

Save the Poudre drops objection to Pateros Creek development's density

Aug. 30

coloradoan.com

Planning for a new housing subdivision near the Poudre River may proceed with the removal of a stumbling block put down by an environmental group.

Save the Poudre: Poudre Waterkeeper has withdrawn its appeal of a city Planning and Zoning Board decision to allow the density of the proposed Pateros Creek project to be greater than would be standard for the property's zoning.

Under its urban estate zoning, the 18-acre site could have 35 houses. Local development company Bellissimo has proposed building 41 houses on the property at 912 Wood St.

Save the Poudre claimed through its director, Gary Wockner, that the increased density would adversely affect the river's ecology and nearby natural areas.

Wildlife particularly would be impacted by the increased number of houses and people near the river, the group said.

The appeal was scheduled to be heard by the City Council during its Tuesday meeting. Dropping the appeal clears the way for Bellissimo to finish a project development plan, or PDP, for Pateros Creek and take it through the city's review process, said company owner Gino Campana.

But first the annexation of the property into the city must be approved by the council. The site, which formerly contained the Bender Mobile Home Park, is in unincorporated Larimer County.

Final reading of an ordinance accepting the annexation is scheduled Tuesday.

"We'll try to get on the schedule for (the planning and zoning board) and get our drawings submitted for an actual development," Campana said. "Everything has been on hold ... We can step back in the stream again and go forward."

Wockner said Save the Poudre is not done tracking the project.

"We withdrew (the appeal) because we are going to focus on mitigation for this project as the PDP comes forward instead of fighting the increase in the number of homes proposed in the modification of standard," Wockner stated in an email.

The appeal was withdrawn the day after several City Council members visited the site in preparation for the scheduled appeal hearing, Campana said.

The project's conceptual design calls for clustering homes on the south side of the property, leaving about 53 percent of the site as open space. Trails through the property would connect with the popular Poudre River Trail.

The design includes community gardens and an orchard. The price range of its houses has not been determined, Campana said.

If the planning process and site cleanup efforts progress smoothly, construction on the site could begin next year.

Campana said he spent "thousands and thousands of dollars" and many hours preparing for the appeal hearing.

"I'm glad this part is over," he said. "Now we can design a project."

- 7 World's Most Mind-Blowing Homes: Artistic or Atrocious? (HouseLogic)