



How to find projects on FCMaps:

1. Go to: <http://gis.fcgov.com/fcmaps/fcmap.aspx?map=Current%20Development%20Projects> or click on the Current Project Map link on the Development Review web page.
2. Read disclaimer, select "I Agree" to proceed to the map. The "Current Development Projects" map will automatically load.
3. Parcels in red are current development project sites. Because some project sites are small, they may not show up until you zoom in closer.
4. To zoom in, either type in the address or cross streets in the field above the map or use the Zoom tool to zoom into the location of the project.
5. Click on the "i" icon in the toolbar on the top of the page and click on the specific parcel for information about the project.

City of Fort Collins Current Development Projects

Project Name	Applicant	Location	Project Type	Bldg Sq Ft	Submittal Date	Status	City Planner
1101 W. OAK STREET - ACCESSORY BUILDING WITH HABITABLE SPACE PDP- TYPE I	Rick Foerster - Architect	Located at 1101 W. Oak St.	Project Development Plan	650	5/27/2009	Administratively Approved	Emma McArdle
Project Desc: Request to construct a new 2-car detached garage with habitable space. The lot currently contains one single family residence. Located at 1101 W. Oak St. The zoning is NCL, Neighborhood Conservation Low Density.							
1621 Underhill Drive #3 Extra Occupancy Rental House	Denise Mallal	1621 Underhill Dr. #3	Basic Development Review		8/18/2009	Application Submitted	Peter Barnes
Project Desc: Convert attached single family to 5 person extra occupancy rental							
431 E. LAUREL STREET REPLAT PDP - TYPE I (Rollins Sub)-re:Galligan's Sub.	Ruth Rollins - ruthie.rollins@gmail.com	Located at 431 East Laurel Street, on the southwest corner of E. Laurel St. and Whedbee St.	Project Development Plan		11/10/2010	Admin Approved W/Condition	Ted Shepard
Project Desc: Request to replat Lot 5, block 157 of Galligan's Subdivision, dividing the 9,004 square foot lot into two lots. Lot 1 would be 5004 square feet and Lot 2 would be 4000 square feet. A single family home exists on the future Lot 1, a future second residence is proposed for Lot 2, which would front Whedbee Street. There is a request for Modification of Standards included in this proposal. Located at 431 E. Laurel Street. The zoning is NCM, Neighborhood Conservation Medium Density.							

City of Fort Collins Current Development Projects

Project Name	Applicant	Location	Project Type	Bldg Sq Ft	Submittal Date	Status	City Planner
616 W. Mulberry St., Sheldon House (Martin Bed & Breakfast) - Addition of A Permitted use, Type II (Ref. file #57-89)	James & Cynthia Murphy	Located at 616 W. Mulberry St, West of College Ave., East of Shields St., South of Laporte Ave.	Addition of a Permitted Use	5036	7/7/2010	P&Z Denied	Ted Shepard
<p>Project Desc: Request for an Addition of a Permitted Use to convert the main floor parlor of the existing Sheldon House Bed and Breakfast into a leased office space while continuing the business of the bed and breakfast. Over the next year, the rooms will be converted to office space. Both the loft & basement will continue as leased apartments. Located at 616 W. Mulberry St, West of College Ave., East of Shields St., South of Laporte Ave. Zoning: NCM, Neighborhood Conservation Medium Density. This request went to P&Z hearing August 19, 2010 and was denied by a vote of 5:1</p>							
716 Maple St - Duplex Expansion - PDP Type II	CARSON DESIGN STUDIO - AUBREY CAR	716 MAPLE STREET	Project Development Plan	2340	1/18/2011	Application Submitted	Emma McArdle
<p>Project Desc: REQUEST TO EXPAND THE EXISTING OVER AND UNDER DUPLEX, CONVERTING IT TO A SINGLE FAMILY RESIDENCE, BUILD A NEW ATTACHED GARAGE WITH ACCESS OFF OF THE ALLEY TO THE WEST AND ALSO TO BUILD AN ADDITIONAL SINGLE FAMILY RESIDENCE WITH AN ATTACHED GARAGE ON SAME LOT. PROPERTY IS LOCATED AT 716 MAPLE STREET AND THE PROPERTY IS ZONED NCM, NEIGHBORHOOD CONSERVATION MEDIUM DENSITY.</p>							
CHRIST CENTER COMMUNITY CHURCH REZONING - TYPE II	Angela Milewski	Located at 2700 S. Lemay Avenue, at the southeast corner of S. Lemay Avenue and E. Drake Road	Rezoning Petition		8/6/2009	Submittal Continued	Ted Shepard
<p>Project Desc: Request to rezone the approximately 23.5 acre site owned by Christ Center Community Church from the current RL - Low Density Residential, to LMN - Low Density Mixed-Use Neighborhood to allow for future development in a use compatible with the church and the surrounding neighborhood. The property currently includes the church and its associated parking on the west portion of the site, and open land on the east portion. Located at 2700 S. Lemay Avenue, on the southeast corner of E. Drake Road and S. Lemay Avenue. This project was scheduled for P & Z hearing 10/15/2009, the item was continued with an unscheduled date</p>							
CITY PARK NORTH PDP - TYPE I AND FINAL PLANS(ref. #17-06 Frey St. Cottages)	Dennis Sovick - dsovick@frii.com	Located at the southeast corner of W. Laporte Ave. and Frey St., bordered to the west by Larimer County Canal #2.	Final Compliance Review	6500	10/6/2010	Administratively Approved	Steve Olt
<p>Project Desc: Request to replat the existing approved development plan known as Frey Street Cottages, reducing the number of lots from 5 to 4 on a total of .94 acres. Two modification of standard requests are included in this proposal. Located at the southeast corner of W. Laporte Ave. and Frey St., bordered to the west by Larimer County Canal #2. The zoning is NCL - Neighborhood Conservation Low Density. Notice of Administrative Hearing published December 8, 2010</p>							

City of Fort Collins Current Development Projects

Project Name	Applicant	Location	Project Type	Bldg Sq Ft	Submittal Date	Status	City Planner
CLEARWIRE - COLLINDALE GOLF COURSE WTF PDP- TYPE I	Clearwire - Victor McAlister	Located at 3879 South Lemay Ave., at the northwest quarter of Collindale Golf Course property	Project Development Plan	18	5/20/2010	Administratively Approved	Steve Olt
<p>Project Desc: Request for placement of a wireless telecommunication base transmission, station equipment and 6 total antennae to the face of a 50' monopole tower for Clearwire. Located at 3879 South Lemay Ave., at the northwest quarter of the Collindale Golf Course property. The zoning is POL, Public Open Lands. Notice of Hearing published 9/15/2010</p>							
CLEARWIRE - FOSSIL CREEK COMMUNITY PARK WTS PDP - TYPE I	Clearwire - Victor McAlister	Located at 5821 S. Lemay Ave., at the southeast corner of Lot 3 of Fossil Creek Park.	Project Development Plan	18	5/20/2010	Application Withdrawn	Steve Olt
<p>Project Desc: Request for placement of a wireless telecommunication base transmission, station equipment and 6 total antennae to the face of a 50' stealth monopole tower for Clearwire. Located at 5821 South Lemay Ave., at the southeast corner of Lot 3 of Fossil Creek Park. The zoning is POL, Public Open Lands.</p>							
COLORADO IRON AND METAL PDP - TYPE I	Troy Jones	Located at 903 Buckingham Street, on the south side of Buckingham Street, between North Lemay Avenue and 3rd Street.	Project Development Plan	36450	4/22/2009	Administratively Approved	Emma McArdle
<p>Project Desc: This is a request to move the outdoor light industrial and recycling business activities for Colorado Iron and Metal from the existing site at 1400 East Mulberry Street to a new 5.72 acre location on Buckingham Street. A Minor Amendment has been approved for the first phase of this project to change the use of the existing building at 903 Buckingham Street from "Warehouse and Distribution" to "light industrial (steel fabrication) and office". The new site contains an existing 31,050 square foot building. Two additional buildings are proposed in the second phase of construction; a 3,800 square foot recycling facility and a 1,600 square foot machine shop (light industrial). Located at 903 Buckingham Street, on the south side of Buckingham Street, between North Lemay Avenue and 3rd Street. Zoned I-Industrial.</p> <p>Public Noticed was Published April 17, 2010</p> <p>"The proposed development is commonly known as Colorado Iron and Metal, Project Development Plan, #20-09. This is a request to replat parts of Lot 1, 2, and 3 of Vanworks Subdivision, Lot 3 of Odell Subdivision, Lot 23 of a Replat of North Lemay Subdivision and Lot 1 of Second Replat of North Lemay Subdivision. The proposal also includes the addition of heavy industrial uses and two additional buildings on the proposed lot located at 903 Buckingham Street. The property is in the I, Industrial Zone District."</p>							

City of Fort Collins Current Development Projects

Project Name	Applicant	Location	Project Type	Bldg Sq Ft	Submittal Date	Status	City Planner
Crossroads Safehouse PDP Type II and Final Plan		Located at 421 Parker St	Final Compliance Review	32260	4/15/2009	P&Z Approved	Ted Shepard
<p>Project Desc: Request to change the use and renovate 421 Parker St. This proposed sustainable project is a one story and contains 27,000 square feet and is the former home of Columbine Care Nursing Home. The new use would be a shelter for victims of domestic violence and capable of housing up to 75 residents. There would be eight to ten staff during the day and two to three staff at night. There would be no expansion of the building beyond the current footprint, but the entrances would be made more secure and a security gate would be added to the parking lot. Entrances on Parker Street and Whedbee Street would be closed. The existing portion of the parking lot that is gravel will be re-graded to a new concrete pan. The concrete pan will drain to Whedbee St. The zoning is LMN - Low Density Mixed-Use Neighborhood.</p>							
CSURF CENTRE FOR ADVANCED TECHNOLOGY (C.A.T.) AMENDED ODP - TYPE II (ref. file#53-85AZ aka CSURF C.A.T. South Campus	Linda Ripley	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	Overall Development Plan		7/13/2010	Application Submitted	Steve Olt
<p>Project Desc: This is a request for an amendment to the existing CSURF Research Campus Overall Development Plan comprised of 116.7 acres. The amendment would re-define "secondary land uses" within the Spring Creek 100-year floodplain in the E, Employment District zoning portion of the site, which encompasses less than 10 acres. The ODP will also be amended with the re-alignment of Rolland Moore Drive extension and other street modifications. 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 to border Care Housing at Windrail Park PUD. The project encompasses two zoning districts; MMN - Medium Density Mixed-Use Neighborhood and E - Employment zoning district.</p>							
DOWNTOWN ALLEY ENHANCEMENT PROJECT - 2009-2010	RUSSELL MILLS STUDIOS		ROW IMPROVEMENT		12/7/2009	Application Submitted	Marc Virata
<p>Project Desc: DOWNTOWN ALLEY RIGHT OF WAY IMPROVEMENTS SPONSORED BY THE DOWNTOWN DEVELOPMENT AUTHORITY TO INCLUDE TWO ALLEYS; THE ALLEY NAMED "MONETZUMA FULLER", BOUNDED BY THE STREETS OF MOUNTAIN AVE, REMINGTON ST., OAK ST AND COLLEGE AVE AND THE ALLEY NAMED "OLD FIREHOUSE ALLEY" BOUNDED BY LINDEN ST, WALNUT ST AND PINE ST.</p>							

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Project Name	Applicant	Location	Project Type	Bldg Sq Ft	Submittal Date	Status	City Planner
EDORA PARK CLEARWIRE WIRELESS TELECOMMUNICATION FACILITY PDP - TYPE I	Mike Matzko	Located at 1420 E. Stuart St.	Project Development Plan	100	9/17/2010	Administratively Approved	Courtney Rippy
<p>Project Desc: Request for a new 75' tall wireless telecommunication tower for Clearwire. The tower and microwave antennae will replace an existing ballfield light pole of similar height adjacent to a paved parking lot at Edora Park and will be owned by the City of Fort Collins. The installation will include a 2' x 3' x 5 1/2' tall radio cabinet located near the base of the tower and enclosed within a chain link fence to match the existing ballfield fence. The chain link enclosure will be covered with a fabric mesh for screening. The tower will be painted to match adjacent towers. Located at 1420 East Stuart Street. The zoning is POL, Public Open Lands. Administrative hearing notice published 11/19/2010</p>							
FIREHOUSE EXPRESS CARWASH PDP - TYPE I - Tower Shoppes PUD ref. #60-91M	Jim Houck	Located at 3500 S. Timberline Rd., south of Fort Collins High School grounds and north of the existing McDonald's on E. Horsetooth Rd.	Project Development Plan	3626	1/20/2011	Application Submitted	Steve Olt
<p>Project Desc: 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</p>							
FRONT RANGE VILLAGE 2ND REPLAT PDP- TYPE I	BAYER PROPERTIES, LLC	Located in the southwest corner of Front Range Village off of Corbett Dr.	PDP - Subdivision Plat		3/12/2009	Administratively Approved	Ted Shepard
<p>Project Desc: Request for a side lot line adjustment between two pad sites (lots 1 & 2) off of Corbett Dr in Front Range Village. Zoning is HC, Harmony Corridor. This project is located in the southwest corner of Front Range Village off of Corbett Dr.</p>							
Greenifields PLD/PD	Land Images, Inc.- Michael Chalona	NW 1/4 16-07-68; Situated at he SW corner of highway 14 & Greenfields Ct	Change of Zone and Planned Land Division Final Plat		6/9/2010		Courtney Rippy
<p>Project Desc: Change of land use from RES UNPL 1.0-4.9 Acres to COMMERCIAL to service local residents as well as travelers from I-25. Two commercial lots; one will be 2,800 sq ft building with fuel pumping stations, the second to be 1,900 sq ft building with a drive-thru.</p>							

City of Fort Collins Current Development Projects

Project Name	Applicant	Location	Project Type	Bldg Sq Ft	Submittal Date	Status	City Planner
Lincoln Center Expansion	Craig Russell		Basic Development Review		11/18/2009	Application Submitted	Peter Barnes
<p>Project Desc: Construct 13,470 s.f. additon to Lincoln Center. Square foot enlargement does not exceed 25% of the existing floor area, therefore, the site does not have to be brought into compliance with the Code.</p>							
MAPLE HILL, FOURTH REPLAT PDP - TYPE I AND FINAL PLANS (PHASE 7)(REF#29-00-Gillespie Farm)	Linda Ripley	Located near the southeast corner of Turnberry Rd. and Richard's Lake Rd.	Final Compliance Review		7/21/2010	Admin Approved W/Condition	Ted Shepard Emma McArdle
<p>Project Desc: This proposal is known as Maple Hill 4th Replat (phase 7), it is a request to replat the 16.17 acres containing Tracts A and V of Maple Hill Subdivision into 101 single-family lots, 4 single-family attached lots and open space tracts for a trail running through the property. This area was originally planned to have between 128 and 204 multi-family units. The site is bounded by Maple Hill Dr. (south), Bar Harbor Dr. (east), Ballard Ln. (north) and Forecastle Dr. (west); excluding the existing community pool lot. The site is in the LMN, Low Density Mixed Use Neighborhood zone district. Public Hearing was Published August 25, 2010 - Received Certification of Mineral Estate Owner Notification</p>							
MCCLELLAND'S CREEK, 3RD FILING - MAJOR AMENDMENT - TYPE I AND FINAL PLANS (33-01Q)	Stan Everitt	Located at the southwest corner of Kechter Rd and Strauss Cabin Rd (S. County Rd 7)	Final Compliance Review		8/5/2009	Administratively Approved	Steve Olt
<p>Project Desc: Request for a Major Amendment and replat to McClelland's Creek Second Filing, adjusting the lot sizes resulting in an additional 21 lots, totalling 138 single family lots. No changes will be made to the sewer and water infrastructure except for the additional services to the new lots and the internal street network/storm water elements will not be changed. Two external roads, Kechter Rd and Strauss Cabin Rd, will be slightly revised based on the updated traffic analysis. Landscaping and site plans will be modified to add neighborhood playground areas, a community garden, and low water consumption landscape elements. Located at the southwest corner of Kechter Rd and Strauss Cabin Rd (S. County Rd 7.) The zoning is LMN - Low Density Mixed-Use Neighborhood. Mineral Estate Owner Notification Received 3/16/10</p>							

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Project Name	Applicant	Location	Project Type	Bldg Sq Ft	Submittal Date	Status	City Planner
NEW PROSPECT PDP - TYPE I	Terence Hoagland	Located at 805 E. Prospect Rd., on the south side of E. Prospect, between S. Lemay Ave. and Stover St.	PDP - Subdivision Plat		1/19/2010	Administratively Approved	Ted Shepard
<p>Project Desc: Request for a 4.63 acre infill residential development with a mix of residential uses. There are 29 dwelling units proposed, consisting of 25 single family detached and 4 duplex homes. New Prospect is planned to include an extensive pedestrian network with connectivity to the adjacent Spring Creek Trail and a centrally located common park area. Located at 805 E. Prospect Rd., on the south side of E. Prospect, between S. Lemay Ave. and Stover St. The zoning is LMN - Low Density Mixed Use Neighborhood.</p> <p>Public Notice Published May 01, 2010</p> <p>"New Prospect is a residential development project. As proposed, the project consists of 25 single family homes on individual lots that may be either detached or attached. In addition, there would be four duplex units. One building would be mixed-use, featuring approximately 2,000 square feet of office/commercial floor area and two units. The total number of dwelling units would be 31. The site contains 4.78 acres. The parcel is located on the south side of East Prospect Road. The project also includes the southerly portions of 807 and 811 East Prospect Road. The two existing houses on 807 and 811 East Prospect Road will remain and not be a part of the project."</p>							
NORTH COLLEGE TACO JOHN'S PDP - TYPE II AND FINAL PLANS	Jim Nichols	Located at 1603 and 1605 N. College Ave., on the west side of N. College Ave., between W. Willox Ln. and Hickory St.	Withdrawn	747	6/10/2010	P&Z Approved	Ted Shepard
<p>Project Desc: Request for a new 747 square foot Taco John's drive-through restaurant on .684 acres. The two existing driveways to N. College Ave. from the property will be removed, the roadside ditch will be piped and partially filled to an interim grade and an 8' sidewalk will be constructed along the entire N. College Ave. frontage. Vehicular access will be provided via a shared driveway immediately north of the property. Located at 1603 and 1605 N. College Ave., on the west side of N. College Ave., between W. Willox Ln. and Hickory St. The zoning is CS - Service Commercial - Per email copy in planning file dated 12/01/2010; Taco John's board has decided to no longer pursue this project due to the escrow requirement for College Avenue roadway improvements.</p>							
OLD TOWN NORTH SUNTERRACE TOWNHOMES, MAJOR AMENDMENT/REPLAT - TYPE I AND FINAL PLANS	David Kasprzak	Located on the northwest corner of Cajetan Street and Redwood St	Final Compliance Review		4/8/2009	Admin Approved W/Condition	Ted Shepard
<p>Project Desc: Request for a 56 unit townhome development to be established through a Major Amendment to the approved Final Plan for the Old Town North subdivision (file #28-99). The project includes a replat of Blocks 6 and 9. The replat of Block 9 will create attached single-family lots from the previously defined detached single unit lots found in Block 9. Located at the northwest corner of Cajetan Street and Redwood St Zoned CCN - Community Commercial, North College</p>							

City of Fort Collins Current Development Projects

Project Name	Applicant	Location	Project Type	Bldg Sq Ft	Submittal Date	Status	City Planner
POUDRE SCHOOL DISTRICT- EAST PROSPECT ROAD SERVICE FACILITY - ADDITION OF PERMITTED USES - TYPE II	BHA Design, Inc.	Located on the north side of E. Prospect Rd., between I-25 and Larimer County Rd 5	Addition of a Permitted Use		1/23/2009	P&Z Denied	Ted Shepard
<p>Project Desc: This is a request for an Addition of Permitted Use to include a warehouse/office facility that would support the public facilities on this site as well as the schools that fall within the Poudre School District. More specifically, the proposed permitted use would allow for warehouse and office facilities that would enable PSD to deploy buses and distribute supplies from an eastern location to the other school sites using the main east/west connections. Located on the north side of E. Prospect Rd., between I-25 and Larimer County Rd 5. Zoned I - Industrial and UE - Urban Estate</p>							
Provincetown Neighborhood Park		Provincetown	Basic Development Review		6/17/2009	Application Submitted	Peter Barnes
<p>Project Desc: Construct neighborhood park in Provincetown</p>							
PRPA / Harmony - Portner - Boyd Lake 230kV Transmission Line Project - Type II	Michael H. Dahl	Located between Lemay & Timberline just to the south of Trilby to run parallel the railroad tracks.	Site Plan Advisory Review		2/2/2009	Application Submitted	Steve Olt
<p>Project Desc: Request for site plan advisory review for the Portner substation. Platt River will create a connection to its existing 230k V transmission line that parallels the Union Pacific Railroad tracks near Trilby Road and build a one mile underground double circuit transmission system to the substation site. The route of this transmission line will cross the Fossil Creek Wetlands Natural Area, the Stanton Creek Homeowners Associations open space area, and travel approximately 3/4 mile along the Trilby Road right-of-way to the substation location. Line will be routed through 4 zones: POL, Public Open Lands; LMN, Low Density Mixed-Use Neighborhood; RL, Low Density Residential; and E, Employment.</p>							
REGISTRY RIDGE NEIGHBORHOOD PARK-BASIC DEVELOPMENT REVIEW	Craig Kisling	Located in Tract A, Registry Ridge 5th Filing, bordering Ranger Drive to the north to a point near the intersection of Reeves Drive and Hancock Drive	Basic Development Review		4/6/2010	Application Submitted	Emma McArdle
<p>Project Desc: Request by the City of Fort Collins Park Planning department to construct a 6 acre neighborhood park in the Registry Ridge subdivision neighborhood. The neighborhood park site will provide two separate structures to include a small restroom and a picnic shelter. Other amenities to the park will include a playground, multi-use turf areas, a soccer field, a half basketball court, a half tennis court with practice wall/movie wall, interior sidewalks that connect to existing neighborhood sidewalks, amphitheater seating area, landscape beds and shade trees. Located in Tract A, Registry Ridge 5th Filing, bordering Ranger Drive to the north to a point near the intersection of Reeves Drive and Hancock Drive. The zoning is LMN - Low Density Mixed-Use Neighborhood.</p>							

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Project Name	Applicant	Location	Project Type	Bldg Sq Ft	Submittal Date	Status	City Planner
RIDGEWOOD HILLS, 4TH FILING - RIDGEWOOD HILLS RESIDENCES PDP - TYPE I (ref.#55-84)	J. Marc Hendricks - marc@hendrickscommunities.com	Located at the southeast intersection of Triangle Drive and Avondale Rd	PDP - Subdivision Plat	236850	12/7/2010	Application Submitted	Steve Olt
<p>Project Desc: 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, a 3,100 square foot clubhouse, recreation area with swimming pool and 1,300 square foot cabana and four detached garage buildings with a total of 62 bays . The multi-family buildings will be two to three stories in height. The existing Tract N is zoned as LMN, Low Density Mixed-Use Neighborhood, with a small corner of the tract zoned MMN, Medium Density Mixed-Use Neighborhood. The existing Tract T is zoned MMN, Medium Density Mixed-Use Neighborhood. The entire site will be re-platted into Tract A, to contain 2.83 acres; Tract B to contain 2.4 acres, and Tract C to contain 5.19 acres. Located at the southeast intersection of Triangle Drive and Avondale Rd.</p>							
ROLLAND MOORE CLEARWIRE WIRELESS TELECOMMUNICATION FACILITY PDP - TYPE I	Mike Matzko	Located at 2201 S. Shields St.	Project Development Plan	100	9/17/2010	Administratively Approved	Courtney Rippy
<p>Project Desc: Request for a new 50' tall wireless telecommunication tower for Clearwire. The tower and microwave antennae will replace an existing ballfield light pole of similar height adjacent to a paved parking lot at Rolland Moore Park and will be owned by the City of Fort Collins. The installation will include a 2' x 3' x 5 1/2' tall radio cabinet located near the base of the tower and enclosed within a chain link fence to match the existing ballfield fence. The chain link enclosure will be covered with a fabric mesh for screening. The tower will be painted to match adjacent towers. Located at 2201 South Shields Street. The zoning is POL, Public Open Lands. Administrative hearing notice published 11/19/2010</p>							

City of Fort Collins Current Development Projects

Project Name	Applicant	Location	Project Type	Bldg Sq Ft	Submittal Date	Status	City Planner
SOUTH TRANSIT CENTER PDP-TYPE I AND FINAL PLANS	Jerod Hawa	Located southwest of South College Avenue and Harmony Road, just south of the Spradley Barr dealership (northwest of West Fairway Lane and Fossil Boulevard).	Final Compliance Review	4253	4/28/2010	Admin Approved W/Condition	Emma McArdle
<p>Project Desc: This is a request for a "transit facility without repair or storage," known as the South Transit Center, PDP, to be located southwest of South College Avenue and Harmony Road, just south of the Spradley Barr dealership (northwest of West Fairway Lane and Fossil Boulevard). The proposed development is on approximately 4.3 acres, directly adjacent to the BNSF Railroad and the Mason Corridor Trail. The site is in the Commercial (C) Zone District.</p> <p>The site would be the south terminus of the Mason Corridor. Mason Street is proposed to extend to the site, from the north, along the railroad tracks. The Mason Street Extension will only be used by the rapid transit buses; users will access the site via Fossil Boulevard or pedestrians can access the site via the existing Mason Corridor Trail that runs adjacent to the railroad tracks.</p> <p>The proposal includes a 169 space "park-n-ride" lot, 11 bus bays and a 4,253 square foot building. A north/south drive is provided along the east side of the site, as designated by the South College Access Control Plan. It will serve to give the sites to the east and north access to Fairway Lane and College Avenue, the future location of a traffic signal.</p> <p>The proposal includes two modification of standard requests; one to the "orientation to connecting walkway" standard, which requires the front of a building open directly onto a connecting walkway with pedestrian frontage that does not pass a vehicle use area; and the second is to the "build-to" line standard, which requires structures be located within 15 feet of the adjoining street right-of-way.</p> <p>Received Certification of Mineral Estate Owner Notification - Administrative Hearing notice published 11/10/2010</p>							
SOUTHRIDGE GOLF COURSE WTF PDP - TYPE I	Jeff Keith	Located at 5750 S. Lemay Ave. on the Southridge Greens Golf Course.	Project Development Plan	220	11/10/2010	Application Withdrawn	Courtney Rippy
<p>Project Desc: Request for placement of a 50 foot "stealth monopine" wireless telecommunication pole and a 220 square foot equipment shelter enclosed within an 8' tall cedar wood fence for AT&T. The "stealth" monopole will resemble a pine tree with the antennas concealed by "faux" pine branches and would be located near hole #7 green on the Southridge Golf Course. Located at 5750 South Lemay Avenue. The zoning is POL - Public Open Lands</p>							
TEXT AMENDMENT TO THE LAND USE CODE TO AMEND SECTION 3.8.16 REGARDING OCCUPANCY LIMITS AND SECTION 5.1 REGARDING THE DEFINITION OF "FAMILY"	Felix Lee/Peter Barnes		LUC Text Amendment		2/2/2009	Application Submitted	Felix Lee
<p>Project Desc: This is a request for a Recommendation to City Council regarding Text Amendments to the Land Use Code. The proposal would amend Section 3.8.16(A) which establishes the maximum occupancy allowed in a dwelling unit, and would amend the definition of "Family" in Section 5.1. The effect of the changes would be to close a loophole in the current Land Use Code that could allow more than the intended number of occupants to reside in a dwelling unit.</p>							

City of Fort Collins Current Development Projects

Project Name	Applicant	Location	Project Type	Bldg Sq Ft	Submittal Date	Status	City Planner
THE GROVE AT FORT COLLINS PDP - TYPE II	Linda Ripley	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	PDP - Subdivision Plat		12/8/2010	Application Submitted	Steve Olt
<p>Project Desc: Request for a student housing project on a total of 27.46 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 zoning district.</p>							
THE GROVE PDP - TYPE II (ref. #16-10)	Linda Ripley	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	PDP - Subdivision Plat	29585 1	7/13/2010	P&Z Denied	Steve Olt
<p>Project Desc: Request for a student housing project on a total of 31.323 acres with the project improvements contained on 13.4 acres. The multi-family project would consist of 224 dwelling units in five-12 unit buildings, five- 24 unit buildings, two-18 unit buildings, 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 550 parking spaces provided along with 133 bike parking space. A request to amend the CSURF Centre for Advanced Technology ODP in which this site is located will be reviewed concurrently with The Grove proposal. The realignment of the Rolland Moore Drive proposed extension will be part of the ODP amendment request. 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 zoning district. Second neighborhood meeting held July 20,2010 Proposal denied at 11/18/2010 P & Z</p>							

City of Fort Collins Current Development Projects

Project Name	Applicant	Location	Project Type	Bldg Sq Ft	Submittal Date	Status	City Planner
T-Mobile Wireless Communication Facility @ 2140 Valley Forge Ave PDP - Type I	Chris Stryker	Located near the intersection of Taft Hill and Valley Forge Ave, north of the Safeway shopping center.	Project Development Plan		3/16/2009	Application Withdrawn	Steve Olt
<p>Project Desc: Request to install a Stealth Telecommunication Facility by T-Mobile. Visual impact to be minimal due to the stealth flag pole design. The project is to be located near the intersection of Taft Hill and Valley Forge Ave, north of the Safeway shopping center. Zoning is NC, Neighborhood Commercial.</p> <p>The property changed ownership and the new owner did not want to proceed with this proposal.</p>							
TRANSFORT FACILITY EXPANSION MAJOR AMENDMENT PDP-TYPE II	Jim Sell Design	Located at 6570 Portner Rd (east of Portner Rd & north of Trilby Rd).	Major Amendment	68373	9/15/2010	Application Submitted	Ted Shepard
<p>Project Desc: As proposed, the City of Fort Collins Transfort expansion includes a new 16,240 square feet bus shelter to protect the new bus fleet from weather. Also, the existing bus wash facility will be enlarged by 600 square feet to accommodate newer, larger buses. The location of the proposed bus storage building will directly adjoin the existing building along the north wall as a building addition. And, the new bus storage building will feature a flat roof to match the existing building. A new concrete paved area will be added for bus operators to practice maneuvering the new articulated buses that will be used along the Mason Street Corridor. This facility is located at 6570 Portner Rd (east of Portner Rd. and north of Trilby Rd). The zoning is E - Employment</p> <p>Second neighborhood meeting held 05/24/2010 - Administrative hearing notice published 11/4/2010</p>							
WILLOW BROOK, THIRD FILING PDP - TYPE I (Ref.#8-99)	Jen Torrey	Located at the southeast corner of Lady Moon Drive and Rock Creek Drive.	Project Development Plan		11/16/2010	Application Submitted	Ted Shepard
<p>Project Desc: This is a request to develop parcels A & B in Observatory Village (Willow Brook -3rd Filing). The parcels are 3.7 and 6.8 acres, respectively and are located at the southeast corner of Rock Creek Drive and Lady Moon Drive. The proposal is to combine the parcels for 61 single family detached lots, as well as a centrally located private pocket park. There are three public streets proposed; Endeavour Lane, Voyager Lane, and Star Dust Lane. The zoning is LMN - Low Density Mixed Use Neighborhood.</p>							