

# Car dealer's move goes to planners

By **TONY BALANDRAN**

The Coloradoan

City officials are scheduled to begin consideration Monday of the potential uses on a 9.4-acre parcel in south Fort Collins, including a proposal for a car dealership that neighbors hope to stop.

Zoning the property at 4809 S. College Ave., which is the location of the Poudre Valley Rural Electric Association, will be among the items discussed by the city's Planning and Zoning Board meeting.

In recent months, nearby residents of the property have voiced their objections to a proposal that the Spradley-Barr Ford car dealership move onto that property, which is just south of the Arbor Plaza Shopping Center.

Neighbors said they are worried that a car dealership at that property would increase the amount of traffic

## Growth

### Meeting slated

The Fort Collins Planning and Zoning Board will discuss zoning options for the Poudre Valley REA property during its meeting at 6:30 p.m. Monday at City Hall, 300 LaPorte Ave. 2/28/94

and become the source of noise pollution and annoying bright lights.

However, Spradley officials said they intend to address the residents' concerns.

Using pagers instead of loudspeakers and installing a lighting system that would keep the illumination focused on the property are some ways they will answer the complaints.

The existing property is about one-third larger than Spradley-Barr's lot at College Avenue and Drake Road.

The Fort Collins City Council annexed the REA property into the city limits in early December, but council members agreed to postpone the zoning until mid-February.

Monday, members of the Planning and Zoning Board will examine six zoning options for the property.

The board will choose and recommend an option to City Council members, who will decide whether to approve the zoning.

One of the options — highway business zoning — would automatically allow the car dealership to move onto the property.

Another of the options — limited business zoning — also would permit Spradley-Barr to move, after approval in a public hearing.