

# Harmony moratorium OK'd

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## Projects on hold for six months

By **TONY BALANDRAN**  
The Coloradoan

In an unprecedented move, Fort Collins City Council on Tuesday night gave unanimous endorsement to a six-month moratorium on commercial and retail projects along Harmony Road.

Council members agreed the

measure allows city planning officials time to review the rules and regulations that guide development along what

is known as the Harmony Corridor, between College Avenue and Interstate 25.

Councilman Alan Apt said the move will give residents, developers and city staff a chance "to fine tune" the Harmony Corridor Plan "so the

## Growth

community gets what it wants as a whole."

Such a moratorium — if approved on second reading July 5 — will delay a controversial 154,000-square-foot neighborhood shopping center planned north of Harmony Road between Wheaton Drive and McMurry Avenue. The ordinance would be in effect from July

15 to Jan. 15, 1995.

The project's developer, who could not be reached late Tuesday for comment, has threatened to sue the city over his right to development if the plans are delayed.

Critics of the moratorium explained to council members that a temporary ban will hurt the city economically by eliminating opportunities of employment. They also argue that it would negatively impact landowners who can't sell

their properties to potential retail and commercial developers.

"Nobody wants California coming into Fort Collins, but nobody wants to be without a job," Fort Collins resident Yolanda Nicely said. "Moratorium is just the beginning of stagnation. There is plenty of room to grow in Fort Collins, and it needs to grow."

With a moratorium, she

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## Moratorium

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said, the economy slows.

Apt defended the city's action.

"We've been accused of being a no-growth council," he said. "What we're trying to do is manage growth — not stop it. . . . If we are going to take the time (to review regulations), then let's take the time to do it right."

Supporters of the moratorium also backed the council.

Scott Mason, president of Citizen Planners, a local group that educates residents about growth and development issues, said retail projects "are threatening the intent of the Harmony Corridor Plan."

Without a moratorium, he said, citizens will become po-

larized on the growth issue.

"This is an opportunity to sit down and resolve the conflicts at one time without the pressure of any project looming over our heads," he said.

Five council members were present at Tuesday night's meeting. Mayor Ann Azari and Councilwoman Chris Kneeland were absent.

Two weeks ago, council members approved some changes to the Harmony Corridor Plan and the Land Development Guidance System — the documents of regulations that steer how the city reviews developments.

The changes — some that restrict the placement of community and regional shopping centers to five main intersec-

tions on Harmony Road — were given final approval Tuesday night.

However, some council members thought the changes were not enough. Those members said they wanted a stronger method of preventing retail and commercial projects from being built on Harmony Road, where the city had planned to accommodate industrial and large employers.

So a moratorium was suggested.

Councilman Bob McCluskey said the move is a good idea "if we use the time effectively."

"There are a lot of concerns (about Harmony growth) out there . . . and we need the time to process that."