

**PLANNING & ZONING BOARD
MEETING MINUTES
March 28, 1994
Gerry Horak, Council Liaison
Ron Phillips, Staff Support Liaison**

The March 28, 1994, meeting of the Planning and Zoning Board was called to order at 6:30 p.m. in the Council Chambers of City Hall West, 300 Laporte Avenue, Fort Collins, Colorado. Board members present included Vice-Chair Jan Cottier, James Klataske, Bernie Strom, and Lloyd Walker. Chair Clements and Member Winfree were absent.

Staff members present included Interim Planning Director Ron Phillips, Deputy City Attorney Paul Eckman, Tom Vosberg, Mike Herzig, Steve Olt, Ted Shepard, Ken Waido, Kirsten Whetstone, and Carolyn Worden.

AGENDA REVIEW

Mr. Ron Phillips, Interim Planning Director read the agenda review items.

CONSENT AGENDA:

Item 1. Minutes for January 24 and 31 of the Planning and Zoning Board Meetings; Item 2. Oak Hill Apartments, PUD Preliminary #54-87L; Item 3. Marketplace PUD (Taco Bell) - Preliminary & Final, #32-89F; Item 4. Nokomis Subdivision - Preliminary, #8-94; Item 5. Fox Hills, 2nd Filing - Foothills Site Plan Review, #36-93C; Item 6. Resolution PZ94-1 - Easement Vacation; Item 7. Resolution PZ94-2 - Easement Vacation; Item 8. Segul N-C-M Site Plan Review, #85-93; Item 9. Lemay Plaza P.U.D. - Extension Request, #57-87; Item 10. Modifications of conditions of Final Approval; Item 11. Miramont PUD, Phase 3 - Preliminary; Item 12. Recommendation to City Council for Proposed Reduction of Right-of-Way Width Street Standards. Item 19. Miramont PUD, Phase 3 - Preliminary.

Member Fontane moved to accept consent agenda items as stated above.

Member Klataske seconded the motion.

Motion carried 6-0.

DISCUSSION AGENDA:

Item 15. Overland Trail Annexation and Zoning. #9-94A.

Chair Clements indicated that she and Member Klataske had a conflict of interest regarding this item and would not be present during the meeting, with Vice-Chair Cottier presiding.

Mr. Ken Waido, Chief Planner, read the staff report and recommendations and requesting approval.

Member Walker asked clarification of the zoning boundaries.

Mr. Waido said the boundary would extend as an extension of the RF for the Maxwell Open Space area, through the property, locating the canal and to the east would be RLP.

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Ms. Whetstone said she thought it appropriate, although the only fencing being proposed is along Prospect Road and Hampshire, as there are patios of these units backing up to the arterial and collector streets.

Chair Clements asked about an amendment to evaluate the fencing so it is not so obtrusive, perhaps 4 feet high?

Ms. Whetstone said some of it is to provide privacy but we can take a look at it for final. If the access is onto Hampshire, that opens the project up.

Motion passed 5-1, with Member Cottier voting in the negative.

Item 19. Boston Chicken @ Lemay and Pennock PUD - Final.

Ms. Kirsten Whetstone, project planner, gave a summary of the project. Three conditions of preliminary were met. The staff recommends approval.

Mr. Ed Zdenek - ZTI Group - The three conditions of 1) more landscaping, 2) less asphalt and 3) more clarity of internal circulation have been accomplished. The project meets with requirements of the LDGS.

Member Strom asked for clarification of the connection between Godfather's Pizza and the lot to the south.

Member Klataske asked if the connection off of Lemay still exists for the pizza restaurant?

Mr. Zdenek replied affirmatively.

Member Strom moved for approval of the Boston Chicken PUD - Final with the one condition staff attached, recognizing the project addressed conformance with the LDGS, compatibility and meeting conditions of approval. He commented that this was an improvement from the first application.

Member Cottier seconded the motion. She commented that the areas previously shown as potential access points to the east and south she would hope would be landscaped.

Motion passed 6-0.

Meeting adjourned at 12:05 a.m.