



Planning, Development, and Transportation

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MEMORANDUM

Adjourned Meeting Agenda Item #7

Date: February 26, 2013

To: Mayor Weitkunat and Councilmembers

Through: Darin Atteberry, City Manager *AAA by REW*
Karen Cumbo, PDT Director
Laurie Kadrich, CDNS Director

From: Megan Bolin, Redevelopment Specialist *MB*

RE: February 26, 2013 Read Before Memo – Planned Development Overlay District

City Council will consider, on Second Reading, two Ordinances related to the Planned Development Overlay District (PDOD) pilot. Ordinance No. 024, which would adopt the PDOD pilot, was revised after First Reading to amend the pilot boundary and change the minimum number of points required on the performance matrix.

The Planning and Zoning Board considered the revised Ordinance at their regular meeting on February 21, 2013 and voted unanimously to recommend that City Council adopt it. Since the Board's meeting was in such close proximity to tonight's Council meeting, minutes were not able to be included in last week's agenda materials. Therefore, the portion of the minutes that reflects the Board's decision is attached.

Planning and Zoning Board Hearing Minutes
February 21, 2013
6:00 p.m.

Council Liaison: Mayor Weitkunat	Staff Liaison: Laurie Kadrich
Chair: Andy Smith	Phone: (H) 482-7994

Chair Andy Smith called the meeting to order at 6:10 p.m.

Roll Call: Carpenter, Campana, Elmore, Hart, Kirkpatrick, and Smith

Excused Absence: Hatfield

Staff Present: Kadrich, Eckman, Lorson, Ex, Bolin, Levingston, Stanford, Holland, Langenberger, Olson, Hilmes-Robinson, and Sanchez-Sprague

Chair Smith said in an effort to make the process a little more citizen friendly he would provide background on the order of business. He described the following processes:

- Citizen participation – an opportunity to present comments on issues that are not specifically listed on the meeting agenda.
- Consent agenda items are considered items which have no known opposition. Any member of the board, staff or audience may request for an item to be pulled from the consent agenda and discussed in detail as a part of the discussion agenda.
- Discussion agenda items will include a staff presentation, an applicant presentation, and questions by board members, staff comments and public comment.
- At the time of public comment, he asked that you come to the podium, state your name and address for the record, and sign-in. He asked that the speaker clearly state their position and encouraged them to share comments relevant to the topic under discussion.
- Responses by staff and applicant will follow public comment.
- The board will deliberate and reach a decision once a motion has been made and a vote taken.
- The board will do their best not to use acronyms or jargon.
- He will begin each new item with a description of the development type being considered.

Agenda Review

CDNS Director Laurie Kadrich reviewed the agenda.

Citizen participation:

None.

Consent Agenda:

1. Minutes from the January 17, 2013 Planning and Zoning Board Hearing
2. Mitsubishi Dealer (2712 S. College) Major Amendment, # MJA120007
3. Lot 1, Nix Natural Areas Facility Major Amendment, # MJA130001
- 3A. Planned Development Overlay District Pilot

Member Campana made a motion to approve the consent agenda which consists of the Minutes of the January 17, 2013 Planning and Zoning Board Hearing, the Mitsubishi Dealer Major Amendment (# MJA120007), Lot 1, Nix Natural Areas Facility Major Amendment (#MJA130001) and the Planned Development Overlay District Pilot. Member Elmore seconded the motion. The motion was approved 6:0.

Discussion Agenda:

4. Fort Collins LDS Temple Project Development Plan (PDP), # PDP120029
5. Link-n-Greens PDP, # PDP130001
7. 7-Eleven at College and Magnolia PDP and Addition of Permitted Use, # PDP120026
8. Withdrawn (to be discussed at a later date) -- Affordable Housing Redevelopment Displacement Mitigation Strategies
9. LUC (Land Use Code) – Student Housing Action Plan Phase I
10. LUC – Vested Rights

Project: Fort Collins LDS Temple Project Development Plan, # PDP120029

Project Description: This is a request for a 30,389 square foot Church of Jesus Christ of Latter Day Saints (LDS) Temple on a 15.69 acre site at the southeast corner of South Timberline Road and Trilby Road. With this Project Development Plan, the site will be subdivided into two blocks and two out lots, with the subject development only occurring on lot 1, block 1. Currently, the majority of the site is undeveloped; however there is an existing single-family residence on the southwest portion of the site. This structure, including the associated gravel access drive off of Timberline Road, will be removed prior to construction.

Recommendation: Staff recommends approval.

Hearing Testimony, Written Comments and Other Evidence

City Planner Courtney Livingston said currently, the majority of the site is undeveloped; however there is an existing single-family residence on the southwest portion of the site. This structure, including the associated gravel access drive off of Timberline Road, will be removed prior to construction. In addition to the new LDS Temple, the project proposes a new 3,052 square foot single family residence (parsonage) on Lot 1, Block 1 for the Temple President. A 1,500 square foot maintenance building is also proposed east of the Temple parsonage.

Access to the LDS Temple and associated residence is from two points on newly constructed extension of Majestic Drive, which will align with the existing Majestic Drive to the west. With this project, Timberline Road will be improved in terms of widening, additional turn lanes and providing new sidewalks. The proposed land uses, place of worship and single family residential, are permitted uses