

# COUNCIL OF THE CITY OF FORT COLLINS

## ADJOURNED MEETING AGENDA

December 14, 1999

\*\*6:30 p.m. (approximately)

1. Call Meeting to Order.
2. Roll Call.
3. Consideration of the Appeal of the October 12, 1999, Determination of the Administrative Hearing Officer to Approve the Oakridge Business Park, 28th Filing (Bank of Colorado) - Project Development Plan (continued from December 7, 1999).

On October 12, 1999, the Administrative Hearing Officer approved the Oakridge Business Park, 28th Filing (Bank of Colorado) - Project Development Plan for a two-story, 12,000 square foot bank building with 4 drive-thru lanes and associated parking on a property that is approximately 1.2 acres in size.

The property is zoned HC - Harmony Corridor (as of the effective date of March 28, 1997 for the new Land Use Code). The property is located at the southeast corner of the intersection of East Harmony Road and McMurry Drive. Oakridge Drive forms the south boundary of the property.

4. Emergency Ordinance No. 202, 1999, Authorizing the Conveyance of 21 Square Feet of City Property to the Owner of the Northern Hotel.

Northern Hotel Fort Collins, L.P., the Partnership that has been formed to complete the restoration and redevelopment of the Northern Hotel at 172 North College Avenue, is in the course of finalizing financing arrangements for that Project and has learned that approximately 21 square feet of the northern end of the Northern Hotel building encroach into City right of way at the intersection of North College Avenue and Walnut Street.

According to the Partnership, the financing arrangements, which include the construction loan for the Project, cannot go forward until this encroachment issue is resolved. Because the construction loan interest rate and other terms will not be available to the Project unless the loan closes during this calendar year, the Partnership has requested that the City work with it to resolve the encroachment issue this month. The simplest and least disruptive means for resolving the issue is for the City to convey the encroachment area to the Partnership.

5. Other Business.
6. Adjournment.

\*\*The adjourned meeting will begin after the adjourned meeting of the Fort Collins Housing Authority has concluded.