

PLANNING AND ZONING BOARD MINUTES  
JANUARY 23, 1995  
STAFF LIAISON: BOB BLANDHCARD  
CITY COUNCIL LIAISON: GINA JANETT

The meeting was called to order at 6:33 p.m. by Chairman Rene Clements.

Roll Call: Carnes, Bell, Fontane, Clements, Cottier, Strom, Walker.

Staff Present: Blanchard, Shepard, Olt, Eckman, Ludwig, Bracke, Herzig, Wamhoff, Vosburg, Hamdan, Deines.

Agenda Review: Chief Planner Blanchard reviewed the consent and discussion agendas. The consent agenda items are as follows:

1. (Continued) Minutes of the October 24, 1994 Planning and Zoning Board Hearing.
2. #53-85AI Centre for Advanced Technology PUD, 17th Filing, "The Winslow" - Preliminary.
3. #72-84E Country Club Corners PUD - Preliminary and Final.
4. #3-84H Uplands Prospect Business Park, Filing 1 - Final.
5. #26-94A Value Plastics PUD - Referral of an Administrative Change.
6. Modifications of Conditions of Final Approval.
7. #3-95 Recommendation to City Council Regarding Changes to the Municipal Code: Sections 29-358 and 29-359, Regarding the EP, Employment Park District and Sections 29-521 and 29-522, Regarding Site Plan Design Supplemental Review. (Continued).

Discussion Agenda:

8. Recommendation to City Council Regarding The Congestion Management Plan.
9. #3-94B Willow Springs PUD, First Filing - Final.
10. #9-94B The Ponds at Overland Trail - RF Cluster Development Plan Review.

The following Items will be heard at the February 6, 1995 Planning and Zoning Board Hearing:

11. #2-95 Recommendation to City Council Regarding the North College Avenue Corridor Plan.
12. #11-81M Huntington Hills PUD, Filing 5 - Preliminary
13. #28-89D Fort Collins Housing Authority Expansion PUD - Final.
14. #34-90A Saturn PUD - Referral of an Administrative Change.

15. #43-94A Horsetooth East Business Park PUD, Filing Two  
- Preliminary.
16. #18-94B Woodland Station PUD - Preliminary.

Member Cottier pulled item #3, Country Club Corners for discussion.

Chairman Clements pulled item #2 for a separate vote due to a conflict of interest.

Member Cottier moved for approval of consent items 4, 5, 6.

Member Fontane seconded the motion.

The motion was approved 7-0.

Vice Chairman Cottier asked for a motion on item #2.

Member Fontane moved for approval of item #2 on the consent agenda.

Member Bell seconded the motion.

The motion was approved 6-0.

COUNTRY CLUB CORNERS P.U.D., THIRD FILING - PRELIMINARY AND FINAL, #72-84E (ALBERTSON'S SUPERMARKET).

Member Cottier expressed her concern about 24-hour operations applied to the total Preliminary and Final approval. She suggested that a note be added that 24-hour operations be allowed for the Albertson's and any standard sit-down restaurant.

Ken Merritt, Landmark Engineering, representing the applicant, Denver Holdings. Mr. Merritt stated the applicant was in agreement with that condition of approval.

CITIZEN INPUT

Susan Flickinger, suggested an alternative to the restaurant. She suggested a roller-rink on that corner. She also suggested other uses for the site.

CITIZEN INPUT CLOSED

Mr. Olt gave a synopsis of the process the applicant went through to arrive at the proposed land uses.