trash and  
40 recycling, screening storage and fencing, and finally, the facility will implement measures...the last  
41 condition...the facility will be required to implement measures to mitigate impacts and retain the  
42 residential character, including the maintenance of the garage doors that you'll see in some of the later  
43 slides in the elevations, no signage indicating that this is a group home, so no visible signage on the

1 exterior...posted on the exterior of the building or in the yard, and no more than two staff working shifts  
2 on-site at any given time. And there is an exception for emergencies and shift changes for this condition.

3 As previously mentioned, the original proposal that the Planning and Zoning Commission heard  
4 on March 23<sup>rd</sup> in 2020 was a proposal for sixteen residents and included three conditions. At the March  
5 hearing, the Commission denied the project and found that parking could not be adequately managed  
6 through the staff's recommended condition which would have required employees to park down the street  
7 approximately 800 to 1250 feet away, and also require active management of parking in the driveway and  
8 on the street.

9 The location of the project is at 636 Castle Ridge Court...oh, sorry...I do not have the conditions  
10 on a slide, so I can maybe put that together later. Okay, thank you...that was the correct slide. So, the  
11 project is located at 636 Castle Ridge Court. It is about a half-acre lot located in the residential zone  
12 district, as mentioned. The project proposes a ten-resident group home for assisted living, the retention of  
13 two garage spaces for the use of employees, four parking spaces within the driveway, which includes one  
14 handicap-accessible space, and then parking is proposed to be managed through a parking app that is  
15 meant for employees and visitor parking, and the applicant should have some more information on that in  
16 their presentation. The area was annexed to the city as part of the Keelan Annexation; the lot was later  
17 platted as part of an 18-lot subdivision in the Castle...named Castle Ridge at Miramont PUD in 1993. It  
18 wasn't until 2002 that this home was developed on the site. The site is served by a private street system,  
19 Castle Ridge Court, that connects into a public street system, the Highcastle Drive. This is just a street  
20 view image of the property.

21 A neighborhood meeting was held on July 28<sup>th</sup> this year. Discussion...comments and discussion  
22 included questions and concerns about the number of residents proposed in the group home, and the  
23 parking impacts generated by the number of residents in a neighborhood that was already experiencing  
24 parking and movement issues on the street. Some of those comments related to the narrowness of the  
25 street and the ability for cars to pass each other bidirectionally, a general feeling by the community that  
26 this was not an appropriate land use within the neighborhood, and neighbors did not feel like they were  
27 being heard and that the use is being forced by the City, concerns about procedural requirements being  
28 met for sign postings and neighborhood meetings, impacts to the privacy of neighboring properties related  
29 to window placement and outdoor activities, concerns about administrative staff and speculation they will  
30 be living in the residence long-term. These are a high level summary of the documents; in your packet is  
31 a more complete picture of notes from the neighborhood meeting and then additional comments that  
32 we've received since the neighborhood meeting, and up until tonight. And that concludes our overview.

33 CHAIR KATZ: Thank you for that introduction, Kai. Who will be presenting on behalf of the  
34 applicant? Stephanie, do you think you can do it in thirty minutes or less?

35 MS. STEPHANIE HANSEN: Yes, sir.

36 CHAIR KATZ: Thank you so much. Start whenever you are ready.

37 MS. HANSEN: Thank you, Commissioners. I appreciate you spending your late night with us  
38 this evening so that we could have this hearing completed this week, so that hopefully we can all enjoy  
39 Christmas next week. My name is Stephanie Hansen; I work for Craft X Studio, and I am a land planner  
40 in the city of Fort Collins.

41 So, just a brief overview of why we're here tonight. Xioma and Eric currently live in the home  
42 with their two grown daughters who also have vehicles, and their young son, so a family of five, along

1 with two residents that currently legally live in the facility, in their home, and so there are a total of seven  
2 people currently living in the house. The intent is that those five, the family of five, will be moving out  
3 once this is a residential home for seniors. So, where we currently have four vehicles coming and going  
4 everyday, that will...those will be leaving when this home is opened. So, the property is already  
5 accessible. It was owned by a woman who needed extra care moving around. I understand she had some  
6 sight issues. So, as far as the perfect property in the city for this use, that's why this selection was chosen.  
7 And that's why this house was a perfect fit for this use.

8 So, as you know, we started this process back in 2020 with the conceptual review, and at that  
9 time, we had the reasonable accommodation approved for sixteen residents. We did submit the PDP  
10 application and came before you in March. That was denied, as Kai mentioned, with those concerns.  
11 Back to the drawing board, and we had to review the threshold of how many residents with how many  
12 staff will still provide an excellent level of care and still reduce the number of residents. And so, we were  
13 able to come up with the number of ten with two staff members, which is still a one to five ratio, which is  
14 still higher than most of the memory care facilities that are in town. Once we determined that that ten  
15 would work, eleven won't, nine won't, it was kind of a magic number, a threshold number, we went back  
16 and asked for a reasonable accommodation for those ten beds, which was approved in May. We then had  
17 another neighborhood meeting, and we also went to the HOA board, and the HOA board did approve the  
18 ten-bed residential group home. So, we then went and had another neighborhood meeting, as Kai  
19 mentioned and gave a great review of, and then submitted our PDP/FDP application, and then we're here  
20 back before you tonight.

21 So, obviously we heard a lot of concerns. This is a change; this is a change to an existing  
22 neighborhood, and we understand that change is difficult and it's scary. So, at the first neighborhood  
23 meeting, we heard that it was too big of an impact on the neighborhood, and we heard that the neighbors  
24 didn't want any parking on the street, and so the application we came before you with was only showing  
25 parking in the driveway and off-street. We heard concerns about the privacy of the windows and  
26 potential for emergency vehicles coming in the neighborhood more often. So, again, I just want to  
27 reiterate that the residents cannot have cars; they are memory care patients so they cannot drive. We...at  
28 that time, mandated that the employees park on public streets, but I'll show you our new revised plan that  
29 the employees are not walking from further away public streets, they are now parking on site. We did  
30 originally take away the garage doors, we brought that back when you saw it last, and then we offered to  
31 build a larger driveway on site, but the neighbors did not like that approach either with paving more of the  
32 front yard. So, we then came before you and heard a few more concerns specifically about the parking,  
33 and we also heard some information back from the neighbors saying that fewer residents would be  
34 acceptable, that it is a good use. No one was against, necessarily, the use, but that maybe it was too  
35 intense. And so that's when we took that information that we learned, and that's where we came up with  
36 that threshold of ten residents instead of sixteen. So, the housing model was re-envisioned for the number  
37 of ten residents. Like I said, it still gives that good ratio of one to five. And then we also kept the garage  
38 as is rather than converting it to bedrooms. So, the garage is still functional and the two staff members  
39 will be required to park in the garage for their shifts. And we found this parking app called Park-a-Lot  
40 that we are proposing to use even though a parking app is certainly not required by the Land Use Code,  
41 and certainly, in our view, is probably not warranted; however, we are willing to go above and beyond  
42 and require that all of our guests use this app.

43 So, we went back and had another neighborhood meeting, but then we kind of heard some  
44 conflicting information where it was still...ten was still too many, and that there still wasn't enough  
45 parking. Again, the privacy of windows. And, even with the change from sixteen residents down to ten,



1 the total trips generated were too much, and again, the emergency vehicles. So, to respond to those  
2 concerns, we...like I said, we bumped it down to ten. Like I said, there is currently a family of five, so  
3 staff will park in the garage. So, I heard a concern that there may be a perception that traffic has already  
4 increased because of this use, but I would venture to say that it's because there's four adult drivers in this  
5 home, currently. And so, will there be traffic increasing, you know, with this use? Absolutely. We're  
6 not saying that we're going to add zero cars to this neighborhood; there will absolutely be a traffic  
7 increase. But, it won't be as substantial as it would have been with sixteen residents. So, we've now  
8 dropped that to ten to help with those traffic trips.

9 What we also did was that the therapists, the nurse visits, the grocery shopping, those can only  
10 occur between Tuesday, Wednesday, Thursday, nine AM to two PM, so we're avoiding all of those  
11 trips...we're moving them from peak hour...during peak hours morning, peak hours afternoon. We can  
12 have...we have the ability to tell all of those...deliveries that they have to happen between nine AM and  
13 two PM off peak hours. So then, by keeping the garage, we also reduced the number of windows on that  
14 north elevation. And as far as policing, you know, who parks where on what street, the HOA covenants  
15 do that already, that we can't create a nuisance. So, obviously, we are going to completely comply with  
16 all of the HOA regulations that are currently in place.

17 Like I mentioned, we have had two residents for the past year, since last November, and we have  
18 had zero emergency vehicle calls. So, as far as neighbor outreach that we've done since then, we did hold  
19 a neighborhood meeting, we met with...we consulted with the HOA board that agreed to the ten residents,  
20 we approached the neighbors on both sides of the home and offered to meet privately and give them a  
21 tour of the home to show them really what our intent was, and those invitations have yet to be accepted,  
22 but those invitations remain open; we're still more than willing to do that, but they did not agree to meet  
23 with us. And then, we did get some correspondence from the City asking for another neighborhood  
24 meeting, and we were asking, okay, what solutions are going to be presented to us? Is there any  
25 information that we will learn? How can we best respond to your concerns? Unfortunately, we didn't  
26 really get that information back, and so that meeting didn't ever happen. But again, we reached out to the  
27 neighbors on both sides to ask if there was any way we could meet privately, and that was not accepted.

28 So, regarding the parking spaces, you can see that the two spaces in the garage, those will be for  
29 staff. We have two spaces directly behind those, and an additional two all within the driveway for those  
30 short-term delivery spaces and visitors. And since there was a concern that on-street parking...you know,  
31 we will utilize those three spaces of on-street parking very last; those will not be utilized unless absolutely  
32 necessary. So, there are a total of six parking spaces on-site now that we can utilize for deliveries, staff,  
33 and visitors. And how we'll manage that...this is a Park-a-Lot app; apparently it has five out of five stars,  
34 so somebody likes it, and it's useful. But, you go on your phone, and you say, I'm going to park here at  
35 this time, and you just hit the button, and then that reserves you a spot. So, we are not by any means  
36 restricting any family members from coming and visiting their loved ones, but now they just have to say,  
37 okay, if all the spots are full, I'm going to have to wait an hour until someone leaves, and then I can come  
38 and park and visit my relatives. And there is screening at the driveway. You'll see the neighbor has an  
39 RV, and so I couldn't imagine that a couple cars in the driveway are more impactful. If RV's are  
40 temporarily allowed to be on-site per HOA covenants, then I certainly would expect that some cars in a  
41 driveway would be less impactful than that, especially with the screening of the shrubs that we have along  
42 that driveway.

43 So, just to give you an idea of the street width. The top image is the LUCASS standards...the  
44 Larimer County Urban Area Streetscape Standard...street width, which shows that 30-foot roadway, and  
45 ours is simply two feet less, and it has the fourteen-foot travel lane instead of the sixteen-foot travel lane.

1 There is similar parking on both sides, that seven-foot space. So, if two-way traffic is completely possible  
2 on sixteen feet, I don't understand why two-way traffic wouldn't be possible on fourteen feet; however,  
3 we never anticipate our uses needing to park on both sides of the street as well as in our driveway. We  
4 have spoken with numerous of the other operators in town...we've spoken...because this isn't a new  
5 concept; we have these residential homes, several of them, in town. We have spoken with them, and they  
6 very, very, very rarely have more than five cars at the absolute most, and then it just goes down from  
7 there. So, we honestly do not believe, based on facts and figures of speaking to people who run these  
8 homes, that the parking will be a problem; however, like I said, we are willing to go above and beyond  
9 and do this parking app.

10 This is an image of the street that was taken a little while ago, and you can see that there is  
11 parking on both sides of the street, but I will also tell you that none of these cars were coming to our  
12 home; they were all for a home across the street or next door...across the street. So, this was a party that  
13 was held across the street. None of these people were coming to our residence. So, does parking happen  
14 on both sides of the street, existing today? Yes, it does. So, we're not creating an issue that doesn't exist  
15 currently; we are bringing more people to the neighborhood, I understand that, but again, I believe that all  
16 of our residents' guests will be able to park within the driveway and not on the street. The other changes  
17 we made were to that north elevation where we removed the larger windows. So, the top image is the  
18 existing home today, the bottom image is what we're currently proposing. And so, it has the one window  
19 with the screening rather than the three, and then it has that one higher up window. And even without that  
20 screen, this is the view that you have if you were to stand in that bedroom that we're proposing, looking  
21 out of the house. So, we are going to be putting a screen in front of this landscape; we feel that it is  
22 sufficient for privacy for the neighbors.

23 So, I want to bring our attention to some of the other facilities that are around town, some of the  
24 other homes. If you look at these photos, this looks like a normal, single-family home. This is exactly  
25 what we're trying to do. And with the reduced number of people down to ten rather than sixteen, now  
26 we're comparing apples to apples to these other existing homes in town. This looks and feels...this is our  
27 ideal. We do not want to stick out. We are not trying to build some mega multi-family development in  
28 an existing neighborhood. We want to be exactly...look, feel exactly how we are now. That is the whole  
29 point of a residential home, is we want these residents to feel like they are in...still in their own home.  
30 So, this, for example, has one car parked outside of the building. You'll notice there aren't cars on both  
31 sides of the street. Granted, Google...this is a snapshot...the street view is probably taken at a different  
32 time than the aerial, but absolutely, this is just a snapshot in time. An hour later, could there be more  
33 cars? Absolutely. But, what I did is I went around to all of the different homes in town on Google, and  
34 not a single one of them had more than two cars parked at their facility. So, there is a fear that this is  
35 bringing a lot of traffic, but that's just not what the facts and figures and existing homes show, even with  
36 talking to the operators of those homes. Here is another home called Live to Assist; you'll notice, again,  
37 there is one car parked out front. There are two on the side...there's one in the street view, and then  
38 there's two on a different day up on the other street, so a maximum of two cars parked at this facility.  
39 Here is another one, again, it just looks and feels like a single-family home; that is our goal. We want to  
40 blend in; we do not want to stick out, and we want to mitigate any potential impact that we do have. And  
41 again, just one vehicle at this residence, and these have eight to ten residents living in these houses. You  
42 also didn't see any large dumpsters out front, or cars blocking the street, and again, we want to blend into  
43 the surrounding neighborhood.

44 So, just to reiterate, I mean, the whole idea of this is to be a home for these people, not an  
45 institution. So, we want smaller homes with less people, less chaos. Especially the memory care patients,

1 we want them to feel like they are just in their own living room. And, in summary, our project meets the  
 2 Land Use Code; we are not asking for any modifications. We are not asking for any alternative means  
 3 and methods, no variances whatsoever. We are simply trying to provide a better quality of life for elderly  
 4 people with disabilities. And we understand that this is a change to the neighborhood, but we are fully  
 5 intending to work with our neighbors as much as possible to make sure that this is a smooth transition.  
 6 From what we have heard from others, you know, there is that initial gut reaction where people are  
 7 hesitant, but then once the home has been in place, then people understand that those fears are not  
 8 warranted, and they can live cohesively together. Thank you.

9 CHAIR KATZ: Thank you, Stephanie. Kai, do you have a detailed analysis for us? Whenever  
 10 you are ready.

11 MR. KLEER: Yeah, thank you Chair Katz. Again, Kai Kleer, City Planner, City of Fort Collins.  
 12 Okay...so this is an overhead view of the site, and I'll walk through some of the changes that are  
 13 proposed as part of the group home and sort of detail out why the changes are proposed, and what some  
 14 of the reaction...or, the changes proposed and how they relate to some of the neighborhood comments  
 15 and concerns that we've heard throughout the review of the project.

16 So, starting at the very top corner, you'll see sort of a red line that outlines the perimeter of the  
 17 backyard. The applicant is proposing to replace the existing fence with a six-foot wrought iron fence. I  
 18 think that is the requirement for the type of occupants for this group home, to provide a secure backyard  
 19 for if they want to enjoy the backyard. To the left of that, on the north side of the building...Stephanie  
 20 had covered this in her presentation...one of the things that we heard from the abutting neighbor is  
 21 concerns around privacy. In some of the elevation views that you've seen, they are proposing an egress  
 22 window, a single egress window, on the northeast corner of the building, and a high transom window as  
 23 well. They are providing a six-foot-by-six-foot screen wall in front of that window to help with privacy  
 24 concerns. As you move sort of clockwise around the site, and this is in the backyard, you can see I've  
 25 highlighted here in green, the shrub bed that they are proposing. This is a layered shrub bed that will  
 26 provide year-round screening for the adjacent neighbors' yard. As you move further clockwise, this  
 27 would be to the southwest, three ornamental grasses in front of a bay window, an existing bay window, to  
 28 help with privacy concerns in the neighboring yard. And just highlighting...the last thing I'll  
 29 mention...or last two things I'll mention...as part of scaling back some of the interior rooms that were on  
 30 the north side of the building, they are proposing to enclose a covered patio on the back side of the site,  
 31 and you'll see those in your packet on the rear elevations of the building. And then the other thing I  
 32 highlight is the garage spaces that will be retained and the proposed parking configuration within the  
 33 driveway, and the parking that they're proposing to manage in the adjacent street frontage as part of the  
 34 parking app. Next slide please?

35 This is a picture that just highlights the changes that will be noticeable from the street. So, the  
 36 relocation of front window, a single front window, moving it in the façade plane, and a replacement of the  
 37 front door. There's a side transom window for that front door; that's being eliminated with their newly  
 38 proposed front door. Next slide please?

39 In the staff report, I just want to provide a point of clarification. In the architectural section of the  
 40 staff report, some leftover information that indicated there would be four windows on the north façade  
 41 was incorrectly stated, and there will just be the two windows that are depicted in the elevation view on  
 42 this slide. Next slide?

43 These are detail images of the bicycle parking that will be required on site. The site lighting that  
 44 they are proposing to change...these are all wall packs that would replace existing lighting on the

1 building, and then the security gate for that central courtyard on the bottom left of the screen, and then  
2 that six-foot-by-six-foot screen wall that would be in front of the window. Next slide?

3 So, these conditions will look a little bit...somewhat familiar to you. They were similar  
4 conditions that what we were...staff was recommending in the previous project that you heard back in  
5 March. One of the major...next slide please? One of the major...next slide after this, sorry. One of the  
6 major concerns that the neighborhood has been...that we've heard from the neighborhood...is concerns  
7 around the increased amount of traffic. So, if you look in your packet and the traffic study, the increase  
8 will be from a single-family home was estimated at ten daily trips, and the proposed increase would be  
9 fourteen daily trips to a total of twenty-four daily trips for the expansion of this use to a ten resident group  
10 home. So, one of the...to highlight...through the analysis of the traffic study, and the operational plan,  
11 staff is recommending this condition to reduce the potential impacts of on-street parking, noise, and other  
12 types of disturbances that have been described as...from the neighborhood. And, the condition is, to the  
13 extent reasonably feasible, that the hours of operation during which third-party services such as massages,  
14 housekeeping, haircuts, pet therapy, and the like, shall be limited to the hours of eight to six Monday  
15 through Saturday, and staggered in a way to reduce the impact for on-street parking within the  
16 neighborhood. To the extent feasible, the deliveries and short-term visits shall be limited to available  
17 space within the driveway and the street frontage that shares a common boundary with the property. In  
18 Stephanie's presentation, she sort of went over some new information that we didn't see before...that the  
19 project would be able to limit deliveries and operations beyond what we're recommending as part of this  
20 condition. So, in some sense, this condition may be moot.

21 The second condition that we're recommending is that the property owner just cooperate in good  
22 faith to remedy any unforeseen impacts created through the operation of the group home. Much of the  
23 communication...you know, staff has acted as sort of an intermediary between much of the  
24 communication between the neighborhood and applicants, and this condition is really just an effort to  
25 keep an open dialogue and keep a 24/7 point of contact for the neighborhood should issues  
26 arise...unforeseen issues arise...that we can't control this part of the Land Use Code what we just don't  
27 foresee at this time. In conclusion, the project development plan...staff finds that the project  
28 development plan complies with the applicable procedural and administrative requirements in Article 2,  
29 that the project development plan conditionally complies with Article 3, and then the project development  
30 plan complies with all relevant standards in Article 4, and staff is recommending conditional approval of  
31 the Castle Ridge Group Home. And that concludes our analysis. Thank you.

32 CHAIR KATZ: Thank you for that analysis, Kai. I'm going to open it up to the Commission for  
33 clarifying questions to either the applicant or staff.

34 COMMISSIONER JULIE STACKHOUSE: Yeah, I just want to be sure I understand what it  
35 means when it was stated that the homeowner's association has approved the occupancy level. Is there  
36 any more color to that?

37 MS. HANSEN: Sure, the HOA saw the reasonable accommodation and that they agreed that they  
38 would approve the ten residents for the reasonable accommodation request.

39 COMMISSIONER JEFF SCHNEIDER: So, question on the parking app. How can you control  
40 on-street parking with an app when you have no control of who is going to park on street or in front of  
41 what property and everything else?

42 MS. HANSEN: Yep, the parking app specifically would be for the off-street spaces.

1 MR. ERIC SHENK: Can you...I'm sorry, restate the question, so I know...

2 COMMISSIONER SCHNEIDER: Sure, do you mind stating your name for the record?

3 MR. SHENK: Oh, yeah, sorry, Eric Shenk.

4 COMMISSIONER SCHNEIDER: Thank you. So, my question is how is a parking app going to  
5 control on-street parking conditions when you can't control who parks on the street? Because the  
6 neighbor across the way could have another party, and the three spots that are in front of your property  
7 could be taken. How would you know if those are taken or not taken?

8 MR. SHENK: I would know if they are taken or not taken within the context of who is visiting  
9 our property. So, no, I could not control the on-street parking for other members of the neighborhood.  
10 That being said, the number of cars that are there...the peak number of cars there at any one time,  
11 assuming a normal day, is somewhere in the five to seven range, at most. So, that should be...we should  
12 be able to mitigate it with the parking app in that way since we have six slots available on site.

13 COMMISSIONER SCHNEIDER: So, if the neighbor across the way is having a party like your  
14 picture...

15 MR. SHENK: Right.

16 COMMISSIONER SCHNEIDER: ...showed, and the seventh car came, where would they park?

17 MR. SHENK: Assuming that a party is a fairly infrequent event, they would have to do street...I  
18 mean they would have to park elsewhere on the street, along the street. But, there's not a party going on  
19 every day either.

20 COMMISSIONER SCHNEIDER: No, I understand, but that potentially...I'm just trying to  
21 understand how you can control...how can an app help you control your available parking spots that  
22 you're proposing for the need.

23 MR. SHENK: Well, the app will let us know ahead of time who is coming and when.

24 COMMISSIONER SCHNEIDER: Well, for your property...but it doesn't control for any other  
25 one in the community that may be coming down your street and parking in front of your home.

26 MR. SHENK: Correct.

27 COMMISSIONER SCHNEIDER: So, let's hypothetically say that you're having some sort of an  
28 event at your property, and need all nine spots, but someone else in the neighborhood is parking in front  
29 of your property, that's dispersing other parking spots throughout the neighborhood, or impacting the  
30 neighborhood more because the app doesn't know that there's an even happening across the way, or  
31 whoever is parking...so I'm just trying to understand how this app is truly going to help the argument for  
32 the help of mitigating parking, when I just...I'm having a hard time justifying and understanding how this  
33 app is going to truly help.

34 MS. HANSEN: And I'll just add a couple more things to that is that the app will first, obviously,  
35 assign people to the off-street parking spaces with the on-street parking spaces being last. And, exactly  
36 like you mentioned, like if someone is having a party and they are parking in front of our residence,  
37 what's to say that we can't park ten feet more down the street? So, those three spaces, are they painted on  
38 the street? Absolutely not. This is a public street. Any resident of this entire city is allowed to park  
39 wherever they want on this street. So, if the spaces are taken up by our neighbors needing the spaces in

1 front of our property, then, yes, if we have someone else show up, then if someone else is parked in front  
2 of our house, we could park in front of theirs, because it is all public parking.

3 COMMISSIONER STACKHOUSE: How do you plan to encourage family and friends to use the  
4 app?

5 MS. HANSEN: We can write it into the lease.

6 COMMISSIONER STACKHOUSE: Okay, thank you.

7 MS. HANSEN: And we have tested that with the current resident, and they signed it without a  
8 problem; they agreed to use the app. So, that is in practice.

9 COMMISSIONER PER HOGESTAD: So, the app is for guests and employees, is that right?

10 MS. HANSEN: The employees will have the garage spaces, and so...

11 COMMISSIONER HOGESTAD: So they won't use the app at all?

12 MS. HANSEN: It'll be like those spaces are taken. They will still have to use the app; they will  
13 still say, I'm parking in the left spot in the garage, I'm parking in the right spot in the garage. So, the  
14 employees will still be using the app as well.

15 COMMISSIONER HOGESTAD: And guests?

16 MS. HANSEN: And guests, yes.

17 COMMISSIONER HOGESTAD: People, family, friends, and stuff that are visiting someone that  
18 is housed in your facility?

19 MS. HANSEN: Correct, and that's how it's written in the current lease, that, say, hey, if you want  
20 your relative to live here, we understand that we might have...we understand that parking is an issue in  
21 this neighborhood, and we don't want to contribute to an increase of that, and therefore, if you would like  
22 to visit your relative in our home, please use this app, and the people have said, absolutely, we'll use that,  
23 and they signed it no problem.

24 COMMISSIONER HOGESTAD: So then for deliveries and service vehicles, somebody repairing  
25 a furnace, or unclogging a toilet, whatever, they have to use an app also?

26 MS. HANSEN: Correct.

27 COMMISSIONER HOGESTAD: Do you think you can find a service contractor to do that?  
28 Okay...yeah.

29 MS. HANSEN: It's a quick download onto your phone, and if they park in the driveway and they  
30 come inside for that service, we'll be like, hey, you know, can you move to this space and we'll reserve it  
31 for you? Are you parked on the street? Please pull into the driveway.

32 COMMISSIONER HOGESTAD: And then doctors, how do you regulate that? I mean they  
33 probably don't have a lot of time to reschedule to meet your requirements.

34 MS. HANSEN: All of our service industry staff has agreed that the Tuesday, Wednesday,  
35 Thursday between those certain hours is acceptable for them.

1 COMMISSIONER HOGESTAD: So how does that make it better parking if it's Tuesday,  
2 Wednesday, whatever?

3 MS. HANSEN: It's off-peak hours.

4 COMMISSIONER HOGESTAD: Okay.

5 MS. HANSEN: So, we're trying...we understand that there are certain peak hours of trips, certain  
6 peak hours of parking, and so, if someone is having a dinner party, rather than having our nurses come at  
7 5:30 PM, you know, if they come at two, then they won't be interfering with someone else who needs that  
8 on-street parking.

9 COMMISSIONER HOGESTAD: Thank you.

10 CHAIR KATZ: Any other questions from Commission members? Okay, thank you, Stephanie.  
11 At this time, we're going to open it up for public comment. A couple things, first, thank you all who  
12 showed up tonight. It is a late night already, appreciate your patience, thank you for coming out. Kai  
13 brought this up about the reasonable accommodation...this was approved by the Director of CNDS, and  
14 because the reasonable accommodation decision cannot be altered by this Commission, discussion of the  
15 reasonable accommodation is not relevant to the Commission's decision, and that we ask that it is  
16 avoided. I just wanted to remind everybody that. Now, I understand, or I believe, there is going to be  
17 some pooling of time. Who in the audience wishes to speak this evening? One, two, three, four, five,  
18 six...eight. Remember, you can't pool time and speak. So, is anyone here dedicating time to anybody  
19 else? One, two, three, four, five, six, seven. Yeah, I think so...perfect. So, alright, who is accepting the  
20 seven people's dedicated time? Okay, well there's seven people here, so. No, no, I approve it. So,  
21 there's seven people here dedicating time? Okay, who is taking how many? How many are you taking?  
22 Are you taking all seven? Okay...

23 COMMISSIONER SCHNEIDER: Can we please go to the microphone so this...

24 CHAIR KATZ: Sir...

25 COMMISSIONER SCHNEIDER: Sir, can you please go to the microphone...this needs to get on  
26 record.

27 CHAIR KATZ: Yeah, you're right.

28 DR. STEVE SUNDERMAN: My name is Dr. Steve Sunderman; I live three doors down from the  
29 proposed residence. We were told in email, and Kai can verify this for us, that those that wanted to  
30 donate time could donate time, and we sent that in and it was approved via email. Kai, it would be very  
31 helpful if you would actually verify that for me. And then when we came in this evening, we were told,  
32 oh, no, no, no, we're not going to let you do that. I've been silenced multiple times throughout the  
33 hearings here trying to get my point across, and I really would appreciate an opportunity to get my point  
34 across this time. Thank you.

35 CHAIR KATZ: Thank you, you will have...

36 DR. SUNDERMAN: I have eighteen minutes which I don't plan to use all of, but I do have  
37 eighteen minutes promised to me.

38 CHAIR KATZ: Okay, so six of the seven people are donating to you?

39 DR. SUNDERMAN: No.

1 CHAIR KATZ: So, there was a...excuse me...

2 DR. SUNDERMAN: I have minutes donated from Brandon Hass, Vanessa...

3 CHAIR KATZ: Sir, sir...they are not here, so...we were allowing remote participation. That  
4 ordinance expired a couple months ago. So, to participate, you need to be here in person, as of today. So,  
5 how many people's three minutes are you accepting? You have seven?

6 DR. SUNDERMAN: I have Brandon Hass...

7 CHAIR KATZ: Where is Brandon Hass?

8 DR. SUNDERMAN: Joshua Sunderman...

9 CHAIR KATZ: Not here, not here.

10 DR. SUNDERMAN: Brad Sisson, Barbara Schwerin, and Sandy Richards...

11 CHAIR KATZ: Mr. Sunderman...sir...

12 DR. SUNDERMAN: ...email notification that I can have minutes for each one of them.

13 CHAIR KATZ: Mr. Sunderman, you were given an opportunity to speak. Everyone in the public  
14 is given an opportunity to speak who came down today. If there's people in this room that would like to  
15 dedicate their time, you absolutely...I'm giving those to you.

16 DR. SUNDERMAN: Kai, could you help me please?

17 CHAIR KATZ: No more.

18 MR. KLEER: I am looking for previous communication from Em, who is our development  
19 review liaison, to confirm.

20 CHAIR KATZ: I'm making the call. Okay, I'm making the call. I'm not changing the rules last  
21 second. So, if you would like to speak, please come up. Yes, sir. Absolutely.

22 COMMISSIONER SCHNEIDER: So, can we get clarification between...

23 CHAIR KATZ: I need clarification of who is donating time to Mr. Sunderman. One, two, three,  
24 four...five...you have eighteen.

25 DR. SUNDERMAN: I believe I can get done in about ten minutes here.

26 CHAIR KATZ: Perfect, sir. You may say your name and the address again, and then you will  
27 have eighteen minutes.

28 DR. SUNDERMAN: Thank you. Good evening; I am Dr. Steve Sunderman, I live at 607 Castle  
29 Ridge Court, just three doors down from the home on this proposal. I'd like to thank you for your time  
30 and dedication related to your previous review of the initial group home application. We as residents in  
31 the neighborhood are most appreciative of your prior efforts to evaluate the merits of this proposal, and of  
32 your decision to decline the approval, which was unanimously declined at the initial proposal. The  
33 applicants are now coming forward with a new proposal, which is nothing more than the very same  
34 proposal with only a minimal reduction of residents. This would lead to the same devastating results to  
35 our community that the original proposal would have had. The reasons for you to reject this second



1 proposal are numerous; I will highlight only a few, any one of which should be solid reason to reject this  
2 proposal.

3 First, truthfulness and honesty in the application. The applicants began their application process  
4 by stating that they surveyed the neighbors, explained their proposals, and found no resistance from the  
5 surrounding neighbors; this is absolutely untrue. I have communicated with nearly everyone in our  
6 neighborhood, and without exception, not one person has told me they ever supported this proposal.  
7 Objections from our neighbors have been universal. The applicants have repeatedly asserted to City  
8 planners that they want to be good neighbors in this community. Their actions, however, tell an entirely  
9 different story. They have repeatedly presented false expectations about traffic, parking, visitation,  
10 change in residential appearance, noise, and safety. A short video clip of the real street in action has been  
11 provided for showing tonight. It shows the high traffic expected by this proposal would not fit on this  
12 narrow street. Would you please run the video? Stephanie has said tonight that there's plenty of room for  
13 two-way traffic to go with cars parked on both sides. This video shows that's absolutely not true.

14 Stephanie has said tonight that she has invited all of us to come over and have a conversation with  
15 them. I have never been invited, in fact I've asked multiple times to have an opportunity to discuss with  
16 them, and I've been declined. Kai can verify that, and he has written email communication that verifies  
17 that. After being questioned multiple times, the applicants have finally admitted, in the most recent  
18 recorded session, that they're long-range plan, after setting up this high-density commercial business in  
19 the middle of our well-planned, low-density residential neighborhood, is to actually move out themselves,  
20 and let this house just function as a business for their profit. Even the applicants have admitted that they  
21 would not want to live in or by this commercial use that they are proposing; Stephanie has confirmed that  
22 for you tonight, that they intend to move out, they wouldn't like it.

23 Reasonableness...the neighborhood was carefully planned as a low-density residential  
24 neighborhood for single-family dwellings only. Part of the agreement from the original developer, Gary  
25 Nordic, was to also provide high-density homes in nearby areas, which he did to the letter as per his prior  
26 agreements with City planners. The street in front of this house is a private street which is significantly  
27 narrower than the conventional streets. It was planned and authorized as such with the understanding and  
28 agreement by City planners and the developer that traffic and parking would remain very minimal due to  
29 the design of single-family dwellings only, and that there would be three- or four-car garages required for  
30 each home. It was agreed from the beginning, and it's written in the covenants, that there will be no high  
31 traffic businesses allowed whatsoever. Off-street parking is severely limited on this narrow, private road.  
32 It cannot accommodate the massive increase that would be required if this proposal should be approved.

33 Next is misrepresentation. The applicants have intentionally misrepresented their credentials, and  
34 in particular, their portrayal of Eric Shenk as a physician. We have discovered, and Eric Shenk has  
35 finally admitted in recorded session, that he no longer has a medical practice, and in fact, he no longer  
36 even has a license to practice medicine. We've asked and he has refused to give details of the loss of his  
37 license or of his medical practice. Nevertheless, multiple physicians in the area have told me that he was  
38 ousted by his own peers many years ago; it must have been bad. Further, Eric Shenk openly admitted in  
39 recorded session, and Stephanie has admitted again here tonight, that Eric and his wife are currently  
40 housing at least two at-risk individuals in what we understand is a lockdown situation without a license.  
41 He's refused to answer questions as to the legalities of this. A formal inquiry request has been filed with  
42 the division of regulatory agencies. The investigation is still in process, and this must be resolved before  
43 any approval can even be considered; we're very concerned about an illegal operation.

1 Misapplication of the FHA...the applicants are wrongfully trying to apply rules of the FHA to  
 2 this project. The Fair Housing Act has strict limitations. Any application under FHA rules is required to  
 3 be a reasonable application; this proposal in this neighborhood is not reasonable. It must fit the  
 4 neighborhood; this large business does not fit the neighborhood. It must be safe for the neighborhood;  
 5 this high-traffic business, and as you can see from that video clip, would be very unsafe for our children.  
 6 Any accommodations made must be reasonable accommodations; the accommodations that they're  
 7 asking for would require...that they're asking for for this project are everything but reasonable. Any  
 8 application of this rule must not take away substantial value from one group of individuals while it gives  
 9 substantial value to another. This application does just the opposite with consequences estimated to be  
 10 well into the millions of dollars; I'll elaborate later. It must be necessary for a clearly defined, protected  
 11 class. This proposal is not necessary for these applicants. Further, the owners of 636 Castle Ridge Court  
 12 do not even belong to a protected class; they are both able-bodied, and in no way disabled or protected.  
 13 What they're doing is they are wrongfully flying the banner of a protected class that they don't even  
 14 belong to. The goal of these owners is to gather together in the near future a group of memory-impaired  
 15 individuals...it doesn't exist yet...claim that they, as owners of this business, are part of that disabled  
 16 body, and then use these individuals for personal profit, all at tremendous damage to our neighborhood,  
 17 and at tremendous expense to all of us surrounding neighbors. It does not get any more wrong than  
 18 somebody intentionally using an at-risk individual or individuals for one's own personal enrichment.

19 Current City Codes, HOA covenants, and the requirements of the FHA all require that ongoing  
 20 development fit the community. This proposal in no way fits. These covenants, as well as fire and safety  
 21 codes, are in place for a reason. This proposal violates all.

22 Harm to the neighborhood...trying to sardine ten Alzheimer's individuals onto one floor of a  
 23 single-family home, along with nursing staff, aides, pharmacy, PT, OT, cooking services, cleaning  
 24 services, laundry services, plus ten families of regular visitors, would clearly be a disservice to the at-risk  
 25 residents who would be forcefully packed into very small rooms into this home. It would destroy the  
 26 beauty of the neighborhood. Recoverable financial damages to the residents of Castle Ridge alone could  
 27 conservatively be estimated to be into the millions of dollars if this proposal should be allowed to go  
 28 through. We, as affected neighbors, will plan to use every legal avenue available to protect our homes  
 29 and our community from anyone who would wrongfully try to enrich himself in this way. Our  
 30 documentation for legal purposes, if that is needed, is very solid.

31 City staff has made it clear from the outset that they are determined to push forward this proposal.  
 32 They have repeatedly failed to follow due process. They have accepted clearly deceptive and inaccurate  
 33 statements from the applicants even after the inaccuracies have been clearly pointed out to them. And  
 34 again, a couple of those inaccuracies were presented to you tonight. They have bypassed the required  
 35 rules of notice and meetings. City staff has silenced those of us who hold valid objections by actively  
 36 censoring some of us at prior meetings. I've been censored several times because they know that my  
 37 comments would have some effect. This is verified by email chains that I have sent into you for your  
 38 prior review for this meeting. I believe you've all had a chance to read those email chains that verify  
 39 exactly what Kai has done. City staff has repeatedly promised opportunities for us to have open and  
 40 honest communication with them and with the applicants, and then they have repeatedly reneged on these  
 41 promises. This, too, is verified in those same email chains.

42 Duty...in the prior review by the P and Z Commission, this Commission upheld its duty to the  
 43 community by rejecting what was clearly a plan by these applicants to wrongfully fly the banner of a  
 44 protected class and to actually use that protected class for their own enrichment. We give you our most  
 45 sincere thanks for upholding that duty to protect our community. The fire marshal, at the very beginning

1 of this process, correctly asserted that approving this large business on this lot, and on this narrow, private  
 2 street, along with its reasonably expected parking and traffic congestion, did not comply with even the  
 3 most basic of fire codes. Then, after threats from their attorney, the fire marshal and the City both  
 4 decided to simply ignore the clear safety and fire code requirements. This was an illegal, political move.  
 5 It must be corrected.

6 Some members of City staff have tried to push this project through without due process. Sadly,  
 7 the massive harm would be borne by our neighborhood, not theirs. My own home has been reappraised  
 8 since the proposal for this group home has come up. As it was done prior to formal approval or  
 9 disapproval, it was decided the value would have to have a large conditional delta in its value. I was  
 10 given a tentative value if there were no home...no group home there, and then a large tentative delta.  
 11 We've taken that to court. All parties have finally agreed to devalue my home by \$130,000 for court  
 12 purposes just due to this pending proposal. My home is just one out of eighteen on this street. We're  
 13 talking well over two million dollars just to our street from decreased attractiveness to somebody that  
 14 might want to come and buy.

15 To the P and Z Commission, my most sincere thanks to you in advance for exercising rational  
 16 judgement, for protecting our community, and for upholding your duty to our neighborhood. Please, do  
 17 continue to uphold your duty and reject this proposal in its entirety. Thank you so much.

18 CHAIR KATZ: Thank you. So, that was twelve minutes...you obviously had your three, so I  
 19 will only dock you three people, so if anyone else wants to pool time. So, would you come up next?  
 20 Yep...eight...there's five left, fifteen, so...eighteen.

21 MR. : That will work.

22 CHAIR KATZ: Okay.

23 MR. KURT JOHNSON: Just give me a second before you start the clock. Are we sure my screen  
 24 and everything is good to go?

25 MS. REBECCA EVERETTE: You're trying to share your screen?

26 MR. JOHNSON: I thought I did...

27 MS. EVERETTE: Are you logged into...through the Zoom link...oh, okay, you are promoted.  
 28 Yeah, you should be able to press share screen from within Zoom.

29 MR. JOHNSON: There we go...operator error...sorry for the...

30 CHAIR KATZ: That's alright, and then just remember to state your name and address for the  
 31 record, and then get started.

32 MR. JOHNSON: My name is Kurt Johnson; I live at 612 Castle Ridge Court, which is two doors  
 33 down from the proposed property. So, we're...again, this is a group effort on the presentation. I will be  
 34 speaking for a number of the neighbors in the neighborhood. I'm just going to go quickly over some  
 35 previous parking conclusions, the review of the current constraints, a comparison with another group  
 36 home, the Seneca House, which I think would be quite illuminating, a summary, and then a recommended  
 37 approach, perhaps, for your consideration.

38 So, previous parking conclusions. The visitors and contractors will park on the street; the  
 39 driveway is not inviting or obvious. When cars are parked on both sides of the street, it becomes one

1 lane; we established that at the last meeting, and that really is not that controversial. Sidewalks blend into  
2 the curb, driveways are not obvious, and we have, as mentioned here, a narrow street where a variance  
3 was originally given predicated on three-car garages. So, this is just another...just a quick review. Back  
4 in March, we presented this as well. You can see that there's...it's restrictive, but then you have this little  
5 bottleneck right here right in front of the property, which is where this is going to more likely occur. And  
6 what seems to be lost a lot of times in this whole debate here, is that there are seventeen other residences  
7 that have their own parking; it's not just parties. People sometimes remodel, people sometimes have  
8 people park in front of their house to go visit, and the likelihood that cars are going to be parked on both  
9 sides of the street are much greater due to this because you're almost always going to have on one side  
10 now, which rather than just the law of averages, and if you do the math and the statistics associated with  
11 it. So, there is definitely a big impact where the concern being that cars are going to be parked on both  
12 sides of the street as more of a general rule than an occasional situation as it is today. So, current  
13 constraints, the street width is unchanged, the driveway layout is unchanged. It's not obvious, you can  
14 see the picture there, that's kind of if you drive up, it's thin, it's long, you know it requires musical cars to  
15 achieve the stated capacity because if you're in the garage, you've got to get the car back out, how do you  
16 get in, how do you get out? Who is going to be there when that is all occurring? And so, human nature is  
17 at work here. I mean, part...yes, there's been some proposals for mitigation and so forth, but let's  
18 understand also that people are people and they're going to eventually, over time, even if everything is all  
19 gung ho in the beginning, and everybody is all trying their best, what's going to be the situation a couple  
20 years from now?

21 So, let's do a comparison here, to Seneca House, which is another group home. There was some  
22 comparisons to some group homes, I'd like to make it to this one. Seneca House was recently approved  
23 for ten residents. It operated at eight residents for several years. It demonstrated compatibility, but what  
24 is really key here is for the ten residents is they have key built-in advantages related to parking that do not  
25 exist at Castle Ridge. Let's first start with the driveway. Castle Ridge on the left, single entrance and  
26 exit, narrow, hard...you know, you drive up, you're not going to necessarily think that there's going to be  
27 five cars parking in the driveway if you could fit that many. Seneca, however, has a circular layout; it's  
28 obvious to visitors and contractors, it provides much better circulation and more space. And on the street,  
29 Castle Ridge is, of course, as we've belabored quite a bit, is a narrow, private street, constrained already,  
30 not designed for parking on both sides, whereas Seneca Street is a city secondary street. It is designed to  
31 support on-street parking on both sides. And Seneca House also has no neighbors to the west, meaning  
32 people are parking over there not in front of anybody. So, as you can see, then, you have a...if you're  
33 going to consider a proposal that supercharges the number of residents over code, this has distinct  
34 advantages that you can have a worthwhile conversation about that as opposed to Castle Ridge which has  
35 significant disadvantages associated with having a supercharged intensity of impact. And, in your email  
36 packet from the last P and Z meeting in March, there was a quote from Seneca House which is relevant  
37 here, which they say, sometimes we run out of on-site parking, but we have so much on-street parking  
38 that is never an issue. We are in a unique, emphasis on unique, situation because there is a middle school  
39 across the street and our northern neighbor's house faces Craig Street, on top of being on a secondary  
40 street with a parking lane and a wider street. So, here, okay, perhaps you go above code, perhaps there is  
41 more possibilities there, but that does not exist in ours.

42 So, in summary, the applicants have never run an operation like this before. The applicants'  
43 estimate of two staff can handle full-time care of residents while managing operations is simply not  
44 realistic. Keep in mind, they are limited to two staff, so it's not like they can pop in another full-time  
45 staff. They could probably get around it, perhaps, by having several part-timers or something, and then  
46 still meet the RA, but you can see where this goes.

1 The parking app, interesting gimmick...is it practical? Is it likely to last over time? Because  
2 once this is approved, this is approved forever, I mean this goes on ad infinitum. And all of the attempted  
3 mitigations and operations have to be lasting, and they have to be...it's not just a, we're going to go do  
4 this, we get approval, three months, six months, and then it just kind of disintegrates and devolves over  
5 time to where we're left holding the bag.

6 And finally, the operational plan is optimistic and dubious. It's not based on experience. With all  
7 due respect to the applicants, they have not run an operation like this before. And so, where is this  
8 operational plan coming from, and what...real impact associated?

9 So, in summary, bottom line, it's far too risky to approve ten residents above code without hard  
10 data. We're throwing...there's a lot of assumptions, a lot of rosy scenario that's being given. Really  
11 would like you to consider that, to go above code, to go above ten, we need a lot more hard data to go do  
12 that. And, what is obvious during this whole process for the last year and a half, is the applicants just did  
13 not consider, probably due to their inexperience, the environmental factors. They looked at the house  
14 layout, they could see how many people they can fit in there, this is going to be great, but the parking, the  
15 impact to the neighborhood, they jumped in, they didn't consider the entire picture, and here we are. And  
16 then, finally, Seneca only increasing to ten residents after operating for several years. So, continuing on,  
17 operational plan is mostly the same, constraints are exactly the same as the last denial. The same issues  
18 of public health and safety exist with the current application, and simply put, a group home at more than  
19 the allowed intensity at this location jeopardizes neighborhood health and safety.

20 So, there is an approach here though. I mean...so, first would be to deny the initial application  
21 for ten residents, and perhaps follow the Seneca approach. Gain experience for several years first within  
22 code, learn how to operate it. Let's get the hard data done and let's look at what the impact is and figure  
23 out what the level of intensity really should be at the end of the day here. And then, if it is appropriate,  
24 and it looks like it's possible, a subsequent type two review to assess that feasibility for an increase based  
25 on operational success, demonstrated compatibility. We talk a lot about what's going to happen and all  
26 these rosy type of things going to happen...the onus should be on proving it, proving it at a level that is  
27 within code.

28 So, finally, last slide, additional conditions for you to consider independent of intensity; this is  
29 not a solution for ten residents, but just, in the back of your minds is something to think about. One  
30 would be no bus or van parking on site or on Castle Ridge. This was agreed to at the neighborhood  
31 meeting, but was not one of the conditions that staff recommended. Second, there's all this talk about  
32 staggering and getting deliveries, and all of this is going to all work out for the best...perhaps a condition,  
33 when you get a proposal within code, that deliveries and short-term visits would exclusively use the  
34 driveway, and force and have some teeth that that actually enforces the proposed staggering as opposed to  
35 what will almost invariably happen, which is a devolution and, you know, the applicants will move out,  
36 there will be two staff there, the whole management of this has to be...the two staff are going to take care  
37 of the residents, that's what they're there for. They're not going to worry about...parking is going to be  
38 last, only if they have time...managing all of the ins and outs and all of that. And, so we need something  
39 that manages that kind of itself, and that's not existing in this proposal as is.

40 Finally, I just did want to mention on the HOA that is kind presented as an endorsement...the  
41 HOA did not endorse the project. There was...they were essentially pressured by the applicant's lawyer  
42 to approve it. They had taken the position prior that, we'll wait for the City process to come through, and  
43 then we'll go with whatever the City goes...we have to...so just don't confuse that statement with that the  
44 HOA is behind the project. That's not necessarily the case. And, another point, just in rebuttal since I

1 have another minute here. On the deliveries, which they were proposing a more aggressive delivery  
2 schedule perhaps than what Kai had proposed as City staff. Well, when an in-code proposal comes up,  
3 make that a condition. I mean other to say you're going to do it, and then don't do it later and there's no  
4 recourse.

5 And then finally, this idea that the HOA can enforce parking is a bit dubious. First, there is a  
6 nuisance clause in the covenants, that's true; however, nuisance is not defined. What is a nuisance? How  
7 is the HOA going to go in and tell...come up with parking rules...that's just not necessarily realistic. So,  
8 you can't look to the HOA to solve this. So, that's...that's the conclusion. Again, it's about...deny the  
9 initial application for ten, let's gain experience, let's gain hard data, and then arrive at the optimal point,  
10 as opposed to jumping in all at once, go above, and then we can't go back. And that's it, if there's any  
11 questions...

12 CHAIR KATZ: Thank you, Kurt. So...I believe that there's five more people that wish to speak.  
13 If you could...maybe three line up in the middle, two on the end. And we'll start in the middle. State  
14 your name, address for the record and you'll have three minutes.

15 MR. MIKE LEUZZE: Are you ready?

16 CHAIR KATZ: Yep.

17 MR. LEUZZE: Okay, Mike Leuzze, resident, 5225 Castle Ridge Place, thank you for staying so  
18 late. Just a couple comments on some of the things I've been hearing. Number one, the applicants state  
19 that their whole purpose here is to provide residential living for the residents that they want to have in that  
20 home. I think all of us have gone on vacations with family or friends. Ten unrelated people packed into a  
21 single-family home is not residential living. They will be in small cells, and maybe with occasional  
22 opportunities to go outside. This is not being done out of the goodness of somebody's heart, this is for  
23 financial gain. And then to reiterate some other things we've heard, from our own HOA, the reason they  
24 agreed to this proposal is because they were threatened with legal action and monetary punishment if they  
25 go to court against this. It was not, they looked at a proposal and they thought it made sense and they  
26 agreed to it; it was done out of fear of reprisal. And then the last thing I want to reiterate is this is a small,  
27 private street. When it snows, even for those of us who have snow-worthy vehicles, getting in and out of  
28 this neighborhood is extremely difficult, not only on the few days after the snowfall, but the days after  
29 that when it's melted and become ice. This is not an easy street to get in and out of during the weather.  
30 Thank you so much for taking the time to listen to us.

31 CHAIR KATZ: Thank you, Mike. Over here, please?

32 MS. BARBARA SUHRSTEDT: My name is Barbara Suhrstedt; I actually don't live in their  
33 neighborhood, I live on Boardwalk Drive, which is right across the street. And I'm not going to reiterate  
34 what everybody else said, but one thing that occurred to me, this is a zoned residential neighborhood,  
35 nobody is making a profit, but they're proposing to put in a profit-making business. And this is opening  
36 the door to a lot of unintended consequences. So, that's all I had to say.

37 CHAIR KATZ: Thank you, Barbara. Go ahead, sir.

38 MR. STEVE RHODES: My name is Steve Rhodes; I live at 5000 Boardwalk, and I'd just like to  
39 voice my objection to this whole plan as well. These people are putting in a long-term care facility; it's  
40 there for patients that are in decline, it's not a group home to help people integrate into the community.  
41 They're going to be kept within the facility and within the area, so this is not a group home type setting.  
42 That being said, they're also going to...since the patients are in decline...two staff members to take care

1 of ten is also a rather unreasonable expectation when there's going to be thirty meals per day that need to  
2 be made, there's going to be housekeeping that needs to be done, there's going to be meds that need to be  
3 passed, you need a therapist to come through and visit, occupational, physical, just like the doctor said.  
4 There is a constant flow within these facilities of ancillary care givers. So, the idea that it's going to be  
5 limited to two people that could fit in one garage all day long is unreasonable. There's going to be shift  
6 changes; shift changes happen at all hours of the day. Some of the care facilities I've worked in, we start  
7 at five AM, others we start at six, so there's going to be traffic at odd hours. Are you going to rotate  
8 twelves or eight-hour shifts? Who's going to move the cars out of the garage so the people can move in?  
9 And then visitors are totally unpredictable and no app is going to regulate where visitors go and when  
10 they show up to visit. So, that being said, I'm trying to be respectful of your time. And again, I just don't  
11 think that this is a well thought out...there is a need for this type of facility in our city, but this is not the  
12 right location for it. It doesn't have the access and the availability of other services. Thank you.

13 CHAIR KATZ: Thank you.

14 MR. TONY DOING: Tony Doing, 5206 Castle Ridge Place. And so, again, similar points. It's a  
15 private road that we had tried to give it back to the City, but it was too narrow. They said they couldn't  
16 get snowplows in and out. So, you saw the footage of the cars on both sides. One truck could get through  
17 the middle on a good day, going slowly. And having no snow removal is going to complicate that for  
18 sure. And then I submitted a picture...it wasn't Greg Lesartre, that was me. You know, there's a big  
19 white van...they are unlucky, number one, they are unlucky that they have a fire hydrant right there in  
20 front of their place, and then there's a big white truck on the other side...I don't know if that was theirs or  
21 not, but it's the two sides...but can you imagine that truck trying to get into that driveway and then trying  
22 to back out of that driveway to come out again? Like...not really feasible. And then we saw the pictures  
23 with...even they pointed out, boy, there's cars on both sides of the street, look at this...and the other  
24 people...but, you know, you don't expect for there to be parties every day, because if there were, you  
25 would say, boy, that's not a great way to set up a neighborhood.

26 In regard to forcing...enforcing the parking...also, I thought that was a funny thing...that's one  
27 of their cars right in front of the fire hydrant. So, they're not doing that right now as far as enforcing  
28 neighborhood parking. And that's only with two residents. And then, lastly, do you realize that they  
29 have a four car garage? There's four spots that they could totally use, but they don't want to because they  
30 want to get more people in there and have a bigger home. And so, that's what...so, to me...again, they  
31 found a house that people had made it accessible for this...for a lady who needed the help, and in fact the  
32 neighbors gave them leeway to make the house bigger on both sides, but the other parts of the house  
33 where it's located on the street, in the neighborhood...the next street is a school zone. You know, it's not  
34 working out very well, I don't think, for that plan. Thank you.

35 CHAIR KATZ: Thank you.

36 MR. ERIN ELLIS: Good evening and thank you for your time. My name is Erin Ellis; I am an  
37 owner and operator of a residential assisted living home in the Fort Collins area. I also represent A Home  
38 for Life which is a group of...a collaboration of homes like this. Homes where individuals can be cared  
39 for in a residential assisted living environment have unfortunately been disparaged here tonight. This is  
40 an important resource in our community that's a part of what makes communities better. Our  
41 neighborhood, which is a high-end residential neighborhood in Fort Collins, is made better by having a  
42 residential assisted living home in the neighborhood. I do recognize that when the home was first  
43 established in our neighborhood...we're in the Country Club, Nedrah Acres area in north Fort  
44 Collins...and, there was opposition to our home coming into the neighborhood originally, and most of it

1 was, not in our backyard, it was fear of the unknown, what is this really going to be like. And the reality,  
 2 as you saw on the slides tonight, Monarch Greens is a wonderful example. In fact, we improved the  
 3 property values in our neighborhood because we have a really significant income, not that we're getting  
 4 rich what we're doing, but we put a lot into curb appeal, and how our home looks in the neighborhood,  
 5 and how we operate within the neighborhood as a whole. Within this collaboration, there's homes like  
 6 Terry Lake Assisted Living along the high-end Terry Lake neighborhood in north Fort Collins, there's  
 7 Turnberry Place along the Fort Collins Country Club...it backs up directly to the Country Club. These do  
 8 not disparage property values...there's Live to Assist on West Prospect that has only continued to  
 9 improve over time and improve that neighborhood. Seneca House, which was brought up here today,  
 10 actually has far less on-site parking and works incredibly, compatibly well with that neighborhood.  
 11 Bright Assisted Living in the heart of Windsor, Colorado, is a compliment to its community. So,  
 12 residential assisted living is important for all of our communities. It works well in residential  
 13 neighborhoods. And I understand opposition to it, but I really encourage people to come learn the truth  
 14 about residential assisted living before disparaging it. Thank you for your time tonight.

15 CHAIR KATZ: Thank you. I think that's everyone that's either spoken or donated their time.  
 16 So, thank you to the public who came out today. At this time, would the applicant like to respond to any  
 17 of the comments they have heard from the public?

18 MS. HANSEN: Yes, thank you. So I took a few notes here and hopefully I get the summary. So,  
 19 again, we didn't say we reached out to every single neighbor in the neighborhood; we reached out to  
 20 those adjacent to us. And in fact, my clients have unfortunately had to get a cease-and-desist order  
 21 because of some harassment, and so therefore, we didn't want to necessarily approach certain individuals.  
 22 Like I said, Eric and Xioma, yes, they are able-bodied people. They are moving out of the home;  
 23 however, there will be 24/7 access to a property manager to handle any potential issue that could possibly  
 24 come up. So, they are able-bodied people; we're not trying to sneak around any laws. These are disabled  
 25 seniors who will be living here who have memory care issues. So, while they are...and the two seniors  
 26 that are currently living in the home are doing so completely legally. There is nothing illegal about any  
 27 operation that's happening at all; everything is completely above board.

28 The...I wanted to address Mr. Johnson's comment. The parking app does have a map associated  
 29 with it so people will know, hey, here's the map, here's where I need to get into the driveway, here's  
 30 where I need to park. We did offer a circular driveway layout that would have provided more parking  
 31 off-street. We showed that at the first neighborhood meeting. It was immediately rejected and a huge  
 32 negative feedback from adding that circle driveway, so that's why we didn't add that. The staff ratios at  
 33 other facilities, such as Morning Star, the staff ratio is one to twelve in those larger facilities. We're  
 34 offering a staff ratio of one to five. So, I think it's unfair to say that our care will be worse in this location  
 35 when we have one staff person for five residents instead of per twelve residents.

36 The code allows eight residents; we're simply asking for two more at this point, and it appeared  
 37 as if Mr. Johnson was saying one of the solutions could be we operate under code, so I would ask what is  
 38 so substantially different...versus ten...that he is potentially okay with, and the group of people that he  
 39 represented are potentially okay with, to adding just two more which then allows us to be financially  
 40 stable and allow this project to happen. They brought up Seneca House; the reason why they had to go up  
 41 to ten residents is because they could not afford to run the home at eight. It was a financial move that  
 42 they had to increase those two beds. In our perfect world, we wanted sixteen because we could have...at  
 43 sixteen beds, we could have provided two Medicaid beds, and we could have helped lower income  
 44 individuals. Unfortunately, because of the feedback that we've gotten, in order to do ten beds, we had to  
 45 remove those two Medicaid beds, which in my mind is so unfortunate.



1 We will not have a bus; there will not be a bus on this site. Oh, and then we did send a message  
2 to our legal counsel asking if she ever threatened the HOA and she said, absolutely not, that would be  
3 incredibly unethical; that did not happen. So, I'm not sure where that came from, but I'm deeply sorry if  
4 anyone felt like that was their arm being twisted.

5 And then, the fire hydrant. Yes, this vehicle that is parked in front of the fire hydrant was coming  
6 to our home at the time. The curb in front of the fire hydrant, as part of this application, will now be  
7 striped. It will be the only striped fire hydrant in this entire subdivision, but we are going to stripe it so  
8 that no one can park in front of that fire hydrant. The truck across the street was not for our home; that  
9 was someone else in the neighborhood. Thank you.

10 CHAIR KATZ: Alright, thank you, Stephanie. Would staff like to address any of the comments?

11 MR. KLEER: Yeah, I can address a few comments. So, there was an assertion by Mr.  
12 Sunderman that it is staff's goal to push this project through for approval. Staff is simply just processing  
13 the application as we would any other development app...project development plan application, where we  
14 evaluate the application through staff rounds of review for compliance with applicable City codes, and we  
15 present our recommendation to the Commission, or whoever the decision maker is for that particular  
16 project. And ultimately, the decision is up to the decision maker, not staff.

17 There was some conversation from Mr. Sunderman that staff was looking to bypass rules and  
18 notice requirements for neighborhood meetings. There was some issues, I think, originally, when we did  
19 have our neighborhood meeting for this project in July, where the sign posting that was originally posted  
20 for the first submittal of the project was taken down for some lawn work that the applicant was doing at  
21 the time. We have since rectified that situation. The required two-week mailed notice for neighborhood  
22 meetings went out in compliance with Article 2 of the Land Use Code. And, further, the Land Use Code  
23 does require a sign to be posted for neighborhood meetings, but it doesn't clarify the timing of the sign  
24 posting. Generally, our practice is to get the sign out prior to the neighborhood meeting, and in this case,  
25 I think it was three days that we realized...we received communication from the neighborhood that there  
26 wasn't a sign posted, and we were able to respond to that immediately and have the applicants reestablish  
27 it in the front yard.

28 Parking app...there were some questions from Mr. Johnson around the parking app. What if it  
29 disintegrates? This is...this is actually something that I think is familiar to the City in the sense that we  
30 have a parking app for our parking garages downtown. We've recently changed parking apps. The  
31 expectation of the project would be to provide a parking app; it doesn't necessarily need to be this app,  
32 but it needs to be something to manage that parking in a similar way that you would experience in a  
33 downtown parking garage where you're assigning a zone, you're assigning a space, and being able to  
34 manage that actively through the application for, essentially, their clients.

35 There was a comment from...I didn't catch his name, but I believe that he lived on 5000  
36 Boardwalk...with an assertion that this is a long-term care facility. This does qualify under the definition  
37 of a group home. We actually define what a long-term care facility is in Article 5 of the Land Use Code;  
38 it can be one of four different types of care, and I'll spare you reading them all off, but staff did evaluate  
39 the project and made the determination that it does qualify as a group home under Land Use Code  
40 definitions and standards. And that concludes staff's responses. I'd be happy to answer anything that  
41 maybe I missed.

42 CHAIR KATZ: Kai, there is one comment accusing staff of censoring the individual. Is that  
43 something you want to comment, or decline to comment?

1 MR. KLEER: Yeah, so there was a lot of coordination on staff's end to try to set up a secondary  
2 meeting after the neighborhood meeting for some of the neighbors...the residents that didn't feel like they  
3 were heard at the neighborhood meeting. We tried to...or staff tried to coordinate that meeting. I think,  
4 in the end, it was just found to...the applicant team found it to be not potentially beneficial to have that  
5 meeting...or productive to have that meeting. So, there was an effort to hold the meeting, it just didn't  
6 work out.

7 MS. EVERETTE: I would like to add to that, Mr. Chair. As staff, we host neighborhood  
8 meetings; they are not necessarily hosted by applicant teams. It's City staff and our Neighborhood  
9 Development Liaison, in particular, who facilitates those meetings, and we always reserve the right to  
10 facilitate those meetings in a way that promotes respectful and productive dialogue, and any time that  
11 that's not occurring, we have the ability to either cut off the conversation that's happening, or end the  
12 meeting if it's needed to keep our staff safe, to keep our community members safe, and to ensure  
13 productive conversation is happening in the community...that is how we facilitate our neighborhood  
14 meetings.

15 CHAIR KATZ: Thank you so much for that clarification. Did any other Commissioners catch  
16 anything from public input that they don't feel was addressed by staff or the applicant? Okay. Are there  
17 any last clarifying questions for the applicant or staff before we get into deliberation? This will be the last  
18 opportunity to address the applicant. Go ahead, Adam.

19 COMMISSIONER ADAM SASS: Is it within our purview to ask about how trash is going to be  
20 handled at a group home?

21 CHAIR KATZ: I think, to the extent there's trash enclosures, then I think it's fair to ask a specific  
22 question, like is there going to be...

23 COMMISSIONER SASS: I guess, let me take a step back. Is trash handled through the HOA so  
24 everyone has the same and does your HOA fee, the four hundred bucks a year, cover your trash pick-up,  
25 or whatever it is?

26 MS. HANSEN: I am happy to answer that. The HOA does not cover everyone's trash; everybody  
27 has individual. One neighbor has a dumpster. We will not have a dumpster; we will have three  
28 individual trash cans that will stay in the garage or in the courtyard out of site, one recycle bin, that then  
29 will come to the curb just as normal, as a residential house does, on trash pick-up day. And then just to  
30 clarify about the neighborhood meeting sign being down...we were resodding the front yard, so we took  
31 the sign down to resod, and then we put the sign back up.

32 CHAIR KATZ: Thank you.

33 COMMISSIONER SASS: Thanks.

34 CHAIR KATZ: Clarifying questions?

35 COMMISSIONER HOGESTAD: I do have one. So, the help in the facility...there's two nurses  
36 or nurse-like people, is that correct? And then is there any other people in there? Janitors, maintenance  
37 people, anything else?

38 MS. HANSEN: As far as like, maintenance...

39 COMMISSIONER HOGESTAD: That are in the house.

1 MS. HANSEN: There are only two staff members on-site.

2 COMMISSIONER HOGESTAD: That's it?

3 MS. HANSEN: That's it.

4 COMMISSIONER HOGESTAD: Okay. That's what I needed to know; thank you.

5 CHAIR KATZ: Thank you. Any other questions? This is our last opportunity to address the  
6 applicant. Alright, who would like to start deliberation? Is it 12:42?

7 COMMISSIONER STACKHOUSE: Well, I don't know if I want to start deliberation, but you  
8 know, I do think really for the benefit of everyone here, it's really important to reiterate what our role is,  
9 and that is to assess compliance with the Land Use Code, and that is the Code that's been in existence for  
10 some time. And just to be really sure that everyone is clear, small group homes are permitted in low-  
11 density residential zone areas. So, that piece of it is permitted under the Land Use Code. A reasonable  
12 accommodation request was given. Yes, Planning and Zoning did deny the first application, and if my  
13 memory serves, it was based on the off-street parking for sixteen, for the caregivers for sixteen residents,  
14 and the expectation that the care workers would walk, I don't know what it was, a half a mile, or  
15 whatever. So, you know, I think it's really important that we remember that that is what we are assessing  
16 is compliance with the Land Use Code, not do we believe the ratio to care givers to staff is sufficient, or  
17 those sorts of things. So, I hope that's beneficial to the audience, just to you understand what our role is  
18 and what it is not.

19 CHAIR KATZ: Yeah, thank you, Julie. I was thinking similar as we were hearing public  
20 comment. I heard a lot of comments addressed towards the applicant and towards the operation, but  
21 really it is our role to assess how this complies or does not comply with the Land Use Code. So, thank  
22 you so much, Commissioner Stackhouse.

23 COMMISSIONER HOGESTAD: I think, though, in the consideration of parking and that kind of  
24 impact, that we have to understand the operation, how many people are in there, what are they doing in  
25 there. I find it difficult to believe that two people are going to manage this entire operation when there's  
26 the laundry to be done, beds to be made, meals to be prepared, clean-up of all of this, maintenance of  
27 mechanical systems, and bathrooms, and plumbing, and all of that. It seems odd to be that two people  
28 would be the amount of people taking care of this whole operation. I just don't believe it's going to be  
29 that way.

30 COMMISSIONER SASS: Earlier this year, my mom was in one of these similar situations, so  
31 I'm empathetic to this need in the community. Two seems low on the surface, but I don't believe that it  
32 would be, because they're not the plumbers, they're the caregivers, and we've been told that the ratio is  
33 much different in the larger facilities. And two people staying with these patients, I think feels...one to  
34 five doesn't seem that atrocious to me, but maybe I'm off there.

35 COMMISSIONER HOGESTAD: Yeah, I don't know that either. It seems like that would be a  
36 lot of work for one person to deal with five people that need that kind of care. But, the point is that, if  
37 they're not taking care of making meals and doing that, where's that coming from and where are they  
38 parking? There's still more to it than I think has been presented to us here. And I guess, ultimately, the  
39 issue is, it's not enforceable. So, whatever conditions we put on this...these are operational restrictions,  
40 and there's no way to enforce that. We've seen that with a daycare not too terribly long ago, that  
41 operational conditions just don't work. So, you know, it's one thing when you build something and you  
42 have to follow a certain plan, you know, that's different. This...you know, it will be up for grabs in a

1 matter of weeks. I don't see how you can get people delivering food, or doing maintenance or any of that,  
2 are going to use an app to do it. You're lucky to get people to come and do maintenance on your  
3 property. It's a dream, in my opinion, that that will work smoothly, and it won't impact the  
4 neighborhood. And then, at any given time, you can have an emergency, a medical emergency, and then  
5 there's several vehicles that turn out for those. And the street is so terribly narrow, it just simply seems  
6 like it's stretching the ability of that neighborhood to deal with this.

7 COMMISSIONER SCHNEIDER: So I guess where I'm at is, fully understand the need, I'm not  
8 questioning the ratio...that's not my expertise...I don't know...that's not part of our purview and  
9 everything else. My concern that I'm working through and wrestling with is...is the parking impact. The  
10 other properties that you've shown as examples are on the periphery of neighborhoods. This one is in the  
11 middle of the neighborhood. And so, the in and out...the impact of the traffic in and out of the overall  
12 neighborhood...if it was on the periphery, I may have a different feeling. I'm not saying I can't get  
13 around it, but that's my struggle, is I do think with the narrow roads and streets in the neighborhood, that  
14 there will be an impact. And I'm sorry, you can use whatever app you want, you can tell people to do  
15 whatever you want them to do, it's not going to happen. Let's be honest about it. We can plan for the  
16 best thing, and it's just reality. I look at the impacts in my neighborhood with my neighbors and what's  
17 going on and everything else. So, I'm empathetic to the congestion and potential concerns with that. I'm  
18 empathetic to the need, because there is a need for your operation. So, I'm just struggling with how to  
19 balance this. And, looking at the Land Use Code, you know, I'm looking at it more of a compatibility  
20 with the parking and the concerns that are being raised, especially with the narrowness of the existing  
21 conditions out there. And that's what I'm struggling to work through is that aspect, and trying to be  
22 talked off the fence one side or the other to be honest.

23 COMMISSIONER HOGESTAD: For me, it's the assumption that these are the numbers, and  
24 that's really how it's going to work, and the mitigation. It's simply not going to work. So, I think the  
25 parking really is ultimately the problem here.

26 COMMISSIONER STACKHOUSE: Can someone remind me how many off-street parking we  
27 had on the original proposal versus this one? I don't remember in the original. I know I'm going back to  
28 clarifying questions; I apologize for that.

29 COMMISSIONER SCHNEIDER: Wasn't there five? Because wasn't there two that were further  
30 away? So there was three in front and then two...that's what I'm saying, off-street.

31 MR. KLEER: It is a similar amount. The only addition for this particular project would be the  
32 garage spaces.

33 COMMISSIONER STACKHOUSE: So two more?

34 MR. KLEER: Two more.

35 COMMISSIONER STACKHOUSE: Thank you.

36 CHAIR KATZ: So, Jeff, contextually, its really still down to the parking for compatibility?

37 COMMISSIONER SCHNEIDER: That's where I'm at. And, like I said, if this property was on  
38 the peripheral edge of the neighborhood, and it wasn't the impact of getting in and out of...I mean, this is  
39 in the heart of the neighborhood, and that's where I'm struggling with the location of it with the impact,  
40 potential impact, that this would have. And it's not impacting one or two homes, it's impacting several  
41 homes as the trips go in and out of the neighborhood. So...

1 CHAIR KATZ: So, what standards specifically are you feeling that it may or may not...

2 COMMISSIONER SCHNEIDER: Now you're going to make me think at one in the morning?

3 COMMISSIONER STACKHOUSE: It's 3.5.1(J), operation and physical compatibility. It's the  
4 same standard we talked about last time. Well, I'll admit I'm...I've struggled. I was very concerned  
5 about parking the first time around. In fact, I think I made the motion. The...I think this is an improved  
6 proposal. There are two more off-street spaces, but the big change is the number of residents, so the  
7 number of potential visitors is substantially less than what we saw in the earlier proposal. I don't think  
8 eight or ten is going to make a difference here. I think it's really...Per, your point, which is, there's going  
9 to be deliveries and other things, best effort to keep to these non-peak hours, I think that's great, but you  
10 know, it is...there are going to be deliveries and other things. And so, the question then becomes, how do  
11 we apply the Land Use Code when clearly small group homes are permitted. You know, at what point do  
12 you say street width becomes the defining factor? I'm really struggling with that, because I don't know,  
13 for the next proposal then, how you draw that line.

14 COMMISSIONER SCHNEIDER: Well, it's just...that two feet makes a big difference. I'm  
15 trying to get two parking spots, and then through traffic, safely. You know, having the normal width of a  
16 traffic lane is eight feet, with the proposed, we're going down to fourteen. So, if you're trying to get two  
17 vehicles through, you're talking seven feet; that's tight, even with smaller vehicles. It's definitely tight.  
18 And I can appreciate and understand the concern. How often is that going to happen? Who knows.

19 COMMISSIONER STACKHOUSE: I mean, that's the real point.

20 COMMISSIONER SCHNEIDER: Correct, but I can also say, if I had a family member in this  
21 facility, I would want to go see them when I want to go see them. If one of my parents were there and  
22 having issues, respectfully, I'm not going to use an app, I'm going to go take care of them and be part of a  
23 situation that they may be experiencing. And that's just the reality. So, to control how many visitors are  
24 in and out, it's very difficult. And that's the struggle that I think I'm having, personally, is there's so  
25 many unknowns with this and potential impacts. So...and it just...so, I respect the challenge, but I  
26 also...and that's what I'm saying, I'm on the fence because I can see both sides.

27 COMMISSIONER HOGESTAD: You know, if this wasn't a private street and it had a little more  
28 width, I think that it might work, and you know, sort of ignore all of these operational restrictions,  
29 because they aren't going to work; in six months it'll be gone. So, I think we have to deal with this based  
30 on that very narrow street. You know, it's really even too narrow of a street to be a residential  
31 neighborhood with people coming and going and parking on the street. The people who are parking on  
32 driveways, that'd be a different thing. But people are out in the street in this particular neighborhood.  
33 We see it in the pictures.

34 CHAIR KATZ: There's a lot we're trying to...there's a lot unknown and we can't solve for is,  
35 and we can't control everything, to Julie's point. You know, how do we use the Land Use Code, that's  
36 the only tool we really have. You know, if there's two staff and then services, visitors, I don't know if  
37 they're all coming at the same time. I don't know how often they will have someone in the street.

38 COMMISSIONER HOGESTAD: No, but we do know that houses require maintenance and  
39 laundry and all of those things that those caregivers probably aren't doing.

40 CHAIR KATZ: Right. But do they all come at once? They might, they might not.

1 COMMISSIONER HOGESTAD: Yeah, maybe not. But, it's an increase anyway. You know,  
2 street parking no doubt.

3 COMMISSIONER SASS: They would need four of those additional people at the same time, in  
4 addition to the two staff, to fill up their six spots that are off-street. Right? Because there's six off-street  
5 spots. So, they would need four...they would need a plumber, a laundry person, a medicine person...you  
6 know, I mean, we're getting into their operations of doing business, but to kind of ease your concern  
7 there, they've got six spots off-street that would have to be full before you're putting someone out into the  
8 street.

9 COMMISSIONER HOGESTAD: That's so unlikely that there aren't those people along with the  
10 two caregivers, not unlikely at all. Somebody is preparing the food, somebody is cleaning up after the  
11 food, all of those things. Somebody is doing the laundry.

12 COMMISSIONER STACKHOUSE: I could be wrong, but I think when we talked about that at  
13 the last meeting, the care providers are doing the cooking and laundry.

14 COMMISSIONER HOGESTAD: There's only two. You know, they're giving care to five  
15 people and then doing lunches, dinners, breakfasts, all of those...changing bedding, doing all of that kind  
16 of stuff...I think it's...

17 COMMISSIONER SCHNEIDER: But, keep in mind, they're not...it's memory care that they're  
18 helping with, so it's not that they're incompatible [*sic*] of doing stuff. They may be incompatible [*sic*] of  
19 remembering what they did yesterday, but it doesn't mean they're incompatible [*sic*] of doing things on  
20 their own.

21 COMMISSIONER HOGESTAD: But they aren't preparing meals, they aren't doing laundry.

22 COMMISSIONER SCHNEIDER: You never know, and that's where getting into the  
23 operations...we can't make those assumptions, and it's not part of the Land Use Code.

24 CHAIR KATZ: We're starting to go down rabbit holes as we are really good at doing, a lot of  
25 what ifs, a lot of unknowns, a lot of trying to over-control everything, and really just trying to look at this  
26 through the lens of the Land Use Code. Are they meeting it? You know...I mean, that's the question,  
27 and if there's one specific standard, and it's that compatibility, then, you know. Does anyone have a  
28 strong decision, yes or no, or is everybody on the fence?

29 COMMISSIONER STACKHOUSE: I don't have a copy of the Code like you probably do  
30 underneath your desk there, but 3.5.1(J), is the wording contained in the staff memo? The complete  
31 wording from the Code?

32 MS. EVERETTE: We can always pull it up on screen if that's helpful.

33 COMMISSIONER STACKHOUSE: That would be helpful.

34 MR. KLEER: If you can, that would be great. My battery...

35 CHAIR KATZ: I think the compatibility, the 3.5.1(A) and (B) was at least what Jeff was of  
36 question. So, are you still on the fence, Jeff?

37 COMMISSIONER SCHNEIDER: Yeah, I mean, in all honesty, I'm struggling with how much of  
38 an impact is this going to be, and is it reasonable...is the impact reasonable enough or not.

1 CHAIR KATZ: And you're struggling because we don't know...

2 COMMISSIONER SCHNEIDER: Correct.

3 CHAIR KATZ: ...we don't have crystal balls.

4 COMMISSIONER SCHNEIDER: Correct.

5 CHAIR KATZ: And there's speculation, some of which may be true.

6 COMMISSIONER SCHNEIDER: Correct, and it may not be an issue at all, which has been cited  
7 by other...

8 CHAIR KATZ: And I think we can all agree that it will...the impact will ebb and flow.

9 COMMISSIONER SCHNEIDER: Correct.

10 CHAIR KATZ: Throughout the day, throughout the week, throughout the year.

11 COMMISSIONER SCHNEIDER: Well, just like, when both my kids...well, my third one isn't  
12 able, but when my two older kids start driving, there's going to be a bigger impact to my neighborhood.  
13 And I, I mean, I fully respect that, so...but, it is an impact, you know, that I will be creating and that I  
14 know is going to happen.

15 CHAIR KATZ: Okay...Julie, I know you're talking about (J) still...3.5.1(A), (B), the  
16 compatibility. Is every single person on the fence or is one person feeling one way or the other? Adam?  
17 Julie?

18 COMMISSIONER SASS: Group homes are allowed. We are not here to talk about ten versus  
19 eight, that's been talked about, that's...and group homes are allowed. I think there's six parking places  
20 that aren't on the street that this home has room for, and I don't think it's going to be any more of an  
21 impact than someone with three kids that drive and have two parent vehicles and three...I don't think it's  
22 that incompatible with a 7,000 square foot house three houses down. That's my...I would have a hard  
23 time saying it's incompatible.

24 COMMISSIONER STACKHOUSE: I'm leaning there, and I will tell you this has been a real  
25 personal struggle to get there. But, as I read and re-read the standard in the Land Use Code, which talks  
26 about compatibility, but then when you get into this particular provision of the Land Use Code, it  
27 specifically talks about imposing conditions. And so, it doesn't say...if we go to item seven there, which  
28 is location and the number of off-street parking spaces, it doesn't say you have to have so many off-street  
29 parking spaces, it's just saying you could impose that as a condition. I have to look back at where our  
30 concerns were before...it was just a larger group home. It's now a smaller group home, and I think there  
31 will be on-street parking, but I think there is in a lot of neighborhoods with narrow streets. And I guess  
32 my leaning this time is that it is permitted by the Land Use Code, and that the parking considerations are  
33 substantially mitigated from our earlier decision.

34 CHAIR KATZ: Okay, thank you, Julie? Per, project compatibility?

35 COMMISSIONER HOGESTAD: I think, pretty clear, that I think the parking impact is very  
36 great. When that street was built, there was no sense that there would be any sort of commercial use in  
37 that neighborhood. You know, if the street had been wider, I would have probably said, yeah, you know,  
38 that neighborhood could sustain that kind of parking and that kind of additional traffic. It can't.

1 CHAIR KATZ: So, project is incompatible? Mostly based on the street width?

2 COMMISSIONER HOGESTAD: Yeah.

3 CHAIR KATZ: Okay, thank you. Julie, you were talking about 3.5.1(J), and I kind of want to get  
4 through that first. Do you want to circle back with staff on that?

5 COMMISSIONER STACKHOUSE: No.

6 CHAIR KATZ: Okay. We've got a couple people leaning one way, a couple people on the fence.  
7 I'm the Chair, I don't have to say where I'm at yet. Would anybody like to make a motion, one way or  
8 the other? Adam?

9 COMMISSIONER SASS: I want to make sure that if we don't believe that they're...I don't want  
10 to put a condition or something that's not enforceable, because that doesn't make any sense. And it's not  
11 really within our purview to manage how they run their business, right? I mean maybe I'm wrong in that.  
12 So, it's...I can't come up with a use code...or part of the Code to reference that says, you have to do that  
13 app, right?

14 COMMISSIONER STACKHOUSE: I would not base anything on the app.

15 COMMISSIONER SASS: That's what I'm saying, like I can't...

16 CHAIR KATZ: I'd put nothing on the app, zero.

17 COMMISSIONER STACKHOUSE: I think the two conditions staff recommended.

18 COMMISSIONER SASS: That's where it's at, right?

19 CHAIR KATZ: Kai, if this was only eight people in the Code, would it be a type two hearing?

20 MR. KLEER: It would be.

21 CHAIR KATZ: Okay, thank you. So, maybe this will help, if there was eight people here, instead  
22 of ten residents, you're still having the services come...eight to ten doesn't have...the increase is very  
23 negligible to me. Sixteen was a lot, that was not negligible; this, to me, is negligible...the increase. So, I  
24 guess with that said, I'll fall one way off the fence, and I will support.

25 COMMISSIONER SASS: I'll make a motion then.

26 CHAIR KATZ: Thank you, Adam.

27 COMMISSIONER SASS: I'm not a hundred percent sure, do I want to read the conditions, or as  
28 they were presented...is that an acceptable way to say it, or should I read them?

29 COMMISSIONER STACKHOUSE: If you want to read them, there's one and there's two.

30 COMMISSIONER SASS: Does it matter? Do I need to read them, or say as presented? Can I  
31 deliver the motion that way? Perfect.

32 COMMISSIONER STACKHOUSE: He wants to know if he needs to read the specific  
33 conditions.

34 MR. BRAD YATABE: Are you okay with all of the conditions...I'm sorry.

35 COMMISSIONER SASS: Both of them.



1 MR. YATABE: Okay, yeah, I think if...I think with the prior item, there were three conditions  
2 and you wanted two of them, and it was not clear, but if you're okay with all of the conditions, and it's  
3 clear what you are okay with, then I think that's fine...

4 COMMISSIONER SASS: Okay.

5 MR. YATABE: ...to reference them as in the staff report.

6 COMMISSIONER SASS: Thanks, Brad. I move that the Fort Collins Planning and Zoning  
7 Commission approve the Castle Ridge Group Home, Project Development Plan and Final Development  
8 Plan, PDP220013, with staff recommended conditions as stated in the staff report. This approval is only  
9 for a group home for memory care described in the agenda materials and not for any other type of group  
10 home. The Commission finds in consideration of the conditions and approved reasonable  
11 accommodation that the project development plan and final development plan comply with all applicable  
12 Land Use Code requirements. This decision is based upon the agenda materials, the information and  
13 materials presented during the work session and this hearing, and the Commission discussion on this item.  
14 Further, this Commission hereby adopts the information, analysis, findings of fact, and conclusions  
15 regarding this project development plan and final development plan contained in the staff report included  
16 in the agenda materials for this hearing.

17 CHAIR KATZ: Thank you, Adam. Do we have a second?

18 COMMISSIONER STACKHOUSE: Second.

19 CHAIR KATZ: Before we ask for a roll call, anybody have any final comments?

20 COMMISSIONER SCHNEIDER: I do just want to say, first of all, it's one o'clock in the  
21 morning, and everyone is still sitting here, so I greatly respect everyone being part of the conversation and  
22 being engaged. My decision tonight is not against the neighborhoods, and it's not against the operators of  
23 what is a need. So, I'm truly on the fence, and I'm struggling with this one. So, my decision will not be  
24 based on anything other than my interpretation of the Land Use Code.

25 COMMISSIONER STACKHOUSE: If I could also add, I really do appreciate everyone coming  
26 out as well. These are really hard; I know they are very emotional for the neighborhood, but they're  
27 really hard for us, too. And, unfortunately, the Land Use Code as its currently stated, has a lot of really,  
28 really gray areas. And I know you're saying no, but we're the ones that have to make the interpretations,  
29 and that can be very difficult. I might add for those that were interested in the accommodation request, a  
30 copy of those conditions...Kai, we forgot to put it up, it's on page 666 of the staff report for anyone  
31 interested in looking at that.

32 CHAIR KATZ: Thank you, Julie. These are really, really, really difficult, you know. The  
33 neighbors have rights, the neighborhoods have rights, the applicants have rights, too. And, we try to  
34 accommodate everybody, but that's almost always impossible to do. So, with that, could I have a roll  
35 call, please? And, happy birthday Shar; it's past midnight.

36 MS. MANNO: Thanks. Alright, roll call. Stackhouse?

37 COMMISSIONER STACKHOUSE: Yes.

38 MS. MANNO: Hogestad?

39 COMMISSIONER HOGESTAD: No.

- 1 MS. MANNO: Schneider?
- 2 COMMISSIONER SCHNEIDER: Sorry, but no.
- 3 MS. MANNO: Sass?
- 4 COMMISSIONER SASS: Yes.
- 5 MS. MANNO: And Katz?
- 6 CHAIR KATZ: Yes. With that, the motion passes.

**Link to Video**  
**Planning and Zoning**  
**Commission**  
**December 15, 2022**

<https://youtu.be/5EMkop5t21g>

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

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

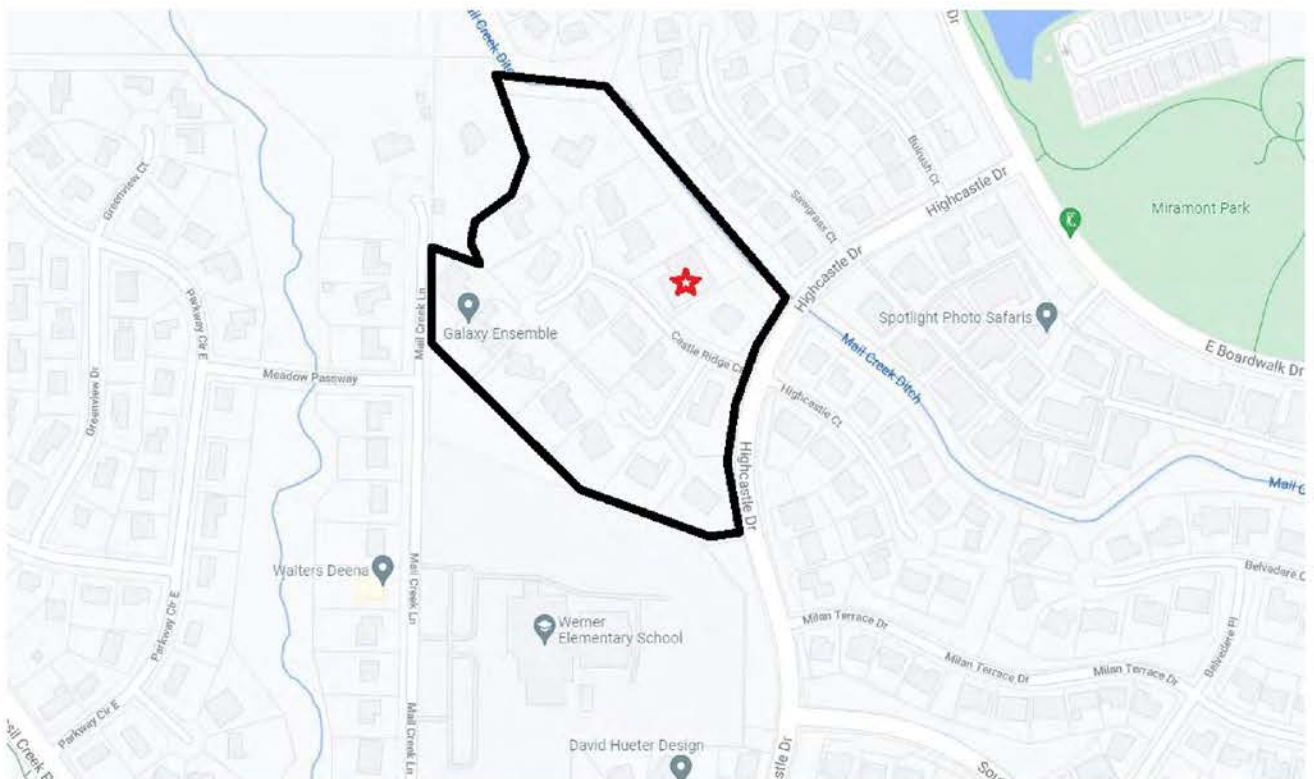
This is a proposal to convert an existing single-family detached home into a 16-resident group home located at 636 Castle Ridge Court. The proposal includes adding exterior windows, screen walls, landscaping, and closing off two side-facing garage doors.

### 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 portions of the subdivision.



## 2. Surrounding Zoning and Land Use

|                 | North  | South   | East   | West   |
|-----------------|--|---|--|--|
| <b>Zoning</b>   | 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) |
| <b>Land Use</b> | 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.

- 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.

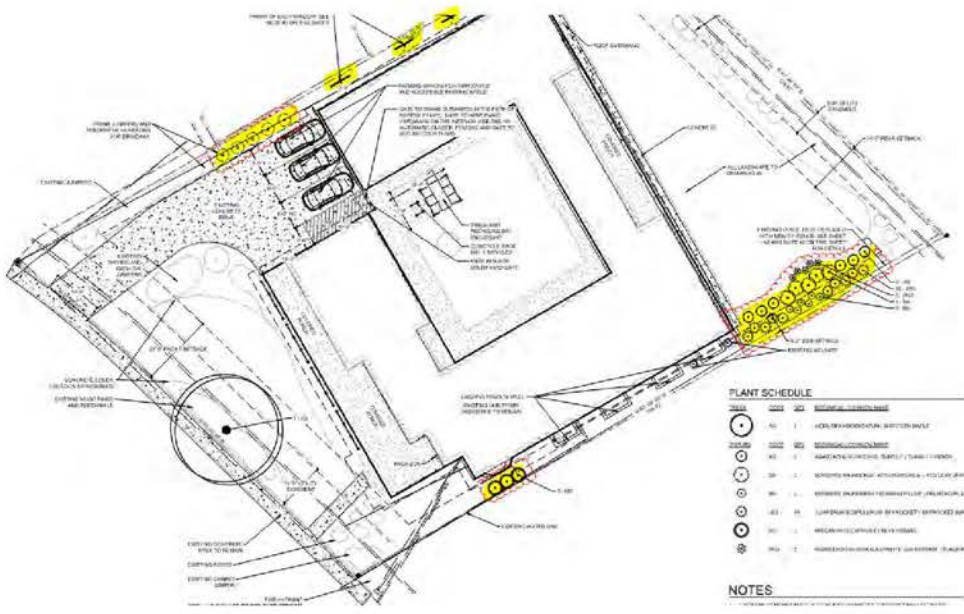
### 4. Article 3 - Applicable Standards

#### A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS

| Applicable Code Standard                       | Summary of Code Requirement and Analysis  | Staff Findings  |
|--|---|-----------------|
| <b>3.2.1 – Landscaping and Tree Protection</b> | <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Adding a 6x6-foot screen panel in front of four newly proposed side-facing windows.</li> <li>• 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.</li> </ul> | <p>Complies</p> |



- 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.



|  |   |                 |
|--|---|-----------------|
| <p><b>3.2.1(F) – Tree Preservation and Mitigation</b></p>      | <p>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.</p> <p>City Forestry has identified and assessed nine on-site trees that are not proposed to be removed as part of this project.</p>   | <p>Complies</p> |
| <p><b>3.2.2(C)(4) – Bicycle Parking Space Requirements</b></p> | <p>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.</p>  | <p>Complies</p> |
| <p><b>3.2.2(K)(1)(f) – Parking</b></p>                         | <p>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.</p> <p>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.</p> <p>A condition is recommended under 3.5.1(J) address operational elements of the group home.</p> | <p>Complies</p> |

|  |   |                 |
|--|---|-----------------|
| <p><b>3.2.4 – Site Lighting</b></p>                  | <p>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.</p> <p>The PDP proposes to replace all exterior wall-mounted light fixtures with fully shielded, down-directional, 3,000 Kelvin or less fixtures.</p>  | <p>Complies</p> |
| <p><b>3.2.5 – Trash and Recycling Enclosures</b></p> | <p>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.</p> <p>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.</p> <p>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.</p> | <p>Complies</p> |

**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  |
|---|---|-----------------|
| <p><b>3.5.1(A) and (B) – Building Project and Compatibility, Purpose and General Standard</b></p> | <p>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 <b>compatibility</b> as:</p> <p><i>“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.”</i></p> <p>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.</p> | <p>N/A</p>      |
| <p><b>3.5.1(D) – Privacy Considerations</b></p>   | <p>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.</p> <p>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.</p>  | <p>Complies</p> |

|   |   |                               |
|---|---|-------------------------------|
| <p><b>3.5.1(J) – Operation and Physical Compatibility Standards</b></p> | <p>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:</p> <ol style="list-style-type: none"> <li>1) hours of operation and deliveries;</li> <li>2) Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare;</li> <li>3) placement of trash receptacles;</li> <li>4) location of loading and delivery zones;</li> <li>5) light intensity and hours of full illumination;</li> <li>6) placement and the illumination of outdoor vending machines;</li> <li>7) location and the number of off-street parking spaces.</li> </ol> <p>Staff is recommending three conditions to help address certain elements of the proposal.</p> <p><b>Condition 1 Analysis:</b></p> <p>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.</p> <p>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.</p> <p><b>Condition 1:</b></p> <p>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.</p> <p>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.</p> <p><b>Condition 2 Analysis:</b></p> <p>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.</p> <p>An attached exhibit shows the nearest available on-street parking which varies from 800 feet to about 1,250 feet from the group home.</p> <p><b>Condition 2:</b></p> <p>Group home staff who cannot be accommodated by designated off-street parking spaces within the driveway shall utilize on-street parking along <u>public streets</u> such as Highcastle Drive and E Boardwalk Drive.</p> <p><b>Condition 3 Analysis:</b></p> <p>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.</p> | <p>Conditions Recommended</p> |
|---|---|-------------------------------|



|  |   |  |
|--|---|--|
|  | <p><b>Condition 3:</b></p> <p>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.</p> |  |
|--|---|--|

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

| Applicable Code Standard  | Summary of Code Requirement and Analysis  | Staff Findings  |  |   |   |   |      |   |       |   |       |                 |
|---------------------------|---|---|--|---|---|---|------|---|-------|---|-------|-----------------|
| <p><b>3.8.6(A)</b></p>    | <p>Residential group homes shall conform to the lot area and separation requirements specified in the following table:</p> <table border="1" data-bbox="310 569 1317 842"> <thead> <tr> <th><i>Zone District</i></th> <th><i>Maximum number of residents excluding supervisors, for minimum lot size</i></th> <th><i>Additional lot area for each additional resident (square feet)</i></th> <th><i>Maximum permissible residents, excluding supervisors</i></th> <th><i>Minimum separation requirements between any other group home (feet)*</i></th> </tr> </thead> <tbody> <tr> <td>R-L,</td> <td>3</td> <td>1,500</td> <td>8</td> <td>1,500</td> </tr> </tbody> </table> <p>The project was granted relief from the maximum permissible resident standard as part of the Reasonable Accommodation Request.</p> <p>Regarding minimum separation distances, the project is not located within 1,500 feet of any other known group home.</p> | <i>Zone District</i>  | <i>Maximum number of residents excluding supervisors, for minimum lot size</i> | <i>Additional lot area for each additional resident (square feet)</i>       | <i>Maximum permissible residents, excluding supervisors</i> | <i>Minimum separation requirements between any other group home (feet)*</i> | R-L, | 3 | 1,500 | 8 | 1,500 | <p>Complies</p> |
| <i>Zone District</i>      | <i>Maximum number of residents excluding supervisors, for minimum lot size</i>  | <i>Additional lot area for each additional resident (square feet)</i> | <i>Maximum permissible residents, excluding supervisors</i>                    | <i>Minimum separation requirements between any other group home (feet)*</i> |   |   |      |   |       |   |       |                 |
| R-L,                      | 3   | 1,500   | 8  | 1,500   |   |   |      |   |       |   |       |                 |
| <p><b>3.8.6(C)(1)</b></p> | <p>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.</p> <p>Staff is recommending that the Planning and Zoning Commission conditionally approve the project as a 16-resident memory-care group home.</p>  | <p>Complies</p>   |  |   |   |   |      |   |       |   |       |                 |

## 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  |
|---------------------------------------|---|-----------------|
| <p><b>4.4(B) – Permitted Uses</b></p> | <p>The proposed project is classified as a group home and is a permitted land use subject to review by the Planning and Zoning Commission.</p> <p>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.”</p> <p>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.</p> | <p>Complies</p> |

## 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.

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

Item 12.



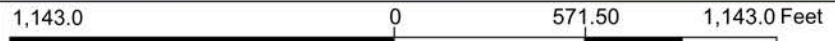
# Castle Ridge Group Home



### Legend

- Street Names
- Parcels
- City Zoning
  - Community Commercial
  - Community Commercial North Coll
  - Community Commercial Poudre Ri
  - General Commercial
  - Limited Commercial
  - Service Commercial
  - CSU
  - Downtown
  - Employment
  - Harmony Corridor
  - Industrial
  - High Density Mixed-Use Neighbor
  - Low Density Mixed-Use Neighbor
  - 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

1: 6,859



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.

Notes





**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 5<sup>th</sup>, 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.

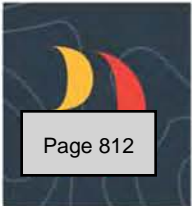
Architecturally, the footprint will not change. In fact, there are not any renovations to the hardscape planned either. The minimal exterior renovation anticipated is the addition of windows in place of the northwest facing garage doors as well as along the northwest side of the house. Therefore, the 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 Miramonte 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



### OWNER'S CERTIFICATE

THE UNDERSIGNED DOES/DOES HE/HEREBY CERTIFY THAT WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO/DOES HEREBY CERTIFY THAT 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 \_\_\_\_\_  
 ME \_\_\_\_\_  
 ME \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 WITNESS MY HAND AND OFFICIAL SEAL.

### 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) |                              |               |
|--|------------------------------|---------------|
| <b>DENSITY GROSS AND NET</b>                   |                              |               |
| GROSS AREA                                     | 22,225 SF (.51 AC)           |               |
| TOTAL DWELLING UNITS                           | 1                            |               |
| GROSS DENSITY                                  | 2 DU/AC                      |               |
| <b>AREA COVERAGE GROSS AND NET</b>             |                              |               |
| 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         |
| <b>TOTAL GROSS COVERAGE</b>                    | <b>22,225.00 SF (.51 AC)</b> | <b>100.00</b> |
| NOTES:<br>DWELLING COVERAGE INCLUDES PORCHES   |                              |               |
| <b>DWELLING UNIT QUANTITY</b>                  | <b>TOTAL BEDROOMS</b>        |               |
| GROUP HOME                                     | 1                            | 16            |

| FLOOR AREA RATIO  |          |
|---|----------|
| BUILDING AREA (SF)  | 7,333    |
| LOT AREA (SF)   | 22,225   |
| FLOOR AREA RATIO  | 0.33     |
| BUILDING HEIGHT   |          |
| BUILDING 01   | 23'-2" 1 |
| PROJECT PARKING   |          |
| PARKING STALLS  | 3 3      |
| HANDICAP  | 1 1      |
| TOTAL   | 3 3      |
| NOTES:<br>*ASSUMES 3 EMPLOYEES ON A NORMAL MAJOR SHIFT  |          |
| (7) Group Home: 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 WILL BE LOCATED WITHIN THE SECURED COURTYARD | 4        | 0        |

### GENERAL LANDSCAPE NOTES

- 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.
- 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.
- 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.
- 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 AT LEAST TEN (10) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF SIX (6) INCHES BY TILTING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS (3) CUBIC YARDS 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.
- 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 VALUE OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
- 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, PAVING 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.
- REPLACEMENT:** ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
- 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 STREET LIGHTS
  - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
  - 8 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
- ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.10(2)(b).**
- 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 8' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.**
- 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.**
- 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.**
- ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.**
- IRRIGATED TURF SHALL BE TEXAS BLUEGRASS/KENTUCKY BLUEGRASS HYBRID VORTEXT BY KORBYSO LLC OR APPROVED EQUAL.**
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/4" X 4" ROLLED TOP STEEL SET LEVEL WITH TOP OF 300 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

- 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.
- REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES. PROPOSED PHOTOGRAPHY, STREET IMPROVEMENTS.
- REFER TO THE SUBDIVISION PLAN AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
- ALL ROOF TOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAMETERS DO NOT ACCOMMODATE SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MAJOR EQUIPMENT SUCH AS CONDENSERS, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
- ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
- A REASONABLE ACCOMMODATION REQUEST HAS BEEN APPROVED FOR LUC SECTION 3.8 (A) AND SECTION 4 (D) ALLOWING 16 RESIDENTS AND THE EXISTING FLOOR AREA SIZE AND LOT SIZE TO REMAIN.
- 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 UPLIGHT, SPILL LIGHT, GLARE AND UNNECESSARY ILLUMINATION.
- 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.
- FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
- ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
- 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 1:30 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
- COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAY, 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.
- THE PROPERTY OWNER FOR EACH RESIDENTIAL LOT IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH RESIDENTIAL LOT.
- PRIVATE COVENANTS, COVENANTS, AND RESTRICTIONS (CC&RS), 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, SOLARPHOTOVOLTAIC COLLECTORS IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE, CLOTHES LINES IF LOCATED IN BACK YARDS, DOOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
- 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.
- 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 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 LINES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND REFINED MANNER TO BE IN LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
- 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

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

RIPLY DESIGN INC.  
 Stephanie Hansen, P.L.A.  
 4110 Canyon Ave. Suite 200  
 Fort Collins, CO 80521  
 p: 970.224.5829  
 f: 970.225.6687

APPLICANT:

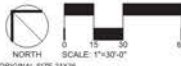
PEACOCK ASSISTED LIVING, LLC  
 Larone Cepko and Alex Green  
 636 Center Ridge Ct  
 Fort Collins, CO 80525  
 970-512-8514

ARCHITECT:

F9 PRODUCTIONS  
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 Longmont, CO 80503  
 720-563-1372

ENGINEER:

RAPTOR CIVIL ENGINEERING  
 www.raptor-civ.com  
 p: 970.774.7736



| ISSUED |             |           |
|--------|-------------|-----------|
| No.    | DESCRIPTION | DATE      |
| 01     | PREP        | 7/7/2021  |
| 02     | PREP        | 8/25/2021 |
| 03     | PREP        | 10/8/21   |

| REVISIONS |             |      |
|-----------|-------------|------|
| No.       | DESCRIPTION | DATE |
|           |             |      |
|           |             |      |

COVER

SEAL:



PROJECT No.: 221-016  
 DRAWN BY: SH  
 REVIEWED BY: RL  
 DRAWING NUMBER:

CASTLE RIDGE GROUP HOME

PDP SUBMITTAL

FORT COLLINS, CO  
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

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APPLICANT

PEACOCK ASSISTED LIVING, LLC  
Karna Doss and Eric Shank  
838 Castle Ridge Ct  
Fort Collins, CO 80525  
970.412.8314

ARCHITECT

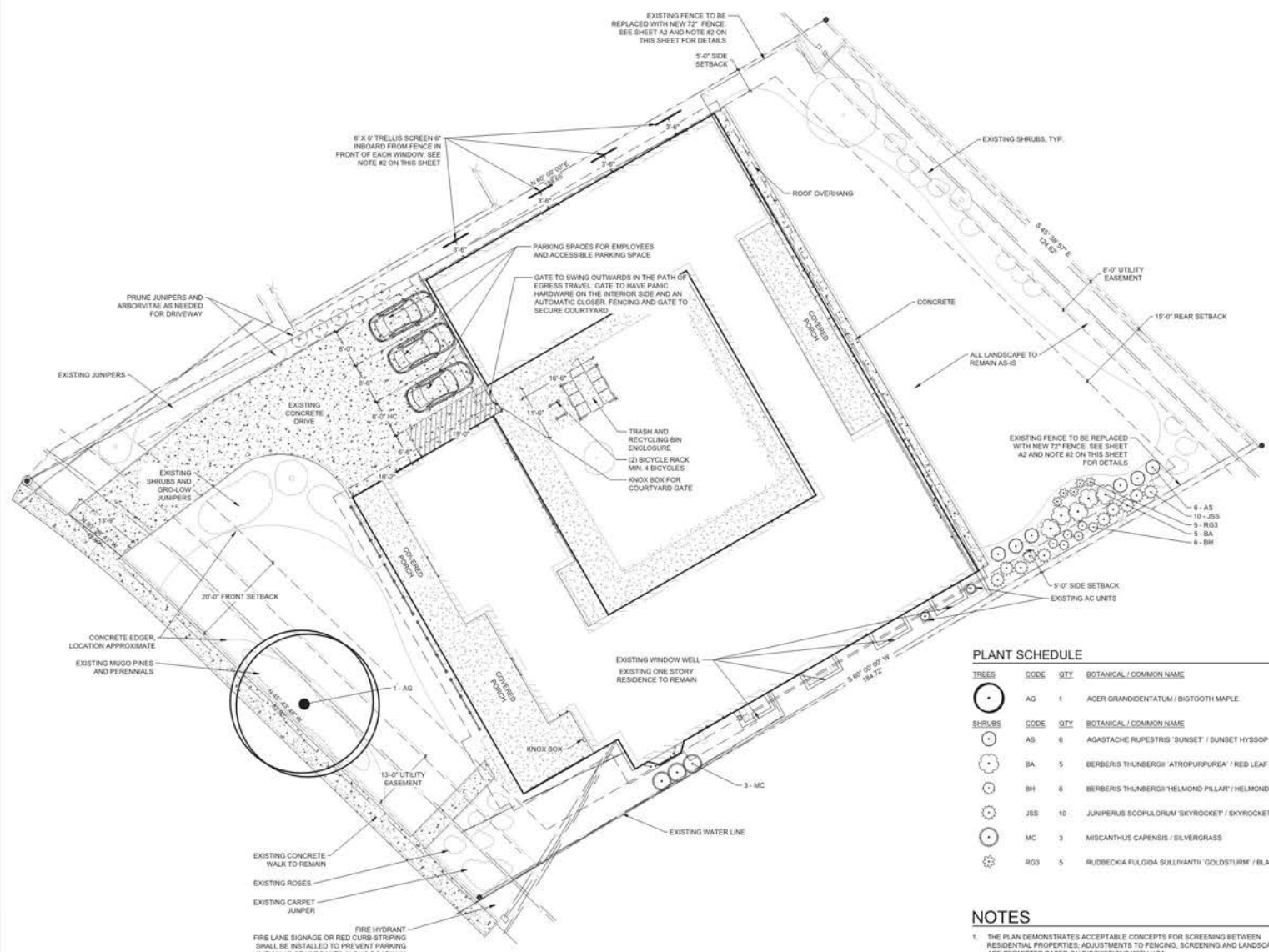
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ENGINEER

RAPIOR CIVIL ENGINEERING  
www.rapior-civil.com  
P: 720.774.7736

SITE PLAN LEGEND

- EXTERIOR WALL MOUNTED LIGHT FIXTURE
- EXISTING CONCRETE
- EM ELECTRIC METER
- GM GAS METER
- TELEPHONE LINE
- ELECTRIC LINE
- WATER LINE
- GAS LINE
- FENCE
- EASEMENT
- SETBACK
- PROPERTY LINE

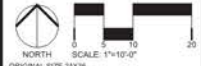


PLANT SCHEDULE

| TREES  | CODE | QTY | BOTANICAL / COMMON NAME  | CONT. | CAL. |
|--------|------|-----|--|-------|------|
|        | AG   | 1   | ACER GRANDIDENTATUM / BIGTOOTH MAPLE                                   | 8 & 8 | 2"   |
| SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME  | SIZE  |      |
|        | AS   | 8   | AGASTACHE RUPESTRIS 'SUNSET' / SUNSET HYSSOP                           | 5 GAL |      |
|        | BA   | 5   | BERBERIS THUNBERGI 'ATROPURPUREA' / RED LEAF JAPANESE BARBERRY         | 5 GAL |      |
|        | BH   | 6   | BERBERIS THUNBERGI 'HELMOND PILLAR' / HELMOND PILLAR JAPANESE BARBERRY | 5 GAL |      |
|        | JSS  | 10  | JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER                   | 5 GAL |      |
|        | MC   | 3   | MISCANTHUS CAPENSIS / SILVERGRASS                                      | 5 GAL |      |
|        | R03  | 5   | RUBROCKIA FULGIDA SULLIVANTI 'GOLDSTURM' / BLACK-EYED SUSAN            | 5 GAL |      |

NOTES

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



| ISSUED | No.  | DESCRIPTION | DATE      |
|--------|------|-------------|-----------|
| 01     | PREP |             | 7/7/2021  |
| 02     | PREP |             | 8/25/2021 |
| 03     | PREP |             | 10/6/21   |

| REVISIONS | No. | DESCRIPTION | DATE |
|-----------|-----|-------------|------|
|           |     |             |      |

ARCHITECTURAL SITE AND PLANTING PLAN

SEAL:



PROJECT No: R21-016  
DRAWN BY: SH  
REVIEWED BY: RL  
DRAWING NUMBER:

Plotted By: Agnes Vu, Layer: ARCHITECTURAL SITE AND PLANTING PLAN, Printed On: 2/11/2022 10:47 AM, File Name: planting plan.dwg

CASTLE RIDGE GROUP HOME

PDP SUBMITTAL

FORT COLLINS, CO  
PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

RIPLY DESIGN INC.  
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419 Canyon Ave. Suite 200  
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ENGINEER

RAPTOR CIVIL ENGINEERING  
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ORIGINAL SIZE 24x36

| ISSUED | No. | DESCRIPTION | DATE      |
|--------|-----|-------------|-----------|
| 01     | PEP |             | 7/7/2021  |
| 02     | PEP |             | 8/25/2021 |
| 03     | PEP |             | 10/6/21   |

| REVISIONS | No. | DESCRIPTION | DATE |
|-----------|-----|-------------|------|
|           |     |             |      |

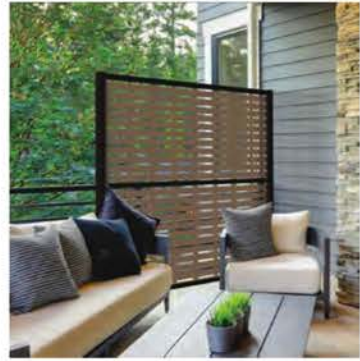
PLANTING DETAILS

SEAL:

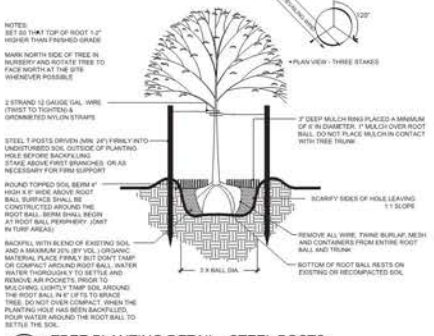


|                 |         |
|-----------------|---------|
| PROJECT No.     | R21-016 |
| DRAWN BY:       | SH      |
| REVIEWED BY:    | RL      |
| DRAWING NUMBER: |         |

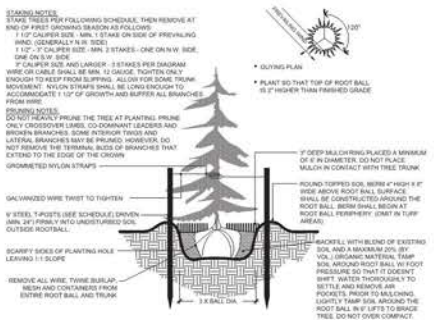
L2 OF 11



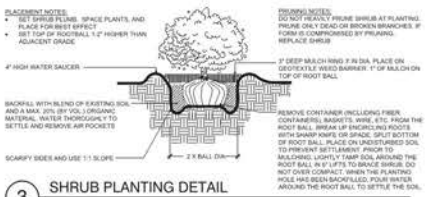
4 BARRETTE OUTDOOR LIVING  
3 x 6' BOARDWALK SADDLE VINYL DECORATIVE SCREEN PANEL



1 TREE PLANTING DETAIL - STEEL POSTS  
SCALE: NTS  
L-PL2-PLA-12

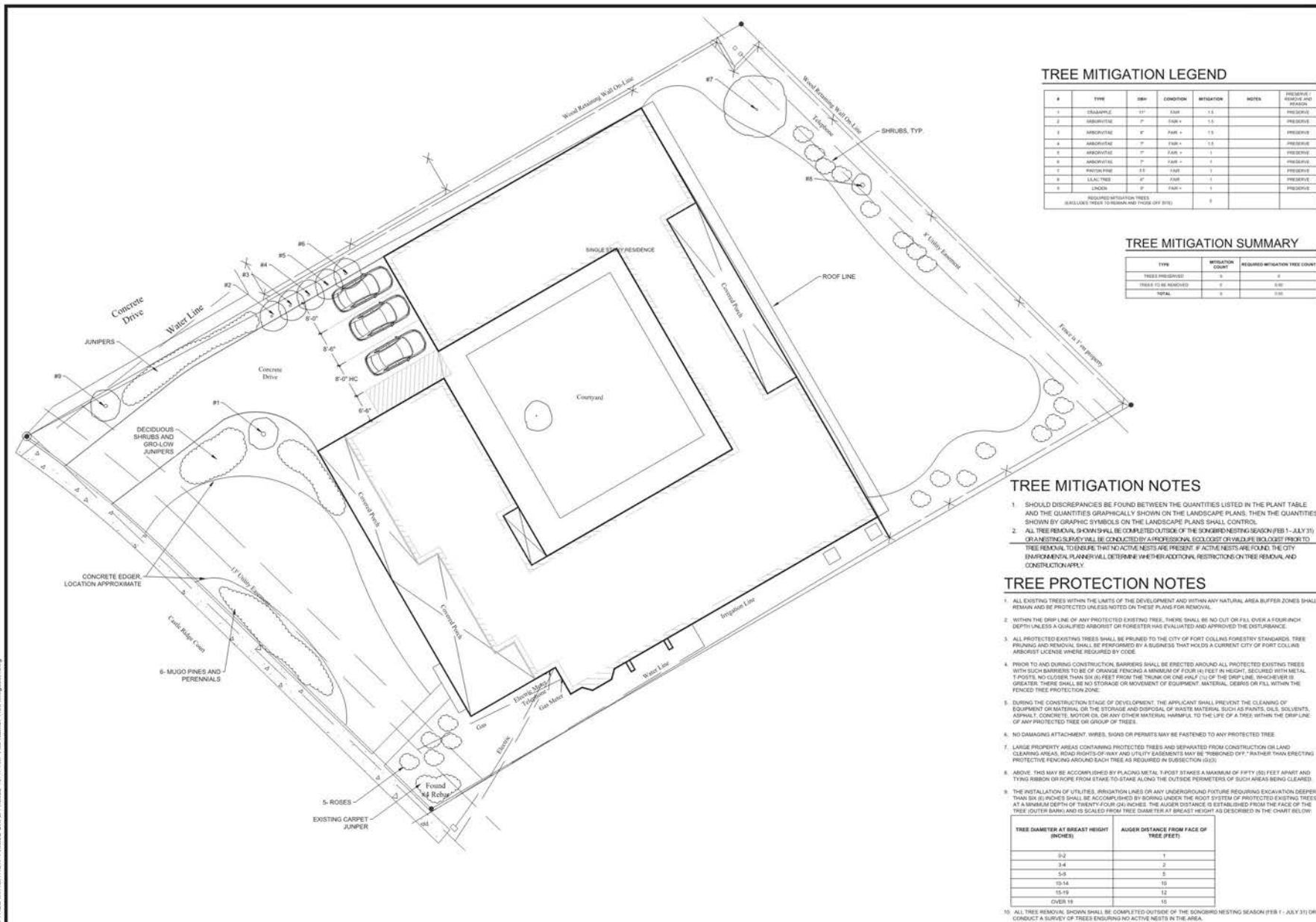


2 CONIFER TREE PLANTING DETAIL - STEEL POSTS  
SCALE: NTS  
L-PL2-PLA-01



3 SHRUB PLANTING DETAIL  
SCALE: NTS  
L-PL2-PLA-14

Printed By: Agnes Vu, Laganale, 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 |
|--|------------|-----|-----------|------------|-------|-------------------|
| 1  | EXAMPLE    | 12" | FAR       | 1.5        |       | PRESERVE          |
| 2  | ABOVEVITAL | 2"  | FAR +     | 1.5        |       | PRESERVE          |
| 3  | ABOVEVITAL | 2"  | FAR +     | 1.5        |       | PRESERVE          |
| 4  | ABOVEVITAL | 2"  | FAR +     | 1.5        |       | PRESERVE          |
| 5  | ABOVEVITAL | 2"  | FAR +     | 1          |       | PRESERVE          |
| 6  | ABOVEVITAL | 2"  | FAR +     | 1          |       | PRESERVE          |
| 7  | FRUIT TREE | 3.5 | FAR       | 1          |       | PRESERVE          |
| 8  | LARGE TREE | 4"  | FAR       | 1          |       | PRESERVE          |
| 9  | SMALL      | 2"  | FAR +     | 1          |       | PRESERVE          |
| REQUIRED MITIGATION TREES (EXCLUDE TREES TO REMAIN AND TREES OFF SITE) |            |     |           |            |       | 0                 |

**TREE MITIGATION SUMMARY**

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

**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 SHALL BE COMPLETED OUTSIDE OF THE SONGORID NESTING SEASON (FEB - JULY) (OR 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 ENGINEER/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 ERRECTED 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 (1/2) 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 CLEANSING 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 DEPRIVED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD FRONTS-OF-WAY AND UTILITY EASEMENTS MAY BE "BARRIERS OFF," RATHER THAN ERRECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (2)(5).
  8. ANKOR TIES MAY BE ACCOMPLISHED BY PLACING METAL T-POSTS AT A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM TIE-WE TO TIE-WE ALONG THE OUTSIDE PERIMETER 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                                       |
| 5-8                                     | 3                                       |
| 10-14                                   | 10                                      |
| 15-19                                   | 12                                      |
| OVER 19                                 | 15                                      |
10. ALL TREE REMOVAL SHALL BE COMPLETED OUTSIDE OF THE SONGORID NESTING SEASON (FEB - JULY) (OR CONDUCT A SURVEY OF TREES ENSURING NO ACTIVE NESTS IN THE AREA.

**TREE MITIGATION LEGEND**



**MITIGATION SIZING CHART**

| TYPE              | MINIMUM SIZE                        |
|-------------------|-------------------------------------|
| CANOPY SHADE TREE | 2.0" CALIPER AND 8.0' OR EQUIVALENT |
| EVERGREEN TREE    | 8.0' HEIGHT AND 8.0' OR EQUIVALENT  |
| ORNAMENTAL TREE   | 2.0" CALIPER AND 8.0' OR EQUIVALENT |

CASTLE RIDGE GROUP HOME

PDP SUBMITTAL

FORT COLLINS, CO

PREPARED BY:



PLANNER / LANDSCAPE ARCHITECT

RIPLY DESIGN INC.  
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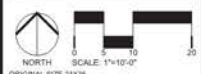
PEACOCK ASSISTED LIVING, LLC  
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| ISSUED | No.  | DESCRIPTION | DATE      |
|--------|------|-------------|-----------|
| 01     | PREP |             | 7/7/2021  |
| 02     | PREP |             | 8/25/2021 |
| 03     | PREP |             | 10/8/21   |

| REVISIONS | No. | DESCRIPTION | DATE |
|-----------|-----|-------------|------|
|           |     |             |      |
|           |     |             |      |

**TREE MITIGATION**

SEAL:



PROJECT No: 221-016  
DRAWN BY: SH  
REVIEWED BY: RL  
DRAWING NUMBER:

# 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



**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              | 06/15/2021 | HW |
| 2              | 01/28/2022 | HW |
| 3              | 02/29/2022 | HW |

COVER SHEET

1

SHEET 1 OF 02

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 3 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

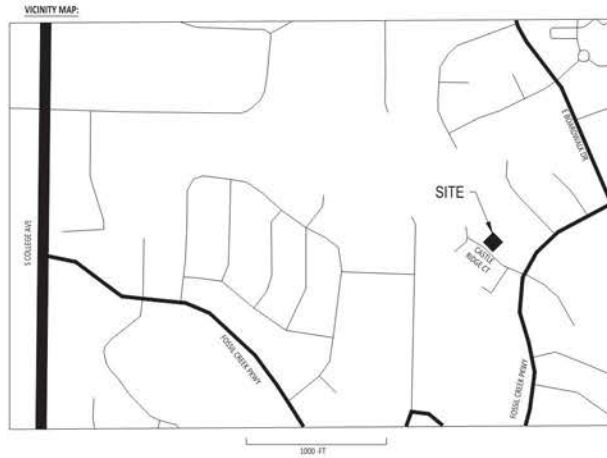
**SURVEY STATEMENT:**  
BEST COPY AVAILABLE. ENGINEERING BASED ON THE LAND SURVEY PREPARED BY PATTERSON PARTNERS. BCE TAKES NO RESPONSIBILITY FOR ERRORS/OMISSIONS BY LAND SURVEYOR.

**BASE OF BEARING NOTE:**  
A. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 2, CASTLE RIDGE AT MIRAMONT P.U.D., AS BEARINGS SPECIFIED "W" ACCORDING TO THE SHOWN FOUND MONUMENTS ON THIS DRAWING AS SHOWN ON THE RECORDED SUBDIVISION PLAN.  
B. EASEMENTS WERE TAKEN FROM THE RECORDED SUBDIVISION PLAN 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 4389.14' (NAVD 1988) DATUM.

**SITE PLAN NOTES:**

- REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
- REFER TO THE SUBDIVISION PLAN AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
- 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.
- ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING FABRICS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FIRE STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MECHANICAL EQUIPMENT SUCH AS CONDENSATE METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
- ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THIS PLAN. (IF APPLICABLE - INCLUDE LANGUAGE FOR ANY MODIFICATIONS AND CONDITIONS APPROVED WITH PD/COP)
- (IF APPLICABLE) ALL SINGLE FAMILY DETACHED HOMES SHALL MEET OR EXCEED THE GARAGE DOOR STANDARDS AS OUTLINED IN S.S.(E) OF THE LAND USE CODE.
- (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 S.S.(D) OF THE LAND USE CODE.
- 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 OBLIVION.
- 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 CODES UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
- FIRE HYDRANTS MUST MEET OR EXCEED POLICE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
- ALL BIER RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
- 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 RAMPWAYS MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
- COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAY, STREET MEDIAN, 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.
- DESIGN AND INSTALLATION OF ALL PARKWAY/TREE LANE 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.
- THE PROPERTY OWNER FOR EACH RESIDENTIAL LOT IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH RESIDENTIAL LOT.
- PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&RS), 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 SIGNAGE, LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINES), CLOTHES LINES (IF LOCATED IN BACK YARDS), DEODORCONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIREING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
- ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND UTILITIES, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPAIRED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE CITY 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 THE APPROPRIATE ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MARKS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAR AND LEGIBLE CONDITION AT ALL TIMES. NO BE REPAIRED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
- PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND POLICE 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, VISIBLY FROM THE ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX INCH NUMBERS 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.



| 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<br>UTILITY PLAN APPROVAL |                                      |                 |            |
|---|--------------------------------------|-----------------|------------|
| APPROVED:   | _____                                | 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 |

# UTILITY PLANS FOR 636 CASTLE RIDGE CT DEVELOPMENT

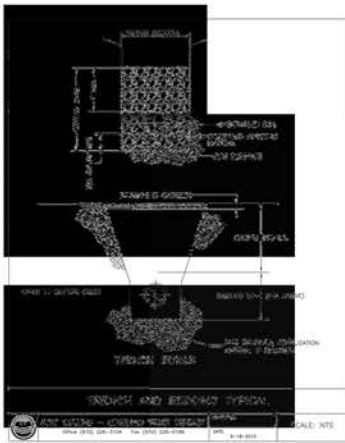
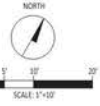
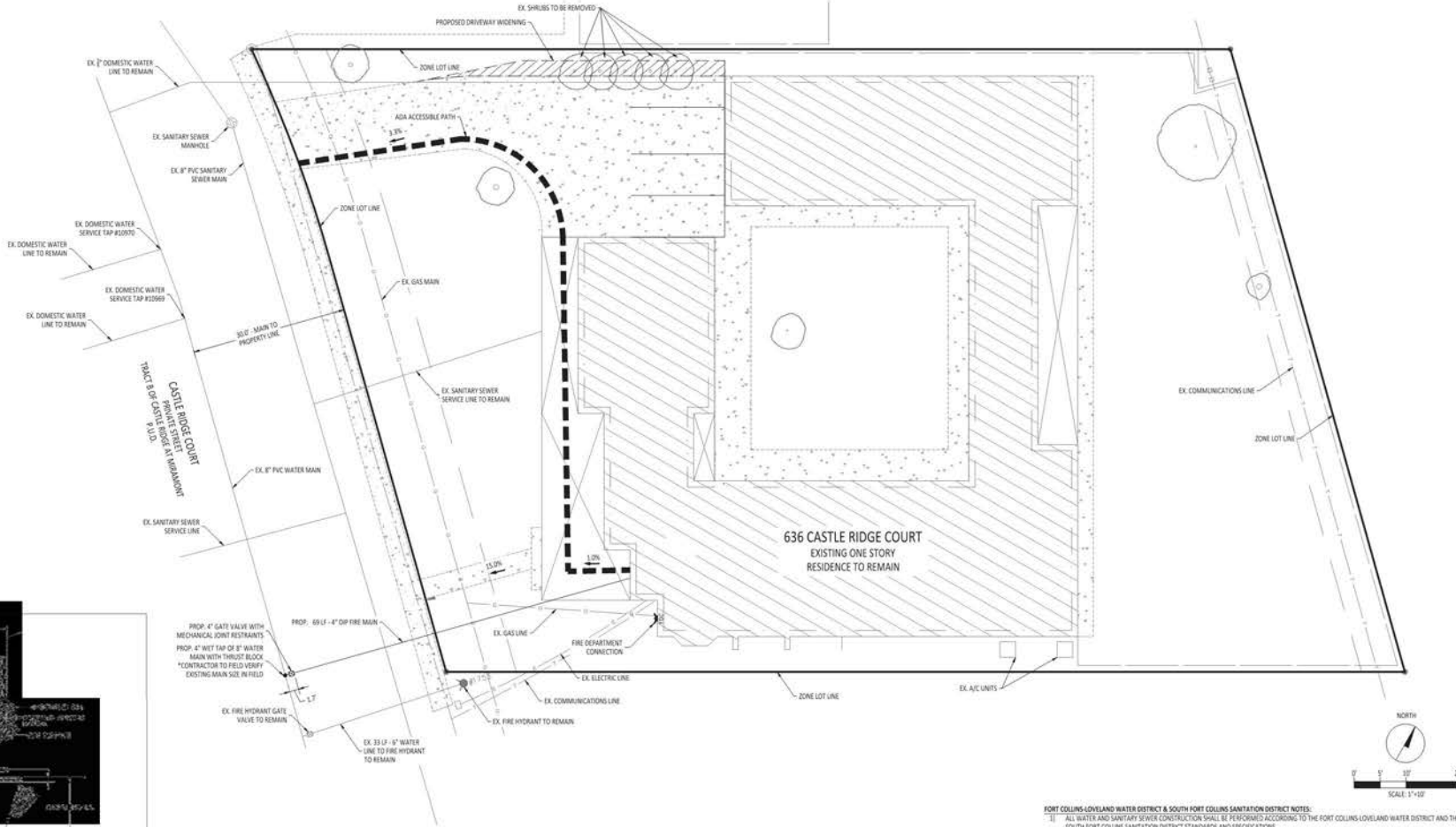
## CIVIL CONSTRUCTION DRAWINGS

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



**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



**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 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 PERMITS LIST ITEMS ARE COMPLETE, EASMENTS 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) 100% ON-SITE GRADING PROPOSED AS PART OF THIS DEVELOPMENT. RCI HAS DETERMINED THAT EXISTING ADA PATH MEETS CURRENT ADA ACCESSIBILITY REQUIREMENTS.
- 2) IF CONTRACTOR REQUIRES GRADING CHANGES ON SITE, RCI SHALL BE INFORMED IMMEDIATELY AS ADDITIONAL PERMITS/PLANS MAY BE NECESSARY.

| FOR CONSTRUCTION |            |     |
|------------------|------------|-----|
| REVISION BLOCK   |            |     |
| #                | DATE       | BY  |
| 1                | 06/25/2021 | MWO |
| 2                | 07/28/2022 | MWO |
| 3                | 02/29/2022 | MWO |
|                  |            |     |
|                  |            |     |
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**GRADING & UTILITY PLAN**

2

SHEET 2 OF 02

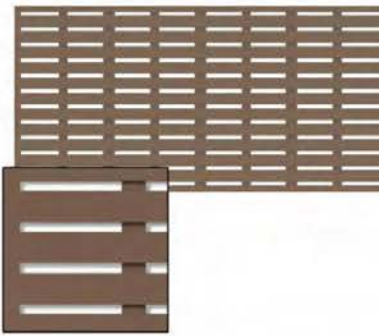
Item 12.

NOT FOR CONSTRUCTION

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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

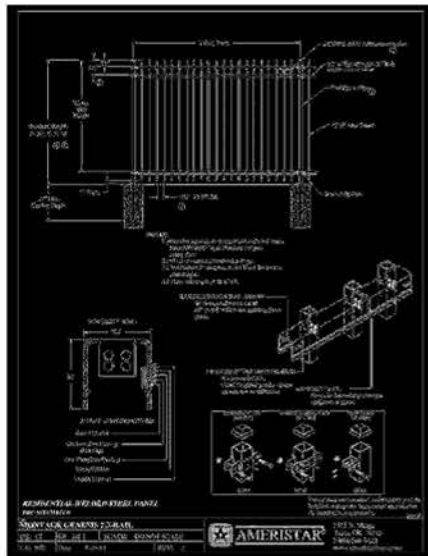
Barista Outdoor Living (Brand Rating: 4.1/5) 3 ft. x 6 ft. Boardwalk Saddle Vinyl Decorative Screen Panel



TRELLIS DETAILS



EXTERIOR LIGHT FIXTURE DETAILS



NEW EXTERIOR FENCE DETAILS



LI BIKE RACK DETAILS



COURTYARD GATE DETAILS



F9

ISSUE NUMBER 201212 TIME STAMP 23:00:00.000000

CASTLE RIDGE GROUP HOME Fort Collins, Colorado 80525

F9 PRODUCTIONS INC.

A1



Item 12.

A2

NOT FOR CONSTRUCTION

\*\*\*NOTE\*\*\*

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

|   |   |  |  |   |  |
|---|---|--|--|---|--|
|  |  |               |       |            |   |
| <b>STUCCO</b><br>3 COAT STUCCO<br>COLOR: TAN<br>RGB: 225, 206, 114                  | <b>CMU WALL</b><br>PAINTED CMU<br>COLOR: LIGHT BROWN<br>RGB: 191, 176, 125          | <b>DOOR AND WINDOW TRIM</b><br>1/2" STUCCO WRAPPED<br>COLOR: LIGHT BROWN<br>RGB: 191, 176, 125   | <b>ROOF FASCIA</b><br>PAINTED WARDIE TRIM BOARD 4x4<br>COLOR: GRAY<br>RGB: 238, 238, 234 | <b>ROOF SOFFIT</b><br>PAINTED WARDIE FIBER CEMENT SOFFIT<br>COLOR: GRAY<br>RGB: 238, 238, 234 | <b>GUTTER AND DOWNSPOUT</b><br>PAINTED ALUMINUM<br>COLOR: GRAY<br>RGB: 238, 238, 234 |
|  |  |               |       |   |  |
| <b>WINDOW FRAMES</b><br>VINYL CLAD<br>COLOR: WHITE<br>RGB: 255, 255, 255            | <b>DOOR FRAMES</b><br>WOOD CLAD<br>COLOR: WHITE<br>RGB: 255, 255, 255               | <b>ROOF SHINGLES</b><br>ASPHALT ARCHITECTURAL ROOF SHINGLES<br>COLOR: GREY<br>RGB: 147, 151, 145 | <b>GARAGE DOOR</b><br>PAINT<br>COLOR: BROWN<br>RGB: 147, 128, 105                        |   |  |

MATERIAL SWATCH LEGEND



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



12 NORTH ELEVATION - NEW

F9

ISSUE NUMBER 201112  
TIME STAMP 2:30:00 PM 11/12/12

CASTLE RIDGE GROUP HOME  
Fort Collins, Colorado 80525

F9 PRODUCTIONS INC.

A2

Item 12.

A3

NOT FOR CONSTRUCTION

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

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| WINDOW FRAMES<br>VINYL CLAD<br>COLOR WHITE<br>RGB: 255, 255, 255 | DOOR FRAMES<br>WOOD CLAD<br>COLOR WHITE<br>RGB: 255, 255, 255      | ROOF SHINGLES<br>ASPHALT ARCHITECTURAL<br>ROOF SHINGLES<br>COLOR GREY<br>RGB: 147, 151, 145 | GARAGE DOOR<br>PAINT<br>COLOR BROWN<br>RGB: 147, 138, 135                       |   |  |

MATERIAL SWITCH LEGEND



F9

ISSUE NUMBER 201122  
TIME STAMP 20220813.13:18Z

CASTLE RIDGE GROUP HOME  
Fort Collins, Colorado 80525

F9 PRODUCTIONS INC.

A3

Item 12.

A4  
NOT FOR  
CONSTRUCTION

\*\*\*NOTE\*\*\*

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



MATERIAL SWATCH LEGEND



F9

ISSUE NUMBER 201122  
TIME STAMP 232002.13.18.7M

CASTLE RIDGE GROUP HOME  
Fort Collins, Colorado 80525

F9 PRODUCTIONS INC.  
CONSTRUCTION

A4

EAST ELEVATION

Item 12.

2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

A5

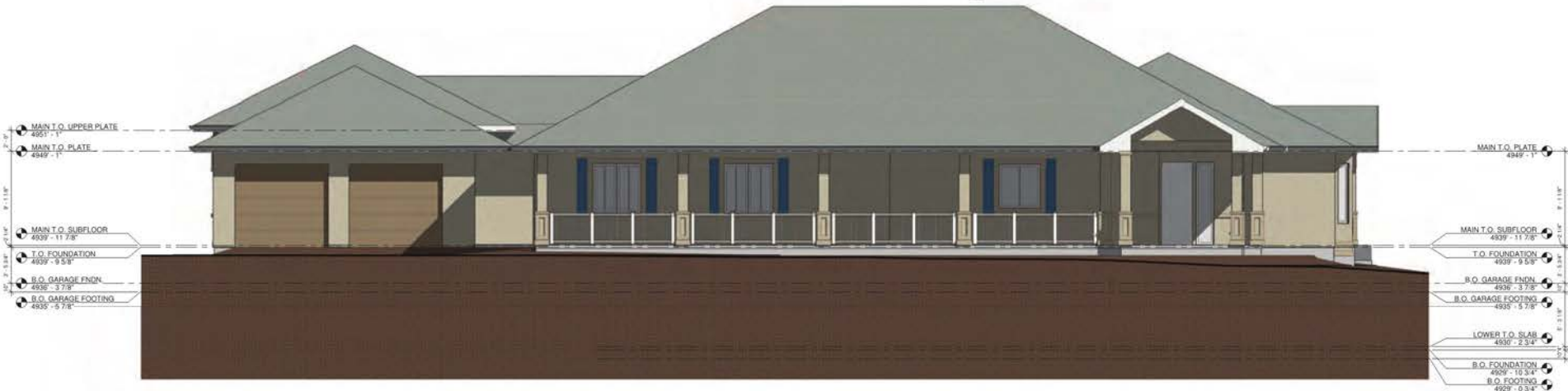
NOT FOR CONSTRUCTION

\*\*\*NOTE\*\*\*

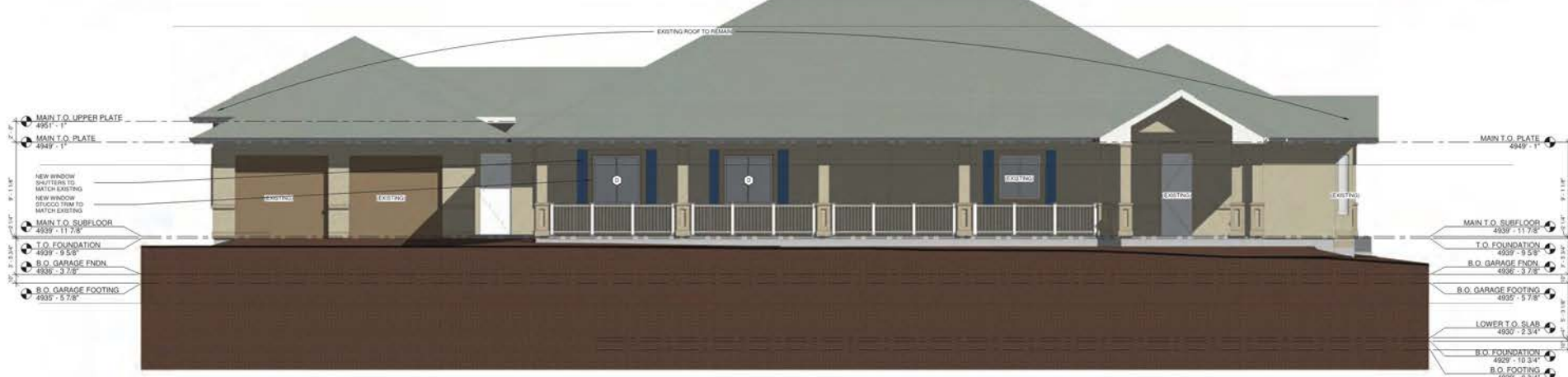
ALL MATERIAL COLORS ARE TO MATCH EXISTING COLORS TO THE BEST OF THE CONTRACTOR'S ABILITY

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|---|---|--|---|--|---|
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|  |  |           |  |  |   |
| WINDOW FRAMES<br>VINYL CLAD<br>COLOR: WHITE<br>RGB: 255, 255, 255                   | DOOR FRAMES<br>WOOD CLAD<br>COLOR: WHITE<br>RGB: 255, 255, 255                      | ROOF SHINGLES<br>ASPHALT ARCHITECTURAL<br>ROOF SHINGLES<br>COLOR: GRAY<br>RGB: 147, 151, 145 | GARAGE DOOR<br>PANEL<br>COLOR: BROWN<br>RGB: 147, 128, 105                          |  |   |

MATERIAL SWATCH LEGEND



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



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

F9

ISSUE NUMBER 201122  
TIME STAMP 2/22/2012 12:18 PM

CASTLE RIDGE GROUP HOME  
Fort Collins, Colorado 80525

F9 PRODUCTIONS INC.

A5

WEST ELEVATION

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 3<sup>rd</sup> 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

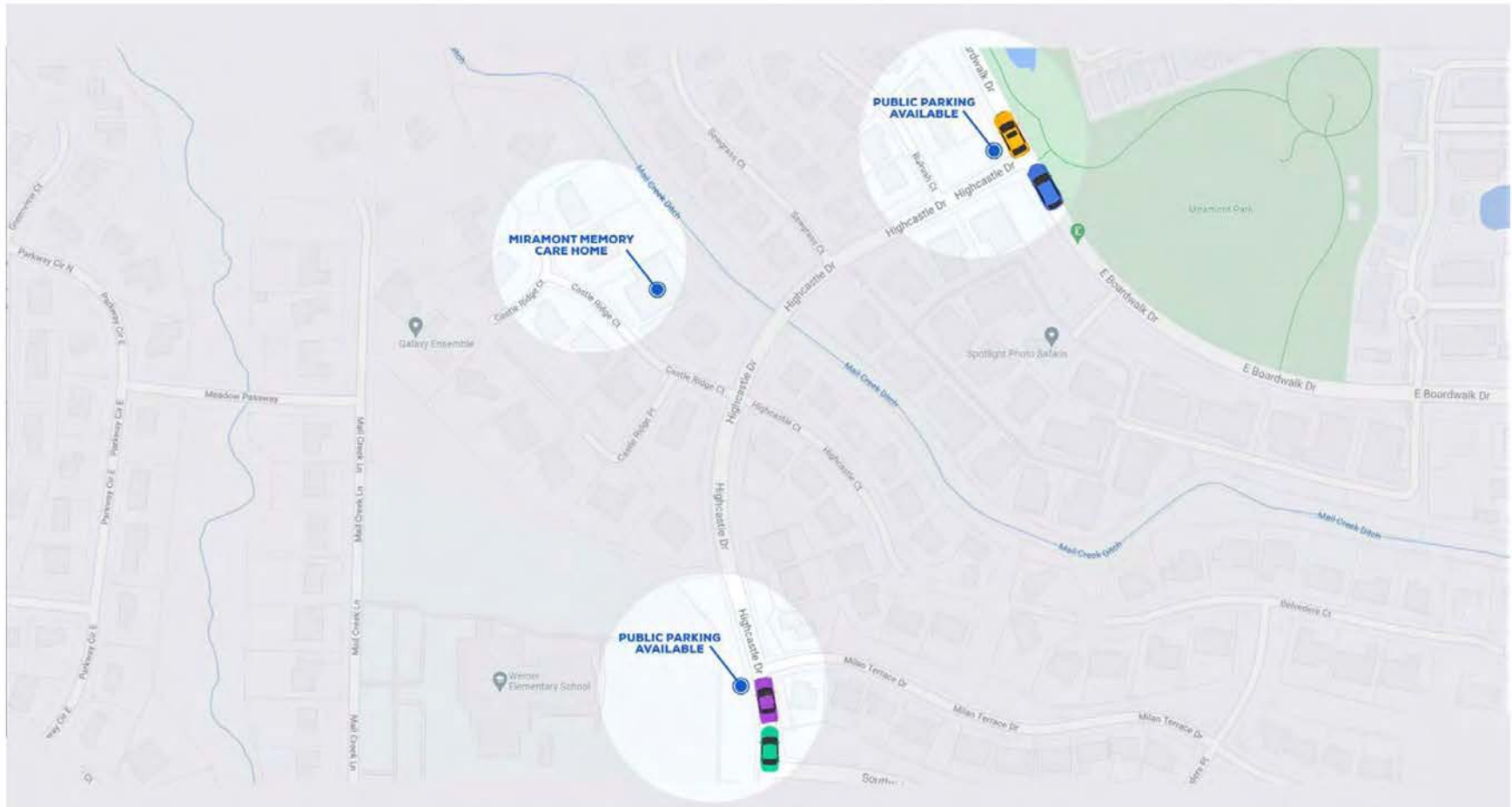
| Service              | Schedule   | Description  | Mitigation  | Impact to Local Traffic and Parking  |
|----------------------|--|--|---|--|
| Staff                | 3 shifts (6:30 AM - 3:15 PM), (2:30 PM - 11:15 PM), (11:00 PM - 7:00 AM) 7 days/week | Zero to three single passenger vehicles. Scheduled shift start times are off-set to better accommodate local traffic patterns  | <p>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</p> <p>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.</p> <p>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.</p> <p>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.</p> | 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.  | <p>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.</p>   | 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  |

| <u>Service</u>         | <u>Schedule</u>                       | <u>Description</u>  | <u>Mitigation</u>  | <u>Impact to Local Traffic and Parking</u> |
|------------------------|---------------------------------------|---|--|--|
| 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                                    |

| <u>Service</u>                        | <u>Schedule</u>                                  | <u>Description</u>  | <u>Mitigation</u>  | <u>Impact to Local Traffic and Parking</u> |
|---------------------------------------|--|---|--|--|
| 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

Item 12.

**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, 10<sup>th</sup> 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.

Item 12.

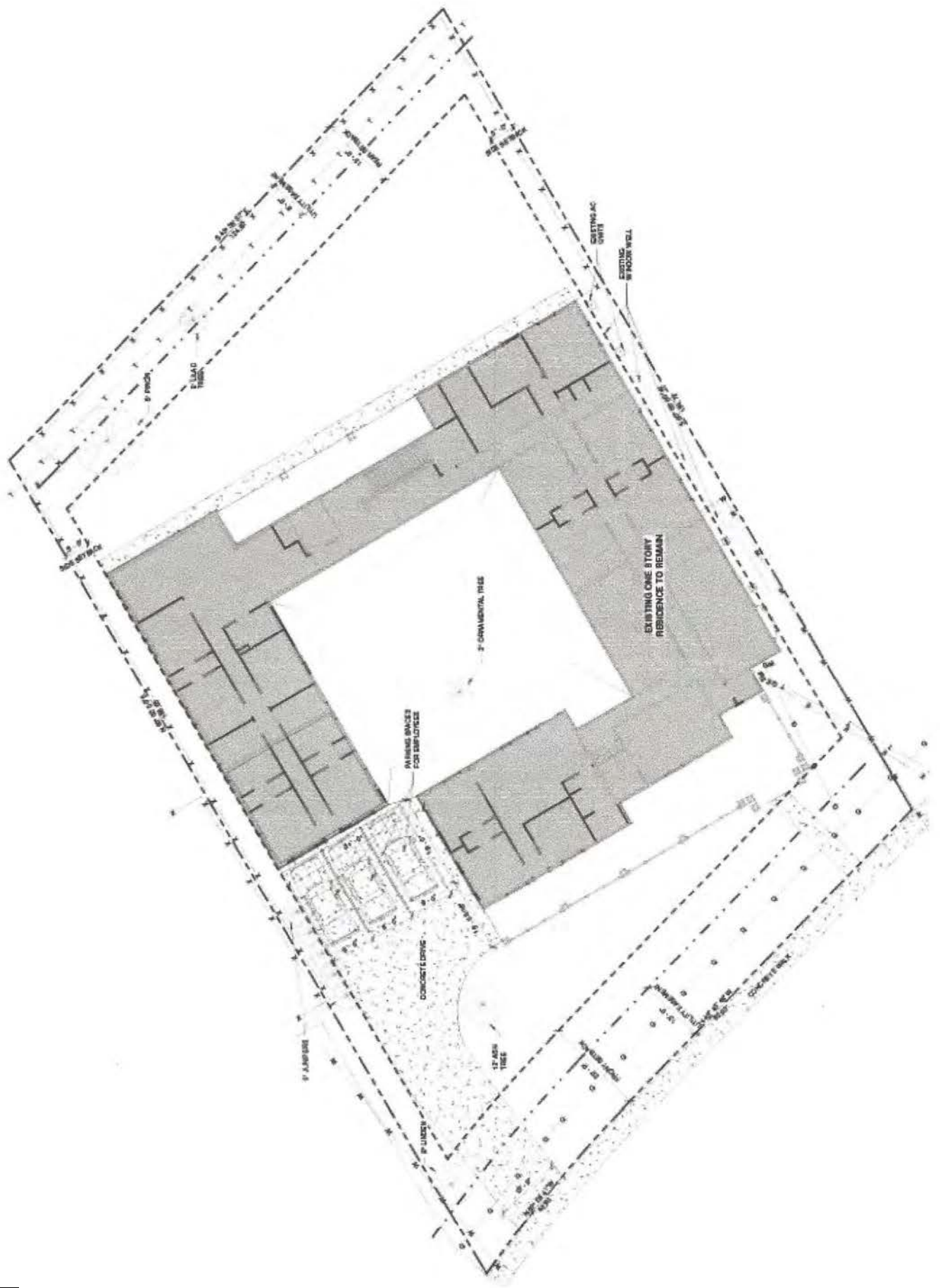
| <b>TABLE 1</b><br><b>Trip Generation for the Existing Single Family Dwelling Unit</b> |                                |            |       |           |              |           |              |           |
|---|--------------------------------|------------|-------|-----------|--------------|-----------|--------------|-----------|
| 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>  |

| <b>TABLE 2</b><br><b>Trip Generation for the Proposed Residential Assisted Living Home</b> |                 |             |       |           |              |           |              |           |
|--|-----------------|-------------|-------|-----------|--------------|-----------|--------------|-----------|
| 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>  |

Item 12.

# APPENDIX

Item 12.



# 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](http://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?

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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  
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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](mailto:bbethuremharras@fcgov.com).

**Comment Summary**

**Development Review Coordinator**

**Contact:** Brandy Bethurem Harras, 970-416-2744, [bbethuremharras@fcgov.com](mailto: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 5<sup>th</sup>, 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](http://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**

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contact: Kai Kleer, 970-416-4284, [kkleer@fcgov.com](mailto: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 5<sup>th</sup>, 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**

Item 12.

Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto: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**

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**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](mailto: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](mailto: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](mailto: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](mailto: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](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](mailto: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

Item 12.

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](mailto:erosion@fcgov.com) to help facilitate getting these permits signed off.

**Acknowledged.**

**Department: Stormwater Engineering**

**Contact: Matt Simpson, (970)416-2754, [masimpson@fcgov.com](mailto: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](mailto:WaterUtilitiesEng@FCgov.com)) if site improvements are anticipated.

**Acknowledged.**

**Department: Water-Wastewater Engineering**

**Contact: Matt Simpson, (970)416-2754, [masimpson@fcgov.com](mailto: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](mailto: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](http://www.fcgov.com/solar), contact Rhonda Gatzke at 970-416-2312 or [rgatzke@fcgov.com](mailto: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](mailto:dsuckling@fcgov.com)

**Acknowledged. The building is currently equipped with a solar array.**

**Department: Forestry**

**Contact: Christine Holtz, , [choltz@fcgov.com](mailto:choltz@fcgov.com)**

1. Is there any tree impact anticipated? If so, please contact City Forestry ([choltz@fcgov.com](mailto: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.

**Department: Technical Services**

**Contact: Jeff County, 970-221-6588, [jcounty@fcgov.com](mailto: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  
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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](mailto: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](mailto: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

Item 12.

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\\_19.pdf?1566857888](https://www.fcgov.com/developmentreview/files/electronic-submittal-requirements-and-file-naming-standards_v1_8_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: File 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](mailto: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,

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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 be 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

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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](mailto: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](mailto: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](mailto: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

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required to be striped with signage as no parking, fire lane. Refer to LCUIASS 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](mailto: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](mailto: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](mailto: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](mailto: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

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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](mailto: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](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](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](mailto: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, , [choltz@fcgov.com](mailto:choltz@fcgov.com)**

**Topic: General**

**Comment Number: 1**

08/02/2021: FOR HEARING:

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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](mailto: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](mailto:choltz@fcgov.com)

Response: Notes have been added to the plans

**Department: Erosion Control**

**Contact: Basil Hamdan, 970-222-1801, [bhamdan@fcgov.com](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](http://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](mailto:bbethuremharras@fcgov.com).

**Comment Summary:**

**Department:** Development Review Coordinator

**Contact:** Brandy Bethurem Harras, 970-416-2744, [bbethuremharras@fcgov.com](mailto: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](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

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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](mailto: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.**

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**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

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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**

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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](mailto:smsmith@fcgov.com)**

**Topic: General**

**Comment Number: 4**

09/21/2021: FOR HEARING:

Engineering is ready for hearing.

**Department: Traffic Operation**

Item 12.

Contact: Steve Gilchrist, 970-224-6175, [sgilchrist@fcgov.com](mailto: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](mailto: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](mailto: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](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](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](mailto: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](mailto: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](mailto: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](mailto: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**

Item 12.

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](mailto: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](mailto: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](mailto:bbethuremharras@fcgov.com).

Landscape Architecture

Architecture

Civil

**Comment Summary:**

**Department:** Development Review Coordinator

**Contact:** Brandy Bethurem Harras, 970-416-2744, [bbethuremharras@fcgov.com](mailto: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

Item 12.

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:

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](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**

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](mailto: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

Item 12.

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:

Item 12.

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](mailto: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](mailto: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](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](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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](http://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](mailto:bbethuremharras@fcgov.com).

**Comment Summary:**

**Department:** Development Review Coordinator

**Contact:** Brandy Bethurem Harras, 970-416-2744, [bbethuremharras@fcgov.com](mailto: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

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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.fogov.com/developmentreview/files/electronic-submittal-requirements-and-file-naming-standards\\_v1\\_8\\_1\\_19.pdf?1566857888](https://www.fogov.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.



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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

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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](mailto: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"

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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](mailto: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](mailto: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

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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

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Mrs Ruth Fleming  
970-222-3323  
[ruth.e.fleming@gmail.com](mailto:ruth.e.fleming@gmail.com)

July 9th, 2021

Brandy Harras (Development Review Coordinator)  
[BBethuremHarras@fcgov.com](mailto:BBethuremHarras@fcgov.com)

Kai Kleer (City Planner and Coordinator)  
[kkleer@fcgov.com](mailto: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](mailto:ruth.e.fleming@gmail.com)

Item 12.

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

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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 putting 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 its plans in expanding its 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:** [trovt@pds-co.com](#); [sashagwoodard25@gmail.com](#)  
**Subject:** [EXTERNAL] 636 Castle Ridge Court  
**Date:** Saturday, February 27, 2021 8:24:53 AM

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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](https://www.coloradorealtors.com/309-Inverness-Way-South-Englewood-CO-80112)  
D | 303.785.7115  
[rsummers@coloradorealtors.com](mailto:rsummers@coloradorealtors.com)  
[facebook](#) | [twitter](#) | [linkedin](#) | [youtube](#)



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**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](mailto: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](mailto: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](#)

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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

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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

Item 12.

**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](#)

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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://havenseniiorliving.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

Item 12.

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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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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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.

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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".

The applicants state they will limit visitation, however, per Colorado Code of Regulations for Assisted Living (CCR 1011-1 Chapter 7, <http://havenseniiorliving.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

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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.

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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:** [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](mailto: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](mailto:lbjmom@comcast.net)>  
**To:** "kejlbj@yahoo.com" <[kejlbj@yahoo.com](mailto: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](mailto:rmosbey@fcgov.com)>  
**Date:** March 5, 2021 at 2:14:04 PM MST  
**To:** Laurie Johnson <[lbjmom@comcast.net](mailto:lbjmom@comcast.net)>  
**Cc:** Alyssa Stephens <[astephens@fcgov.com](mailto: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

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**From:** Laurie Johnson <[lbjmom@comcast.net](mailto:lbjmom@comcast.net)>  
**Sent:** Thursday, March 4, 2021 10:34 AM  
**To:** Robert Mosbey <[rmosbey@fcgov.com](mailto:rmosbey@fcgov.com)>  
**Cc:** Alyssa Stephens <[astephens@fcgov.com](mailto: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

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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](mailto:cbsisson@gmail.com); [srsunde@aol.com](mailto:srsunde@aol.com); [schacho@aol.com](mailto:schacho@aol.com); [Karen Kotecki](#); [tomjgraff@gmail.com](mailto:tomjgraff@gmail.com); [sarahmdoing@yahoo.com](mailto:sarahmdoing@yahoo.com); [lbjmom@comcast.net](mailto:lbjmom@comcast.net); [ednjoji@gmail.com](mailto:ednjoji@gmail.com); [Jen Ryan](#); [kchacho@aol.com](mailto:kchacho@aol.com); [JESSIEMARTIN\\_2000@yahoo.com](mailto:JESSIEMARTIN_2000@yahoo.com)  
**Subject:** [EXTERNAL] No objections!!!! What???  
**Date:** Saturday, July 24, 2021 2:26:56 PM

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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](mailto: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

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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

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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

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**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](mailto: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

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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](mailto:astephens@fcgov.com)>  
Date: 9/9/21 10:20 AM (GMT-07:00)  
To: [nancypell@aol.com](mailto: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](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](#)

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**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.

Item 12.

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

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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 later 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

Item 12.

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 accommodations".

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](#)

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**From:** [srsunde@aol.com](mailto:srsunde@aol.com)

**Sent:** Wednesday, April 7, 2021 10:53 AM

**To:** [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com); [kkleer@fcgov.com](mailto:kkleer@fcgov.com); [astephens@fcgov.com](mailto:astephens@fcgov.com)

**Cc:** [srsunde@aol.com](mailto:srsunde@aol.com); [cbsisson@gmail.com](mailto:cbsisson@gmail.com); [schacho@aol.com](mailto:schacho@aol.com); [kchacho@aol.com](mailto:kchacho@aol.com); [jessiemartin\\_2000@yahoo.com](mailto:jessiemartin_2000@yahoo.com); [debbiegraff@gmail.com](mailto:debbiegraff@gmail.com); [tomjgraff@gmail.com](mailto:tomjgraff@gmail.com); [sarahmdoing@yahoo.com](mailto:sarahmdoing@yahoo.com); [kejlbj@yahoo.com](mailto:kejlbj@yahoo.com); [lbjmom@comcast.net](mailto:lbjmom@comcast.net); [kotecki\\_mauch@msn.com](mailto:kotecki_mauch@msn.com); [traceyken@comcast.net](mailto:traceyken@comcast.net); [ednjoj@gmail.com](mailto: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:** 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](#); [keilbj@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

---

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.

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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.

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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

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**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

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**From:** [srsunde@aol.com](mailto:srsunde@aol.com)  
**Sent:** Wednesday, April 7, 2021 10:53 AM  
**To:** [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com); [kkleer@fcgov.com](mailto:kkleer@fcgov.com); [astephens@fcgov.com](mailto:astephens@fcgov.com)  
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Item 12.

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Item 12.

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Respectfully submitted,

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

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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; keilbj@yahoo.com; lbjmom@comcast.net; ednjo@gmail.com; "Jen Ryan"  
**Subject:** [EXTERNAL] RE: 636 Castle Ridge Court Development Proposal  
**Date:** Wednesday, April 7, 2021 8:03:36 PM

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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 5<sup>th</sup> 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 later 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

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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](mailto: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.

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Thank you.

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**Sent:** Wednesday, April 7, 2021 12:38 PM  
**To:** [srsunde@aol.com](mailto:srsunde@aol.com); [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com); [kkleer@fcgov.com](mailto:kkleer@fcgov.com); [astephens@fcgov.com](mailto:astephens@fcgov.com)  
**Cc:** [cbsisson@gmail.com](mailto:cbsisson@gmail.com); [schacho@aol.com](mailto:schacho@aol.com); [kchacho@aol.com](mailto:kchacho@aol.com); [jessiemartin\\_2000@yahoo.com](mailto:jessiemartin_2000@yahoo.com); [debbiegraff@gmail.com](mailto:debbiegraff@gmail.com); [tomjgraff@gmail.com](mailto:tomjgraff@gmail.com); [sarahmdoing@yahoo.com](mailto:sarahmdoing@yahoo.com); [kejlbj@yahoo.com](mailto:kejlbj@yahoo.com); [lbjmom@comcast.net](mailto:lbjmom@comcast.net); [traceyken@comcast.net](mailto:traceyken@comcast.net); [ednjoj@gmail.com](mailto:ednjoj@gmail.com)  
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Sent from [Nine](#)

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**Sent:** Wednesday, April 7, 2021 10:53 AM  
**To:** [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com); [kkleer@fcgov.com](mailto:kkleer@fcgov.com); [astephens@fcgov.com](mailto:astephens@fcgov.com)  
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Item 12.

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**From:** Karen Kotecki  
**To:** [srsunde@aol.com](mailto:srsunde@aol.com); [Development Review Comments](#); [Kai Kleer](#); [Alyssa Stephens](#)  
**Cc:** [cbsisson@gmail.com](mailto:cbsisson@gmail.com); [schacho@aol.com](mailto:schacho@aol.com); [kchacho@aol.com](mailto:kchacho@aol.com); [jessiemartin\\_2000@yahoo.com](mailto:jessiemartin_2000@yahoo.com); [debbiegraff@gmail.com](mailto:debbiegraff@gmail.com); [tomjgraff@gmail.com](mailto:tomjgraff@gmail.com); [sarahmdoing@yahoo.com](mailto:sarahmdoing@yahoo.com); [keilbj@yahoo.com](mailto:keilbj@yahoo.com); [lbjmom@comcast.net](mailto:lbjmom@comcast.net); [traceyken@comcast.net](mailto:traceyken@comcast.net); [ednjoj@gmail.com](mailto: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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sarahmdoing@yahoo.com; kejlbj@yahoo.com; lbjmom@comcast.net; kotecki\_mauch@msn.com;  
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Item 12.

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**Subject:** [EXTERNAL] RE: 636 Castle Ridge Court Development Proposal  
**Date:** Wednesday, April 7, 2021 1:25:56 PM

---

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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 accommodations".

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](mailto:srsunde@aol.com)

**Sent:** Wednesday, April 7, 2021 10:53 AM

**To:** [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com); [kkleer@fcgov.com](mailto:kkleer@fcgov.com); [astephens@fcgov.com](mailto:astephens@fcgov.com)

**Cc:** [srsunde@aol.com](mailto:srsunde@aol.com); [cbsisson@gmail.com](mailto:cbsisson@gmail.com); [schacho@aol.com](mailto:schacho@aol.com); [kchacho@aol.com](mailto:kchacho@aol.com); [jessiemartin\\_2000@yahoo.com](mailto:jessiemartin_2000@yahoo.com); [debbiegraff@gmail.com](mailto:debbiegraff@gmail.com); [tomjgraff@gmail.com](mailto:tomjgraff@gmail.com); [sarahmdoing@yahoo.com](mailto:sarahmdoing@yahoo.com); [kejlbj@yahoo.com](mailto:kejlbj@yahoo.com); [lbjmom@comcast.net](mailto:lbjmom@comcast.net); [kotecki\\_mauch@msn.com](mailto:kotecki_mauch@msn.com); [traceyken@comcast.net](mailto:traceyken@comcast.net); [ednjoj@gmail.com](mailto: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

Item 12.

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](#); [keilbj@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 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  
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Item 12.

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Respectfully submitted,

Steve Sunderman, MD  
970-215-3162

**From:** [cbsisson@gmail.com](mailto:cbsisson@gmail.com)  
**To:** [Alyssa Stephens](mailto:Alyssa_Stephens)  
**Cc:** [srsunde@aol.com](mailto: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

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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 statues 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.



Item 12.

This is consumer fraud.

The buyer and the DA would be well within their 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 statutes 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 city's 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** <sup>MA</sup>

Neighborhood Development Liaison

City of Fort Collins Neighborhood Services

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---

**From:** [schacho@aol.com](mailto:schacho@aol.com) <[schacho@aol.com](mailto:schacho@aol.com)>

**Sent:** Monday, March 22, 2021 8:23 AM

**To:** Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>

**Cc:** [troyt@pds-co.com](mailto:troyt@pds-co.com); [ctafoya@pds-co.com](mailto:ctafoya@pds-co.com); [traceyken@comcast.net](mailto:traceyken@comcast.net); [ryantj2@hotmail.com](mailto:ryantj2@hotmail.com); [kchacho@aol.com](mailto:kchacho@aol.com); [debbiegraff@gmail.com](mailto:debbiegraff@gmail.com); [pam@pamsundermandesign.com](mailto:pam@pamsundermandesign.com); [ANGIE.LEE05@gmail.com](mailto:ANGIE.LEE05@gmail.com); [btschwerin@gmail.com](mailto:btschwerin@gmail.com); [ednjoj@gmail.com](mailto:ednjoj@gmail.com); [kathleenmcmamaraphd@gmail.com](mailto:kathleenmcmamaraphd@gmail.com); [kotecki\\_mauch@msn.com](mailto:kotecki_mauch@msn.com); [sarahmdoing@yahoo.com](mailto:sarahmdoing@yahoo.com); [Kathleenmary127@gmail.com](mailto:Kathleenmary127@gmail.com); [danclawson9@gmail.com](mailto:danclawson9@gmail.com); [tomjgraff@gmail.com](mailto:tomjgraff@gmail.com); [JESSIEMARTIN\\_2000@yahoo.com](mailto:JESSIEMARTIN_2000@yahoo.com); [kejlbj@yahoo.com](mailto:kejlbj@yahoo.com); [clawson42@comcast.net](mailto:clawson42@comcast.net); [cbssisson@gmail.com](mailto:cbssisson@gmail.com); [lbjmom@comcast.net](mailto:lbjmom@comcast.net); [Wiselyinvest@aol.com](mailto:Wiselyinvest@aol.com); [sleuzze@vmware.com](mailto:sleuzze@vmware.com); [srsunde@aol.com](mailto: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](mailto:astephens@fcgov.com)>

To: [schacho@aol.com](mailto:schacho@aol.com) <[schacho@aol.com](mailto:schacho@aol.com)>; Laurie Johnson <[lbjmom@comcast.net](mailto:lbjmom@comcast.net)>; Kurt Johnson <[kejlbj@yahoo.com](mailto:kejlbj@yahoo.com)>; [jessiemartin\\_2000@yahoo.com](mailto:jessiemartin_2000@yahoo.com) <[jessiemartin\\_2000@yahoo.com](mailto:jessiemartin_2000@yahoo.com)>

Sent: Tue, Mar 9, 2021 11:31 am

Subject: Castle Ridge Ct. Neighborhood Meeting

Item 12.

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 <sup>MA</sup>

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](mailto: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](mailto:btschwerin@gmail.com)>  
**Sent:** Friday, January 07, 2022 12:15 PM  
**To:** Kai Kleer <[kkleer@fcgov.com](mailto: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,

Item 12.

*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  
**Professional Document Solutions** | Xerox  
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 O: 970.204.6927 |  
[www.pds-co.com](http://www.pds-co.com)



[Sign up for our Newsletter "PDS Tips".](#)

**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

Item 12.

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](mailto:sgilchrist@fcgov.com)

---

**From:** Brandy Bethurem Harras <[BBethuremHarras@fcgov.com](mailto:BBethuremHarras@fcgov.com)>  
**Sent:** Wednesday, August 18, 2021 2:06 PM  
**To:** Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>  
**Cc:** Steve Gilchrist <[sgilchrist@fcgov.com](mailto: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](mailto:BBethuremHarras@fcgov.com)

---

**From:** Troy Tafoya <[troyt@pds-co.com](mailto:troyt@pds-co.com)>  
**Sent:** Wednesday, August 18, 2021 1:57 PM  
**To:** Steve Gilchrist <[sgilchrist@fcgov.com](mailto:sgilchrist@fcgov.com)>  
**Cc:** Brandy Bethurem Harras <[BBethuremHarras@fcgov.com](mailto: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



Item 12.

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

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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](mailto:kkleer@fcgov.com)> wrote:

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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](mailto:traceyken@comcast.net)>  
**Sent:** Thursday, January 06, 2022 8:48 PM

**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>; Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>; Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>; Kurt Johnson <[kjlbj@yahoo.com](mailto:kjlbj@yahoo.com)>; Lawrence Mauch & Karen Kotecki <[kotecki\\_mauch@msn.com](mailto:kotecki_mauch@msn.com)>; Troy Tafoya <[troyt@pds-co.com](mailto:troyt@pds-co.com)>; Jesus Martin <[JESSIEMARTIN\\_2000@yahoo.com](mailto:JESSIEMARTIN_2000@yahoo.com)>; Steve Chacho <[schacho@aol.com](mailto:schacho@aol.com)>; Doug Salter <[doug.salter@woodward.com](mailto: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](mailto: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://havenseniiorliving.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](mailto: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

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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](mailto:kkleer@fcgov.com)> wrote:

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**Sent:** Thursday, January 06, 2022 8:48 PM  
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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](mailto: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](mailto:astephens@fcgov.com)> wrote:

Item 12.

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](mailto:srsunde@aol.com)  
**To:** [Alyssa Stephens; rosenberg.2@hotmail.com; Kai Kleer](mailto:Alyssa.Stephens; rosenberg.2@hotmail.com; Kai.Kleer)  
**Cc:** [schacho@aol.com](mailto:schacho@aol.com); [jennifer@faithproperty.com](mailto:jennifer@faithproperty.com); [mike@faithproperty.com](mailto:mike@faithproperty.com); [kchacho@aol.com](mailto: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; keilbj@yahoo.com; ctafoya@pds-co.com; rosenberg.2@hotmail.com; sashagwoodard25@gmail.com; cliffmoore80525@gmail.com; troyt@pds-co.com; pdauster@gimlawfirm.com](mailto: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; keilbj@yahoo.com; ctafoya@pds-co.com; rosenberg.2@hotmail.com; sashagwoodard25@gmail.com; cliffmoore80525@gmail.com; troyt@pds-co.com; pdauster@gimlawfirm.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](mailto:astephens@fcgov.com)>  
 To: Amy and Dave Rosenberg <[rosenberg.2@hotmail.com](mailto:rosenberg.2@hotmail.com)>; Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>  
 Cc: [schacho@aol.com](mailto:schacho@aol.com) <[schacho@aol.com](mailto:schacho@aol.com)>; [jennifer@faithproperty.com](mailto:jennifer@faithproperty.com) <[jennifer@faithproperty.com](mailto:jennifer@faithproperty.com)>; [mike@faithproperty.com](mailto:mike@faithproperty.com) <[mike@faithproperty.com](mailto:mike@faithproperty.com)>; [kchacho@aol.com](mailto:kchacho@aol.com) <[kchacho@aol.com](mailto:kchacho@aol.com)>; Brandy Bethurem Harras <[BBethuremHarras@fcgov.com](mailto:BBethuremHarras@fcgov.com)>; 'Tracey Patrick' <[traceyken@comcast.net](mailto:traceyken@comcast.net)>; 'Tom Ryan' <[ryantj2@hotmail.com](mailto:ryantj2@hotmail.com)>; 'Debbie Graff' <[debbiegraff@gmail.com](mailto: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](mailto:schacho@aol.com) <[schacho@aol.com](mailto:schacho@aol.com)>  
**Sent:** Tuesday, December 15, 2020 8:46 AM  
**To:** Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>; Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>; [mike@faithproperty.com](mailto:mike@faithproperty.com); [jennifer@faithproperty.com](mailto:jennifer@faithproperty.com); [Rosenberg.2@hotmail.com](mailto:Rosenberg.2@hotmail.com)  
**Cc:** [kchacho@aol.com](mailto: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](mailto:kkleer@fcgov.com)>

To: [schacho@aol.com](mailto:schacho@aol.com) <[schacho@aol.com](mailto:schacho@aol.com)>; Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>;  
[mike@faithproperty.com](mailto:mike@faithproperty.com) <[mike@faithproperty.com](mailto:mike@faithproperty.com)>; [jennifer@faithproperty.com](mailto:jennifer@faithproperty.com)  
<[jennifer@faithproperty.com](mailto:jennifer@faithproperty.com)>; [Rosenberg.2@hotmail.com](mailto:Rosenberg.2@hotmail.com) <[Rosenberg.2@hotmail.com](mailto: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

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**From:** [schacho@aol.com](mailto:schacho@aol.com) <[schacho@aol.com](mailto:schacho@aol.com)>

**Sent:** Tuesday, December 15, 2020 8:13 AM

**To:** Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>; Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>;  
[mike@faithproperty.com](mailto:mike@faithproperty.com); [jennifer@faithproperty.com](mailto:jennifer@faithproperty.com); [Rosenberg.2@hotmail.com](mailto: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

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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](mailto: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](mailto:kkleer@fcgov.com)> wrote:

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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](mailto:traceyken@comcast.net)>  
**Sent:** Thursday, January 06, 2022 8:48 PM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>; Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>; Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>; Kurt Johnson <[kjlbj@yahoo.com](mailto:kjlbj@yahoo.com)>; Lawrence Mauch & Karen Kotecki <[kotecki\\_mauch@msn.com](mailto:kotecki_mauch@msn.com)>; Troy Tafoya <[troyt@pds-co.com](mailto:troyt@pds-co.com)>; Jesus Martin <[JESSIEMARTIN\\_2000@yahoo.com](mailto:JESSIEMARTIN_2000@yahoo.com)>; Steve Chacho <[schacho@aol.com](mailto:schacho@aol.com)>; Doug Salter <[doug.salter@woodward.com](mailto: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](mailto: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://havenseniiorliving.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](mailto: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

On 01/26/2022 9:01 AM Kai Kleer <[kkleer@fcgov.com](mailto: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,

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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.

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---

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Please feel free to reach out to me directly by calling 970-416-4284.

Sincerely,

Kai Kleer

**From:** KEN PATRICK <[traceyken@comcast.net](mailto:traceyken@comcast.net)>

**Sent:** Thursday, January 06, 2022 8:48 PM

**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>; Kai Kleer <[kkleer@fcgov.com](mailto:kkleer@fcgov.com)>; Alyssa Stephens <[astephens@fcgov.com](mailto:astephens@fcgov.com)>; Kurt Johnson <[kjlbj@yahoo.com](mailto:kjlbj@yahoo.com)>; Lawrence Mauch & Karen Kotecki <[kotecki\\_mauch@msn.com](mailto:kotecki_mauch@msn.com)>; Troy Tafoya <[troyt@pds-co.com](mailto:troyt@pds-co.com)>; Jesus Martin <[JESSIEMARTIN\\_2000@yahoo.com](mailto:JESSIEMARTIN_2000@yahoo.com)>; Steve Chacho <[schacho@aol.com](mailto:schacho@aol.com)>; Doug Salter

<[doug.salter@woodward.com](mailto: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](mailto: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://havenseiorliving.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.

Item 12.

[Traceyken@comcast.net](mailto: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

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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](#)

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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

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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