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, December 12, 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, December 12, 2013 hearing should run past 11:00 p.m., the remaining items may be continued to Thursday, December 19, 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 November 14, 2013 Planning and Zoning Board Hearing**

2. **Kechter Farm Annexation and Zoning #ANX130002**
   This is a request for annexation of 88.21 acres located north of Fossil Creek Reservoir, approximately 1,320 feet south of Kechter Road, 2,640 feet east of South Timberline Road, just west of Ziegler Road, and southwest of Kinard Middle School. The requested zoning for this annexation is LMN - Low Density Mixed Use Neighborhood and UE - Urban Estate.
   Applicant: Linda Ripley, Ripley Design, Inc.
   401 W Mountain Avenue, #100, Fort Collins, Colorado 80521
   Staff: Lindsay Ex

3. **Spring Creek Farms North, Fourth Filing Project Development Plan #PDP130014**
   This is a request to subdivide 15.23 acres into 76 lots for single-family detached homes. The site is located along the west side of Joseph Allen Drive and is approximately 250 feet north of the intersection of Joseph Allen Drive and East Drake Road. A Union Pacific/Southern Pacific rail line is located approximately 75 feet west of the parcel. The project contains approximately 13 acres in the L-M-N, Low Density Mixed-Use Neighborhood zone district and 2 acres in the E, Employment zone district.
   Applicant: Terence Hoaglund, Vignette Studios, P.O. Box 1889
   Fort Collins, CO 80522-1889
   Staff: Jason Holland

4. **“Link-N-Greens” Community Commercial-Poudre River Zone District**
   This is a request to consider an Amendment to the Community Commercial-Poudre River (CCR) District permitting Campus Employment uses.
   Applicant: City of Fort Collins
   Staff: Laurie Kadrich

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

5. **Front Range Community College Integrated Technology Building Site Plan Advisory Review, #SPA130006**
   This is a request to construct a 29,000 square foot Integrated Technology Building on the Front Range Community College’s (FRCC) Larimer Campus. The new building includes lab space for instruction and training, multiple support classrooms and staff offices that support the Integrated Technology Program, which provides instruction in welding, automotive and clean technology trades. The new building is proposed to be located over an existing surface parking lot on the east side of the campus. FRCC proposes a minimum of a 70 foot setback from the Coventry Subdivision to the east, and that will include a landscaped bufferyard and pedestrian trail.
   Applicant: Front Range Community College, Larimer Campus,
   Fort Collins, Colorado, 80526
   Staff: Cameron Gloss

6. **Foothills Mall Redevelopment Phase Two Major Amendment, #MJA130006**
   This is a request for a major amendment to the existing Foothills Mall Redevelopment Project Development Plan. As proposed, the Phase Two major amendment generally consists of changes to the project's commercial component resulting in a 10% decrease of commercial building square footage from the previously approved plan. The site is 77.05 acres in size and is zoned General Commercial (C-G) as well as located in the Transit Oriented Development (TOD) Overlay District.
   Applicant: Mr. Bryan McFarland, Alberta Development Partners
   5750 DTC Parkway, Suite 210, Greenwood Village, CO 80111
   Staff: Courtney Levingston

F. Other Business
G. Adjourn