

2011 Development Review Applications							Plat Submitted	Res. - Comm. or Mixed Use	Sub-divide (create lots, blocks, streets)?	Single Family Lot
	Project Number	Previous File Ref.	Project Name	Planner	Staff Review Date	Green-Final Plans Blue-Revisions Black-New				
January										
Submittal Date	Project Number	Previous File Ref.	Project Name	Planner	Staff Review Date	Description				
1/2/2011	9-10/A		South Transit Center (Final Plan)	Emma McArdle	2/2/2011					
1/19/2011	15-08/A		Choice Center Mixed-Use Redevelopment - Type I and Final Plan	Ted Shepard	2/16/2011					
1/20/2011	1-11	60-91	Firehouse Xpress Carwash PDP - Type I (Tower Shoppes PUD)	Steve Olt	2/16/2011	Request for a new 3,626 square foot tunnel carwash on lot 2 of Tower Shoppes P.U.D. The Firehouse Express Carwash will be situated on a 39,151 square foot (.899 acre) site. The proposed architecture of the carwash building is designed to reflect the appearance of a fire station, complete with a red brick tower. Located at 3500 S. Timberline Rd., south of Fort Collins High School grounds and north of the existing McDonald's on E. Horsetooth Rd. The zoning is NC - Neighborhood Commercial		Comm	no	no
1/18/2011	2-11		716 Maple Street - Expansion of Existing Duplex PDP - Type II	Emma McArdle	2/2/2011	Request to expand and remodel an existing 1,500 sq ft. over and under duplex. A new 420 sq ft. garage attached to the remodeled duplex is also proposed with access from the alley to the west. A request to construct an additional over and under duplex with a 420 sq. ft attached garage on the same 5,600 sq. ft. lot is also included in this proposal. The garage from the new duplex would be attached to the added garage from the existing duplex. The property is located at 716 Maple Street. The zoning is NCM - Neighborhood Conservation Medium Density				
1/31/2011	3-11	96-81Q	T-Mobile Wireless Telecommunication Facility at 3519 Richmond Dr PDP - Type I	Courtney Rippy	2/23/2011	Request for a new wireless telecommunication facility to include placement of a 60 foot "slick pole" and several equipment cabinets in the parking lot to the south of the existing Associates in Family Practice Medicine monument sign. The new pole and equipment will be surrounded by an approx. 455 square foot block and brick wall to match the design of the existing sign. The antennas will be installed inside of the pole, at the top, not visible to the naked eye. The antenna facility will accommodate a 2nd carrier. Located at 3519 Richmond Dr., at the northeast corner of Richmond Dr. and W. Horsetooth Rd. The zoning is NC - Neighborhood Commercial.	no	comm	no	no
Total - 5 Submittals										
February										
Submittal Date	Project Number	Previous File Ref.	Project Name	Planner	Staff Review Date	Description	Plat Submitted			
						Green-Final Plans Blue-Revisions Black-New				

2/4/2011	4-11	old City of Fort Collins plat	Pura Vida Place (518 W Laurel) PDP Type II	Ted Shepard	3/2/2011 changed to 2/23/11	Request to demolish existing Woody's Pizza and construct a new apartment building consisting of 52 units with 6 studio apartments, 14 1- bedroom apartments, 16 -2 bedroom apartments and 16 3- bedroom apartments. The building will be 3 stories over a basement, Zoning is NCB (Neighborhood Conservation Buffer).		Res.		no
2/8/2011	32-10/A	8-99	Willow Brook 3rd PDP Type I Final Plans	Ted Shepard	3/9/2011		y	Res	y	no
2/9/2011	5-11	11-09/A	Mountain View Eye Specialists at Rigden Farm PDP - Type I	Emma McArdle	3/2/2011	Request for construction of a new 4,959 square foot building on a .977 acre site on Lot 2 of Rigden Farm Fifteenth Filing. . The one story building will be occupied by Mountain View Eye Specialists with a building designed to allow for future expansion. Located at 2111 Custer Dr, between S. Timberline Rd. and Illinois Dr. The zoning is NC - Neighborhood Commercial	no	Comm	no	no
2/16/2011	N/A		Orthopaedic & Spine Center of the Rockies Expansion Preliminary Design Review	Emma McArdle	3/2/2011					
2/23/2011	6-11		415 N. Sherwood PDP Type I	Emma McArdle	3/9/2011	REQUEST TO DEMO EXISTING GARAGE AND CONSTRUCT A LARGER GARAGE WITH HABITABLE SPACE AT 415 N SHERWOOD ST. LOCATED TO THE SOUTH OF SYCAMORE ST, NORTH OF CHERRY ST, EAST OF N WHITCOMB, AND WEST OF N MELDRUM, IN THE ZONING DISTRICT NCM, NEIGHBORHOOD CONSERVATION MEDIUM DENSITY.		Res	no	yes
2/24/2011	2-11		716 Maple Street - Expansion of Existing Duplex PDP - Type II (revision 2nd rnd) -note; this has a one week turnaround	Emma McArdle	3/2/2011		no	Res	no	no - duplex
Total 5 submittals & 1 PDR										
March						Green-Final Plans Blue-Revisions Plum-BDR Black-New				
Submittal Date	Project Number	Previous File Ref.	Project Name	Planner	Staff Review Date	Description				
3/2/2011	PDP110001		Harmony Technology Park Third Filing Lot 1 Replat PDP - Type I	Ted Shepard	3/23/2011	This is a request for a new 49,900 square foot, one story, multi-use "flex" office building on 4.919 acres. The proposed uses for the building would be offices and potentially Research Laboratory, Light Industrial or Workshops and Custom Small Industry. There will be a loading dock area in the center of the east side of the buildng. 150 regular parking spaces, 5 handicap parking spaces and 10 bicycle parking spaces will be provided on the site. The existing platted Lot 1 of the Harmony Technology Park Third Filing, will be replatted in this proposal. Located at 5042 Technology Parkway, at the southeast corner of Technology Parkway and Precision Drive. The zoning is HC - Harmony Corridor.	yes	comm	yes	no
3/8/2011	PDP110004 (Formerly #33-10)		Ridgewood Hills Fourth Filing - Ridgewood Hills Residences PDP - Type I (revision, 2nd round)	Steve Olt	3/23/2011	Request to develop the existing Tracts N and T of Ridgewood Hills, Third Filing, into a 180 unit multi-family, 100% affordable housing project. Tracts N and T each contain approximately 5 acres. The proposal includes a total of 12 multi-family buildings				

3/9/2011	PDP110002 (formerly #1-11)		Firehouse Express Carwash - Type I and Final Plan	Steve Olt	4/6/2011	Request for a new 3,626 square foot tunnel carwash on lot 2 of Tower Shoppes P.U.D. The Firehouse Express Carwash will be situated on a 39,151 square foot (.899 acre) site. The proposed architecture of the carwash building is designed to reflect the appearance of a fire station, complete with a red brick tower. Located at 3500 S. Timberline Rd., south of Fort Collins High School grounds and north of the existing McDonald's on E. Horsetooth Rd. The zoning is NC - Neighborhood Commercial				
3/9/2011	SPA110001 1Note- 2 week turnaround!!		CSU-Washington School Conversion - Site Plan Advisory Review and Addition of a Permitted Use - Type II	Ted Shepard	3/23/2011	This is a request for a Site Plan Advisory Review including an Addition of a Permitted Use; changing the use of the existing public school, Washington Elementary School, into an Early Childhood Center to be operated by Colorado State University. An Early Childhood Center is currently not a permitted use in the NCL zone district. The 125 student enrollment from the previous use as the Washington Lab School would decline to 100 students. Staffing will be increased due to the increase in student to staff ratio and the involvement/education of CSU college students in a classroom environment. It is anticipated that a maximum of 36 staff members may be on the site at the same time. Ramps and an elevator as required by the State for child care licensing, will be added to the exterior of the north and south sides of the building, leaving the majority of the exterior of the building untouched to the greatest extent possible to accommodate City Historic Preservation requests. Located at 233 S. Shields Street. The Zoning is NCL - Neighborhood Conservation Low Density				
3/9/2011	ODP110001		Spring Creek Farms North Amended ODP - Type II	Courtney Rippy	3/30/2011	Request to amend the existing 55.3 acre Overall Development Plan for Spring Creek Farms North to allow multi-family uses on Parcel A. The ODP includes three zoning district designations; LMN - Low Density Mixed-Use Neighborhood, MMN - Medium Density Mixed-Use Neighborhood, and E - Employment. Located at the northwest corner of W Drake Rd and S Timberline Rd				
3/9/2011	BDR110001 (routed by Peter, entered in AA by BADRT)		Spirit of Joy Lutheran Church Expansion - Basic Development Review	Peter Barnes	4/4/2011	4,370 square foot addition. This addition increases the size of the building by more than 25%, and therefore, the entire site is required to be brought into compliance with the Code TO THE EXTENT REASONABLY FEASIBLE. Location: 4501 S Lemay Avenue Zoning: C -- Commercial	no	comm	no	no
3/10/2011	PDP110003 (formerly #4-11)		Pura Vida Place (518 W Laurel) PDP Type II (revision, 2nd round)	Ted Shepard	3/23/2011					

3/23/2011	PDP110005		Hickory Commons PDP - Type I	Emma McArdle	4/13/2011	This is a request to plat and develop a mixed-use project on 1.896 acres. The site would be comprised of 3 separate buildings; all buildings will have second floor residential units and main level commercial/industrial designated space. It is the intent of the developer for the buildings to be used as live/work units, with the owners of the businesses residing above. There would be 2 four-plex buildings at the west portion of the site; 1 four-plex building and an eight-plex building at the east portion of the property, these two buildings are connected by a 2-car carport. The site is currently a vacant parcel, located in the 300 block of Hickory Street, bordering the south side of Hickory Street and the north side of Hemlock Street, east of N. College Ave. The zoning is CS - Service Commercial	yes	mixed-use	yes	no
3/31/2011	MJA110002	19-09 & 32-05/A	Penny Flats Replat, Building 4, Lot 1B Major Amendment - Type I	Ted Shepard	4/20/2011	The proposed project is a mixed use development at 311 N Mason. building 4 lot 1B, consisting of 27 multi-family residential apartment units with 3 select live-work units on the first floor. The proposed uses are permitted and encouraged within the Downtown Civic Center Sub District and will bring additional residents to the urban core that will serve to support the commercial district. Location: 311 N Mason Street. Zoning: D -- Downtown	no	mixed-use	no	no
3/30/2011	FDP110003		Transfort Facility Expansion (Final Plan)	Ted Shepard	4/27/2011					
3/30/2011	FDP110002		Choice Center Mixed-Use Redevelopment (final plan revision, 2nd rnd)	Ted Shepard	4/20/2011					
3/30/2011	MJA110001	16-10 & 53-85AZ	Amended CSURF Centre for Advanced Technology ODP - Major Amendment - Type II	Steve Olt	4/20/2011	includes 116.7 acres of property owned and managed by CSURF (Colorado State University Research Foundation). Parcels A, B, C, D, E and F are currently undeveloped. With the adoption of the Land Use Code in 1997, Parcel C was rezoned to E - Employment and MMN - Medium Density Mixed Use Neighborhood. On October 21, 2010, the P & Z Board approved an Amendment to the ODP, requested by Campus Crest Development (with permission from the owner, CSURF). Fort Collins City Council overturned the P & Z Board approval at an appeal hearing on December 21,2010, saying that the ODP was required to illustrate that the block size required in the MMN zone district was being met. This request for an amendment to the ODP is in most respects identical to the previous amendment request, the land uses proposed in this Amended ODP proposal have not changed. The following changes are requested with this Amended ODP: 1. The re-alignment of Rolland Moore Drive; To avoid impacts to the wetlands/drainage and floodway, it is proposed to move Rolland Moore Drive parallel with Larimer C	n/a	comm	yes	no
Total 12 submittals										
April										
Green-Final Plans Blue-Revisions Black-New										

Submittal Date	Project Number	Previous File Ref.	Zoning: CC – Community Commercial	Planner	Staff Review Date	Description				
4/6/2011	FDP110004	30-07/A	Sanctuary West (final plan revision - 4th round)	Steve Olt	4/27/2011					
4/6/2011	PDP110009	16-10B	The Grove at Fort Collins PDP - Type II (revision 2nd rnd)	Steve Olt	4/20/2010					
4/11/2011	PDP110010		Mountain View Eye Specialists at Rigden Farm PDP - Type I (revision 2nd round)	Emma McArdle	4/27/2010					
4/20/2011	PDP110011	63-79 Lake St Townhomes PUD	Islamic Center of Fort Collins PDP - Type I	Ted Shepard	5/11/2011	This is a request for a new mosque (praying area), children playing area, gymnasium and elementary school for the Islamic Center of Fort Collins on 3.26 acres. The project will be constructed in phases, with the mosque being Phase One, the school being Phase Two, and the gymnasium being Phase Three. Phase one will consist of a two story, 11,600 sq ft building with an approximate 6,900 sq ft unfinished basement. The main prayer hall will have a capacity of 340 persons and the mezzanine will have a capacity of 130 persons. Parking will be provided onsite and also in the existing parking lot of the Plymouth Congregational Church per a shared parking agreement, as the two congregations worship on different days (Fridays and Sundays). The building will not only represent Islamic architecture by including a dome and a minaret, but will also include an exterior in the Northern Colorado vernacular. In this respect, this building will be unique in its architecture and will add to the diverse cultural identity of Fort Collins.	no	Comm	no	no
4/20/2011	FDP110005		Colorado Iron and Metal (PDP) - (final plans)	Emma McArdle	5/18/2011					
4/21/2011	ANX110001		Wild Plum Farms Annexation 1	Steve Olt	5/4/2011	Request to annex and zone 0.68 acres located at 1012 N Taft Hill Rd currently zoned FA in Larimer County. This site is located in the Fort Collins GMA (Growth Management Area) and in the area of the Northwest Sub Area Plan. The proposed City zoning is UE - Urban Estate. This annexation and the associated annexation of Wild Plum Farm 2 - are proposed to continue to operate as a boarding stable - boarding not more than 25 horses at any given time on the site. Located at 1012 N. Taft Hill Rd.	yes	mixed-use	no	yes
4/21/2011	ANX110002		Wild Plum Farms Annexation 2	Steve Olt	5/4/2011	Request to annex and zone 3.82 acres located at 1012 N Taft Hill Rd currently zoned FA in Larimer County. This site is located in the Fort Collins GMA (Growth Management Area) and in the area of the Northwest Sub Area Plan. The proposed City zoning is UE - Urban Estate. This annexation and the associated annexation of Wild Plum Farm 1 - are proposed to continue to operate as a boarding stable - boarding not more than 25 horses at any given time on the site. Located at 1012 N. Taft Hill Rd.	yes	mixed-use	no	yes
4/29/2011	FDP110006		Pura Vida Place (Final Plan)	Ted Shepard	6/1/2011					
Total - 8 Submittals										

May						Green-Final Plans	Blue-Revisions	Black-New			
Submittal Date	Project Number	Previous File Ref.	Project Name	Planner	Staff Review Date	Description					
5/16/2011	FDP110007		Front Range Village, Second Replat, Final, Compass Bank - Revised Plans and new Minor Amendment	Ted Shepard	5/25/2011						
5/17/2011	MOD110001		Advanced Animal Care of Colorado - Modification of Standard	Courtney Rippy	5/25/2011	Two requests for Modification of Standards. The first Modification request is to Section 3.8.5(A), to allow outdoor uses; a supervised pet exercise yard /agility park. The Code stipulates all facilities associated with the uses for Advanced Animal Care of Colorado be located entirely indoors. The second Modification request is to Section 3.8.22(A) of the Land Use Code; "(A) All services provided by a dog day-care facility shall be conducted within a completely enclosed, soundproof building."					
5/18/2011	SPA110002		Larimer County Detention Center Expansion - Site Plan Advisory Review	Ted Shepard	6/8/2011	Detention Center Midpoint Campus Plan, a 36 acre Detention site with a proposed new building, additions and remodels for existing buildings and site improvements. The project includes the construction of a new 53,500 square foot, 2-story building, that will be used for the Larimer County Alternative Sentencing Department and will include the Work Release and Work Ender programs, as well as general administrative functions. There will be 168 beds for the Work Release Program and 100 beds for the Work Ender program as well as a kitchen. This project also includes a new addition to both the east and west ends of the existing Sheriff's Administration building which will increase the size of the facility by approximately 15,007 square feet. This will increase the size of the existing 36,437 square foot building to a total of 51,144 square feet. Both additions will have 2-story and 1-story elements. New uses include: office spaces, a training room, conference rooms, a wellness center, locker rooms and showers, a break room, evidence storage and vehicle					
5/19/2011	FDP110008		Harmony Technology Park Third Filing Lot 1 Replat (Final Plan)	Ted Shepard	6/15/2011						
5/26/2011			T-Mobile Wireless Telecommunication Facility at 3519 Richmond Dr PDP - Type I	Courtney Rippy	6/15/2011	need to enter in v360					
Total 5											
June						Green-Final Plans	Blue-Revisions	Black-New			
Submittal Date	Project Number	Previous File Ref.	Project Name	Planner	Staff Review Date	Description					

6/1/2011	FDP110009 (combined PDP & FDP)		Sherwood Forts - 617 S. Sherwood St.	Emma McArdle	6/22/2011	This is a request to build an additional two attached units on the rear of an existing dwelling located at 617 S Sherwood Street. This will create a tri-plex, which is permitted subject to a type one review in the Neighborhood Conservation Buffer Zone District. The initial application proposes 2 units to have 4 bedrooms, which is not in compliance with the Additional Occupancy requirements of the code.				
6/1/2011	FDP110012		Mountain View Eye Center (Final Plan)	Emma McArdle	was scheduled 6/22/2011, moved to 6/29/11					
6/3/2011	FDP110010		415 N. Sherwood St. - Accessory Bldg with Habitable Space (Final Plan)	Emma McArdle	6/29/2011					
6/8/2011			Colorado Iron & Metal (final plan revision-2nd rnd)	Emma McArdle	6/22/2011					
6/8/2011	MJA110002		Penny Flats Replat, Lot 1B (revision-2nd round)	Ted Shepard	was scheduled for 6/22/11 - cancelled, Ted said no staff review will be needed					
06/09/2011	BDR110002		1620 Remington - Extra Occupancy Rental House Basic Development Review	Gary Lopez	n/a					
6/15/2011	FDP110013		Maple Hill 4th (final plan revision, 2nd round)	Emma McArdle	7/6/2011	This was routed late as we were waiting to see if the applicant would wait for staff review upon Emma's return from vacation (7/18) - they opted not to wait, Steve Olt will conduct Staff Review in her place				
6/16/2011	FDP110006		Pura Vida (final plan revision, 2nd round)	Ted Shepard	7/6/2011	This was first scheduled for 6/29/2011, but Eng. Dev. review (Susan) said she needs more time, so it was bumped to 7/6/11 which is what it normally would have been (3 weeks)				
6/16/2011	PDP110013		T-Mobile at 1108 W Vine Drive Wireless Telecommunication Facility PDP - Type I	Courtney Rippy	7/13/2011	This is a request for placement of a 70 foot slick pole and ground equipment wireless telecommunication facility to be located in the northwest corner of the property at 1108 W. Vine Drive. Antennas will be installed inside of the pole, not visible from grade level. The equipment enclosure will be surrounded by complimentary enclosure, constructed of similar materials already in place that will have the effect of screening equipment inside. The antenna facility will accommodate a 2nd carrier. Located at 1108 W. Vine Drive, on the property adjacent to Animal House Pets and Grooming facility.				
Total 9 submittals										
July										
Submittal Date	Project Number	Previous File Ref.	Project Name	Planner	Staff Review Date	Description				
			Block 23 - Preliminary Design Review							

7/14/2011	MOD110002	15-09/A	Union Place Modification of Standards - Type I	Emma McArdle	7/27/2011	Request for 3 Modification of Standards: (1) to Section 3.2.2(k)(1)(a) reduction of parking spaces to 158 from 252; (2)Section 3.5.2 further reduction from an Arterial Street ROW of (15) feet to (12) feet for Lot 1 Block 5; (3) Section 3.5.2(D) Reduction of side setbacks required (3) from (5) to (0) lot lines also reduction of the rear setback required in Section 3.5.2(d)(3) from 98) to a (0) lot line for Lot 2 Block 5.	no	Res	no	no
7/14/2011	PDP110014	SPA 110002	Larimer County Midpoint Campus Replat - PDP Type I	Ted Shepard	8/10/2011	Request to replat lots 24 - 27 of Prospect Industrial Park, and of Centerpoint Second Filing; Lots 1 and 2 Centerpoint Park #3; and a Portion of the NW 1/4 of Section 20, Township 7 North, Range 68 West. The replat is at the request of Larimer County and reviewed in conjunction with the Site Plan Advisory Review, project #SPA110002. The replat will enable Larimer County to encompass all boundaries of the Larimer County Detention Center onto one legal map. Location: 2405, 2501, 2513, 2519, 2525, 2537, 2555 Midpoint Dr; Lot 2, Centerpoint Park #3 & Unaddressed lot west of 2501 Midpoint Dr Zoning: I - Industrial; E - Employment and T - Transition.	yes	comm	yes	no
7/18/2011	SPA110002		Larimer County Midpoint Campus SPAR (revision 2nd round)	Ted Shepard	8/10/2011		n/a			
7/29/2011	FDP110014	30-10	Rollins Subdivision - 431 E. Laurel Street (Final Plan)	Ted Shepard	8/24/2011					
Total										
August										
						Green-Final Plans	Blue-Revisions	Black-New		
Submittal Date	Project Number	Previous File Ref.	Project Name	Planner	Staff Review Date	Description				
	PDR110003		Preliminary Design Review - Bueno Drive Mfg/Warehouses	Emma McArdle	8/10/2011	Preliminary Design Review for construction of two steel buildings to be used for manufacturing/warehouse on approximately an 40,378 sq. ft. site. The proposed site was part of the Southwest Enclave Annexation Phase 1, known as Amended Plat of Lots 3, 4, and 5, South 13 Subdivision, addressed as 108 and 116 Bueno Drive. The zoning is CS - Service Commercial District				
8/12/2011	APU110001		220 E. Olive Street - Addition of a Permitted Use	Ted Shepard	8/24/2011	Addition of Permitted Use for 220 E Olive Street to allow the operation of a micro brewery, micro winery or micro distillery, through the addition of light industrial use.				

8/17/2011	MJA		Union Place Major Amendment	Emma McArdle	8/31/2011	This is a request for a Major Amendment to the approved development plan for the Union Place affordable housing project. This request would modify the approved plan with the following amendments: 1) Increase the density from 89 to 158 dwelling units 2) Revise the plaza area between lots 4 & 5 B-5 to include community gardens 3) Reduce the parking requirements from .075 to 1 per unit 4) Revise the bedroom counts 5) Increase the width of the sidewalk south of Lots 3 & 4. Block 5; and also along the parallel spaces north of Lot 2 Block 2 6) Remove the dumpster enclosure east of Lot 2 Block 5	yes	res	yes	no
8/17/2011	PDR110004		The District at CSU	Emma McArdle	8/31/2011	Preliminary Design Review for a proposed student housing multi-family building complex on 4.48 acres. This project would include the demolition of the existing 16 single family homes, (1) four-plex multi-family building, (1) eight-plex multi-family building and (1) rooming house. New construction would consist of 4 multi-family buildings for a total of 210 dwelling units, and a 5 story, 6 level parking structure. Buildings 1 and 2 would be located on Plum St. between Aster St. and City Park Ave. and both would be 4 stories in height. Building Building 4 would be located on Scott Ave. and 4 stories in height.				
8/17/2011	PDR110005		Legacy Senior Residences	Steve Olt	8/31/2011	Preliminary Design Review for a proposed 4 story, 75,644 sq ft senior residence apartments containing 72 units.				
8/16/2011	PDP110013		T-Mobile at 1108 W. Vine Dr. Wireless Telecommunication Facility (revision 2nd round)	Courtney Rippy	9/7/2011					
8/23/2011	ANX110003		Leistikow Annexation & Zoning - Type II	Ted Shepard	9/14/2011	Request for Annexation and Zoning of an approximate 18.035 acre site located at the southeast corner of S.Timberline Road & Trilby Road. The property contains a 468 sq. ft., one story single family home, a 1,500 sq. ft. outbuilding and is currently known in Larimer County as Leistikow MRD S-21-92				
8/31/2011	CRF110013		County Referral - 6015 Timberline Road	Pete Wray		This is a County Referral for a Wireless Telecommunication Facility at 6015 S. Timberline Road. The proposed structure will be enclosed in a "silo" for stealth design requirements with a 6' high cedar fence. The site is in the County and according to the structure plan will be zoned LMN. This use is not permitted in the LMN zone district.				
8/31/2011	ANX110004		Courtney Annexation & Zoning - Type II	Steve Olt	9/14/2011	Request to annex and zone a 3.129 acre parcel known in Larimer County as Lot 3, Strobel M.R.D. There is one existing 2,664 sq ft home on the parcel. Located at 3256 Nite Court; east of Ziegler Rd. where Charlie Ln. meets Nite Ct; the rear of the property borders the Fossil Creek Reservoir inlet canal	n/a	res	n/a	n/a
8/31/2011	PDP110015	56-98	Rigden Farm 16th Filing PDP - Type I	Steve Olt	9/21/2011	Request to plat a currently unplatted 2.02 acre site located at the southeast corner of E. Drake Rd and Illinois Dr. Zoning: NC - Neighborhood Commercial	yes	comm	?	no

Total 6; 3 PDR										
September										
Green-Final Plans Blue-Revisions Black-New										
Submittal Date	Project Number	Previous File Ref.	Project Name	Planner	Staff Review Date	Description				
9/14/2011	PDP110016	73-82XY; 73-82V	Provincetowne Fourth Filing PDP - Type I	Steve Olt	10/5/2011	Request to replat the former 8.3 acre Outlot A of Provincetowne Third Filing, into 11 single family lots. Located on the southwest side of Snowy Plain Rd. where it ends at Eden Ridge Ln. The Pelican Marsh Natural Area borders this parcel to the south and the new City of Fort Collins Waterway Park to the east. Zoning: LMN - Low Density Mixed-Use Neighborhood	yes	res	yes	no
9/21/2011	FDP110014		Rollins Subdivision - 431 E. Laurel Street (Final Plan revision)	Ted Shepard	10/5/2011		no	Res	no	no
9/28/2011	MJA110003		Union Place Major Amendment (revision 2nd round)	Emma McArdle	10/5/2011					
9/28/2011	FDP110015		The Grove at Fort Collins (Final Plan)	Steve Olt	10/26/2011	Request for a student housing project on a total of 31.32 acres with the project improvements contained on 13.4 acres. The multi-family project would consist of 218 dwelling units in twelve 3-story buildings and a mixed-use clubhouse building with 8 dwelling units on the 2nd and 3rd stories and a hospitality center, study lounge, café, game room and fitness center on the 1st floor. There will be 509 parking spaces provided along with 147 bike parking space. The realignment of the Rolland Moore Drive proposed extension is part of a request to amend the existing ODP (Overall Development Plan); CSURF Centre for Advanced Technology ODP. Located south of W. Prospect Rd, west of Centre Avenue, to the north of and bordering the Larimer County Canal #2 and then to the east bordering Care Housing at Windrail Park PUD. The project encompasses two zoning districts: MMN - Medium Density Mixed-Use Neighborhood and E - Employment.	yes	Res	yes	no
9/29/2011	FDP110009		Sherwood Forts - 617 S. Sherwood St. (Final Plan revision 2nd round)	Emma McArdle	10/19/2011	This is a request to build an additional two attached units on the rear of an existing dwelling located at 617 S Sherwood Street. This will create a tri-plex, which is permitted subject to a type one review in the Neighborhood Conservation Buffer Zone District. The initial application proposes 2 units to have 4 bedrooms, which is not in compliance with the Additional Occupancy requirements of the code.		Res	no	no
Total 5										

October										
Green-Final Plans Blue-Revisions Black-New										
Submittal Date	Project Number	Previous File Ref.	Project Name	Planner	Staff Review Date	Description				

10/4/2011	BDR110003		Basic Development Review - Extra Occupancy Rental House	Gary Lopez	n/a	Request for extra occupancy of up to 5 unrelated residents for single family home with finished basement. Location: 2260 W. Elizabeth Street Zoning: MMN -- Medium Density Mixed-Use Neighborhood			
10/14/2011	FDP110017		Islamic Center of Fort Collins (Final Plan)	Ted Shepard	11/16/2011	This is a request for a new mosque (praying area), children playing area, gymnasium and elementary school for the Islamic Center of Fort Collins on 3.26 acres. The project will be constructed in phases, with the mosque being Phase One, the school being Phase Two, and the gymnasium being Phase Three. Phase one will consist of a two story, 11,600 sq ft building with an approximate 6,900 sq ft unfinished basement. The main prayer hall will have a capacity of 340 persons and the mezzanine will have a capacity of 130 persons. Parking will be provided onsite and also in the existing parking lot of the Plymouth Congregational Church per a shared parking agreement, as the two congregations worship on different days (Fridays and Sundays). The building will not only represent Islamic architecture by including a dome and a minaret, but will also include an exterior in the Northern Colorado vernacular. In this respect, this building will be unique in its architecture and will add to the diverse cultural identity of Fort Collins.			
10/27/2011	FDP110019		Rigden Farm 16th Filing (Final Plan)	Ted Shepard	n/a - mylar submittal only	Request to plat a currently unplatted 2.02 acre site located at the southeast corner of E. Drake Rd and Illinois Dr. Zoning: NC - Neighborhood Commercial	yes	n/a	no

Total 3

November						Green-Final Plans	Blue-Revisions	Black-New
Submittal Date	Project Number	Previous File Ref.	Project Name	Planner	Staff Review Date	Description		
11/1/2011	SPA110003		Liberty Common High School Expansion Site Plan Advisory Review (Major Amendment)	Ted Shepard	11/23/2011	Request for a Site Plan Advisory Review to expand the existing Poudre School District charter school; Liberty Common High School. As proposed, the expansion will include a two-story, 28,838 square foot addition consisting of an engineering lab, gymnasium and classrooms on the 4.27 acre site. Facility expansion includes a new parking lot and athletic field. The existing building is 26,333 square feet. With the proposed expansion, the total building would be 55,171 square feet. Location: 2745 Minnesota Drive, encompassing the entire parcel bordered by Minnesota Drive, Custer Drive, Kansas Drive and Limon Drive. Zoning: MMN - Medium Density Mixed-Use Neighborhood.		

11/4/2011	BDR		Ram's Crossing New Apartment Building	Gary Lopez	n/a	<p>Addition of a new three story, 36 unit apartment building to be constructed north of the existing apartment building. Parking circulation, sidewalks, and landscaping upgrades.</p> <p>Landscaping upgrades around existing building.</p> <p>This project will consist of three story multi-family buildings containing 315 rental apartments, ranging from studios up to three bedroom units in a resort style setting. The buildings face onto both S. Timberline Rd. and E. Drake Rd., forming strong street fronts and block faces.</p> <p>This approach is continued within the community, where buildings also form block faces and well defined streets. Generous landscaped areas that will provide year round color, texture, structure and interest have been interspersed throughout the community. It will include a welcome center/clubhouse and outdoor swimming pool and spa.</p>				
11/16/2011	PDR110007		Spring Creek Farms North Preliminary Design Review	Courtney Rippy	11/30/2011	<p>Request to replat the former 8.3 acre Outlot A of Provincetowne Third Filing, into 11 single family lots. Located on the southwest side of Snowy Plain Rd. where it ends at Eden Ridge Ln. The Pelican Marsh Natural Area borders this parcel to the south and the new City of Fort Collins Waterway Park to the east</p>				
11/9/2011	FDP110022		Provincetowne Fourth Filing (Final Plan)	Ted Shepard	11/30/2011		yes	res	yes	no
11/16/2011	FDP110015		The Grove at Fort Collins (Final Plan revision 2nd round)	Steve Olt	12/7/2011					
Total										

December						Green-Final Plans	Blue-Revisions	Black-New		
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Submittal Date	Project Number	Previous File Ref.	Project Name	Planner	Staff Review Date	Description				
12/14/2011	PDP110018		Aspen Heights Student Housing (PDP w/subdivision plat - Type I)	Ted Shepard	1/11/2012	<p>This is a request to develop a student housing complex on 31 acres south of Conifer Street, west of Redwood Street and north of Old Town North subdivision. The development features 221 dwelling units divided between 81 single family detached units; 62 two-family dwellings (duplexes); and 78 multi-family units ("row houses"). All single family detached dwellings would include 4-5 bedrooms and would be classified as Extra Occupancy Rental Houses. For the two-family dwellings, there would be a mix of two and three bedroom options. The multi-family row houses will have two and three bedroom options, as well. There would be a total of 712 bedrooms, each of which would be individually leased to students in Fort Collins. All buildings would be two stories. All internal drives are proposed to be private.</p>				

12/14/2011	PDP110017	Remington Annex	Courtney Rippy	1/4/2012	Request for the development of a 3 story, multi-family building with 42 dwelling units. There will be a 10,649 sq ft underground parking garage, an additional 10,830 sq. ft. parking garage with 3,468 sq ft of residential space on the first level. The second level residential will contain 13,362 sq. ft., and 10,410 sq. ft. of residential on the third floor. The unit mix consists of 30 studio units, 8 one bedroom units and 4 two bedroom units for a total of 27,146 sq ft of residential space.
12/14/2011	SPA110003	Liberty Common High School Expansion Site Plan Advisory Review (Major Amendment) (revision 2nd round)	Ted Shepard	1/11/2012	
12/16/2011	BDR	Ram's Crossing K2 Apartment Building (revision 2nd round)			
Total					