

Conceptual Review Agenda

.....Schedule for 02/22/10

281 Conference Room A

Monday, February 22, 2010

Time	Applicant Info	Project Description	Project BUa Y.....	Planner
9:30		Commenting agencies meets prior to the applicants coming to work through any potential conflicting comments or issues.		
10:00	Mike Bello (970) 566-4541 mbello10@comcast.net	This is a proposal to demolish the existing residential structures on 4 lots, at the southwest corner of Mathews Street and Plum Street, and construct two new buildings. The building located at the corner of Mathews and Plum Street is proposed to be an 8 unit residential complex with parking under the building. The structure in the center of the block is proposed to be 3 stories with the child care facility located on the 1st floor, and office space on the two upper levels. This site is located in the NCM, Neighborhood Conservation Medium Density and NCB, Neighborhood Conservation Buffer zone districts. The proposed child care facility is permitted in the NCB and NCM zone district, subject to a basic development review. The proposed office use is not permitted in the NCM zone district, but is permitted in the NCB zone district subject to a basic development review. The proposed 8 unit multi-family structure is located in the NCM zone district; multi-family dwellings of more than 4 units per building are not permitted in the NCM zone district.	Young People's Learning Center Expansion	Emma McArdle

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10:00	John Birgquist (970) 230-4529 johnbirgquist@hotmail.com	This is a proposal for a "dog day-care" facility to be located in a retail space located at 5748 S College Ave. A "change of use" asks that the site be brought into compliance with current standards "to the extent reasonably feasible." The site is located in the CS, Service Commercial, zone district. The proposed use is permitted in this zone subject to a basic development review. This site already has an approved development plan, therefore, the change of use may be done through the Minor Amendment process, through the Zoning department.	5748 S College Ave Change of Use	Ted Shepard
11:00	Terence Hoaglund (970) 472-9125 hoaglund@vignetestudio.com	This is a proposal for an affordable housing development to be located in Parcel A of the Spring Creek Farms North, ODP, submitted in 2001. The applicant is proposing 232 units in 10-12 unit buildings, on 10 acres. The proposal also includes a 1.3 acre park, located in the center of the proposed development. The ODP designates this area for single family and two family development. The site is located in the LMN, Low Density Mixed Use Neighborhood, zone district. The proposed multi-family buildings containing 12 units per building are permitted in the LMN zone district, subject to a Type 2 (Planning and Zoning Board) review and public hearing.	Spring Creek Farms Affordable Housing	Steve Olt