



City of Fort Collins Current Development Projects

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
Hansen Annexation and Zoning	Linda Ripley 970-224-5828 linda.ripley@ripleydesigninc.com	Addressed in the County as 6029 S. Timberline Rd - Located on the west side of S. Timberline Rd., approx. 1 1/2 miles south of E. Harmony Rd.	Annexation Routed for Review	08/02/2012	Seth Lorson slorson@fcgov.com
Project Desc: Request for annexation and initial zoning for a 69.417 acre parcel located just west of the intersection of S. Timberline Road and Zephyr Rd. The historical use of the property in the County, has been farming and ranching, but now that urban development has almost surrounded the property, the owners recognize that development of the property would be the best use of the land. The applicant is requesting three different zone district classifications for the property. The requested zoning for 46.40 acres, located to the west and generally away from the S. Timberline Rd. frontage, is proposed as LMN - Low Density Mixed-Use Neighborhood District. Located adjacent to S. Timberline Rd., 15.95 acres are proposed as MMN - Medium Density Mixed-Use Neighborhood District. The 6.33 acres located south of and adjacent to the area requesting MMN zoning, is proposed as NC - Neighborhood Commercial District. (Signs posted; #1 & #9)					
Bucking Horse Addition of Permitted Use	Craig Russell 970-484-8855 crussell@russellmillsstudios.com	Located on the east side of S. Timberline Rd., bordering the Great Western Railroad tracks diagonally to the north and west and E. Drake Rd to the south	Addition of Permitted Use Routed for Review	04/05/2012	Ted Shepard tsh Shepard@fcgov.com
Project Desc: Request to add a number of new uses to the Jessup Farm which is zoned Industrial. These uses include retail, urban agriculture, farmer's market/open air markets, restaurant, food catering or small food product preparation, indoor recreation and single family detached dwellings. In addition, the request includes adding multi-family to a portion of the area zoned L-M-N. And, the request also includes adding office, riding arena/horse boarding and urban agriculture as new uses to the Johnson Farm which is zoned U-E zone. This request accompanies the Bucking Horse Amended Overall Development Plan Being an Amendment of the Johnson Property Amended ODP (project file ODP120001).					
Engines & Energy Conversion Lab	Angela Milewski 223-7577 amilewski@bhadesign.com	Located at 430 - 450 N. College Ave	Basic Development Review Routed for Review	07/18/2012	Ted Shepard tsh Shepard@fcgov.com
Project Desc: This is a request for a Basic Development Review to allow a 64,438 square foot addition to the existing 26,083 sq. ft. building housing the Engines Lab at 430 - 450 N. College Avenue. The addition will be used for lab space, administrative offices support space. This expansion will be the result of a partnership between the City of Fort Collins, CSURF, and the Engines and Energy Conversion Lab (EECL's)					

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
842 E Stuart St Extra Occupancy Rental House	DEB COOK 303-404-3808 D.COOK@Q.COM	842 E Stuart St	Basic Development Review Routed for Review	10/24/2012	Peter Barnes pbarnes@fcgov.com
Project Desc: This is a request for a basic development review to allow the conversion of an existing single family detached home to an Extra Occupancy Rental House for up to 4 unrelated tenants. The site is located at 842 E. Stuart Street and is in the Low Density Mixed Use Neighborhood (LMN) zone district.					
New Belgium Brewing - Canning Line Expansion - 600 Buckingham St.	Matt Brooksmith 970-495-6308 matt.brooksmith@neenan.com	Located at 600 Buckingham St.	Minor Amendment Routed for Review	04/06/2011	Peter Barnes pbarnes@fcgov.com
Project Desc: Improvements planned to this site include construction of a new addition to the existing bottling line building along with minor changes to existing, utilities, grading, drainage, and landscape. The new 16,000 sq ft addition will match the exterior character and style of the existing bottling building which is primarily exposed precast concrete, stucco and wood siding with trim.					
PANERA BREAD - FRONT RANGE VILLAGE	970-692-9497 KATIE@SCMSLLC.COM	This project is located at 2721 Council Tree Ave, Suite 143.	Minor Amendment Applied	12/16/2011	Noah Beals nbeals@fcgov.com
Project Desc: ENLCLOSING THE EXISTING ENTRY AND OUTDOOR SEATING AREA TO BECOME INDOOR DINING AREA. ADDING 324 SF.					
1107 City Park Ave. - CSU AT&T Wireless	Liz Walker 303-264-7455 liz@verticalrec.com	Located at 1107 City Park Ave	Minor Amendment Routed for Review	04/02/2012	Gary Lopez glopez@fcgov.com
Project Desc: This is a request to remove and replace 6 existing AT&T wireless antennas, and relocate 3 existing antennas on the roof top of the Campus West Liquor store building at 1107 City Park Ave. The existing roof top screen wall will be extended 4 feet in height.					
GENUINE AUTOMOTIVE - 120 HEMLOCK	RHYS CHRISTENSEN 970-229-9900 RHYS@REALTEC.COM	This site is located at 120 Hemlock St.	Minor Amendment Routed for Review	05/09/2012	Peter Barnes pbarnes@fcgov.com
Project Desc: Request for change of use to vehicle repair, serviceing and maintenance establishments or to light industrial and wholesale distribution facilities.					

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
Bucking Horse Park	Kristin Turner/Paul Mills 970-484-8855 kturner@russelmillsstudios.com	Located in the center of Nancy Gray Ave. where it bends 45 degrees, south of Kerry Hill Dr.	Minor Amendment Routed for Review	06/21/2012	Noah Beals nbeals@fcgov.com
Project Desc: Request for a Minor Amendment to create a 108,242 sq. ft. neighborhood park for the Bucking Horse subdivision. The park will include a swimming pool, clubhouse, sidewalk and planting areas. The park is to be located on Nancy Gray Ave. in the center of Nancy Gray Ave. where it turns from east/west, then southward and east/west again.					
DISCOVERY FELLOWSHIP		6630 Brittany Drive	Minor Amendment Routed for Review	07/26/2012	Gary Lopez glopez@fcgov.com
Project Desc: Addition of 3,200 Sq Ft sanctuary and 4,100 Sq Ft youth room/offices to existing church facility. Existing materials and colors will match existing facility. Storm water drainage facilities will be upgraded as required by City of Fort Collins criteria.					
HARMONY ONE BUILDING	HARMONY ONE CONDOMINIUM ASSOCIATION 970-226-1500	3003 E. HARMONY RD.	Minor Amendment Routed for Review	07/31/2012	Gary Lopez glopez@fcgov.com
Project Desc: The exterior band light fixtures that were installed on building during construction were not on the approved lighting plan.					
Odell Brewing Expansion	McBride, Mike 970-223-7577 mmcbride@bhadesign.com	800 E. Lincoln Ave.	Minor Amendment Routed for Review	09/28/2012	Noah Beals nbeals@fcgov.com
Project Desc: 1,775 SF building addition to the West of existing building with parking lot changes. 12,773 SF addition to the East, addition of beer garden Southeast of existing building.					
McClelland's Creek 3rd Filing Minor Amendment	Ryland Homes, LLC 303-486-5112	Kechter Rd. and Strauss Cabin Rd.	Minor Amendment Routed for Review	11/09/2012	Noah Beals nbeals@fcgov.com
Project Desc: This minor amendment will be to remove a community garden area, barn site feature, (old LP101). Remove windmill feature, spray park, and silo feature (old LP101). Remove playground (old LP109). One large playground will be placed.					

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
	Nick Haws 970-568-5414		Minor Amendment Routed for Review	11/13/2012	Noah Beals nbeals@fcgov.com
Project Desc:	Request to incorporate a dog park into the multi-purpose detention pond at Presidio Apartments at 3707 Precision Dr. This would be accomplished by the addition of approximately 850 LF of three rail cedar fencing with a welded wire attached, as well as a perimeter soft path, four benches and four additional pet waste stations.				
Treehouse Montessori Enrollment Increase	Rhonda Robertson 970-310-0468 treehousemontessori@ymail.com	2013 Valley Forge Avenue	Minor Amendment Routed for Review	11/30/2012	Gary Lopez glopez@fcgov.com
Project Desc:	Treehouse Montessori would like to request a capacity increase of 3 children. This would raise the capacity from 25 students to 28.				
Moot House Restaurant Remodel	Dana Lockwood 970-493-1023 lockwoodar@aol.com	2626 S College Ave	Minor Amendment Routed for Review	12/03/2012	Gary Lopez glopez@fcgov.com
Project Desc:	This is a Minor Amendment request to remodel the existing Moot House Restaurant located at 2626 S College Ave. The remodel work will include an upgrade of the facilities both interior and exterior including modifications to the building exterior and landscaping.				
B & G Equipment Change of Use	Buddy Truesdell 970-381-4161 buddy@bgequipment.com	1235 N College Ave	Minor Amendment Routed for Review	12/07/2012	Noah Beals nbeals@fcgov.com
Project Desc:	This is a minor amendment request for change of use from Automotive to Urban Tractor and Equipment sales, parts and service.				
Foothills Mall minor amendment	McLennan, Bruce 303-220-8900 bmclennan@semarchitects.com	215 E Foothills Parkway	Minor Amendment Routed for Review	12/10/2012	Noah Beals nbeals@fcgov.com
Project Desc:	Deconstruction of existing building elements in preparation for new construction.				
1220 S. College Ave Minor Amendment	John Beggs 970-484-8855 jbeggs@russellmillsstudios.com	1220 S. College Ave Lots 10 and 11 of block 18. Crafts subdivision	Minor Amendment Routed for Review	12/12/2012	Peter Barnes pbarnes@fcgov.com
Project Desc:	This is a minor amendment to change use to add retail use for bridal store to bottom floor of existing Keller Williams building.				

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
Marriott Hotel: Events Pavilion improvements	Jeff Hansen 970-224-1191 jeff@vfla.com	Located at 350 E Horsetooth Rd - Marriott Hotel	Minor Amendment Routed for Review	12/13/2012	Peter Barnes pbarnes@fcgov.com
Project Desc:	This minor amendment is for improvements to the Events Pavilion to include installing operable windows to provide protection during inclement weather. The space will also be semi-conditioned. Will also be removing existing canvas canopies and constructing permanent connecting canopies to the main building.				
Hidayah Village	Dana Lockwood 970-493-1023 lockwoodar@aol.com	925 W Lake Street	Minor Amendment Routed for Review	12/19/2012	Peter Barnes pbarnes@fcgov.com
Project Desc:	This is a minor amendment requesting 9 additional walnut trees be removed due to disease by the city forester. Owner/Developer is complying with this request and it is the owners intent to mill and utilize the walnut lumber.				
Penny Flats First Replat. Building 4	Derbes, Dave 970-267-0954 dave.derbes@brinkmanpartners.com	Located at 311 N Mason at the southwest corner of Cherry St. and N Mason.	Major Amendment Ready for Hearing	03/30/2011	Ted Shepard tshepard@fcgov.com
Project Desc:	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. Located at 311 N. Mason St. The zoning is D - Downtown Civic Center				
Union Place Major Amendment	Robert Ross 720-304-0011 ross@merten.com	Located at approximately 137 W Willox Ln, at the southwest corner of W.Wilcox Ln. and N. Mason St	Major Amendment Ready for Hearing	08/17/2011	Emma McArdle emcardle@fcgov.com
Project Desc:	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				

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
Penny Flats First Replat, Lot 1A Major Amendment	Dave Derbes 970-672-1011 dave.derbes@brinkmanpartners.com	This site is located at 210 Maple Street.	Major Amendment Routed for Review	04/03/2012	Ted Shepard tshepard@fcgov.com
Project Desc:	Request for a Major Amendment to revise Building Three of the previously approved Project Development Plan; Penny Flats First Replat, from a 6 story building with a maximum height of 65' to a 4 story building with a maximum height of 50'. The new building configuration will increase the number of units to 21 (an increase of 2 units), decrease the habitable square footage of the building to 16,602 sq ft, and decrease the number of parking spaces by seven.				
Registry Ridge Sixth Filing	Fred Cooke 970-379-7696 fcooke@rof.net	This site is located in Registry Ridge Subdivision along Snowdon Drive and Ranger Drive.	Major Amendment Ready for Hearing	05/30/2012	Seth Lorson slorson@fcgov.com
Project Desc:	This is a proposal to replat the existing 7.349 acres of Registry Ridge Fifth Filing. In 2007, Registry Ridge Fifth Filing was conditionally approved at a Type I hearing for 27 single-family lots in the Low Density Mixed-Use Neighborhood (LMN) zone district. The proposed replat is a Major Amendment to Registry Ridge Fifth Filing for 28 single-family lots oriented in similar fashion to the currently approved subdivision. The proposal is in compliance with the existing approval and Articles 3 and 4 of the Land Use Code. Section 4.5(D) of the Land Use Code requires a density of between three and nine dwelling units per acre; the Major Amendment proposes a density of 5.5 dwelling units per net acre.				
One Boardwalk Place Major Amendment	Cathy Mathis 970-532-5891 cathy@tbgroup.us	Located at 5332 Boardwalk Dr, at the southwest corner of S. Lemay Ave. and Boardwalk Dr.	Major Amendment Routed for Review	08/22/2012	Ted Shepard tshepard@fcgov.com
Project Desc:	This is a request for a change from an approved 2.29 acre development project; formerly known as Serrano Subdivision, changing from the approved six, 3 unit multi-family buildings with 2 bedrooms per unit, to three, 8 unit multi-family buildings with 2 bedrooms per unit. The overall gross density would be 10.48 dwelling units per acre. The 2 story buildings would front along S. Lemay Ave and Boardwalk Dr. A stand-alone Modification of Standard request to increase the density was approved in June, 2012. (Signs posted; #12 & #13)				
Odell Brew House Expansion	BHA Design 970-223-7577 MMCBRIDE@BHADESIGN.COM	This project is located 800 E Lincoln Ave.	Major Amendment Void	11/08/2012	Ted Shepard tshepard@fcgov.com
Project Desc:	This is a request to construct an employee parking lot for Odell Brewery located at 800 E. Lincoln, due to additional construction having eliminated employee parking areas. Sign posted; #48				

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
Mitsubishi at 2712 S. College Avenue - Lot 8 Thunderbird Estates Sixth Subdivision	Stephanie Sigler 970-224-5828 stephanie.sigler@ripleydesigninc.com	2712 S. College Ave.	Major Amendment Routed for Review	11/21/2012	Seth Lorson slorson@fcgov.com
Project Desc: This is a request for a Major Amendment to Lot 8 of the previously approved Thunderbird Estates Sixth Subdivision, and is a change of use from the former Alpenglow garden supply store to a Mitsubishi car dealership. As proposed, the request entails a new building facade, two permeable display car pads along South College Ave., new sidewalk and updated landscaping. There will also be some interior improvements of the existing 6,702 sq. ft. metal building to include a minor service and repair area. The site is zoned GC - Commercial General.					
One Boardwalk Place Modification of Standards	Cathy Mathis 970-532-5891 cathy@tbgroup.us	Located at 5332 Boardwalk Dr, at the southwest corner of S. Lemay Ave. and Boardwalk Dr.	Modification of Standards Routed for Review	05/07/2012	Ted Shepard tshepard@fcgov.com
Project Desc: Request for a Modification of Standards to Section 4.5(D)(1)9(b) of the Land Use Code (density standards). The property is located at 5332 Boardwalk Drive and is in the Low Density Mixed-Use Neighborhood (LMN) zone district. This request is to increase the density from the LMN zone allowable maximum of 9 dwelling units per acre to 10.48 dwelling units per acre. This property contains 2.29 acres and is the site of a previously approved development plan; Serrano Townhomes (Serrano Subdivision) which has been partially developed. With the approval of the Modification of Standard, the new owner of the property may apply for an amendment to the previously approved Serrano Subdivision development plan for further development.					
220 E. Olive Street - Olive Street Apartments - Modification of Standard	Florin, Brad 970-744-5000 brad@florinltd.com	220 E. Olive St., at the northwest corner of E. Olive St. and Mathews St.	Modification of Standards Routed for Review	06/01/2012	Ted Shepard tshepard@fcgov.com
Project Desc: This is a request for a stand alone Modification of Standard to the Land Use Code. The modification request would allow the construction of up to 42 apartment units located at 220 E. Olive Street, to be approved without the requirement for on-site parking. The proposed apartment building would allow no more than 14 of the 42 units to consist of two-bedroom units. Each tenant would be provided with a locking bike storage unit to encourage the use of bikes a a primary means of transportation. The applicant is planning to implement a rent discount for tenants that certify the do now own a car. The applicant is also working with the City of Fort Collins Parking Services department to secure 40 parking permits for the surface parking lot at the southwest corner of E. Olive St. and Mathews St.					

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
Bucking Horse Amended ODP, an Amend. of Johnson Property Amend. ODP	Craig Russell 970-484-8855 crussell@russellmillsstudios.com	Located on the east side of S. Timberline Rd., bordering the Great Western Railroad tracks diagonally to the north and west and E. Drake Rd to the south	Overall Development Plan Routed for Review	04/05/2012	Ted Shepard tshepard@fcgov.com
Project Desc: Request to amend the portion of the Johnson Property Overall Development Plan that remains vacant, including the Jessup Farm and Johnson Farm historic homesteads. These areas consist of approximately 153.5 acres and are generally located east of Timberline Road and north of Drake Road. For the residential areas, the request is to adjust the mix and location of single family detached, single family attached (townhome) and multi-family dwellings in order to meet current market conditions. For the Jessup Farm (zoned Industrial) and the Johnson Farm (zoned Urban Estate), the request also includes amending the mix of allowable uses particularly on the Jessup Farm which is envisioned to be an artisan village. A request for Addition of Permitted Uses known as; Bucking Horse Additions of Permitted Use, project file APU120001 will be reviewed in conjunction with this project.					
Silo Storage ODP (East Vine Storage)	Ric Hattman 970-223-7335 hattmanassociate@gmail.com	Located at 3805 E. Vine Drive	Overall Development Plan Routed for Review	08/29/2012	Seth Lorson slorson@fcgov.com
Project Desc: This is a request for an Overall Development Plan for a proposed three phased development in 36.38 acres that will eventually include indoor and outdoor storage facilities. (Signs posted; #6 & #14)					
Ziegler - Harvest Park Overall Development Plan	Steve Steinbicker 207-0424 steve@architecturewestllc.com	Located at 5305 Zeigler Rd	Overall Development Plan Routed for Review	12/05/2012	Sherry Albertson-Clark salbertson-clark@fcgov.com
Project Desc: This is a request to create an Overall Development Plan containing 4.08 acres. Sign #38 posted 12-12-2012					
Harmony Technology Park 3rd Filing Lot 1 Replat	Jason Messaros 970-223-7577 jmessaros@bhadesign.com	Located at 5042 Technology Parkway, at the southeast corner of Technology Parkway and Precision Dr	Project Development Plan Ready for Hearing	03/08/2011	Ted Shepard tshepard@fcgov.com
Project Desc: 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 building. 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.					

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
Hickory Commons	Jones, Troy 970-416-7431 troy@architex.com	Located in the 300 block of Hickory Street, west of N. College Ave., bordering the south side of Hickory Street and the north side of Hemlock Street.	Project Development Plan Ready for Hearing	03/23/2011	Courtney Levingston clevingston@fcgov.com
<p>Project Desc: This is a request to plat and develop a mixed-use project on 1.896 acres. The site would be comprised of 7 separate buildings; all buildings will have second floor residential units and main level commercial 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. As proposed, there are 12 two-bedroom units and 14 three-bedroom units for a total of 26 units and 66 bedrooms. For the residential component, 49 parking spaces are required; none are required for the commercial. The applicant is proposing 53 parking spaces. 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, west of N. College Ave. The zoning is CS - Service Commercial. (Sign posted; #2)</p>					
Islamic Center of Fort Collins	Dana W. Lockwood 970-493-1023 lockwoodar@aol.com	Located at 925 W. Lake St, on the south side of W. Lake St., between S. Shields St. and S. Whitcomb St, just to the west of Plymouth Congregational Church	Project Development Plan Ready for Hearing	04/20/2011	Ted Shepard tshepard@fcgov.com
<p>Project Desc: 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.</p>					

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
Remington Annex	Jeff Hansen and Justin Larson 970-566-2948 jeff@vfla.co	Located at 705, 711, 715 Remington Street in the Laurel School National Register Historic District.	Project Development Plan Routed for Review	12/14/2011	Courtney Levingston clevingston@fcgov.com
<p>Project Desc: Remington Annex is located at the combined property address of 705, 711 and 715 Remington Street. The existing buildings at 705 and 715 Remington street will be deconstructed; however, 711 Remington Street is individually eligible for local landmark designation and thus will be preserved in its current location.</p> <p>The project is proposing 5 two bedroom units and 6 three bedroom units (total of 28 beds) on the 19,897 square foot site. The project is proposing 21 off street parking spaces. The site is located in the Neighborhood Conservation Buffer (NCB) Zone District and the use is permitted subject to a Planning and Zoning Board public hearing.</p>					
Aspen Heights Student Housing	970-674-3323 deanne@tfgcolorado.com	This project is located on the 31 acres at the southwest corner of Conifer St. and Redwood St., running just east of Blue Spruce to Redwood Street and south to Blondel St.	Project Development Plan Routed for Review	12/14/2011	Ted Shepard tshepard@fcgov.com
<p>Project Desc: 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. Signs posted: #34 & #50</p>					

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
Legacy Auto	Don Shields 970-493-2025 dons@wgarchitects.com	Located at 1825 and 1845 N College Ave (Legacy Auto)	Project Development Plan Routed for Review	01/17/2012	Seth Lorson slorson@fcgov.com
Project Desc:	<p>This is a request to replat 1845 N. College Ave. (the 200 foot frontage) and the approximate 1.88 acre parcel to the north addressed as 1825 N. College Ave., into a single 2.57 acre parcel for the existing Legacy Auto business. The new parcel will contain two building pad sites. The east building pad will be comprised of the existing 1,211 sq. ft. building and a 6,000 sq. ft. addition. The existing 1,000 sq ft canopy, which is connected to the existing building, will remain as a covered pedestrian gateway to the site. The west building pad will be for a 5,000 sq. ft single story office/warehouse. The existing building and addition will be used for the sales offices for urban tractors, ATV's, trailers (25 feet maximum length), personal water/snow craft (jet-ski and snowmobile types of crafts), conversion vans, cars, and light trucks. Also, part of this building will be used for retail sales and part will be used for minor vehicle repair.</p> <p>The existing Street Master Plan and North College corridor Plan show a future local commercial street straddling the south property line of this development. A 36 foot half right-of-way will be dedicated along the southern property line of the development. As this street can not be constructed until the properties to the south and west redevelop, the construction of the local commercial street will be delayed until the adjacent properties to the south and west redevelop</p>				
The District at Campus West	Linda Ripley 970-224-5828 linda.ripley@ripleydesigninc.com	Located on the north side of W. Plum St., between City Park Ave. and Aster St.	Project Development Plan Routed for Review	01/25/2012	Ted Shepard tshepard@fcgov.com
Project Desc:	<p>This is a request for a 193 unit student housing development on approximately 4.48 acres. The site is located on the north side of W. Plum St. encompassing the lots between City Park Ave. and Aster St. Moving along Plum St. from west to east, the project consists of Building 1, a 5 story multi-use building that steps down to 4 stories on the north side, to contain dwelling units and the clubhouse with outdoor pool. Building 2 will consist of a 4 story parking structure with 3 story townhome type dwelling units on the W. Plum St. facade. Building 3 will be a 5 story residential building with interior courtyard. Two dead end streets, Combine and Daisy, will be vacated and removed the the development of this project.</p>				
217 W Trilby Road Subdivision	Kenneth Merritt 970-667-6286	217 West Trilby Road approximately 600' west of South College Ave.	Project Development Plan Routed for Review	02/29/2012	Seth Lorson slorson@fcgov.com
Project Desc:	<p>The applicant proposes to subdivide this 2.48 acre lot into three (3) lots. The existing residence on the current property would remain on the first subdivided lot which the applicant (Affordable Roofing) uses for their business. The additional two (2) lots are intended for office uses and to make site and building improvement upgrades to the current business on the property.</p>				

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
Bucking Horse, First Filing	Craig Russell 970-484-8855 crussell@russellmillsstudios.com	Located on the east side of S. Timberline Rd., bordering the Great Western Railroad tracks diagonally to the north and west. Phase A contains the triangular Outlot C at the corner of S. Timberline Rd. and the RR tracks to approx. Blackbird Dr.; Phase B runs parallel to S. Timberline Rd. to Katahdin Dr; Phase C runs parallel to the RR tracks to Goosberry Ln.	Project Development Plan Routed for Review	04/05/2012	Ted Shepard tshepard@fcgov.com

Project Desc: This PDP consists of three individual phases:

A. Jessup Farm Artisan Village, Being a Replat of Outlot C, Sidehill Filing Two (#32-01D/E); Request to renovate and redevelop the 13-acre Jessup Farm which includes preserving the historic farmstead including renovation of the existing farmhouse, barn and other outbuildings. New uses include a restaurant in the farmhouse and adding small-scale retail and commercial in the existing out-buildings. Other uses include limited indoor recreation, child care facility and two multi-tenant buildings totaling 40,000 square feet available for a variety of tenants such as food production or light industry. Five new single family lots are being created along Blue Yonder Drive. This area is zoned Industrial.

B. Bucking Horse Townhomes (Single Family Attached); Being a Replat of Lots 1-26 and Tracts AM, AN, AO, Block 2; and Lots 1-28 and Tracts AP, AQ, AR, Block 3; and Lots 40-45, Block 1; all being part of Sidehill Filing Two. In Addition, Being a Replat of Lots 1-19, G-1 through G-19, and Tract A all being a part of Sidehill Filing Three. Request to reduce the density and modify the layout of the townhomes on the three blocks along Timberline Road. Approximately 78 townhomes are proposed within this 9.34 acre area. These parcels are zoned L-M-N.

C. Bucking Horse Residences (Single Family Detached); Being a Replat of Lots 3-6, Block 4, Sidehill Filing Two. This phase is divided between the existing layout that expired but is being re-submitted in order to re-establish a vested right, and a new aspect consisting of 11 lots. The existing portion is part of Sidehill Filing Two and does not change from that which was originally approved. This area consists of 115 lots on 28.6 acres and is zoned L-M-N. The new aspect of this phase is a request to replat six existing single family lots in Block 4 of Sidehill Filing Two (zoned L-M-N) for the purpose of creating a separate tract for a trail and combined with five new lots being created out of Outlot C (zoned Industrial). These 11 lots are located along Blue Yonder Drive and contain 1.53 acres.

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
1008 Mantz Place with Addition of Permitted Use	AMERICAN BAPTIST CHURCH 970-482-2175 bprather@abcfortcollins.org	This site is located at 1008 Mantz Place.	Project Development Plan Ready for Hearing	04/10/2012	Seth Lorson slorson@fcgov.com
Project Desc: Applicant proposes a change of use at 1008 Mantz Place from single family residential to office for Elderhaus. There will be no changes to the existing structure nor will any Elderhaus clients use this office. The site is zoned Neighborhood Conservation, Low Density (NCL) and an office use is not permitted in the NCL zone district (LUC 4.7(C)). Addition of permitted use is requested, as well.					
Regency Lakeview PDP with Addition of Permitted Use		Located at 2700 S. Lemay Ave., at the southeast corner of E. Drake Rd. and S. Lemay Ave.	Project Development Plan Routed for Review	04/18/2012	Ted Shepard tshepard@fcgov.com
Project Desc: Request to develop multi-family housing on the 11.232 acres on the east side of the Christ Center Community Church The project would consist of 175 dwelling units divided among eight buildings. There would be a mix of one, two and three-bedroom units. There would be 312 parking spaces divided among attached garages, detached garages and surface parking. Amenities would include a clubhouse, pool and walking paths. There would be no new access drives from either S. Lemay Ave. or E. Drake Rd.					
Legacy Senior Residences		Located at approximately 411 Linden Street, between Linden St. and Pine St., north of Poudre St (alley).	Project Development Plan Resubmittal Required	05/02/2012	Lindsay Ex lex@fcgov.com
Project Desc: This is a request for a multi-family project known as Legacy Senior Residences, Project Development Plan, File #120015. The proposed development is on 1.97 acres of abandoned industrial land (formerly the Kiefer Concrete Storage Yard), located west of Linden Street, north of Willow Street, and east of Pine Street. The entire site is in the River Downtown Redevelopment (RDR) zone district and is within the Transit-Oriented Development Overlay District (TOD). The proposal consists of 72 one- and two-bedroom affordable apartments for seniors (age 62 and over) who earn between 30 to 60% of the Area Median Income. The proposed building is 4 stories tall, with a maximum building height of 50'-6 3/4". As the project is located within the TOD, multi-family dwellings have no minimum parking requirements. However, the applicant is providing 51 off-street parking stalls for the residences. All units (100%) are planned to be permanently affordable. The applicants are requesting one modification to the Article 3 General Standards (Section 3.2.2(H)) and two modifications to the Article 4 Zone Districts (Section 4.17(D)(3)(c)(1) and Section 4.17(D)(3)(c)(4)). This is a request for a proposed affordable housing senior living apartment building on 1.97 acres. The building would contain 76,723 square feet in four stories and 72 dwelling units with a mix of one, two and three bedroom units. The intent of the development is to create affordable apartments for seniors (aged 62 and over) who are low-income, earning between 30% to 60% of the Area Median Income (AMI). The site is vacant land previously used by Kiefer Concrete.					

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
Subway at 651 SE Frontage Rd	Chad Knoth 303-377-5335 chad@excellfund.com	Located at 651 SE Frontage Rd, the corner lot facing E. Mulberry St. to the north and the SE Frontage Rd to the east.	Project Development Plan Resubmittal Required	05/18/2012	Jason Holland jholland@fcgov.com
Project Desc: This is a request for a proposed 1,484 sq. ft. Subway Restaurant building to be constructed on a 22,146 sq. ft. lot. The site is located at 651 SE Frontage Rd. and is on Lot 17 of the Interchange Business Park subdivision. (Sign posted; #35)					
Little Bear's Child Care	Troy Jones 970-416-7431 troy@architex.com	This site is located at 1247 Riverside Ave and 1230 E Elizabeth.	Project Development Plan Void	05/30/2012	Courtney Levingston clevingston@fcgov.com
Project Desc: The project is proposing to remodel the existing 7,559 square foot building (formerly the Children's Speech Therapy Center and Green Path Financial Counseling Services) at 1247 Riverside Avenue for use as a child care center. The existing building will remain, with minor exterior remodeling, primarily on the west elevation. In addition, the adjacent vacant lot to the south at 1230 East Elizabeth Street will be developed as the child care center's outdoor playground. The playground would have a 6 foot chain link fence around the perimeter and consist of natural play features. The site is zoned Employment (E), and child care centers are permitted in the Employment Zone District, subject to an administrative review and public hearing.					
River District Block One Mixed Use - Encompass		This project is located northeast of the intersection of Willow and Linden (approx. 418 Linden St.)	Project Development Plan Routed for Review	07/17/2012	Ted Shepard tshepard@fcgov.com
Project Desc: This is a request to re-develop 418 Linden Street, which was formerly a concrete batch plant. This mixed use development proposes to construct office space, retail space, a signature restaurant space (24,508 sq ft of commercial space) and 12 residential units on the upper floor (12,482 sq ft). Block One is generally located northeast of the intersection of Willow and Linden Streets.					

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
Bucking Horse, Second Filing	Paul Mills 970-484-8855- pmills@russellmillsstudios.com	The site is bordered by Nancy Gray Avenue to the north, the existing railroad tracks to the east, Drake Road to the south and the Cargill property to the west.	Project Development Plan Routed for Review	07/25/2012	Ted Shepard tshepard@fcgov.com
Project Desc:	This is a request for a mixed-use project for the Second Filing of the Bucking Horse Overall Development Plan. The project contains 68 single family dwellings on 85.33 acres and is bounded by Nancy Gray Avenue on the north, West Drake Road to the south, the Great Western Railroad on the east, and the existing Cargill Specialty Canola Oil Plant on the west. The parcel is zoned LMN - Low Density Mixed-Use Neighborhood, and UE -				
Canyon Place (331 S. Meldrum)	Steve Schroyer 970-494-5422 steve.schroyer@blueocean-inc.com	Located at 331 S. Meldrum St, 312 and 318 Canyon Ave.	Project Development Plan Routed for Review	09/19/2012	Seth Lorson slorson@fcgov.com
Project Desc:	This is a request to replat the property and construct a new office building for OtterBox. An existing 6,000 square foot multi-use commercial/residential building would be razed (along with associated parking). The proposed new building would contain approx. 45,000 square feet in 5 stories above grade with an additional basement level for a total of 54,000 square feet, with a mix of office use in 51,000 square feet and a 3,000 square foot restaurant. With a primary roofline of approximately 68', and a maximum overall height of 80' including rooftop equipment screening, it falls within the Canyon Avenue sub-district criteria of 5 to 6 stories and 85' maximum height. The new building would be placed on property resulting from a land trade transaction between a portion of the Norlarco owned property at 319 S. Meldrum St. and portions of the OtterBox owned properties located at 331 S. Meldrum St., 312 and 318 Canyon Ave. The new mixed-use building will be placed on the same lot with the existing 17,166 square foot building addressed as 331 S. Meldrum St. (Signs posted; #16, #18 & #42)				
Discount Tire at North College Marketplace PDP with Addition of a Permitted Use	ANGELA PINLEY 303-228-2324 Angela.Pinley@Kimley-Horn.com	1830 N COLLEGE AVE IN THE NORTH COLLEGE MARKET PLACE.	Project Development Plan Ready for Hearing	09/21/2012	Jason Holland jholland@fcgov.com
Project Desc:	This is a request to construct 6,947 square foot Discount Tire store on a 1.19 acre lot at the North College Marketplace commercial development. The site is zoned C-C-N, Community Commercial North College. An Addition of a Permitted Use request accompanies this submittal, as the proposed use (retail sales with vehicle servicing) is not permitted in the CCN zone. (Sign posted; #19)				

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
Verizon Wireless at 1052 W. Vine Dr.	Irene Cooke 970-531-0831 irene.cooke@gmail.com	Located at 1052 W. Vine Dr.	Project Development Plan Routed for Review	09/26/2012	Courtney Levingston clevingston@fcgov.com
Project Desc: Verizon Wireless proposes to construct, maintain, and operate a new wireless communications site on property that is in the process of being developed as a storage facility. The proposed tower will be a "monopine" with antennas disguised in the branches of the tree. The site will include a 11'-6" shelter and will be screened with a 6' tall wood fence. The site is in the Neighborhood Commercial District and the use is permitted subject to a Type 1 review. (Sign posted; #17)					
7-Eleven at College and Magnolia PDP with Addition of Permitted Use	Sara Streeter 720-244-2493 sstreeter@verdadrealestate.com	112 West Magnolia Street - at the northwest corner of S. College Ave. & W. Magnolia St.	Project Development Plan Routed for Review	10/10/2012	Courtney Levingston clevingston@fcgov.com
Project Desc: This is a request to construct a new one story, 4,139 sq. ft. 7-Eleven store on the existing 19,005 square foot parking lot at the northwest corner of South College Avenue and West Magnolia Street. The site is located in the D- Downtown District (Canyon Avenue Subdistrict). An Addition of a Permitted Use request accompanies this Project Development Plan, as retail convenience is not a permitted use in the Downtown District. This project is subject to a Planning and Zoning Board public hearing. Signs posted 10/12/12 - #52 & #47					
Link-n-Greens Project Development Plan		777 East Lincoln Avenue.	Project Development Plan Applied	11/20/2012	Jason Holland jholland@fcgov.com
Project Desc: This is a request for approval of a Project Development Plan for approximately 101.5 acres at the Link-n-Greens property, located at 777 East Lincoln Avenue. The Link-n-Greens P.D.P. is being proposed to accommodate a new campus for Woodward. As a large employer, Woodward intends to develop a campus of office, manufacturing, and testing facilities. The site is zoned C-C-R, Community Commercial – Poudre River District, and a P.D.P. is subject to a review and public hearing with the City of Fort Collins Planning and Zoning Board.					
West Range Fort Collins	Brent Cooper 970-224-5828 brent.cooper@ripleydesigninc.com	Located at 402 & 406 W. Laurel St. and 635 S. Meldrum St	Project Development Plan Routed for Review	10/24/2012	Sherry Albertson-Clark salbertson-clark@fcgov.com
Project Desc: This is a request for a proposed multi-family building containing 15 dwelling units on a 1.18 acre site. The project will replat 3 existing lots into one lot. The existing addresses on the site include 402 W. Laurel St, 406 W. Laurel St., and 635 S. Meldrum St. The property is zoned NCB - Neighborhood Conservation, Buffer District. (Signs posted; #39 & #53)					

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
LDS Temple	Ken Merritt, APA, RLA 970-290-1900 merrittk@landmarkltd.com	Located at 6732 S. Timberline Rd (address of the existing residence)	Project Development Plan Resubmittal Required	11/07/2012	Courtney Levingston clevingston@fcgov.com
Project Desc:	This is a request for development and construction of a one story, 30,389 square foot Church of the Latter Day Saints Temple on a 15.693 acre site at the southeast corner of Timberline Road and Trilby Road. The project will also include the construction of a 2,552 square foot single-family residence and a 1,506 square foot maintenance building. The site is zoned UE - Urban Estate and as a place of worship, the LDS Temple use is permitted subject to a Planning and Zoning Board public hearing. Two signs posted: #21 & #37				
Big Deal Four Plex	Cathy Mathis 532-5891 cathy@tbgroupp.us	Located at 621 S. Meldrum St.	Project Development Plan Routed for Review	11/14/2012	Jason Holland jholland@fcgov.com
Project Desc:	This is a request to demolish an existing 626 square foot single family home located at 621 South Meldrum Street, and construct a 4,948 square foot multi-family four-plex building on the .22 acre lot. The property will be replatted to include new easments. The site is in the (NCB)Neighborhood Conservation, Buffer zone district, and falls within the TOD (Transportation Overlay Development) zone.				
Landmark Apartments Expansion	Michael Chalona 970-493-8747 michael.chalona@neenan.com	Located at 920 Hobbit St.	Project Development Plan Routed for Review	11/20/2012	Jason Holland jholland@fcgov.com
Project Desc:	This is a request for a proposed multi-family apartment complex containing six, 3 story buildings and a total of 84 dwelling units on a 3.599 acre site. The project would be an expansion to the adjacent, existing Landmark Apartment complex located to the west of the site.				
Odell Brewery Parking Lot Expansion	BHA Design 970-223-7577 MMCBRIDE@BHADESIGN.COM	Located at 800 E. Lincoln	Project Development Plan Applied	11/09/2012	Ted Shepard tshepard@fcgov.com
Project Desc:	This is a request to construct an employee parking lot for Odell Brewery located at 800 E. Lincoln, due to additional construction having eliminated employee parking areas. Sign posted; #48				
Ziegler-Harvest Park	Steve Steinbicker 970-207-0424 steve@architecturewestllc.com	Located at 5305 Ziegler Rd	Project Development Plan Routed for Review	12/05/2012	Sherry Albertson-Clark salbertson-clark@fcgov.com
Project Desc:	This is a request for a proposed multi-family development containing 22 dwelling units in four buildings. The buildings will total 23,000 square feet and each building will be 2 1/2 stories in height. This Project Development Plan is the first phase of the Overall Development Plan submitted concurrently. Sign #38 posted 12-12-2012.				

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
Max Flats	Dave Derbes (Tina Hippeli) 970-672-1011 dave.derbes@brinkmanpartners.com	Located at 203 W. Mulberry St.	Project Development Plan Routed for Review	12/12/2012	Seth Lorson slorson@fcgov.com
Project Desc:	This is a request for a proposed redevelopment of the existing Kings Auto site at 203 West Mulberry Street, into a new 5-story mixed-use building on a .70 acre site. The project will consist of one 63,585 square foot mixed-use building containing 64 dwelling units and 1,500 square feet of commercial space on the first floor. The dwelling units on floors 2 through 5 will be a mix of 8 studio units, 24 one bedroom units, 28 two bedroom units and 4 three bedroom units. Parking will be provided on site at grade level, with partial parking on the first floor under the building. The existing zoning of the property is CC - Community Commercial. Sign #31 posted 12-19-2012.				
Carriage House Apartments	Charles Bailey 303-884-1021 charles.bailey1@comcast.net	Located at 1305 and 1319 S. Shields St.	Project Development Plan Routed for Review	12/19/2012	Courtney Levingston clevingston@fcgov.com
Project Desc:	This is a request to demolish two existing single family dwelling units at 1305 and 1319 S. Shields St. and develop five (5), residential scaled buildings with a mix of 1, 2 and 3 bedroom student rental apartments plus 69 off-street parking spaces for the proposed community. Each building is estimated to have 10 dwelling units for a total estimate of 110 beds. The site is zoned NCB, Neighborhood Conservation Buffer. Notification sign # 45.				
Larimer County Midpoint Campus Detention Center Expansion	Carr Bieker 970-482-8125	2500 Midpoint Drive. Zoning includes I - Industrial; E - Employment and T - Transitional.	Site Plan Advisory Review Ready for Hearing	05/20/2011	Ted Shepard tshepard@fcgov.com
Project Desc:	This is a Site Plan Advisory Review for the Larimer County 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 vehicles bays. The final component to this project is a remodel to the existing, single story 14,308 square foot Alternative Sentencing Unit building to minimum security housing. It is intended to house 48 inmates, have video visitation for the public-side visitors, a multi-purpose conference room and storage space. Only minor changes are planned to the exterior of the building including cutting in several new windows and doors, adding an outdoor patio area to the south side and removing two existing outdoor patios on the north and east sides of the building. Location: 2500 Midpoint Drive. Zoning: I -- Industrial; E -- Employment and T -- Transition.				

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
Liberty Common High School Site Plan Advisory Review (Major Amendment)	Michael Chalona 970-416-7267 michael.chalona@neenan.com	Located at 2745 Minnesota Drive, and encompasses the entire parcel bordered by Minnesota Drive, Custer Drive, Kansas Drive and Limon Drive	Site Plan Advisory Review Routed for Review	11/03/2011	Ted Shepard tshepard@fcgov.com
Project Desc:	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. The property is located at 2745 Minnesota Drive, and encompasses the entire parcel bordered by Minnesota Drive, Custer Drive, Kansas Drive and Limon Drive. The zoning is MMN - Medium Density Mixed-Use Neighborhood.				
Colorado Early Colleges - Fort Collins	Senator Keith King 719-331-3880 keith@keithking.org	Located at 4800 Wheaton Dr.	Site Plan Advisory Review Ready for Hearing	03/14/2012	Ted Shepard tshepard@fcgov.com
Project Desc:	This is a request for a Site Plan Advisory Review to allow the charter school; Colorado Early Colleges - Fort Collins, to occupy the first floor of an existing office building located at 4800 Wheaton Drive. The existing two office tenants on the second floor will continue to use the facility. This charter school will be the replication of the Colorado Springs Early Collages, and the sixth early college high school in the state of Colorado. Early colleges are unique high schools. Students are required to take the Accuplacer test for placement in the school. This test places students in the right classes academically regardless of their grade level. The Colorado Early Colleges - Fort Collins, is designed to give students an Associates Degree while they are attending high school. State funding for high school is used to pay for the tuition and books. A lunch program will be provided to lessen the lunch time traffic at the school. It is projected that there will be approximately 150 students attending the facility daily, with the expected total enrollment estimated at 240 students. Many of the students enrolled in Colorado Early Colleges - Fort Collins, will not be attending school at the Wheaton Drive site, but will be attending classes at Front Range Community College and Colorado State University. The operating hours of the school are projected to be 8:00 a.m. to 6:00 p.m.				
Cooper Home - 217 E. Swallow Rd. (SPAR)	Brad Knutson 970-490-3465 bknutson@psdschools.org	Located at 217 E. Swallow Rd., on the south side of E. Swallow Rd., between Remington St. and Mathews St.	Site Plan Advisory Review Ready for Hearing	05/09/2012	Seth Lorson slorson@fcgov.com
Project Desc:	This is a request for a Site Plan Advisory Review for Poudre School District to convert the existing 1,416 square feet, one story, single family residence at 217 E. Swallow St. The conversion would provide a school in a residential setting for middle and high school students with developmental disabilities. These students are presently served in a program known as the Walter Cooper Memorial Vocational Training Center located at 740 E. Stuart Street. The current location is a multi-level house that is not able to meet the varied program and ADA requirements. The Cooper Home Program will provide transition services to approximately 15 - 22 students, ages 18 to 21, Monday through Friday, from about 7:45 a.m. to 3:00 p.m during the PSD calendar year. The program is community based and, therefore, students are not on-site for the full school day.				

Project Name	Applicant Info	Location	Project Type and Current Status	Submittal Date	Staff Contact
Dixon Creek and Timberline Substation - Wall Project	Mike Dahl 970-229-5303 dahlm@prpa.org	Located at 2555 S. Overland Trail and 1809 S. Timberline Road	Site Plan Advisory Review Routed for Review	08/01/2012	Lindsay Ex lex@fcgov.com
<p>Project Desc: This is a request for a Site Plan Advisory Review for Platte River Power Authority. PRPA is proposing to construct a new 12 foot high concrete block wall for security and screening purposes at their Dixon Creek Substation located at 2555 S. Overland Trail and the Timberline Substation located at 1809 S. Timberline Rd (the existing chain link fences will be removed). The new walls would be placed in the same location as the existing chain link fences. (Signs posted; #3, #4 & #20)</p>					