

AGENDA **Version 2**

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, August 8, 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, August 8, 2013 hearing should run past 11:00 p.m., the remaining items may be continued to Thursday, August 15, 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 July 18, 2013 Planning and Zoning Board Hearing

2. Fort Collins Veterinary Emergency and Rehab Hospital Expansion Project Development Plan, #PDP130018

This is a request for a 4,232 square foot addition to the existing 2,832 square foot veterinary hospital located at 816 South Lemay Avenue. With this proposal, the adjacent car wash to the north at 808 South Lemay Avenue would be deconstructed to accommodate the new two-story addition. The site is located in the Employment (E) Zone District and veterinary hospitals are a permitted use.

Applicant: Alan Hauser, AIA, 3780 E. 15th Street, Suite 201, Loveland, CO 80538

Staff: Levingston

3. Rigden Farm 14th Filing Ext. of Vested Rights (Center at Rigden Farm), #56-98-AS

This is a request for a second one year extension (to August 31, 2014) of the approved Final Plan for the Rigden Farm 14th Filing also known as The Center at Rigden Farm. The project is located at the southwest corner of Drake Road and Timberline Road, and has been approved for 8 mixed-use buildings totaling 95,000 square feet on 5.9 gross acres.

Applicant: Ladco Properties, LLC, c/o Don Tiller, 4714 Valley Ridge Court, Fort Collins, CO. 80526

Staff: Holland

7. Colorado Water Conservation Board Floodplain Regulation Adoption and other Minor Policy and Clean-up Items

This is a request for a recommendation to City Council to adopt the proposed statewide floodplain regulations and the additional proposed policy and procedural changes and clarifications to Chapter 10 of City Code.

Applicant: City of Fort Collins Stormwater Utilities

Staff: Sampley

9. Land Use Code Amendment related to Definition of Large Base Industry

This is a request for a recommendation to City Council regarding a proposed revision to the Land Use Code. This revision pertains to amending the definition of *Large Base Industry* to add a reference to firms that provide products and services other than manufactured goods which may include medical, internet and telecom, educational, publishing products and services and corporate offices.

Applicant: City of Fort Collins

Staff: Shepard

10. Land Use Code Amendment related to One Year Extension of PDOD (Planned Development Overlay District) Pilot

This is a request for a Recommendation to City Council to extend the Planned Development Overlay District (PDOD) pilot for one additional year. This extension would continue the pilot as it was originally adopted by Ordinance No. 24, 2013. Up to five PDOD submittals would be accepted before September 9, 2014, and projects must be located within the established boundary.

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

4. Feeders Supply Project Development Plan, PDP#130012

This is a request to renovate the existing Feeders Supply building at 359 Linden Street, demolish three non-historic additions, and construct a new, two-story building addition along Linden Street for a restaurant or commercial use. The project also includes a new apartment building along Willow Street that would contain 54 dwelling units and be four stories in height with ground level parking. The site is 1.19 acres in size and located within the Old Town National Historic District and zoned R-D-R, River Downtown Redevelopment District.

Applicant: Feeders Supply, LLC c/o Jon Prouty, 1001 E. Harmony Rd., Suite 510, Fort Collins, CO 80525

Staff: Shepard

5. Prospect and Timberline Overall Development Plan, #ODP130001

This is a request for an Overall Development Plan located at the intersection of East Prospect Road and South Timberline Road. The intent of the ODP is to establish a general land use pattern in each of the four areas on the 30.57 acre site. The ODP is zoned Industrial (I) and Employment (E).

Applicant: Daman Holland, Ripley Design, Inc., 401 W. Mountain Ave., #100, Fort Collins, CO 80525

Staff: Ex

6. Integrated Recycling Facility Project Development Plan, # PDP130020

This is a request to develop an Integrated Recycling Facility located on South Timberline Road, approximately ¼ mile south of the intersection with East Prospect Road. The Integrated Recycling Facility will replace and expand upon the Rivendell recycling facility by providing two drop-off areas. The project will be located on approximately 3.7 acres of the 30-acre Timberline and Prospect Overall Development Plan (ODP). The site is zoned Industrial (I).

Applicant: Daman Holland, Ripley Design, Inc., 401 W. Mountain Ave., #100, Fort Collins, CO 80525

Staff: Ex

8. Land Use Code Amendment related to Transit Oriented Development Minimum Parking Requirements

This is a request for a recommendation to City Council regarding a proposed revision to the Land Use Code. This revision pertains to creating a minimum parking requirement for multi-family development in the Transit-Oriented Development (TOD) Overlay Zone. The recommendation is to revise the Land Use Code to require a minimum ratio of 70% parking spaces to the proposed number of bedrooms and a provision to meet the standard through alternative compliance.

Applicant: City of Fort Collins

Staff: Lorson

F. Other Business

G. Adjourn