



Karen Weitkumat, Mayor
Kelly Ohlson, District 5, Mayor Pro Tem
Ben Manvel, District 1
Lisa Poppaw, District 2
Aislinn Kottwitz, District 3
Wade Troxell, District 4
Gerry Horak, District 6

Council Chambers
City Hall West
300 LaPorte Avenue
Fort Collins, Colorado

Cablecast on City Cable Channel 14
on the Comcast cable system

Darin Atteberry, City Manager
Steve Roy, City Attorney
Wanda Nelson, City Clerk

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 221-6515 (TDD 224-6001) for assistance.

ADJOURNED MEETING

Thursday, November 8, 2012

6 p.m.

1. Call Meeting to Order.
2. Roll Call.
3. Consideration of an Appeal of the Planning and Zoning Board's July 19, 2012 Decision to Approve Regency Lakeview Addition of a Permitted Use for Multi-family Dwellings at Christ Center Community Church and Project Development Plan. (staff: Ted Shepard; 10 minute staff presentation; 2 hour discussion)

In April 2012, Regency Residential Partners submitted a request for an Addition of a Permitted Use for *Multi-Family Dwellings* in the Low Density Residential (R-L) zone district and Project Development Plan for an 11-acre parcel located on the east side of the Christ Center Community Church. The parcel is located at the southeast corner of Drake Road and Lemay Avenue. As proposed, the project consists of 175 dwelling units divided among eight buildings plus a clubhouse.

On July 19, 2012, the Planning and Zoning Board conducted a public hearing regarding an application for an Addition of a Permitted Use and for approval of the Regency Lakeview PDP. After receiving testimony from the applicant, the public and staff, and after deliberation, the Board voted 4 – 2 to approve the request for an Addition of a Permitted Use for *Multi-Family Dwellings*, and then voted 5 – 1 to approve the Regency Lakeview Project Development Plan.

November 8, 2012

On August 2, 2012, Andrew Lewis et. al., filed a Notice of Appeal alleging that the Planning and Zoning Board (1) failed to properly interpret and apply relevant provisions of the Land Use Code and (2) failed to conduct a fair hearing.

4. Other Business.

5. Adjournment.

a. Motion to adjourn to 6:00 p.m., Tuesday, November 13, 2012.



Karen Weitkunat, President
Kelly Ohlson, Vice-President
Ben Manvel
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URBAN RENEWAL AUTHORITY MEETING

Thursday, November 8, 2012

(after the Adjourned Council Meeting)

1. Call Meeting to Order.
2. Roll Call.
3. Resolution No. 047 Authorizing an Agreement to Negotiate between the URA and Walton Foothills IV, LLC. (staff: Josh Birks, Bruce Hendee, Megan Bolin; 10 minute staff presentation; 45 minute discussion)

The Urban Renewal Authority (URA) Board is asked to consider an Agreement to Negotiate between the URA and Walton Foothills IV, LLC (Owner) regarding the redevelopment of Foothills Mall. The Agreement would establish that the Owner would be obligated to make payments to the URA to cover expenses and fees related to negotiating a Redevelopment and Reimbursement Agreement and the associated analysis and preparatory work. Additionally, the Owner may ask the URA to acquire certain real or other property interests necessary to complete the redevelopment plan; the URA retains complete discretion as to whether it will adhere to such a request. If the URA moves forward to acquire certain property interests, the Owner agrees to pay acquisition advances to cover expenses and fees related to this action. Another key point of the Agreement is that the Owner's payments would be considered eligible costs that would be expected to be reimbursable to the Owner provided a Redevelopment and Reimbursement Agreement is executed.

4. Other Business.
5. Adjournment.