

**CITY OF FORT COLLINS
PLANNING AND ZONING BOARD
Meeting Minutes
October 15, 1998**

Council Liaison: Scott Mason	Staff Liaison: Bob Blanchard
Chairperson: Glen Colton	Phone: (H) 225-2760
Vice Chair: Sally Craig	Phone: (H) 484-9417

The meeting was called to order at 6:30 p.m. by Chairperson Colton.

Present: Vice-chair Glen Colton, Bob Davidson, Jennifer Carpenter, Sally Craig, and Jerry Gavaldon. **Not present:** Karen Weitkunat.

Staff Present: Blanchard, Eckman, Ludwig, Blandford, Schlueter, Gordon, Shoemaker, Mapes, Vosburg, Barnes and Deines.

Agenda Review: Director of Current Planning Bob Blanchard reviewed the Consent and Discussion Agendas:

1. Minutes of the August 20, September 3, and September 17 (Continued), 1998 Planning and Zoning Board Hearings.
2. #50-91C Evergreen Park, Lots 4 & 5, The Toy Shed Storage - Project Development Plan.
3. 113 Hickory Street - Project Development Plan 39-98
4. Modifications of Conditions of Final Approval
5. Resolution PZ98-19 Easement Vacation
6. Resolution PZ98-20 Easement Vacation
7. Resolution PZ98-21 Easement Vacation
8. Resolution PZ98-22 Easement Vacation
9. Resolution PZ98-23 Easement Vacation
10. Resolution PZ98-24 Easement Vacation
11. Resolution PZ98-25 Easement Vacation
12. Resolution PZ98-26 Easement Vacation

Discussion:

13. #34-97 Lemay Avenue 3rd Annexation & Zoning
14. #55-95Q Recommendation to City Council Regarding the Fall 1998 Land Use Code Maintenance Ordinance.

Mr. Gavaldon requested that item No. 2, the Toy Shed, be pulled for discussion.

Moved by Mr. Gavaldon, seconded by Ms. Craig: To approve items 1-12, excluding the 9/17/98 minutes, and item No. 2, Toy Shed, which would be pulled from the motion. Motion passed unanimously. 5-0

Project: Evergreen Park, Lots 4 & 5, The Toy Shed Storage - Project Development Plan, #50-91C

Project Description: Request for a 6,000 s.f., one-story steel canopy addition with 13 additional pull-thru and vehicle storage facility on .96 acre; located on the east side of Redcedar Circle between Conifer Street and Bristlecone Drive. The property is zoned I, Industrial.

Recommendation: Approval of the modification request and approval of the Project Development Plan.

Hearing Testimony, Written Comments and Other Evidence:

Mr. Gavaldon asked to address concerns received by the Planning and Zoning Board at their work session.

The project is a storage area for recreational vehicles, trailers, etc. and is located on Red Cedar. The action being taken by the Planning and Zoning Board concerns the southern part of the property and the illegal additions on that section of the project. The main entrance modification request will have the storage area set back 20 feet. Plans are for five feet of landscaping with a solid fence on the street side of the project, with additional fencing being planned inside this perimeter. Staff interpretation of the project, including the fencing and the landscaping, is that it is equal to or better than requirements.

There is a large drive-through carport on the southern part of the property. The carport and the storage unit south of the carport were built without a permit. The carport is large enough for recreational vehicles and trailers. Staff informed the Board that although the carport and storage lot were added illegally, they would have met the Code requirements of the Planning and Zoning Board.

A letter from an adjoining property owner was received by staff regarding a concern that the project was not meeting the Code requirements under the Land Use Code. Ms. Craig asked for clarification as to the location of the neighboring owners' property and the fencing proposed. The neighbors are situated to the northwest portion of the