

## Valerosa Property Sketch Plan Project Description

Prepared 4/20/2016

By Maura O'Leary, Applicant

FOR SUBDIVISION OF 50.59 ACRE PROPERTY AT  
4389 N COUNTY ROAD 19, FORT COLLINS, CO 80524

Property Owner: Brian and Audrey Brooks; Address: Same  
Applicant: Maura O'Leary and Cory Boeck,

Principal Planner: Karin Madson, AICP

### **SUMMARY:**

The Valerosa Subdivision is a proposed 5-lot single-family planned development residential neighborhood on a 50.59 acre portion of the former Boettcher Farms property, located at the southwest intersection of County Road 56 (Cement Plant Road) and North County Road 19, Fort Collins CO, 80524. Subject parcel is located within the Laporte Area Plan Boundaries. Currently there are two buildings on the acreage: a main residential structure, and a smaller accessory dwelling. Both of these structures are situated at southern boundary of the acreage, adjacent to County Road 19. The Owner of the existing parcel resides here, and will own one of the 5-10 acre parcels when the property is divided. The applicant will own the 4 remaining parcels.

### **REVIEW CRITERIA:**

The existing parcel is currently zoned RE Rural Estate.

Subdividing the acreage will change the zoning from its current RE designation to PD Planned Development, and conforms to the Future Land Uses outlined in the Laporte Area Plan.

### **EXISTING CONDITIONS:**

Except for the two existing dwellings and immediate area surrounding them which constitute the current owner's 'yard', none of the remaining acreage is currently being used for any purpose. It is essentially flat, unfenced dry-land pasture.

There are no water rights associated with this acreage.

### **Surrounding Uses:**

The proposed change is compatible with existing and allowed uses on property in the neighborhood and is appropriate zoning for the property. The properties on the east side of County Road 19, and east along County Road 56 are residential properties on +/- 10 acre parcels. The properties directly west are larger acreages with residences on them. The acreage on the north side of County Road 56 is currently vacant, undeveloped land. A visual survey of these properties indicate that most of these properties currently have horses (and/or other livestock), or have facilities such as

loafing sheds or small barns for large animals, and fencing and gates appropriate for livestock.

**Property Size:**

The property is essentially a rectangular shape, with the short side (north and south sides) roughly 1216' wide, and the long sides (east and west sides) roughly 1908'.

**Off-site conditions:**

No unusual off-site conditions exist.

**Unique features:**

Subject acreage has unobstructed views of the foothills. Applicant has drawn the development so that each lot is oriented to maintain the best views possible for future owners. Northeast corner of the property abuts N Co Rd 19 and Co Rd 56. The southern edge of the property is adjacent to Jackson ditch. The land itself is very flat with no remarkable physical features.

**PROPOSED CHANGES AND IMPROVEMENTS:**

Developable Land: 50.59 acres, minus land that might be committed to the public right-of-way.

Total 'developable land, if right-of-way is increased is estimated to be +/-49 acres. It is Applicant's understanding that Larimer County wants to change the right-of-way where property fronts N County Road 19 from its current 50 foot width (from centerline of road), to 100 feet. If the right-of-way is widened the full length of the eastern edge of the acreage, that will reduce the developable space down from the existing 50.59, to +/-49 acres, TBD by a full survey.

**Number of Lots:**

Five parcels are proposed, each with one primary dwelling unit, as allowed by Larimer County Code.

The Laporte Area Plan allows for a parcel of this size to be subdivided into five 10 acre parcels. If the usable acreage is decreased from the increased road right-of-way, Applicant requests that the planning commission allow for a variance to the 10 acre rule for just one of the parcels, which would instead have fewer acres directly proportional to the land the additional right-of-way takes away from the current parcel.

Thus, land use will change to five parcels, four of which will be 10 acres in size, and one which will have +/-8 or 9 acres, if new road right-of-way reduces size of overall property. Proposed uses: Single Family Residential, as allowed by the PD designation. There will not be any common areas shared between the parcels. Applicant is considering attaching some restrictive covenants to the parcels including height restriction of 30 feet (as is allowed in RE-1 zoning), no modular or manufactured homes, and building

envelopes. Details for covenants, if any, are not established at this time.

**Landscaping:**

Will be by homeowners who purchase each individual parcel.

**INFRASTRUCTURE**

**Water:**

Northern Colorado Water District (NCWD) will serve this development. Applicant has contacted a representative (Rich) at NCWD, who has stated that Northern Colorado Water has an existing 4-inch water line that runs east/west on the north side of County Road 56. There is also a 4-inch water line that runs north/south on the east side of County Road 19. Rich has suggested that while a hydraulic analysis would have to be conducted to verify capacity, he believes that NCWD currently has capacity to add four taps for this development, and that sufficient taps exist to facilitate the development.

**Electricity:**

Poudre Valley REA (PVREA) provides electrical power in this service area, and would serve this development's electrical needs. Applicant contacted Rod Bledsoe, of the PVREA engineering department, who confirmed that PVREA could serve the Planned Development (PD) via their existing electrical power lines that run along County Road 56 and County Road 19, with no extraordinary difficulty.

**Sewer:**

Public waste systems are not available in this area. The existing parcel has, and each of the four new parcels would have an on-site septic system.

**Fire Protection:**

Applicant has not determined the Fire Authority information. The nearest Fire Station is located in Laporte, approximately 3.5 miles away.

**Roads:**

This development is bounded on the north by County Road 56 (Cement Plant Road), which is a paved two lane road maintained by Larimer County. North County Road 19 (aka Taft Hill Road), which is also a two-lane road with a paved surface and is maintained by Larimer County, runs north and south along the east edge of the development. Private property borders the west side, and Jackson Ditch runs along the south edge of the development, adjacent to where the existing dwelling is situated.

**Existing and proposed infrastructures:**

**Utilities:** The existing residence is already served by the utilities mentioned above.

**Irrigation:** The entire acreage is dry-land, with no water/irrigation rights. The land does have minor irrigation ditches, previously used, but the water rights have been vacated.

## **TRAFFIC AND ACCESS:**

### Legal Access:

The existing residence, (future Lot 1) already has legal access to County Rd 19 via an existing driveway. Lot 2 and 3 will be accessed off of Co Rd 19, via a shared driveway. Location of the proposed shared driveway will be across from the existing shared driveway located on the east side of Co Rd 19. By locating the new shared driveway across from the existing driveway we believe that the new access point will meet site distance requirements for access.

Lot 4 and 5 will be accessed off of County Rd 56, via a shared driveway. Location of the shared driveway will be generally across from the existing gate/driveway to the property on the north side of Co Rd 56. By locating the new shared driveway across from the existing driveway we believe that the new access point will meet site distance requirements for access. Surface access of the private driveways will be gravel. This surface finish matches the surface finishes of the driveways of virtually all of the surrounding properties.

Establishing a shared driveway for Lots 2 and 3 off of NCR 19, and another shared driveway for Lots 3 and 4 off of CR56 does the following:

- 1) Prevents the need for an internal, privately maintained roadway;
- 2) Allows for maximum lot size that conforms to the Laporte Area Plan;
- 3) Reduces dust that may emanate from a privately maintained roadway
- 4) Eliminates the need for an HOA or road maintenance agreement to be established;
- 5) Maintains the most desirable sight line (foothills view) for future home-owners from all lots
- 6) Keeps the development financially feasible, as compared to costs of installing a private road for 4 lots that in the proposed configuration can be accessed off public roadways

## **OTHER INFORMATION:**

### Previous Application:

Building permits issued for the existing primary residence (Permit#13-B0014, on 1/18/2013), and for the accessory dwelling unit (Permit#12-B0007, on 1/20/12). The accessory unit permit was issued first, through Planning File No. 11-PSP0026  
A previous Property Status and Options Report, #13-PSO0033, was issued on 4/28/14.

### Wildlife Habitat:

According to a Property Status and Options Report dated 2/18/16, and received by Applicant for this application, "Item 03040: Are there Wildlife concerns', Action: NO, by KCM"

**Appeals**

1. Applicant is proposing just one shared driveway on N County Road 19 and one shared driveway on Co Rd 56. Traffic from these shared driveways will be limited to residential use of their owners, with predictable numbers of access to/from the lots each day. As Larimer County is expanding the right-of-way at this location and changing the road to a Major Collector (to accommodate increases in traffic), and given the limited impact one shared driveway will have on a Major Collector road, Applicant asks that traffic studies on NCR19 and on Co Rd 56 be waived.
2. Owner of the existing dwelling requests that where their future Lot 1 fronts NCR19, they are excluded from the expansion of the new right-of way.

***Thank you***

We believe that the proposed division will allow for a successful development, and a perfect fit into the existing neighborhood. The property Owner and the Applicant thank you for your consideration of this plan.

*Yours,*

*Maura O'Leary and Cory Boeck  
Applicant*