

# 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.

<b>DATE:</b>	Thursday, September 16, 2004
<b>TIME:</b>	6:00 P.M.
<b>PLACE:</b>	Council Chambers, City Hall West, 300 LaPorte Avenue, Fort Collins, CO

### A. Roll Call

**B. Agenda Review:** If the Thursday, September 16, 2004 meeting should run past 11:00 p.m., the remaining items may be continued to Thursday, October 21, 2004 at 6:00 p.m., in the Council Chambers, City Hall West.

**C. 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.

**The Planning and Zoning Board is the final authority on the following items:**

1. **Minutes of the August 19 and August 26, 2004 Planning & Zoning Board hearings.**

### 2. **RESOLUTION PZ04-21 – EASEMENT VACATION**

Request to vacate a portion of the 24-foot wide access easement on Lot 2 of Mulberry and Lemay Crossing Filing No. 2, located south of Magnolia Street and east of 12<sup>th</sup> Street.

**APPLICANT:** Home Depot U.S.A., Inc., 3800 W. Chapman Avenue, Orange, CA 98268

**STAFF:** Sheri Wamhoff

### 3. **RESOLUTION PZ04-22 – EASEMENT VACATION**

Request to vacate two portions of the 24-foot wide emergency access and utility easement on Lot 2 of Mulberry and Lemay Crossing Filing No. 2, located south of Magnolia Street and east of 12<sup>th</sup> Street.

**APPLICANT:** Home Depot U.S.A., Inc., 3800 W. Chapman Avenue, Orange, CA 98268

**STAFF:** Sheri Wamhoff

4. **RESOLUTION PZ04-23 – EASEMENT VACATION**

Request to vacate three portions of the 24-foot wide emergency access and utility easement on Lot 2 of Mulberry and Lemay Crossing Filing No. 2, located south of Magnolia Street and east of 12<sup>th</sup> Street.

**APPLICANT:** Ft. Collins Partners I, LLC, 3300 Enterprise Parkway, Beachwood, OH 44122

**STAFF:** Sheri Wamhoff

5. **RESOLUTION PZ04-24 – EASEMENT DEDICATION**

Request to accept an access easement on Lot 2 of Mulberry and Lemay Crossing Filing No. 2.

**APPLICANT:** Home Depot U.S.A., Inc., 3800 W. Chapman Avenue, Orange, CA 98268

**STAFF:** Sheri Wamhoff

6. **RESOLUTION PZ04-25 – EASEMENT DEDICATION**

Request to accept an emergency access and utility easement on Lot 2 of Mulberry and Lemay Crossing Filing No. 2.

**APPLICANT:** Ft. Collins Partners I, LLC, 3300 Enterprise Parkway, Beachwood, OH 44122

**STAFF:** Sheri Wamhoff

7. **RESOLUTION PZ04-26 – EASEMENT DEDICATION**

Request to accept an emergency access and utility easement on Lot 2 of Mulberry and Lemay Crossing Filing No. 2.

**APPLICANT:** Ft. Collins Partners I, LLC, 3300 Enterprise Parkway, Beachwood, OH 44122

**STAFF:** Sheri Wamhoff

8. **RESOLUTION PZ04-27 – EASEMENT DEDICATION**

Request to accept an emergency access and utility easement on Lot 2 of Mulberry and Lemay Crossing Filing No. 2.

**APPLICANT:** Ft. Collins Partners I, LLC, 3300 Enterprise Parkway, Beachwood, OH 44122

**STAFF:** Sheri Wamhoff

**Recommendation Item: The Planning and Zoning Board provides a recommendation to City Council on the following item:**

9. #32-04 COLLEGE AND TRILBY, ANNEXATION AND ZONING

Request for annexation and initial zoning to NC – Neighborhood Commercial District, of 5.8 acres located at the northwest corner of South College Avenue and Trilby Road, at 6541 S. College Avenue.

**APPLICANT:** Hunt Douglas, c/o Dillon Tidwell, 113 Coronado Court, Unit A2, Fort Collins, CO 80525

**STAFF:** Steve Olt

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

**Recommendation Items: The Planning and Zoning Board provides a recommendation to City Council on the following items:**

10. LAPORTE UTILITY SERVICE POLICY RECOMMENDATION

Request to allow water and sewer extensions in a limited area of LaPorte if requested to do so by project applicants. This exception to the Out-of-City Utility Request process would be implemented in the area generally located along County Road 54G, Taft Hill Road, and Overland Trail within the LaPorte Area Plan with projects having densities of two to four units per acre or greater. Extensions would be conditioned upon meeting Section 26-251 – Conditions for Furnishing Service, compliance with the January 2004 LaPorte Area Plan, and an agreement to pay appropriate City fees.

**APPLICANT:** City of Fort Collins

**STAFF:** Mike Smith

11. #25-04 221 WEST PROSPECT ROAD REZONING

Request to rezone approximately 0.62 acres from E – Employment District to CC – Community Commercial District. The site is located at 221 West Prospect Road, on the south side of West Prospect Road, east of Tamasag Drive.

**APPLICANT:** Extreme Builders of Northern Colorado LLC, c/o Ronald Ibsen, 517 13<sup>th</sup> Street, Greeley, CO 80631

**STAFF:** Bob Barkeen

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**The Planning and Zoning Board is the final authority on the following items:**

**12. #42-03B ADRIAN OVERALL DEVELOPMENT PLAN**

Request for an Overall Development Plan for as many as nine single-family detached dwelling units on two parcels totaling 1.84 acres. Parcel "A" is proposed to have no more than seven residential lots and Parcel "B" is proposed to have no more than two residential lots, including the existing house. The site is located at the southeast corner of West Vine Drive and North Impala Drive.

**APPLICANT:** M. Torgerson Architects, c/o Troy Jones, 223 North College Avenue, Fort Collins, CO 80524

**STAFF:** Steve Olt

**13. #7-04B ATRIUM SUITES, 502 W. LAUREL STREET, MODIFICATION OF STANDARD**

This is a request for a modification of standard to Section 3.2.2(K)(1)(a) of the Land Use Code to allow a reduction to 35 parking spaces from the required 43. The site is located at 502 West Laurel Street at the northwest corner of South Sherwood Street and West Laurel Street.

**APPLICANT:** Eastpoint Studio, c/o Don Brookshire, 3207 Kittery Court, Fort Collins, CO 80526

**STAFF:** Ted Shepard

**E. OTHER BUSINESS**

**F. ADJOURN**