



City of Fort Collins Current Development Projects

Project Name	Applicant Info	Location	Project Type	Submittal Date and Current Status	City Planner
Wild Plum Farm Annexation 1	Shane Beckers 970-631-6253	Located at 1012 N Taft Hill Rd, on the east side of N. Taft Hill Rd, running east/west connecting to Lincoln Junior High School, north of W. Vine Dr. Property business name is Wild Plum Farm	Annexation	04/21/2011 Routed for Review	Courtney Levingston
<p>Project Desc: Request to annex and zone 0.68 acres located at 1012 N Taft Hill Rd currently zoned FA in Larimer County. This site is located in the Fort Collins GMA (Growth Management Area) and in the area of the Northwest Sub Area Plan. The proposed City zoning is UE - Urban Estate.</p> <p>This annexation and the associated annexation of Wild Plum Farm 2 - are proposed to continue to operate as a boarding stable - boarding not more than 25 horses at any given time on the site.</p>					
Wild Plum Farm Annexation 2	Shane Beckers 970-631-6253	Located at 1012 N. Taft Hill Rd	Annexation	04/22/2011 Routed for Review	Courtney Levingston
<p>Project Desc: Request to annex and zone 3.82 acres located at 1012 N Taft Hill Rd currently zoned FA in Larimer County. This site is located in the Fort Collins GMA (Growth Management Area) and in the area of the Northwest Sub Area Plan. The proposed City zoning is UE - Urban Estate.</p> <p>This annexation and the associated Wild Plum Farm Annexation 1 - are proposed to continue to operate as a boarding stable - boarding not more than 25 horses at any given time on the site.</p>					
Leistikow Annexation	Kenneth Merritt 970-290-1900 merrittk@landmarkltd.com	18.035+/- acres located at the southeast corner of Timberline Road & Trilby Road.	Annexation	08/23/2011 Routed for Review	Ted Shepard
<p>Project Desc: Request for Annexation and Zoning of an approximate 18.035 acre site located at the southeast corner of S.Timberline Road & Trilby Road. The property contains a 468 sq. ft., one story single family home, a 1,500 sq. ft. outbuilding and is currently known in Larimer County as Leistikow MRD S-21-92</p>					

Project Name	Applicant Info	Location	Project Type	Submittal Date and Current Status	City Planner
Courtney Annexation	C Scott and Nancy E Courtney 970-691-2524	3256 Nite Court Fort Collins, CO 80525	Annexation	08/31/2011 Routed for Review	Steve Olt
Project Desc: Request to annex and zone an 3.129 acre parcel known in Larimer County as Lot 3, Strobel M.R.D. There is one existing 2,664 sq ft home on the parcel. Located at 3256 Nite Court; east of Ziegler Rd. where Charlie Ln. meets Nite Ct, the rear of the property borders the Fossil Creek Reservoir inlet canal					
Bucking Horse Addition of Permitted Use	Craig Russell 970-484-8855 crussell@russellmillsstudios.com		Addition of Permitted Use	04/05/2012 Routed for Review	Ted Shepard
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).					
Houska Automotive	Paul Leeper 970-490-8058 paul.leeper@heathconstruction.com	Located at 899 Riverside Ave.	Basic Development Review	02/02/2012 Routed for Review	Noah Beals
Project Desc: This is a request to develop two existing platted lots for Houska Automotive. The project would consist of a 10,000 sq. ft. building to house a wholesale auto parts distributorship on lot 2, and a future 5,737 sq. ft., 6 bay, tire and lube facility planned on lot 1.					
Radiant Park	CITY OF FORT COLLINS 970-416-2260 kbenedict@fcgov.com	The site for the park is located at 3651 Kechter Road.	Basic Development Review	02/14/2012 Routed for Review	
Project Desc: 8.5 acre City neighborhood park in the Fossil Ridge neighborhood with a restroom building and a picnic shelter. Other amenities to include: playground, multi-use turf areas, soccer field, teen adventure area, outdoor classroom core area, interior sidewalks connecting to existing neighborhood sidewalks, trail seating areas, landscape beds and shade trees.					
MAWSON LUMBER & HARDWARE	PETE COTTIER 970-221-4621 PETEC@COTTIERCONST.COM	This site is located at 350 Linden St.	Basic Development Review	04/06/2012 Routed for Review	Gary Lopez
Project Desc: Application for a basic development review to change use to retail and add a parking lot accessory to retail.					

Project Name	Applicant Info	Location	Project Type	Submittal Date and Current Status	City Planner
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	04/06/2011 Routed for Review	Peter Barnes
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.					
Fort Collins Brewery Additional Parking	Peters, Tom 970-472-1520	1020 E. Lincoln Ave.	Minor Amendment	10/26/2011 Routed for Review	Peter Barnes
Project Desc: Additional parking is required for business operations. This is a request for a temporary parking area, per red line drawings, consisting of recycled concrete (6") on parking surfaces. Landscape to be installed in right-of-way per original plans. 50% will be employee parking and 50% will be customer use daily. Parking area used for temporary parking is exactly the same size as original planned building footprint. Drainage is already installed. Material used to cover is drainable surface.					
Expansion at 4625 S Mason	303-228-2300 matt.steder@kimley-horn.com	This property is located at 4625 S Mason in the Arbor Plaza Shopping Center.	Minor Amendment	11/21/2011 Routed for Review	Noah Beals
Project Desc: Site improvements and 13,088 SF building expansion at west side of existing 82,136 SF building to accommodate operation of retail, grocery, and accessory uses including pharmacy. Site improvements to facilitate the building expansion include new accessible parking layout, relocated front vestibule, new trash compactor, additional truck loading bay, bale and pallet recycling area, and pavement rehabilitation and re-striping.					
PANERA BREAD - FRONT RANGE VILLAGE	970-692-9497 KATIE@SCMSLLC.COM	This project is located at 2721 Council Tree Ave, Suite 143.	Minor Amendment	12/16/2011 Applied	Noah Beals
Project Desc: ENLCLOSING THE EXISTING ENTRY AND OUTDOOR SEATING AREA TO BECOME INDOOR DINING AREA. ADDING 324 SF.					
Orthopedic & Spine Center of the Rockies	Michael Chalona 970-416-7267	2500 E Prospect - Seven Lakes PUD II	Minor Amendment	02/21/2012 Routed for Review	Noah Beals
Project Desc: Addition of 10,600 sq ft for administration and physical therapy space. An additional 60 parking spaces are proposed.					

Project Name	Applicant Info	Location	Project Type	Submittal Date and Current Status	City Planner
PROSPECT & COLLEGE CELL TOWER	TOM WALKER 303-868-6866 TOM@VERTICALREC.COM	This site is located at 1730 S College Ave.	Minor Amendment	02/23/2012 Routed for Review	Noah Beals
Project Desc: APPLICATION TO ADD 3 ANTENNAE TO THE EXISTING TELECOM SITE WITH 6 PANEL ANTENNAE LOCATED IN FAUX VENT PIPES SCREENING THE ANNTENAE.					
PROSPECT & LEMAY CELL TOWER	TOM WALKER 303-868-6866 TOM@VERTICALREC.COM		Minor Amendment	02/23/2012 Routed for Review	Noah Beals
Project Desc: Application to install 3 new LTE antennae on an existing 80' smokestack site.					
The Grove at Fort Collins Sales & Marketing Trailer	Brent Cooper 970-224-5828 brent.cooper@ripleydesigninc.com	To be located south of Perennial Lane, between Centre Ave., and just to the west of Rolland Moore Dr (the old road to be renamed)	Minor Amendment	02/24/2012 Routed for Review	Noah Beals
Project Desc: This is a Minor Amendment to allow two modular trailers to be set on Tract A of The Grove at Fort Collins student housing site. The two trailers will consist of a model trailer, and a leasing trailer which will be used for sales and marketing on a temporary basis. The trailers will be used until a certificate of occupancy is issued for the clubhouse (estimated around August of 2013), at which point all the marketing will be done out of the clubhouse and the trailers will be removed. There will be an asphalt parking lot containing 18 spaces (including 1 handicap space). The model trailer will be attached to the leasing trailer by a wood deck.					
1801 S College Renovation		1801 S COLLEGE AVE	Minor Amendment	03/05/2012 Routed for Review	Gary Lopez
Project Desc: RENOVATION OF 1801 S COLLEGE. PHASE ONE IS CURRENTLY PERMITTED FOR STRUCTURAL MODIFICATIONS TO RAISE THE ROOF OF THE SOUTH PORTION OF THE BUILDING. PHASE TWO CONSISTS OF THE RENOVATION OF AN EXISTING BUILDING OF APPROXIMATELY 13,000 SQ FT TO BRING IT UP TO A CORE AND SHELL STATE. THE PROJECT WILL INCLUDE NEW EXTERIOR WALL FINISHES, INCREASED PARAPETS, STORE FRONT WINDOW SYSTEMS, CANOPIES, ROOF INSULATION AND ROOFING MEMBRANE, AND SITE WORK. THE GROUND LEVEL TENANT SPACES CAN BE ACCESSED FROM BOTH PARKING LOTS AND THE LOWER LEVEL TENANT IS ACCESSIBLE FROM THE WEST PARKING LOT AND ACTS LIKE A WALK-OUT BASEMENT. THE SITE WORK INCLUDES UPDATED PARKING LOT LAYOUTS FOR THE EAST AND WEST EXISTING PARKING LOTS, SITE LIGHTING FOR THE WEST PARKING LOT AND LANDSCAPING THROUGHOUT. PATIOS ARE LOCATED TO THE NORTH AND WEST. TWO OUT OF THREE EXISTING TREES ARE BEING PRESERVED AND THE OTHER IS BEING MITIGATED BY THREE UPSIZED TREES.					

Project Name	Applicant Info	Location	Project Type	Submittal Date and Current Status	City Planner
MARKLEY MOTORS BUICK AND GMC	Vaught, Frank 970-224-1191 frank@vfla.com	3325 S College Ave	Minor Amendment	03/09/2012 Routed for Review	Peter Barnes
Project Desc: THIS REQUEST IS FOR A NEW UPGRADE TO THE FACAD TO CONVERT THE ORIGINAL SATURN DEALERSHIP TO THE NEW STANDARDS FOR BUICK AND GMC. THE NEW DESIGN FEATURES AN ENTRY ARCH. THE FRONT ASPHALT DRIVE IS BEING REPLACED WITH A NEW PARKING PLAZA FOR NEW CAR DISPLAY. SIGNAGE IS NOT PART OF THIS MINOR AMENDMENT.					
Heatheridge Lake Consominiums Landscape Revision	Jim Sell 970-484-1921	1705 Heatheridge Road	Minor Amendment	03/08/2012 Routed for Review	Gary Lopez
Project Desc: Modification to grading and landscape plans.					
Old Oak Estates- Sidewalk	HUTCHISON CATHERINE E/ERIC T 970-495-0455	4006 Big Dipper Dr.	Minor Amendment	03/29/2012 Routed for Review	Gary Lopez
Project Desc: Moving sidewalk location because of the utility placement and corresponding landscape placement.					
Campus Auto Addition		This projects sits on approximately .258 acres at the intersection of E Stuart St and College Ave, at 1800 S College.	Minor Amendment	04/03/2012 Routed for Review	Gary Lopez
Project Desc: Addition of third work bay to existing building.					
3761 S. Mason St - Horsetooth and College AT&T Wireless		Located at 3761 S. Mason St.	Minor Amendment	04/02/2012 Routed for Review	Noah Beals
Project Desc: This is a request for a Minor Amendment to install 3 new LTE (Long Term Evolution) Antennas on a new 10' high stealth concealment canister on top of the retail building located at 3761 S. Mason St. and relocate/rotate 6 existing rooftop antennas.					

Project Name	Applicant Info	Location	Project Type	Submittal Date and Current Status	City Planner
315 W Oak St - Fort Collins DT 1 of 2 - AT&T Wireless	TOM WALKER 303-868-6866 TOM@VERTICALREC.COM	This site is located at 315 W Oak Street.	Minor Amendment	04/02/2012 Routed for Review	Noah Beals
Project Desc: Application for minor amendment for the addition of 3 LTE antennas and 3 GSM antennas to existing telecommunications site at 315 W Oak Street.					
2420 Laporte Ave. - Taft and Vine Dr AT&T Wireless	Tom Walker 303-868-6866 tom@verticalrec.com	Located at 2420 Laporte Ave.	Minor Amendment	04/02/2012 Routed for Review	Noah Beals
Project Desc: This is a request for the installation of 3 LTE antennas to the existing wireless tower located behind the existing screening on the rooftop of the Calvary Baptist Temple					
1005 W. Horsetooth Rd - Horsetooth & Taft AT&T Wireless	Tom Walker 303-868-6866 tom@verticalrec.com	Located in the Poudre Valley Plaza parking lot, 1005 W. Horsetooth Rd.	Minor Amendment	04/02/2012 Routed for Review	Noah Beals
Project Desc: This is a request for installation of 3 LTE antennas to an existing stealth pole canister, extending the canister in height by 9 feet. The existing stealth pole is located in a designated equipment shelter area in the Poudre Valley Plaza parking lot located at 1005 W. Horsetooth Rd.					
1015 S Taft Hill Rd - Taft & Elizabeth - AT&T Wireless	TOM WALKER 303-868-6866 TOM@VERTICALREC.COM	This site is located at 1015 S Taft Hill Rd.	Minor Amendment	04/02/2012 Routed for Review	Noah Beals
Project Desc: Application for minor amendment for the addition a new 22' stealth canister, replacing the existing 14' canister to contain LTE antennas. There will be no change to the overall tower height.					
4620 S College Ave - Harmony & College - AT&T Wireless	TOM WALKER 303-868-6866 TOM@VERTICALREC.COM	This site is located at 4620 S College Ave.	Minor Amendment	04/02/2012 Routed for Review	Noah Beals
Project Desc: Application for minor amendment for the addition of 3 LTE antennas to existing telecommunications site at 4620 S College Ave.					
1600 W Drake Rd - Drake & Taft - AT&T Wireless	TOM WALKER 303-868-6866 TOM@VERTICALREC.COM	This site is located at 1600 W Drake Rd.	Minor Amendment	04/02/2012 Routed for Review	Gary Lopez
Project Desc: Application for a minor amendment for the addition of 6 antennas to existing telecommunications site.					

Project Name	Applicant Info	Location	Project Type	Submittal Date and Current Status	City Planner
2601 S Lemay Ave - Drake & Lemay - AT&T Wireless	TOM WALKER 303-868-6866 TOM@VERTICALREC.COM	This site is located at 2601 S Lemay Ave.	Minor Amendment	04/02/2012 Routed for Review	Gary Lopez
Project Desc: Application for minor amendment for the addition of 3 LTE antennas and 3 GSM antennas within a 6' canister on a stealth pole to existing telecommunications site at 2601 S Lemay Ave.					
1107 City Park Ave. - CSU AT&T Wireless	Tom Walker 303-868-6866 tom@verticalrec.com	Located at 1107 City Park Ave	Minor Amendment	04/02/2012 Routed for Review	Gary Lopez
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.					
1715 W Mountain Ave - Sheldon Lake - AT&T Wireless	TOM WALKER 303-868-6866 TOM@VERTICALREC.COM	This site is located at 1715 W Mountain Ave.	Minor Amendment	04/02/2012 Routed for Review	Gary Lopez
Project Desc: Application for a minor amendment for the installation of 3 LTE antennas and support rail kit at existing telecommunications site at 1715 W Mountain Ave.					
6520 S College Ave - Trilby & College - AT&T Wireless	TOM WALKER 303-868-6866 TOM@VERTICALREC.COM	This site is located at 6520 S College Ave.	Minor Amendment	04/02/2012 Routed for Review	Gary Lopez
Project Desc: Application for a minor amendment for the installation of 8 antennas, relocation of 4 antennas, and removal of 3 antennas along with the repositioning of the mounts on an existing telecom tower at 6520 S College Ave.					
2000 E Horsetooth Rd - Platte Valley Power Authority - AT&T Wireless	Tom Walker 303-868-6866	2000 E Horsetooth Rd, on Platte Valley Power Authority property.	Minor Amendment	04/05/2012 Routed for Review	Noah Beals
Project Desc: Addition of three (3) LTE antennas to Existing Telecommunications tower.					
1314 Red Cedar Cir - Wilox & College - AT & T Wireless Tower	Tom Walker 303-868-6866	1314 Red Cedar Circle - Wilcox & College	Minor Amendment	04/05/2012 Routed for Review	Gary Lopez
Project Desc: Existing telecommunications site to have three (3) additional LTE antennas added to existing array.					

Project Name	Applicant Info	Location	Project Type	Submittal Date and Current Status	City Planner
Choice Center (The Commons) Minor Amendment	303-679-4301 cbeasley@catamountconstructors.com	1721 Choice Center Dr.	Minor Amendment	04/16/2012 Routed for Review	Noah Beals
Project Desc: Zoning requirement revisions to the permit plan set.					
			Minor Amendment	04/19/2012 Applied	
Project Desc:					
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	03/30/2011 Ready for Hearing	Ted Shepard
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	08/17/2011 Ready for Hearing	Emma McArdle
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	Submittal Date and Current Status	City Planner
Penny Flats Lot 1A Major Amendment	Dave Derbes 970-672-1011 dave.derbes@brinkmanpartners.com	This site is located at 210 Maple Street.	Major Amendment	04/03/2012 Routed for Review	Ted Shepard
Project Desc:	Application for a major amendment to revise building 3 of the previously approved Project Development Plan 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 176 (increase of 2 units), decrease the habitable square footage of the building to 211,862 sq ft, decrease the overall footprint of the building to 16,602 sq ft, and decrease the number of parking spaces to 305 (decrease of 7 spaces).				
Carriage House Apartments (1305 S. Shields St.)	Charles Bailey 303-884-1021 charles.bailey@comast.net	Located at 1305 S Shields St, on the southwest corner of S Shields St and Springfield Dr	Modification of Standards	01/04/2012 Appealed	Courtney Levingston
Project Desc:	This is a request for two stand-alone modifications; one relating to the general standard in Section 3.4.7 of the Land Use Code (LUC) regarding the preservation of structures deemed individually eligible for local landmark designation and one for the demolition of an individually eligible structure. The applicant is requesting to redevelop the properties located at 1305 and 1319 South Shields Street by demolishing two existing single family residences and associated outbuildings and constructing five multi-family buildings with approximately ten units per building. The project will have a mix of one, two and three bedroom units; however the specific quantity of each bedroom type is not finalized at this time as a Project Development Plan is yet to be submitted. The project is located in the Neighborhood Conservation Buffer (N-C-B) District and is within the Transit-Oriented Development (TOD) Overlay District; Multifamily dwellings are a permitted use. If approved, a stand-alone modification is valid for one year.				
Remington Annex Modification of Standards	Jeff Hansen and Justin Larson 970-224-1191 jeff@vfla.co	705 - 711 Remington Street	Modification of Standards	01/20/2012 Appealed	Courtney Levingston
Project Desc:	This is a request for five stand-alone modifications; one regarding Neighborhood Conservation Buffer (N-C-B) District density standards, one for N-C-B rear-lot floor area ratio (FAR), one regarding the N-C-B dimensional standards and two relating to historic preservation standards. As proposed, the project would demolish the existing structures and combine the lots at 705, 711 and 715 Remington Street, constructing one multifamily building with 30 studio units, 8 one bedroom units, and 4 two bedroom units for a total of 42 units. Additionally, to meet their parking requirement, the applicant is proposing a bi-level parking garage, with one level at grade and one below grade providing a total of 65 parking spaces.				
	The parcels are located in the N-C-B; Neighborhood Conservation Buffer District. The approval of these modifications is critical to project viability; that is why this request precedes the project development plan. If approved, the stand-alone modifications are valid for one year. Upon approval of this request, the applicant intends to continue to move forward with their previous Type 2 (Planning and Zoning Board Review) Project Development Plan submittal and provide additional plans for approval.				

Project Name	Applicant Info	Location	Project Type	Submittal Date and Current Status	City Planner
Bucking Horse Amended ODP, an Amend. of Johnson Property Amend. ODP	Craig Russell 970-484-8855 crussell@russellmillsstudios.com		Overall Development Plan	04/05/2012 Routed for Review	Ted Shepard
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.					
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	03/08/2011 Ready for Hearing	Ted Shepard
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.					
Hickory Commons	Jones, Troy 970-416-7431 troy@architex.com	Located in the 300 block of Hickory Street, east of N. College Ave., bordering the south side of Hickory Street and the north side of Hemlock Street.	Project Development Plan	03/23/2011 Routed for Review	Courtney Levingston
Project Desc: This is a request to plat and develop a mixed-use project on 1.896 acres. The site would be comprised of 3 separate buildings; all buildings will have second floor residential units and main level commercial/industrial designated space. It is the intent of the developer for the buildings to be used as live/work units, with the owners of the businesses residing above. There would be 2 four-plex buildings at the west portion of the site; 1 four-plex building and an eight-plex building at the east portion of the property, these two buildings are connected by a 2-car carport. The site is currently a vacant parcel, located in the 300 block of Hickory Street, bordering the south side of Hickory Street and the north side of Hemlock Street, west of N. College Ave. The zoning is CS - Service Commercial.					

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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	04/20/2011 Routed for Review	Ted Shepard
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.					
T-Mobile Wireless Telecommunication Facility at 3519 Richmond Drive	Steve Warner 303-601-3779 swarner@atecs.biz	Located at 3519 Richmond Dr., at the northeast corner of Richmond Dr. and W. Horsetooth Rd	Project Development Plan	06/02/2011 Resubmittal Required	Courtney Rippy
Project Desc: Request for a new wireless telecommunication facility to include placement of a 60 foot "slick pole" and several equipment cabinets in the parking lot to the south of the existing Associates in Family Practice Medicine monument sign. The new pole and equipment will be surrounded by an approx. 455 square foot block and brick wall to match the design of the existing sign. The antennas will be installed inside of the pole, at the top, not visible to the naked eye. The antenna facility will accommodate a 2nd carrier. Located at 3519 Richmond Dr., at the northeast corner of Richmond Dr. and W. Horsetooth Rd. The zoning is NC - Neighborhood Commercial.					
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	12/14/2011 Resubmittal Required	Courtney Levingston
Project Desc: Request to demolish the existing, individually eligible for local landmark designation homes at 705, 711 and 715 Remington Street and replace with a 3 story, multi-family building with 42 dwelling units. There will be a 10,649 square foot underground parking garage, an additional 10,830 square foot parking garage with 3,468 square foot of residential space on the first level. The second level residential will contain 13,362 square feet and 10,410 square feet of residential on the third floor. The unit mix consists of 30 studio units, 8 one bedroom units and 4 two bedroom units for a total of 27,146 square feet of residential space. There are 3 existing homes that would be demolished on the site.					

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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	12/14/2011 Routed for Review	Ted Shepard
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.					
Legacy Auto	Don Shields 970-493-2025 dons@wgarchitects.com	Located at 1825 and 1845 N College Ave (Legacy Auto)	Project Development Plan	01/17/2012 Routed for Review	Steve Olt
Project Desc: 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. 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					
Prospect 7-Eleven Store No. 35506	Jen Volin 760-419-5229 jvolin@verdadrealestate.com	Located at 3045 West Prospect Road, on the southwest corner of South Overland Trail and West Prospect Road.	Project Development Plan	01/25/2012 Ready for Hearing	Courtney Levingston
Project Desc: Request for a redevelopment of existing U-Pump It fueling and convenience store to a 7-Eleven convenience store located at the corner of West Prospect Road and South Overland Trail. The existing building and fuel tanks and canopies will be demolished.					

Project Name	Applicant Info	Location	Project Type	Submittal Date and Current Status	City Planner
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	01/25/2012 Routed for Review	Ted Shepard
Project Desc: 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.					
Spring Creek Farms North Second Filing	Chris LaPlante 970-962-9990 wbirchler@norris-design.com	Located at the northwest corner of S. Timberline Rd. and E. Drake Rd.	Project Development Plan	02/09/2012 Resubmittal Required	Courtney Levingston
Project Desc: This is a request to plat 41.182 acres and develop a 16.012 site into a multi-family resort-style project to include eleven, 3 story multi-family apartment buildings containing a total of 312 dwelling units, one duplex building and a welcome center/clubhouse with outdoor swimming pool and amenities. Eighteen detached garage buildings will also be located on the site.					
516 Deines Court Extra Occupancy Rental House	Debra & Adam Cook 303-404-3808 d.cook@q.com	Located in at 516 Deines Court, Lot 5 in the cul-de-sac	Project Development Plan	02/23/2012 Routed for Review	Seth Lorson
Project Desc: This is a request to convert an existing single family dwelling into an extra occupancy rental house to allow five tenants. Located at 516 Deines Court. The site is zoned Low Density Mixed-Use Residential (LMN) and more that four tenants are permitted subject to an administrative (type 1) public hearing (LUC 4.5(B)(2)(7)).					
217 W Trilby Road Subdivision	Kenneth Merritt 970-667-6286	217 West Trilby Road approximately 600' west of South College Ave.	Project Development Plan	02/29/2012 Routed for Review	Steve Olt
Project Desc: 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.					

Project Name	Applicant Info	Location	Project Type	Submittal Date and Current Status	City Planner
McIntyre House - 137 Mathews St. PDP with Addition of a Permitted Use	Rayno Seaser 970-214-1205 raynosea@gmail.com	Located at 137 - 143 Mathews St.	Project Development Plan	03/13/2012 Routed for Review	Seth Lorson
Project Desc: This is a request to replat the existing 10,145 sq. ft. lot containing a 3,485 sq. ft. residential duplex building, create a new lot line that would run through the middle of the building, resulting in a separation of the duplex into two, single family attached residences. A 2-hour firewall has been constructed between the two dwellings to meet building code for single family attached residences. The lot line division will designate individual lots for each dwelling. A request for an Addition of a Permitted use accompanies this replat. A duplex on one lot is allowed in the NCB, Neighborhood Conservation Buffer zone district, single family attached dwellings with their own lot lines, are currently not an allowed use.					
Elizabeth & City Park Corner Redevelopment	Cathy Mathis 970-481-6690 cathy@tbgroup.us	Located at 1401 W. Elizabeth St., on the southwest corner of W. Elizabeth St. and City Park Ave.	Project Development Plan	03/14/2012 Resubmittal Required	Courtney Levingston
Project Desc: This is a request to re-develop a 22,500 sq. ft. site and demolish the existing 4,764 sq ft building formerly occupied by Consuelo's Restaurant. A new 7,300 sq. ft. retail/mixed-use building is proposed.					
1409 W Elizabeth Street Student Apartments	Dave Derbes 970-672-1011 dave.derbes@brinkmanpartners.com	This site is located at 1409 W Elizabeth Street.	Project Development Plan	03/14/2012 Resubmittal Required	Courtney Levingston
Project Desc: This is a request to demolish the existing structure at 1409 West Elizabeth Street and construct a new three story, 26,079 square foot multifamily building. As proposed the project will be comprised of 6 studio apartments, 6 one bedroom units, 6 two bedroom units and 9 three bedroom units. There will be a shared parking agreement with the Wendy's directly east. The site is zoned Community Commercial (C-C) and multifamily developments are permitted subject to a type 1 (administrative) review and public hearing.					
Bucking Horse, First Filing	Craig Russell 970-484-8855 crussell@russellmillsstudios.com	Generally located east of S. Timberline Rd. and north of E. Drake Rd (the Great Western Railroad is the northern most boundary)	Project Development Plan	04/05/2012 Routed for Review	Ted Shepard
Project Desc: This PDP consists of three individual phases: A.					

Project Name	Applicant Info	Location	Project Type	Submittal Date and Current Status	City Planner
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	04/10/2012 Routed for Review	Seth Lorson
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.					
Spring Creek Farms North Third Filing	Terence Hoaglund 472-9125 hoaglund@vignetestudios.com	Located in Parcel A, at the northwest corner of S. Timberline Rd. and E. Drake Rd	Project Development Plan	04/18/2012 Applied	Courtney Levingston
Project Desc: Request to create a 1.069 acre neighborhood park in Parcel A of the Spring Creek Farms North ODP.					
Regency Lakeview PDP with Addition of Permitted Use			Project Development Plan	04/18/2012 Applied	Ted Shepard
Project Desc: Request to develop 11.232 acres					
CSU - Washington School Addition of Permitted Use	Colorado State University 970-491-0162 fred.haberacht@colostate.edu	This is the site of the old Washington Elementary School at 223 S Shields St (the northwest corner of Olive St and Shields St).	Site Plan Advisory Review	03/16/2011 Ready for Hearing	Ted Shepard
Project Desc: This is a request for a Site Plan Advisory Review including an Addition of a Permitted Use; changing the use of the existing public school, Washington Elementary School, into an Early Childhood Center to be operated by Colorado State University. An Early Childhood Center is currently not a permitted use in the NCL zone district. The 125 student enrollment from the previous use as the Washington Lab School would decline to 100 students. Staffing will be increased due to the increase in student to staff ratio and the involvement/education of CSU college students in a classroom environment. It is anticipated that a maximum of 36 staff members may be on the site at the same time. Ramps and an elevator as required by the State for child care licensing, will be added to the exterior of the north and south sides of the building, leaving the majority of the exterior of the building untouched to the greatest extent possible to accommodate City Historic Preservation requests. Located at 233 S. Shields Street. The Zoning is NCL - Neighborhood Conservation Low Density					

Project Name	Applicant Info	Location	Project Type	Submittal Date and Current Status	City Planner
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	05/20/2011 Ready for Hearing	Ted Shepard
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.					
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	11/03/2011 Routed for Review	Ted Shepard
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.					

Project Name	Applicant Info	Location	Project Type	Submittal Date and Current Status	City Planner
Cooper Home - 1309 Newsom St.	Brad Knutson 490-3465 bknutson@psdschools.org	To be located at 1309 Newsom Street	Site Plan Advisory Review	02/28/2012 Routed for Review	Steve Olt
Project Desc:	This is a request to convert the existing one story, single family residence at 1309 Newsom Street for Poudre School District to 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.				
Colorado Early Colleges - Fort Collins	Senator Keith King 719-331-3880 keith@keithking.org	Located at 4800 Wheaton Dr.	Site Plan Advisory Review	03/14/2012 Ready for Hearing	Ted Shepard
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.				