

Item #4 Project Description: Sweetwater Acres Subdivision is planned for a single family residential home.

Lot 1, Amended Plat of Hanna M.L.D. No. S-110-92
824 Havel Avenue, Fort Collins, CO 80521

Summary: The project will plat an existing MLD lot for a single-family residence (no subdivision of the MLD lot is currently proposed). Applicants intend for this to be their residence. Havel Avenue will be reconditioned with a 12' gravel drive within the existing right of way and right of way reservations.

Review Criteria: Applicant and Interwest Consulting Group have met with County Staff, and we believe that this application meets the County's Planned Land Division, as submitted.

Existing Conditions: Zoning is Farm. The property is currently irrigated hay field. Property is 6.085 acres. The property is generally rectangular, approximate dimensions are 770' east to west, 512' north to south on west property line, and 403' north to south on the east property line. The general rectangle is approx. 770'x 458'. There is a reservation of right of way 54' wide along the west property line.
The property is vacant, with no existing structures.
To the north of the property is a single-family residence with approximately 10.7 acres.
To the West is a single family residence with approximately 7.0 acres.
On the east side of the property is a single-family residence, of which the acreage ties into the undeveloped dry land acreage on the south. Total acreage of the south and west property is 38.0 acres.
The general use of surrounding areas is large residential lots and undeveloped dry land farm acreage.
The current, and historic use of this parcel has been irrigated hay field.

Proposed Changes and Improvements:

The property will have one single-family residence on it, with a detached garage. Future considerations would be a barn and/or outbuildings, for general farm use.
The total project area is 6.085 acres. There will be no additional lots, so the proposed change does not change any of the lot sizes, or increase any lot counts.

Infrastructre: We have had preliminary conversations with the City of Fort Collins Utilities, and there is a water line at the northeast corner of the property. We have had verbal approval from the property owner, that we can bring the water line across the corner of his property, and onto our property. We will obtain an easement for this as shown on the plat.
The sewer is over 600 feet from this property, and we have deemed that a septic system is the most practical use, so we will not propose to connect to the existing sewer.
We believe that a residential fire suppression system will be required by the building department.
Havel Avenue, a dedicated right of way and right of way reservation, will be improved to the property with a 12' gravel drive (all weather surfaces). The driveway within the parcel will also be a gravel all weather surface.
It is anticipated that all electrical, gas, phone and cable are accessible for this site.

Traffic and Access The property gains access off of West Vine Drive, onto Havel Avenue, which is a dedicated right of way. Havel Avenue, which is currently a gravel drive, will be rehabilitated as necessary. Havel currently only serves one other property (750 Havel Ave.) The drive onto subject property will also be a gravel surface. With only one residence planned, we do not anticipate any appreciable effect on the traffic patterns at West Vine Drive.

Other Information: We are not aware of any previous applications on this site.

Appeals: The appeal request is to allow the lot to be served with a 12' gravel drive. The lot is within the Fort Collins GMA, and Havel Ave is a platted right of way and we request that the County not require that Havel be upgraded to a standard street section. Nothing proposed would prevent a street from being built in the future if it were needed for any other vacant property to develop.

An appeal is requested to use a septic system within the Fort Collins Growth Management Area. Public sewer is 600' from the site and 1,000' from the building site. Approval of this appeal will not preclude the ability to extend the sewer in the future if needed.



Utilities

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700 Wood St.
PO Box 580
Fort Collins, CO 80522

970.221.6700

970.221.6619 fax • 970.224.6003 TDD
utilities@fcgov.com • fcgov.com/utilities

January 6, 2016

Paul Hoffman
2451 Stonecrest Drive
Fort Collins CO 80521

RE: Provision of water service

Dear Mr. Hoffman,

The City of Fort Collins Utilities Water Department has the ability to provide adequate water service to your property at 824 Havel Avenue and will do so upon your request. The provision of water service will be subject to the approved Construction Standards and the Rules and Regulations of the Utility and will require approval from Water Utilities Engineering prior to construction of the actual service line.

Respectfully,

A handwritten signature in blue ink that reads "Shane Boyle".

Shane Boyle
Senior Development Review Engineer
Fort Collins Water Utilities Engineering
PO Box 580
Fort Collins, CO 80522
970-221-6339



Memorandum

TO: Larimer County
FROM: Jason Claeys
DATE: 01/11/16
PROJECT: Sweetwater Acres Subdivision
ICG JOB NO.: 1261-144-00
SUBJECT: Sewer Appeal Request

We appreciate your consideration in reviewing this appeal request. Sweetwater Acres Subdivision is a proposed one lot subdivision for a single family residence located at 824 Havel Avenue and is located within the Fort Collins Growth Management Area. This memo is requesting a variance from the **On-site Sewage Treatment Systems in the Growth Management Areas**.

A variance is requested from **Larimer County Land Use Code Section 8.1.1.B.2** to allow an on-site sewage treatment system for the proposed single family residence. The closest public sewer is located approximately 600' south of Sweetwater Acres Subdivision and approximately 1,000' south of the proposed building site. In reference the needed pipe slopes for a single family residence and cost, it has been deemed unfeasible to extend sewer service from the closest available public sanitary sewer system. The cost to extend 600' of sewer main within Havel Avenue, plus the cost to extend a sewer service to the building site, has been estimated to be \$40,000 to \$50,000. In discussion with Fort Collins Utilities, connection to the City's public sewer system is not required when the proposed development is more than 400' from public sewer. The City would not provide Interwest with a written letter at this time, but will work with the County during review. This project is only one single family residence and it is not feasible to extend public sewer to the property. The geotechnical report indicates that onsite septic is feasible. Allowing this variance does not preclude the sewer extension in the future to other developable properties in the area.

Please do not hesitate to call me at (970) 347-8917 should you have any questions and we look forward to your response.



Memorandum

TO: Larimer County
FROM: Jason Claeys
DATE: 01/11/16
PROJECT: Sweetwater Acres Subdivision
ICG JOB NO.: 1261-144-00
SUBJECT: Sewage Disposal Report

Sweetwater Acres Subdivision is a proposed single family residence located at 824 Havel Avenue and is located within the Fort Collins Growth Management Area.

An appeal is being submitted to allow an on-site sewage treatment system for the proposed single family residence (attached for reference). According to the project geotechnical engineer, Earth Engineering Company, the site soils have adequate percolation rates for a conventional septic absorption field system.

EEC Project No. 15-01-297, November 6, 2015, Page 8.

“Site Percolation Tests”

“Percolation tests and one 8-foot deep boring were completed in the approximate area for the proposed individual sewage disposal systems. The materials encountered in the test boring consisted of approximately 5 feet of brown sandy lean clay soils underlain by brown sand and gravel materials which extended to the bottom of the completed profile boring. An average percolation rate of approximately 60 minutes per inch was established in the percolation test borings. Groundwater was observed a depth of approximately 7 feet below present site grades in the completed profile boring.

Larimer County guidelines require a percolation rate in the range of 5 to 60 minutes per inch for use of a conventional absorption field. The measured percolation rates meet that criterion. Larimer County guidelines also require that neither groundwater nor bedrock be encountered within 6 feet of ground surface at the location of an absorption field. The test boring completed indicates the near surface site soils meet the separation from bedrock and groundwater criteria. Based on the results as outlined above, it appears conventional septic absorption systems could be used for the residence. When constructing the absorption fields, Larimer County criteria concerning proximity to property lines, drainage ways and other site features should be addressed.”

Please reference the soils report for additional information. The septic tank and absorption field will be located east and downhill of the proposed building site.

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Memorandum

TO: Larimer County
FROM: Jason Claeys
DATE: 01/11/16
PROJECT: Sweetwater Acres Subdivision
ICG JOB NO.: 1261-144-00
SUBJECT: Roadway Appeal Request

We appreciate your consideration in reviewing this appeal request. Sweetwater Acres Subdivision is a proposed one lot subdivision for a single family residence located at 824 Havel Avenue and is located within the Fort Collins Growth Management Area. This memo is requesting a variance from the **Larimer County Urban Area Street Standards (LCUASS)**.

Havel Avenue, a public right-of-way and right-of-way reservation, provides access to Sweetwater Acres Subdivision. Currently one other single family residence is accessed off of Havel Avenue, 750 Havel Avenue. There is one secondary/auxiliary access off of Havel Drive to 2780 Dean Drive. This access is secured with a gate with the primary access to this property off of Dean Drive. Havel Avenue is currently an improved gravel road up to the existing access to 750 Havel Avenue. The existing gravel road extends approximately 385' north of Vine Drive and varies in width from 14' to 15.5'. Beyond the access to 750 Havel, the existing road is 8.0' wide with a native material surface. For the purposes of the proposed single family residence at 824 Havel Avenue (Sweetwater Acres Subdivision) and in reference to **Larimer County Land Use Code Section 8.6.2.B.2 and Larimer County Rural Street Standards – Appendix G**, it is requested that the existing gravel road remain at the existing width and the roadway north of the access to 750 Havel Avenue be improved with a 12' wide gravel Private Local Access Road constructed in compliance with Appendix G applicable standards. We request that this project not be required to bring Havel Avenue to a LCUASS residential street standard. This request would not preclude Havel Avenue being improved if necessary as other vacant properties are developed.

Please do not hesitate to call me at (970) 347-8917 should you have any questions and we look forward to your response.



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Please do not hesitate to call me at (970) 347-8917 should you have any questions and we look forward to your response.

January 5, 2016

Re: 824 Havel Avenue
Re-plat

Dear Neighbors:

While we know, or have meet, several of you, we wanted to send out this letter to inform you of our plans to build our home at 824 Havel Avenue. If we have not yet met, we would welcome that opportunity. In the re-platting process, we have named it "Sweetwater Acres", as the County requires a name.

My wife Sandy and I have purchased 6.085 acres from Barry and Caryl Beaty, known as 824 Havel Avenue. This is the irrigated hay field directly south of the Beaty home. We are in the process of submitting to Larimer County our revised plat, which is required due to the County's Minor Land Division (MLD) process. This process is pretty straight forward, since we are not dividing the lot.

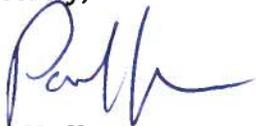
It is our intent to build our personal home here, and join you in this lovely area. While the home design is still preliminary, we anticipate it will sit in the center portion of the field, with a detached garage that will be south and east of the home.

We plan to have a septic system to the east of the home, City of Fort Collins water, which would come from the northeast corner of the property. At this time we do not know where gas or electric will be served from.

Access to the property will be off of West Vine Drive, onto Havel Road. Thru this process, we expect to bring the current gravel road up to County standards, but maintain it as a gravel drive.

Please let me know if you have any questions or concerns that we can address. I would be glad to visit with you further, or if you would like to meet in person. Thank you.

Sincerely,



Paul Hoffman
970-218-8750
paul@sweetwaterlimited.com