

2011 Administrative Public Hearings

Hearing Date	Project Number	Project Name	Planner	Time	Location	Decision	Description	Number Attended
Date	Project Number	Project Name	Planner	Time	Location	Decision	Description	Number Attended
1/12/2011	30-10	431 E. Laurel St. Replat PDP	Ted Shepard	5:15 PM	Community Rm, 215 N. Mason St	<p>Approved with Conditions - APPEAL - Rec'd appeal request 2/8/11 will go to 3/15/11 Council Hrg.- Council denied appeal, upheld Hearing Officer decision</p>	<p>This is a request to replat one existing lot, 431 East Laurel St., into two lots. The lot contains 9,004 square feet. Presently there is one existing duplex house on the property. The new configuration would place this house on Lot One and contain 5,004 square feet. Lot Two is the vacant lot south of Lot One and will front onto Whedbee Street. This lot would contain 4,000 square feet. Lot Two is adjacent the alley which would form the southern property line of this new lot. The applicant requested two Modifications of Standards. The first would allow Lot Two to contain 4,000 square feet, where the minimum required lot size in this zone is 5,000 square feet. The second request is to allow Lot One, to provide no off-street parking where the standards require a minimum of four-spaces.</p>	

1/19/1011	32-10	Willow Brook, Third Filing PDP	Ted Shepard	5:00 PM	Conf. Rm A, 281 N. College Ave	Approved	<p>This is a request for a residential development project by Village Homes that is a continuation of Observatory Village. As proposed, the project consists of 61 single family detached homes on 11.11 acres resulting in a density of 5.74 dwelling units per net acre. A central green is provided. . A segment of existing Star Dust Lane right-of-way will be vacated by this project to accommodate the new street pattern. The parcel is zoned L-M-N, Low Density Mixed-Use Neighborhood which is consistent with the balance of Observatory Village.</p> <p style="text-align: right;">Location:</p> <p>Bounded by Rock Creek Drive on the north, Cinquefoil Lane on the east, Galileo Drive on the south and Lady Moon Drive on the west</p> <p>Zoning: LMN - Low Density Mixed-Use Neighborhood</p>	
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							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	
2/7/2011	23-10	Transfort Expansion - Major Amendment	Ted Shepard	5:15 PM	Conf. Rm A, 281 N. College Ave	Approved w/condition		
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3/8/2011	1-11	Firehouse Express Carwash PDP	Steve Olt	4:00 PM	Conf. Rm A, 281 N. College Ave	Approved w/condition		
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4/12/2011	PDP110001	Harmony Technology Park Third Filing, Lot 1 Replat	Ted Shepard	5:00 PM	Conf. Rm A - 281 N. College	Approved w/condition	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.	
4/13/2011	6-11	415 N. Sherwood	Emma McArdle	4:45 PM	Grande Conf. Room - 281 N. College	Approved w/condition	CONSTRUCT A LARGER GARAGE WITH HABITABLE SPACE AT 415 N SHERWOOD ST. LOCATED TO THE SOUTH OF SYCAMORE ST, NORTH OF CHERRY ST, EAST OF N WHITCOMB, AND WEST OF N MELDRUM, IN THE ZONING DISTRICT NCM, NEIGHBORHOOD CONSERVATION MEDIUM	

							<p>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>	
4/25/2011	PDP110004	Ridgewood Hills Residences	Steve Olt	6:30 PM	City Hall Council Chambers	Approved		
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5/9/2011	MJA1100002	Penny Flats Major Amendment to Lot 1B of the First Replat	Ted Shepard	4:00 PM	Conf. Rm A - 281 N. College	Approved with Condition (5/12/11)	The proposed project is a mixed use development consisting of 27 multi-family residential apartments 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, Building 4, Lot 1B. Zoning: D - Downtown Civic Center	
5/11/2011	PDP110010	Mountain View Eye Specialists	Emma McArdle	4:45 PM	Venti Conf. Rm 281 N. College	Approved (5/19/11)	This is a request for a 4,960 square foot optometry practice to be located on the vacant lot at 2111 Custer Drive, southeast of S. Timberline Road and Custer Drive (directly east of the Chase Bank building and north of Timberline Church). The property is located in the NC, Neighborhood Commercial zone district.	
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6/8/2011	PDP110011	Islamic Center of Fort Collins	Ted Shepard			Approved (6-22-11)	This is a request to construct a new facility consisting of a Mosque, children's activity area, gymnasium and elementary school. The project will be constructed in phases with the Mosque being Phase One, the school being Phase Two and the gymnasium being Phase Three. The Phase One will consist of the worship area and contain an 11,600 square foot building. The site is 3.26 acres and zoned HMN, High Density Mixed-Use Neighborhood. Located at 925 W. Lake Street.	

6/16/2011	MOD110001	Advanced Animal Care of Colorado Modification of Standards	Courtney Rippey	4:00 p.m.	Venti Conf. Rm 281 N. College	Approved (6-24-11)	Two requests for Modification of Standards. The first Modification request is to Section 3.8.5(A), to allow outdoor uses; a supervised pet exercise yard /agility park. The Code stipulates all facilities associated with the uses for Advanced Animal Care of Colorado be located entirely indoors. The second Modification request is to Section 3.8.22(A) of the Land Use Code; "(A) All services provided by a dog day-care facility shall be conducted within a completely enclosed, soundproof building."
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		No administrative hearings held in July					
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8/29/2011		Larimer County Midpoint Campus Replat	Ted Shepard	4:30 p.m.	Conf. Rm A 281 N. College	Approved (9-2-11)	Request to replat lots 24 - 27 of Prospect Industrial Park; all of Centerpoint Second Filing; Lots 1 and 2 Centerpoint Park #3; and a Portion of the NW 1/4 of Section 20, Township 7 North, Range 68 West. The replat is at the request of Larimer County and reviewed in conjunction with the Site Plan Advisory Review, project #SPA110002. The replat will enable Larimer County to encompass all boundaries of the Larimer County Detention Center onto one legal map. Location: 2405, 2501, 2513, 2519, 2525, 2537, 2555 Midpoint Dr; Lot 2, Centerpoint Park #3 & Unaddressed lot west of 2501 Midpoint Dr Zoning: I - Industrial; E - Employment and T - Transition.	
8/30/2011		Union Place Modification of Standards	Emma McArdle	5:30 PM	Conf. Rm A 281 N. College	Approved (9-12-11)	Request for 3 Modification of Standards: (1) To Section 3.2.2(k)(1)(a) for a reduction of parking spaces to 158 from 252; (2) To Section 3.5.2 for further reduction from an Arterial Street ROW of (15) feet to (12) feet for Lot 1 Block 5; (3) To Section 3.5.2(D) for a reduction of side setbacks required (3) from (5) to (0) lot lines also reduction of the rear setback required in Section 3.5.2(d)(3) from (98) to a (0) lot line for Lot 2 Block 5. Location: Approx.137 W Willox Ln Zoning: CS - Service Commercial District	
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9/26/2011	PDP110013	T-Mobile at 1108 W. Vine Drive Wireless Telecommunication Facility PDP	Courtney Rippy	5:15 PM	Venti Conf. Rm 281 N. College	Approved	This is a request for placement of a 70 foot slick pole and ground equipment wireless telecommunication facility to be located in the northwest corner of the property at 1108 W. Vine Drive. Antennas will be installed inside of the pole, not visible from grade level. The equipment enclosure will be surrounded by complimentary enclosure, constructed of similar materials already in place that will have the effect of screening equipment inside. The antenna facility will accommodate a 2nd carrier. Located at 1108 W. Vine Drive, on the property adjacent to Animal House Pets and Grooming facility.	
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10/11/2011	PDP110015	Rigden Farm 16th Filing PDP	Steve Olt	4:30 PM	Conf. Rm A? 281 N. College		Request to plat a currently unplatted 2.02 acre site located at the southeast corner of E. Drake Rd and Illinois Dr.	
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