AGENDA

PLANNING AND ZONING BOARD -- CITY OF FORT COLLINS

Interested persons are invited to attend and be heard at the time and place specified. Please contact the Current Planning Department for further information on any of the agenda items at 221-6750.

DATE:	Thursday, April 18, 2013
TIME:	6:00 P.M.
PLACE:	Council Chambers, City Hall West, 300 LaPorte Avenue, Fort Collins, CO

A. Roll Call

B. Agenda Review: If the Thursday, April 18, 2013 hearing should run past 11:00 p.m., the remaining items may be continued to Thursday, May 16, 2013 at 6:00 p.m., in the Council Chambers, City Hall West.

C. Citizen Participation (30 minutes total for non-agenda and pending application topics)

D. Consent Agenda: The Consent agenda consists of items with no known opposition or concern and is considered for approval as a group allowing the Planning and Zoning Board to spend its time and energy on the controversial items. Any member of the Board, staff, or audience may request an item be "pulled" off the Consent Agenda.

1. **Minutes from the March 15, 2013 Special Hearing and the March 21, 2013 Planning and Zoning Board Hearing**

2. **Harvest Park/Ziegler Overall Development Plan, #ODP120004**
   This is a request for an Overall Development Plan (ODP) located at the west side of Ziegler Road at the intersection of Saber Cat Drive and Country Fair Lane extended. The site is 4.03 acres in size and is zoned L-M-N Low Density Mixed-Use Neighborhood. The ODP consists of two phases: Parcel A for multi-family residential or commercial uses and Parcel B for multi-family residential.
   Applicant: Steve Steinbicker, Architecture West, LLC, 4710 S. College Avenue, Fort Collins, CO 80525
   Staff: Lindsay Ex

E. Discussion Agenda: Specific time for public input has been set aside for discussion on the following items:

3. **Max Flats Project Development Plan, # PDP120034**
   This is a request for a Project Development Plan (PDP) for property located at 203 W. Mulberry Street to demolish the existing King's Auto and construction a new five-story, 63,900 square foot, multi-family building. The site is zoned Community Commercial (CC).
   Applicant: Dave Derbis, Brinkman Development, LLC, 3003 E. Harmony Rd, Suite 300, Fort Collins, CO 80528
   Staff: Seth Lorson

4. **Poudre Valley Health System – Harmony Campus Cancer Center Addition, Referral of a Minor Amendment, # MA130001**
   This is a request to expand the existing Medical Office Building at the Poudre Valley Health System Harmony Medical Campus with a 30,000 square foot, two-story addition specializing in cancer treatment. The location of the addition is to the north and west of the existing building in the area of the existing parking lot. The site is located at the southeast corner of Harmony Road and Timberline Road. The parcel is zoned H-C, Harmony Corridor.
   Applicant: Poudre Valley Health System c/o BHA Design, 1603 Oakridge Drive, Fort Collins, CO 80525
   Staff: Ted Shepard

5. **Banner HealthMedical Campus Project Development Plan, # PDP130003**
   This is a request for a Project Development Plan (PDP) to construct the Banner Health Medical Campus located at the southeast corner of E. Harmony Rd. and Lady Moon Drive on 27.867 gross acres. The first phase will include a 163,300 square feet hospital and central utility plant. The complete build-out includes an additional 157,900 square foot hospital area, a 22,800 square foot medical office health center and a two-story, 40,000 square foot medical office building at the southwest corner of the site for a total campus build-out of 384,000 square feet. The medical campus will provide inpatient and outpatient services to the community. A proposed heli-stop pad will be located to the north of the hospital building.
   Applicant: Jason Messaros, BHA Design, 1603 Oakridge Drive, Fort Collins, 80525
   Staff: Jason Holland

6. **Mountain Sage Community School, 2310 E. Prospect, Site Plan Advisory Review # SPA130001**
   This is a request by Mountain Sage Community School to occupy an existing office building located in the Seven Lakes PUD, 2310 E. Prospect Road. The existing building would be converted into a school and has room for future expansion within the building. The adjacent lot to the east may be used for a playground. The site is located in the Employment (E) Zone District.
   Applicant: Mountain Sage Community School c/o Liv Helmericks, PO Box 1253, Fort Collins, CO 80522
   Staff: Jason Holland

F. Other Business
G. Adjourn