

## **Poudre River residential development nears planning board review**

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### **Poudre River residential development nears planning board review**

#### **Plans call for up to 41 homes to be built at the site of the former Bender Mobile Home Park north of Old Town Fort Collins.**

#### **Interested?**

The Fort Collins Planning & Zoning Board will hear plans for Pateros Creek at 6 p.m. June 20 in City Council Chambers, 300 LaPorte Ave.

Nearly two years after buying an outdated mobile home park near the banks of the Poudre River, developers are closing in on breaking ground for a new Fort Collins subdivision.

The project, called Pateros Creek — a name used in the early 1800s for what would become the Cache la Poudre River and not to be confused with the Old Town brewing company of the same name — calls for 40 bungalow or craftsman-style homes.

More than half of the 18 acres at the former Bender Mobile Home Park north of Old Town will remain as open space, said developer and Fort Collins City Councilman Gino Campana, who will bring the project to the city's Planning & Zoning Board on June 20.

If all goes as scheduled, Campana hopes to break ground by Sept. 1.

Located at the end of Wood Street, the project has already been annexed into the city of Fort Collins and its housing density increased to include up to 41 homes.

The size of building lots, price point of homes and who will actually build them is yet to be determined, Campana said. His company, Bellissimo, may build the homes itself. "We are so passionate about the project we are reluctant to give up control," he said.

Whether the project will face any opposition remains to be seen. Save the Poudre director Gary Wockner said Tuesday the environmental group is studying the plans and has not yet come to a conclusion, but expects to make a decision before the P&Z hearing.

Save the Poudre originally appealed the board's decision to allow an increased housing density, claiming it would adversely affect the river's ecology and nearby natural area. It withdrew its appeal before it got to City Council but said at the time it would continue to watch how the development proceeded.

"We withdrew the appeal because we are going to focus on mitigation for this project as the PDP (project development plan) comes forward instead of fighting the increase in the number of homes," Wockner told the Coloradoan at the time.

The property is adjacent to the popular Poudre River Trail, now separated by a chain-link fence, which will eventually be removed to create better access for future Pateros Creek residents. The fence was put up to

protect both trail users and park residents.

The mobile home park officially closed in April 2012, displacing more than a dozen families, many of whom had lived there for decades.

Some residents moved their trailers to the North Star Mobile Home Community, 1616 LaPorte Ave., or the Poudre Valley Mobile Home Park at 2025 N. College Ave. Others found apartments or moved out of state.