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Fort Collins, Colorado

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Regular Hearing February 16, 2017 6:00 PM

- ROLL CALL
- AGENDA REVIEW
- CITIZEN PARTICIPATION (30 minutes total for non-agenda and pending application topics)
- CONSENT AGENDA

1. Draft January 12, 2017, P&Z Hearing Minutes

The purpose of this item is to approve the draft minutes for the January 12, 2017, Planning and Zoning Board hearing.

2. Colorado Early Colleges SPAR

PROJECT DESCRIPTION:

This is a request to locate a state charter school at 4424 Innovation Drive (parcel #8731408023). Minimal modifications to the exterior of the building are being proposed. The school will also retain the parking lot in its existing configuration. The site is located in the Harmony Corridor (HC) zone district. This proposal will be subject to Site Plan Advisory Review.

APPLICANT: Shelby Hinchliff
Neenan Archistruction
3325 S Timberline Rd. Suite 100
Fort Collins CO, 80525

OWNER: Colorado Early Colleges - Fort Collins
4405 N Chestnut St.
Colorado Springs, CO 80907

3. **Beebe Christian School**

PROJECT DESCRIPTION: This is a request for a Project Development Plan to construct a 26,018 square foot building for use as a private school and church located at the northwest corner of Timberline Road and Nancy Gray Avenue. The 3.3-acre site is located in the Employment (E) zone district and will include development of 80 parking spaces, a playfield, and a large detention pond serving drainage needs for this proposal and other nearby existing developments.

Two Modification of Standard requests accompany the proposal, the first to Section 4.27(D)(2), relating to secondary uses in the Employment zone district, and the second to Section 3.5.3(C)(2), relating to vehicle use areas between the front of the building and the street.

APPLICANT: Cathy Mathis, TB Group
444 Mountain Avenue
Berthoud, CO 80513

OWNER: Rocky Mountain Conference of Adventists
250 Downing Street
Denver, CO 80210

4. **Talon Estates PDP 1-Year Extension**

PROJECT DESCRIPTION: This is a request for a one-year extension of the term of vested right, to February 15, 2018, of the approved Talon Estates PDP Final Plan. The parcel is located on Falcon Drive, generally ¼ mile west of South Taft Hill Road. The Final Plan has been approved for a total of 13 single-family houses on individual lots over 7.85 gross acres.

APPLICANT: Nadine Holter
PO Box 272546
Fort Collins, CO 80527

5. **Lehman-Timberline Annexation and Zoning**

PROJECT DESCRIPTION: This is a City-initiated request to annex and zone 5.684-acre parcel (#8608253901) at 5830 South Timberline Road into the City of Fort Collins. The parcel became an enclave with the annexation of the Mail Creek Crossing Annexation on January 17, 2014. As of January 17, 2017, the City became authorized