

2008 Administrative Public Hearings							
Hearing Date	Project Number	Project Name	Planner	Time	Location	Decision	Description
1/9/2008	31-07	Mountain View Community Church PDP	Ted Shepard	5:00 PM	281 N. College Conf. Rm A	Conditional Approval	<p>Request to construct a church on a currently vacant property, 6.32 acres in size. The proposed church would contain 26, 522 sq ft and seat approx. 560 persons at capacity in the sanctuary. There will also be rooms for offices, classrooms and fellowship.</p> <p>Location: SW corner of N Lemay Ave and Buckingham St</p> <p>Zoning: I - Industrial</p>
1/30/2008	30-05A	Helenic Plaza PDP	Shelby Sommer	5:30 PM	281 N. College Conf. Rm A	Approved	<p>Request for a mixed use development consisting of two, 3 story buildings, 41 residential units and limited commercial uses on 1.67 acres. Building one would include commercial space and accessible residential units with 2nd and 3rd floor residential apartments. Building two would consist of all residential units. The parcels of land that make up this project included a fraternity house and a single family residence, the fraternity house has been demolished.</p> <p>Location: 635 S Shields St, on the NW corner of S Shields St and Birch St.</p> <p>Zoning: The project is located within two zoning districts, NCB - Neighborhood Conservation Buffer District and MMN - Medium Density Mixed-Use Neighborhood District</p>
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2/4/2008	38-07	Tolmar Subdivision Expansion PDP	Steve Olt	3:30 PM	281 N. College Conf. Rm B & C	Conditional Approval	Request to replat 7.71 acres, to include lots 1 and 2 of the Atrix Laboratories PDP, removing the existing lot line to allow a phased expansion of the Tolmar facility and parking lot. Tolmar will be constructing an 11,500 sq ft warehouse facility addition and a 23,000 sq ft office expansion (see Minor Amendment MA0700086).  Location: SE corner of Centre Ave and Worthington Ave  Zoning: E - Employment District
2/20/2008	25-07A	Old Oak Estates PDP	Ted Shepard	5:00 PM	281 N. College Conf. Rm A	Approved	Request to develop a recently annexed 4.98 acres , proposing (4), half acre, (1), one acre single family detached lots in addition to the existing home to be located on a 1.15 acre lot. The current greenbelt area between the property and the neighboring Observatory Village subdivision will remain as is.  Location: 5227 Strauss Cabin Rd, at the NW corner of Big Dipper Dr and Strauss Cabin Rd.  Zoning: UE - Urban Estate
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3/25/2008	1-08	Custom Blending PDP	Ted Shepard	5:00 PM	281 N. College Conf. Rm A	Approved	Request for a 31,775 sq ft facility consisting of office, light manufacturing and warehouse to be used in the production of vanilla by Custom Blending Co. Located on a 3 acre parcel just south of Harmony Technology Park  Location: SW corner of Precision Dr and Lady Moon Dr  Zoning: HC – Harmony Corridor
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4/24/2008	36-07	220 Edwards Street PDP	Steve Olt	6:00 PM	215 N. Mason St. Community Rm	Conditional Approval	Request for a new 1,200 sq ft, 2 story single-family residence on the alley end of the property, west of the existing single-family residence and detached garage.  Location: SE corner of Mathews St and Edwards St  Zoning: NCM – Neighborhood Conservation Medium Density

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5/1/2008							
							No projects for Type I hearing in May
Date	Project Number	Project Name	Planner	Time	Location	Decision	Description
6/23/2008	3-08	Fossil Creek Office Park Lot 5 PDP	Shelby Sommer	4:00 PM	281 N. College Conf. Rm A	Approved	Request for 2 office buildings totaling 12,532 square feet on .80 acres on lot 5. The property is located west of South College Avenue and south of Cameron Drive. It is zoned C-commercial.
6/26/2008	30-07	Sanctuary West PDP	Steve Olt	5:30 PM	215 N. Mason - Community Rm	Approved	Request to re-develop an existing auto shop into a mixed-use project, razing the existing building and constructing a new three story building with (4) third floor residential "loft" type units. The lower levels will consist of offices on the second level and a first level restaurant with an enclosed garage to the rear of the building.. Located at 215 N. College Avenue, on the west side of N. College Avenue, south of Maple Street and north of Laporte Avenue. The zoning is D - Downtown District.
Date	Project Number	Project Name	Planner	Time	Location	Decision	Description
7/10/2008	38-06B	King Soopers (Cedarwood) Wireless Telecom Equipment Co-Location PDP	Anne Aspen	5:00 PM	215 N. Mason - Community Rm	Approved with Condition	Request to co-locate a Verizon Wireless 10 ft telecommunication canister at a point 40 feet high on an existing proposed stealth T-Mobile monopole wireless telecommunication facility. An 11'8" x 26' equipment shelter will be located just north of and adjacent to the T-Mobile shelter at the rear of the shopping mall.  Location: 1015 S Taft Hill Rd, south of W Elizabeth St., behind the King Soopers shopping center.  Zoning: NC - Neighborhood Commercial
7/23/2008	13-08	Settler's Creek First Replat	Ted Shepard	5:00 PM	281 N. College Conf. Rm A	Approved	Request for a replat of Settler's Creek PDP to adjust the existing building envelopes, allowing for additional garage square footage to meet handicap accessible garage requirements. Also requesting a slight modification to the clubhouse pool deck layout.  Location: North of E Harmony Rd, south of Troutman Pkwy, east of JFK Pkwy and west of Boardwalk Dr.  Zoning: HC - Harmony Corridor

7/30/2008	9-08	Thorland Subdivision PDP	Steve Olt	5:30 PM	281 N. College Conf. Rm A	Approved	<p>Request to subdivide an existing 6.68 acre lot into two parcels; the 2.30 acre site will contain the existing house and barn. The applicant is proposing to construct a single family residence on the second, approx. 3.9 acre parcel. This site was formerly Lot 1, Blehm Subdivision, annexed from Larimer County 03/04/2008.</p> <p>Location: 2224 Kechter Rd, on the north side of Kechter Rd between S Timberline Rd and Ziegler Rd</p> <p>Zoning: UE - Urban Estate</p>
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8/5/2008	7-08/A	Harmony Technology Park, Fourth Filing	Ted Shepard	5:00 PM	281 N. College Conf. Rm A	Approved	<p>This is a request for a replat in association with a Minor Amendment to the Harmony Technology Park, 2nd Filing to allow for a new office building on 6.42 acres.</p> <p>Location: The south side of E Harmony Rd, east of Ziegler Rd</p> <p>Zoning: HC - Harmony Corridor</p>
8/6/2008	17-08	Odell Brewing Company - Modification of Standards	Ted Shepard	5:00 PM	281 N. College Conf. Rm C	Approved	<p>Request for two Modification of Standards relating to a side lot landscape setback for a proposed expansion project. The first modification would reduce the required minimum 80 ft deep landscape setback to 40 ft; The second modification is requested to waive the standard for a 6 ft wall or fence to shield light from vehicle headlights.</p> <p>Location: 800 E Lincoln Ave</p> <p>Zoning: I - Industrial</p>
8/6/2008	40-07	King Soopers Fueling Center PDP	Steve Olt	4:00 PM	281 N. College Conf. Rm C & D	Approved with conditions	<p>This is a request to demolish an existing gas station/ car wash and construct a new fueling center for King Soopers on the 16,564 sq ft parcel. The fueling center will consist of five multiple-product fuel dispensers located beneath an overhead canopy with an attached 115 sq ft cashier kiosk.</p> <p>Location: 1001 S Taft Hill Rd</p> <p>Zoning: NC – Neighborhood Commercial</p>

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9/1/2008							
							No Administrative Hearings held for September
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10/20/2008	31-08	T-Mobile Wireless Telecommunications Facility (Tower) aka Mister Money WTF	TS	5:00pm	281 N. College Conf. Rm A	Approved	The purpose of this project is to construct a telecommunications tower on the property containing the Mister Money office building. The tower would be 60 feet in height and located directly west of the Poudre Fire Station No. 10. The tower would be enclosed by a solid masonry fence that matches the building's exterior. Location: 2057 Vermont Dr, at the SE corner of Vermont Dr and Eastbrook Dr Zoning: E - Employment District
10/30/2008	14-08	Eastgate 3rd Filing PDP	SO	3:30pm	281 N. College Conf. Rm A	Approved	This is a request to replat the property (Eastgate, 2nd filing) located at 1120 Montgomery Street, for the purpose of creating four individual lots, in place of one existing lot, under the existing 4 plex residential building on the westerly portion of the property. The lots will range in size from 2, 560 square feet to 3,066 square feet. This request effectively changes each dwelling unit from a condominium to a townhome and defines them as "single-family attached dwellings" in the City's Land Use code. There will not be any physical changes to the site, building or landscaping associated with this request. The existing detention pond on the east end of the property will not change. Located at 1120 Montgomery St., SE of Riverside and Montgomery. Zoning is LMN Low Density Mixed Use Neighborhood.
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11/3/2008	15-08	Choice Center Mixed-Use Redevelopment PDP	AA	4:00pm	281 N. College Conf. Rm A	<b>Approved with Conditions</b>	This is a request to redevelop a 10.49 acre site near the southwest corner of College and Prospect which currently contains about 6 acres of vacant land and 5 existing buildings. As proposed, 3 of the buildings will be razed, the remaining 2 will be rehabilitated and 2 new residential buildings will be constructed to create a mixed-use project that offers private, off-campus student housing and retail. A total of 270,434 sq. ft. of residential space is proposed with 166 one to four bedroom units in Building 1 and 55 two to four bedroom units plus 7, 410 sq ft of new retail in Building 2. The existing retail buildings along College will be expanded by approximately 4,000 sq ft each, to a total of about 30, 920 sq ft for building 3 (on two floors) and 15,910 for Building 4 (on one floor). The property is located near the southwest corner of Prospect Street and College Ave. The site is within the City limits and is zoned C - Commercial District
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12/4/2008	33-08	Poudre Fire Authority - Station Four	TS	5:30pm	281 N. College Conf. Rm A	<b>Approved with Conditions</b>	Request for a new fire station, relocating the existing Station #4 at 2030 Devonshire Dr to 2604 S Taft Hill Rd. The new station would be located east of the existing house and encompasses approx 5 acres. The new station would feature 4 vehicle bays and be larger than the present station. A community meeting room would be provided. A new traffic signal will be installed on Drake Rd, but can only be actuated by the Poudre Fire Authority during a call and will otherwise not impede traffic flow. The new station would allow PFA to lower the response times in the designated coverage area. Location: 2064 S Taft Hill Rd, at the southeast corner of W Drake Rd and S Taft Hill Rd Zoning:
12/4/2008	21-08	Odell's Brewery Expansion - Major Amendment	TS	6:00pm	281 N. College Conf. Rm A	(This hearing has been postponed)	