

Neighborhood Meetings January - March 2009

Meeting Date	Project Name	Planner	Location	Description
January				
1/6/2009	Centre Avenue Residences - Modification of Standard (type II)	Steve Olt	1200 Raintree Dr, 6:30 pm	#####
February				
2/11/2009	726 W. Mountain Ave - Enlargement of a building containing a non-conforming use	Clark Mapes	4:00 - 6:00 pm City Hall - 300 Laporte Ave	As proposed, the project would add 2 bedrooms, a bathroom and a closet to the second floor of an existing dwelling unit located within a two-family dwelling (duplex) located at 726 W. Mountain Ave. There will be no building expansion outside the existing building footprint. Because of a dwelling unit in the basement, this structure was considered a duplex prior to the adoption of the Low Density Residential zoning district in 1980, making it a "legal non-conforming use." Normally, the proposed addition would only require a building permit, but due to a technicality of the legal non-conforming use, the proposed expansion requires a neighborhood meeting and hearing by the Planning and Zoning Board
March				
3/9/2009	317 Wood Street	Steve Olt	6:30 pm Community Room 215 N. Mason St	The applicant proposes to demolish the existing single-family residential structure and outbuildings and construct two new two-family dwelling (duplex) structures on Lots 5 & 6, Block 303, of the Capitol Hill Addition Subdivision. The property is 17,059 square feet (0.39 acre) in size. It is located on the west side of Wood Street, between Maple Street Cherry Street and is in the NCM - Neighborhood conservation, medium Density Zoning District.

The Retreat at 1200 Plum
3/24/2009 Street

7:00 pm Dunn
Elementary
School - 501 S
Steve Olt Washington St

The applicants are proposing a luxury student housing apartment project consisting of 197 dwelling units on 2.63 acres just west of Colorado State University. The property is located on W Plum St, midway between S Shields St and City Park Ave. There will be 3 residential buildings on the north side of Plum St, 1 residential building on the south side of Plum St and a parking structure for 314 cars on the south side of Plum St. The property is in the CC, Community Commercial zoning district.

3/30/2009 Union Place

6:30 pm
Community Room
Steve Olt 215 N. Mason St

The applicant proposes a 58 unit community that will include 8 single family homes, 10 duplex units, 40 multi-family townhome style units, and 3 mixed-use commercial buildings with an undetermined number of additional residential units above. There could be as many as 44 affordable housing units. The site is located on 10.2 acres on the south side of West Willox Lane just to the west of the McDonald's Restaurant/Shell Gas Station. Access to the site would be from Willox Ln and a future Mason St extension. The property is zoned CN, Commercial North College

Neighborhood Meetings April - June 2009

Meeting Date	Project Name	Planner	Location	Description
April				

<p>Whitman Storage Facility PDO Addition of a Permitted Use (2nd)</p>	<p>6:30 pm Discovery Montessori School - 225 E. Skyway Steve Olt Dr</p>	<p>This is a request to add Recreational Vehicle, Boat and Truck Storage use (screened storage in an unroofed area) on the southerly one-half (0.9 acre) of the commercially zoned portion of the property at 209 E Skyway Dr. The proposed use currently is not permitted in the C, commercial District; however, City Council recently approved an ordinance that allows an applicant to request that a use permitted in the City of Fort Collins be added on a property/site in a particular zone district. The entire 4 acre Whitman property is on the south side of East Skyway Dr, east of S College Ave and is currently in the RL, Low Density Residential (easterly 1/3) and C, Commercial (westerly 2/3) zone districts. A development proposal was made to the City on March 12, 2009 and is currently in the City's development review process; however, no decisions will result from this n'hood mtg on April 1. This request must complete the dev. review process, ending with a public hrg in front of the P&Z board where a decision on the requested addition of a permitted use will be made. Affected prope</p>
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<p>Meldrum Street Townhomes - Modification of Standard #8 Ted Shepard</p>	<p>6:30 pm - 8:30 pm Community Rm - 215 N. Mason</p>	<p>The purpose of the meeting is to discuss a re-design of the project. As you may be aware, the Hearing Officer continued the initial Request for Modification as a result of the public hearing on March 23, 2009. As proposed, Meldrum Street Townhomes is a re development of the four existing houses located at 221,223,225 and 227 North Meldrum St. These lots would be consolidated into one project. This is a request to modify the standard tht requires that in the rear one-half of the lots, there can be no more than 33% of the land area devoted to gross floor area, including all stories and garages. This is expressed as the floor to area ratio. The request is to increase the floor area of buildings and garages to 67.5%. for the rear one half of the four consolidated lots, the standard requires that no more than 3,778 sq ft of total floor area be allowed. Under the Request of Modification of Standard, the applicant is asking for 7,722 sq ft of total floor area including garages. This represents an increase of 2,944 (?) sq ft.</p>
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North College Marketplace
5/13/2009 PDP

6:30 pm - Flex
Room at Taveli
Elementary
Steve Olt School

The applicant is proposing a supermarket-anchored shopping center, to be known as North College Marketplace, at the northeast corner of N. College Ave. and E. Willox Ln. The potential development site is approx. 18 acres in size and the supermarket building (King Soopers) would be about 123,000 sq ft in size. Total building square footage in the center would be about 170,000 sq ft (including 6-8 smaller building pad sites). The primary access to the site will be from N. College Ave and E. Willox Ln. The property is in the CCN - Community Commercial North College Zoning District. After several rounds of development review by the City of Fort Collins staff, the applicant/developer is going to the Planning & Zoning Board at their May 21, 2009 public hearing for a decision on the shopping center. The purpose of this neighborhood meeting on May 13th, is to inform interested parties about the developer's proposed modification of a pedestrian/bicycle bridge crossing of the Larimer & Weld Canal for access to the center from the surrounding neighborhoods.

5/18/2009 Rocky Mountain Archery

6:30 pm -8:30 pm
Ted Kruse Elementary,
Shepard 4400 McMurry Dr

This is a request to construct an 11,266 sq ft building for an indoor archery range and pro shop. The site is 4518 Innovation Drive and is presently vacant. It is located within the Golden Meadows Industrial Park between Farmer Brothers Coffee and Colotex Electric. The site contains 27,600 sq ft. The primary use is indoor recreation with ancillary retail sales and service of equipment. This would be a full service archery facility with shooting range, locker rooms, viewing area and a technical range featuring an animated video screen. The facility would be open for individuals, groups and occasional tournaments. Memberships would be available for regular customers. The site is zoned H-C Harmony Corridor. This zone normally does not allow Unlimited Indoor Recreation as a permitted use. the Zoning Code, however, allows for the Addition of a Permitted Use process for ultimate consideration by the City of Fort Collins Planning and Zoning Board.

			6:00 pm - Gym/Flex Room at Dunn Elementary, 501 S. Washington Ave	The applicant proposes enlarging two units in an existing duplex, located in the NCM, neighborhood Conservation medium Density zone district. The existing duplex houses one, 1 bedroom/1bathroom unit and one, 2 bedroom/2 bathroom unit. The proposed enlargement would create two, 3 bedroom/2 bathroom units. The site is located on the west side of Whitcomb Street, midway between Myrtle St and Laurel St.
5/26/2009	Addition to 619 and 621 South Whitcomb St	Emma McArdle		

May

McGraw Cir/McGraw Dr	Ted Shepard
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June

Rocky Mountain Raptor/Schlagel Rezoning	Ted Shepard
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Neighborhood Meetings July - September 2009

Meeting Date	Project Name	Planner	Location	Description
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July

NO MEETINGS IN JULY

August

			<p>This is a request to rezone the church property. The site is 23 acres in size and located at the southeast corner of E. Drake Rd and S. Lemay Ave. The existing church is flanked by vacant land that was originally set aside for future expansion for a variety of church-related functions and activities in a campus setting. The church has now scaled back these future expansion plans and the vacant land is no longer needed for a campus. The LMN district is intended to be a setting for a predominance of low density housing combined with complementary and supporting land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood. The main purpose of the LMN is to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices, that invite walking to gathering places, services and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks, and other linkages. A neighborhood center provides a focal point, and attractive walking and biking paths</p>
8/24/2009	Christ Center Community Church Rezone	Ted Shepard	<p>Christ Ctr Community Church - 2700 S. Lemay Ave - 7:00 - 9:00 pm</p>

			<p>The applicant proposes enlarging an existing building located at 209 Meldrum St. The existing 1.5 story building is approx. 14,000 sq ft and the proposed addition would be 3 stories with approx. 38,000 sq ft. the addition will preserve the majority of existing parking spaces and the applicant plans to lease parking in nearby private parking facilities. The proposed use is considered an office use with structural additions, which is subject to Planning and Zoning Board Review. Located at 209 Meldrum Street. The Zoning is NCB - Neighborhood Conservation Buffer district.</p>
8/27/2009	209 Meldrum St - Otter Products Corporate Headquarters	Emma McArdle	<p>6:00 pm Community Room 215 N. Mason St</p>

September

NO MEETINGS IN SEPTEMBER

Neighborhood Meetings October - December 2009

Meeting Date	Project Name	Planner	Location	Description
October				

			7:00 - 8:30 pm Dunn Elementary School - 501 S. Washington St
10/12/2009	1124 West Mulberry Street - Addition of a Permitted Use	Ted Shepard	

November

NO NEIGHBORHOOD MTGS IN NOV.

December

			6:00 pm - Fort Collins Family Center (Moose Lodge) - 4820 S. College Ave	This is a request for "transit facility without repair or storage" known as the South Transit Center, to be located SW of S. College Ave. and Harmony Rd., just south of the Spradley Barr dealership (NW of W. Fairway Ln. and Fossil Blvd.) The proposal includes a 150-250 space parking lot for a "park-n-ride" lot, 10-12 bus bays and a 2500-4000 square ft. building. The 4.2 acre site is in the Commercial (C) zone district.
12/2/2009	South Transit Center	Emma McArdle		

			7:00 - 9:00 pm - Lesh Jr. High, 1400 Stover St.	This is a proposed residential project consisting of 27 single family detached homes on 4.4 acres on the south side of E. Prospect Rd. There is a possibility that some dwellings may be in a duplex arrangement. The site is primarily located at 805 E. Prospect Rd. The project also includes the southerly portions of 807 and 811 E. Prospect Rd. The two existing houses on 807 and 811 E. Prospect Rd will remain and not be a part of the project. Apex Dr. is planned to be extended west from Pinnacle Townhomes into the subject site. Apex Dr. would then turn ninety degrees north and would then intersect with E. Prospect Rd. near the intersection with Ellis Dr. There would be no street connection to the west into Prospect Commons. A bicycle and pedestrian path is planned to connect to the Spring Creek Trail
12/7/2009	New Prospect PDP	Ted Shepard		

The potential development known as The Grove at Fort Collins, would be located at the SW corner of Centre Ave. and Rolland Moore Dr., directly south of the Gardens on Spring Creek, in the Center for Advanced Technology. The applicant proposes to develop a multi-family residential, student housing project containing 212 dwelling units in 11 buildings plus 1 manager's unit in a clubhouse building. There would be about 564 parking spaces on-site. The property is about 28-30 acres in size. It is located in the MMN - Medium Density Mixed Use Neighborhood and E - Employment Zoning Districts.

12/16/2009

The Grove at Fort Collins

Steve Olt

6:30 pm - Bennett
Elementary - 1125

Bennett Dr.

Date Letter Mailed - # of Labels

198 Labels

mailed 2/23/09
289 Labels

mailed 3/16/09
549 labels

Date Letter
Mailed - # of Labels

mailed 3/18/09
435 labels

mailed 4/21/09
265 labels

mailed
05/01/2009
220 labels (2nd
mtg)

60 labels

mailed 5/11/09
108 labels



Date Letter
Mailed - # of Labels



08/10/2009 -
561 labels

08/13/2009 -
387 labels

Date Letter	Mailed - # of Labels

10/01/2009
253 labels



11/18/09
103 labels

11/23/2009
262 labels

12/2/2009
638 labels

