

2009 Administrative Public Hearings							
Hearing Date	Project Number	Project Name	Planner	Time	Location	Decision	Description
January	No Hearings for January						
Date	Project Number	Project Name	Planner	Time	Location	Decision	Description
2/2/2009	26-08	Oval Flats PDP	Steve Olt	4:30 PM	Conf. Rm A & B, 281 N. College	Approved	Request for a mixed-use project on a .83 acre site to include demolishing the existing Sigma Alpha Epsilon fraternity house and construct a new 55,387 sq ft mixed-use building containing 4,640 sq ft of retail space on the first floor and 41 dwelling units on the 2nd, 3rd and 4th floors of the 4 story building. A total of 60 on-site vehicle parking spaces would be provided.  Location: Northwest corner of W Laurel St and Howes St  Zoning: CC – Community Commercial
2/23/2009	39-08	North College Marketplace Wetlands PDP	Steve Olt	5:30 PM	Conf. Rm A - C, 281 N. College	Approved	This is Phase 1 of the previously approved North College Marketplace ODP and deals with preservation, improvements, and enhancements to the wetlands portions of the property, which consists of 7.9 acres of existing wetlands on the north and east sides of the overall 28 acres known as North College Marketplace.  Location: North side of E Willox Ln and Blue Spruce Dr  Zoning: CCN – Community Commercial North College

<b>2/26/2009</b>	21-08	Odell's Brewery Expansion Major Amendment	Ted Shepard	5:30 PM	Conf. Rm A, 281 N. College	<b>Approved - (added to March Report since no decision at end of Feb)</b>	Request for a Major Amendment to an approved development plan for the expansion to the existing manufacturing/office/tap-room (public use) facility for Odell Brewing Company to accommodate increased brewing operations. Concurrent with the Major Amendment, a replat is proposed to merge Lot 1 and Lot 2 of the existing site, creating a 3.8 acre area. The replatted site will allow for the 16,000 sq ft enclosed tank farm/bottling line/warehouse and cooler area, a 3 story, 7,058 sq ft administrative addition, additional parking, an enlarged shipping area, detention pond, pervious hardscape and landscape enhancements. Located at 800 East Lincoln Avenue, on the north side of E. Lincoln Ave., between 3rd Street and N. Lemay Ave. The zoning is I - Industrial
<b>Date</b>	<b>Project Number</b>	<b>Project Name</b>	<b>Planner</b>	<b>Time</b>	<b>Location</b>	<b>Decision</b>	<b>Description</b>
<b>3/5/2009</b>	6-09	AT&T Wireless Telecommunications Facility (Poudre Valley Plaza)	Steve Olt	6:45 PM	Community Room - 215 N. Mason	<b>Approved</b>	This is a request to construct an AT&T Wireless Telecommunications Facility in the parking lot at the northeast corner of the Poudre Valley Plaza Center. The proposed facility would contain a 55 ft high "stealth" pole, 20 inches in diameter, with antennas in a sheath 30 inches in diameter on the upper 22 ft of the pole. There would be an 11 ft 6 inch high equipment shelter building, partially enclosed in a 6 ft high solid wall at the base of the pole.  Location: SE corner of W Horsetooth Rd and S Shields St  Zoning: NC – Neighborhood Commercial

3/23/2009	8-09	Meldrum Street Townhomes - Modification of Standard	Ted Shepard	5:00 PM	Conf. Rm A, 281 N. College	***Add to April Report If Approved (this was continued and will have a second hearing)	<p>Meldrum Street Townhomes is a proposed project located at 221, 223, 225 and 227 North Meldrum Street. These lots would be consolidated into one project. This is a request to modify the standard that required that in the rear one-half of the lots, there can be no more than 33% of the land area covered by a building or a garage. The request is to increase the building coverage to 38%. For the rear one-half of the four consolidated lots, the standard requires that no more than 3,777 square feet of building coverage be allowed. Under the Request for Modification of Standard, the applicant is asking for 4,366 square feet of building coverage. This represents an increase of 589 square feet.</p> <p>Location: 221, 223, 225, 227 N Meldrum St</p> <p>Zoning: NCB – Neighborhood Conservation, Buffer</p>
Date	Project Number	Project Name	Planner	Time	Location	Decision	Description
4/7/2009	2-09	Larimer Center for Mental Health, Spirit Crossing Clubhouse, 125 West Crestridge Road	Ted Shepard	6:00 PM	Conf. Rm A, 281 N. College	Approved	<p>This is a request to convert an existing church into an office and clubhouse for Larimer County. Spirit Crossing clubhouse offers employment training, educational service, and help with socialization and wellness skills for approximately 20 to 40 clients. There would be five employees. In addition, there would be offices for approximately 24 other Larimer County employees. Spirit Crossing would operate Monday through Friday from 8:00 a.m. to 5:00 p.m. and lunch would be served daily. Shuttle service would be offered to members in need of transportation.</p> <p>Location: 125 W Crestridge Rd, at the corner of Crestridge Dr and Venus Dr</p> <p>Zoning: CC – Community Commercial</p>

<b>4/7/2009</b>	5-09	318 West Myrtle Townhomes PDP	Steve Olt	6:30 PM	Conf. Rm A - C, 281 N. College	<b>Approved</b>	<p>This is a request to remodel and add a second story onto the existing house at 318 West Myrtle Street and add 4 new two-story townhome dwelling units to be attached to the north end of the existing house. Each new dwelling unit will contain 2 bedrooms and will be 836 to 960 square feet in size. A new parking lot for 8 vehicles will be added to the north end of the property. This lot will be accessed from the alley along the east side of the property.</p> <p>Location: 318 W Myrtle St; on the north side of W Myrtle St, between S Howes St and S Meldum St.</p> <p>Zoning: NCB-Neighborhood Conservation, Buffer</p>
<b>4/23/2009</b>	12-09	Front Range Village Replat	Ted Shepard	5:00 PM	Conf. Rm A, 281 N. College	<b>Approved</b>	<p>This is a request to replat two pad sites along East Harmony Road designated as Lots One and Two. The effect of the Second Replat would adjust the side property line between the two lots thereby making Lot One larger and Lot Two smaller.</p> <p>Location: On the north side of E Harmony Rd, just west of Corbett Dr</p> <p>Zoning: HC – Harmony Corridor</p>
<b>4/23/2009</b>	34-08	The Retreat at 1200 Plum Street PDP	Steve Olt	5:30 PM	Community Room - 215 N. Mason	<b>Approved with Condition-Add to May report</b>	<p>Request for a luxury student housing apartment project consisting of 197 units in 5 buildings. The site is located on 2.63 acres of land west of Colorado State University in the 700 block of West Plum Street. The two larger buildings; A &amp; B, contain 90 and 83 units respectively and are located on Plum street between Aster and Columbine. These buildings are proposed to be 70 feet in height. Buildings C, D and E are smaller buildings containing 8 units each and are 50 feet in height. A parking structure is south of Building E, along the Scott Avenue frontage. The parking structure contains 314 spaces and is proposed to be 50' high. On street parking is also available. The property is zoned CC, Community Commercial District</p>

<b>4/28/2009</b>	1-09	Aspen Dental Care PDP	Steve Olt	6:00 PM	Conf. Rm A & B, 281 N. College	<b>Approved with Conditions Add to May report</b>	<p>This is a request for a new 2,600 square foot, single story dental office building. The building is to be 19 feet, 6 inches high. The property is 19,575 square feet (.45 acre) in size. New paved parking areas for 19 vehicles will be added as part of the development plan. This site will be accessed from South Timberline Road via a shared driveway with the neighboring animal hospital. There will be a secondary driveway connection into the Sunstone neighborhood center to the south.</p> <p>Location: 3838 S Timberline Rd, just south of the Countryside Animal Hospital</p> <p>Zoning: LMN – Low Density Mixed-Use Neighborhood</p>
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<b>5/14/2009</b>	20-08	Grant Street Corners PDP	Steve Olt	6:00 PM	Council Chambers, 300 Laporte Ave	<b>Approved</b>	<p>This is a request is for one new single-family detached residence fronting on Grant Street and three new carriage houses fronting on the mid-block alley that runs north – south between West Mulberry Street and West Myrtle Street. A replat of Lots 13-20 of Block 1 of the Westlawn Addition is part of this request. The new plat will be Lots 1-7 of Grant Street Corners. The seven existing single-family residences on the properties will remain; however, one detached garage facing Grant Street will be removed.</p> <p>Location: Northwest corner of Grant St and W Myrtle St</p> <p>Zoning: NCM – Neighborhood Conservation Medium Density</p>
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<b>7/8/2009</b>	15-09	Union Place	Emma Mcardle	5:30 PM	City Council Chambers - 300 Laporte Ave.	<b>Approved with Conditions</b>	This is request for a 50 unit community that will include 6 single family homes, 10 duplex units, 40 multi-family townhome style units, and 3 mixed-use commercial buildings with an undetermined number of additional residential units above. There could be as many as 44 affordable housing units. Access to the site would be from Willox Ln and a future Mason St extension. The site is located on 10.2 acres on the south side of West Willox Lane just to the west of the McDonald's Restaurant/Shell Gas Station. The property is zoned CN, Commercial North College
<b>7/8/2009</b>	14-09	Jennings Subdivision PDP (formerly known as 609 City Park Ave PDP)	Emma Mcardle	5:30 PM	City Council Chambers - 300 Laporte Ave.	<b>Approved</b>	This is a request to sub-divide an approximately 14,805 square foot lot containing an existing one-story, single family home and detached garage on the south side of the property into two lots. A second single family home is proposed to be built on the newly created lot. Located at 609 City Park Avenue. Located at 609 City Park Ave., on the northwest corner of Crestmore Place and City Park Ave. The zoning is RL - Low-Density Residential.
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<b>8/3/2009</b>	8-09	Meldrum Street Townhomes - Modification of Standard	Ted Shepard	5:00 PM	Community Room - 215 N. Mason	<b>Approved with Conditions</b>	Continuation of Hearing on March 23, 2009. Meldrum Street Townhomes is a proposed project located at 221, 223, 225 and 227 North Meldrum Street. These lots would be consolidated into one project. This is a request to modify the standard that required that in the rear one-half of the lots, there can be no more than 33% of the land area covered by a building or a garage. The request is to increase the building coverage to 38%. For the rear one-half of the four consolidated lots, the standard requires that no more than 3,777 square feet of building coverage be allowed. Under the Request for Modification of Standard, the applicant is asking for 4,366 square feet of building coverage. This represents an increase of 589 square feet. Location: 221, 223, 225, 227 N Meldrum St Zoning: NCB – Neighborhood Conservation, Buffer.

<b>8/4/2009</b>	19-09	Penny Flats Major Amendment	Ted Shepard	5:00 PM	Conf. Rm A - 281 N. College	<b>Approved</b>	REQUEST FOR A MIXED-USE RESIDENTIAL/COMMERCIAL BLOCK AT THE NORTHWEST CORNER OF MAPLE AND N. MASON STREETS. THE PROJECT INCLUDES 147 DWELLING UNITS (7 AFFORDABLE) AND 29,246 SQUARE FEET OF COMMERCIAL SPACE ON 2.619 ACRES. THE ZONING IS D, DOWNTOWN DISTRICT.
<b>8/10/2009</b>	16-09	Old Town North, Sunterrace Townhomes Major Amendment	Ted Shepard	5:00 PM	Conf. Rm A - 281 N. College	<b>Approved with Condition</b>	Request to replat Blocks six and Nine of Old Town North and amend the Final Plan to increase the number of dwelling units by 13 dwelling units from 43 to 56. In addition, 16 new, alley -loaded, garage parking spaces are added to replace surface parking in Alley O. The primary area of change is on Block Nine, which would increase from 11 single family detached dwellings to 24 zero lot line, single family attached dwellings for a gain of 13 units. The amended plan would consist of placing 4 six-plex structures (24 units) in the portion of Block Nine that is currently platted for 11 single family lots. The changes to Blocks Two and Seven would adjust the side lot lines and change the architectural style. Block Six would be changed by a reconfigured stormwater detention pond. The Replat and Amendment contains 8384 acres. Location: north of E Vine Dr and west of Redwood Dr Zoning: CCN - Community Commercial North College
<b>8/17/2009</b>	21-09A	Rocky Mountain Archery PDP	Ted Shepard	5:00 PM	Conf. Rm A - 281 N. College	<b>Approved</b>	Request to construct an 11,266 sq ft building for archery range and pro shop. The site is located at 4518 Innovation Drive located within the Golden Meadow Industrial Park. The site currently is vacant and contains 27,600 square feet. The primary use is indoor recreation with ancillary retail sales and service of equipment. Zoning is HC, Harmony Corridor.
<b>9/3/2009</b>	23-09	Casey's Car Wash, Major Amendment	Steve Olt	4:30 PM	Conf. Rm C & D - 281 N. College	<b>Approved</b>	This is a request to enclose the easterly 4 bays of the existing 8 bays of Casey's Car Wash (self serve) for the purpose of providing a small café, novelty retail shop, and common restroom/mechanical room area in 1,200 square feet of the existing building. A new outside patio will be buildt on the north side of the building to serv ice the cafe and car wash customers. There will be upgrades to the building facade. Location: 4315 S Mason St Zoning: C - Commercial
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<b>9/28/2009</b>	11-09	Rigden Farm, 15th Filing PDP	Emma McArdle	6:00 PM	Conf. Rm A-C 281 N. College	<b>Approved</b>	This is a request to replat Tract A of Rigden Farm Filing One, into three (3) separate lots and dedicate an access easement on the 2.7 acre site. The site is bounded by South Timberline Road to the west, Custer Drive to the north, Illinois Drive to the east and the Timberline Church to the south. The entire site is in the NC, Neighborhood Commercial zoning district.
<b>9/28/2009</b>	26-09	Chase Bank at Rigden Farm PDP	Emma McArdle	6:00 PM	Conf. Rm A-C 281 N. College	<b>Approved with Condition</b>	This is a request for a Chase Bank branch to be located on lot 1 of Rigden Farm 15th Filing, which is in the process of being replatted. The property is located on the southeast corner of South Timberline Road and Custer Drive and is in the NC, Neighborhood Commercial zoning district. The surrounding properties are zoned NC to the north and east, LMN, Low Density Mixed-Use Neighborhood to the south, and RL, Low Density Residential to the west..
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<b>10/5/2009</b>	30-09A	Rocky Mountain Innovation Initiative, (RMI2) at Inverness Innovation Park, First Filing PDP	Ted Shepard	5:00 PM	Conf. Rm A 281 N. College	<b>Approved</b>	As proposed, the project consists of two office buildings located on the north side of East Vine Drive between Jerome Street and Redwood Street on 2.24 acres. Building One would be 30,819 square feet in size. Building Two would be 21,000 square feet in size. Both buildings would be three-stories in height. The proposed land uses include general office, commercial, research and development, laboratories and light industrial. The project is part of a multi-phased development within the 7.68 acre Inverness Innovation Park Overall Development Plan which is located on both the north and south sides of the 200 to 500 blocks of East Vine Drive. The properties are zoned CCN-Community Commercial North College District.

10/14/2009	28-09	McClelland's Creek Third Filing - Major Amendment	Steve Olt	5:30 PM	Council Chambers - City Hall West- 300 Laporte Ave	Approved	The request is to adjust the lot sizes to better reflect the present market for new homes, resulting in an additional 21 lots, and improve the overall affordability of the neighborhood. Currently there are 117 lots approved in this filing of McClelland's Creek. The internal street network and storm drainage elements of the development will not change. The cross sections for the external roads adjacent to the property (Kechter Road, Strauss Cabin Road) are being revised slightly. The Site and Landscape Plans are being modified to add neighborhood playground areas and a community garden. Location: At the SW corner of Kechter Rd and Strauss Cabin Rd (S. County Rd 7) Zoning: LMN - Low Density Mixed-Use Neighborhood
10/14/2009	24-09	731 West Olive Street - Accessory Building with Habitable Space PDP	Emma McArdle	5:45 PM	Council Chambers - City Hall West - 300 Laporte Ave	Approved	This is a request for an accessory structure with habitable space located on the rear of a lot at 731 West Olive Street. This structure will be used as a garage; the reason it is considered to have "habitable space" is because it will have water and sewer lines extended to the structure. The proposed use is permitted in the NCL zone district. Location: 731 W. Olive St Zoning: NCL - Neighborhood Conservation Low Density
10/14/2009	22-09	1101 West Oak Street - Accessory Building with Habitable Space PDP	Emma McArdle	6:00 PM	Council Chambers - City Hall West- 300 Laporte Ave	Approved	This is a request for an accessory structure with habitable space located on the rear of a lot at 1101 West Oak Street. This structure will be used as a garage and a workshop; the reason it is considered to have "habitable space" is because it will have water and sewer lines extended to the structure. The proposed use is permitted in the NCL zone. Location: 1101 W Oak St Zoning: NCL - Neighborhood Conservation Low Density .
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<b>11/2/2009</b>	31-09	1121 Remington Street - Accessory Building with Habitable Space PDP	Emma McArdle	5:30 PM	Conf. Rm A-C 281 N. College	<b>Approved</b>	This is a request for an accessory structure with habitable space located on the rear of a lot at 1121 Remington Street. The accessory structure is existing and is currently used as a garage and a work space. The proposed upgrade will extend water and sewer service to the structure for a utility sink. The City's Land Use Code (LUC) defines "habitable space" as "any building with water and/or sewer service" in the NCB zone district. In this case "habitable space does not necessarily mean a dwelling unit" (LUC, Section 4.9 (E)(3)(b).) The proposed use is permitted in the NCB zone district. Location: 1121 Remington St Zoning: NCB - Neighborhood Conservation Buffer
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<b>12/2/2009</b>	40-08	Kaufman & Robinson Office Development PDP	Steve Olt	4:15 PM	Conf. Rm C-D 281 N. College	<b>Approved</b>	This is a request for a technology-based design and manufacturing company. This is a 2-phase development on 1.76 acres. Phase 1, fronting on Blue Spruce Drive, will consist of 9,500 square feet of Office & Light Industrial uses in a single-story metal building. Phase 2 will be a 4,875 square foot addition to the rear of the building for Light Industrial uses. A total of 22 on-site parking spaces are being provided. The company will employ between 12 and 30 people. The subject properties are on the east side of Blue Spruce Drive, at the intersection with Red Cedar Circle, and are zoned I - Industrial. They are Lots 3 & 4, Block 5 of Evergreen Park and are addressed as 1324 & 1330 Blue Spruce Drive.