



Date: Monday, September 13, 2021
Time: 3:00 PM
Location: Hybrid: In-Person, Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins or Virtual, Zoom link - https://larimer-org.zoom.us/webinar/register/WN_oTLveC5TSRaJtzB_OBkYgg

LAND USE HEARING AGENDA

Call to Order

Pledge of Allegiance

Public Hearing Consent Items:

*Will not be discussed unless requested by Commissioners or members of the audience.

**Board to sign F&R at the Hearing

1. ** Willis Farms Subdivision Lots 1-13 Amended Plat, File No. 21-LAND4165

Staff Contacts: Alyssa Martin, Planning; Lea Schneider, Health; Connor Sheldon, Engineering

Request: To amend Section 4-2c of the Development Agreement to allow sanitary connections to outbuildings where previously not allowed

Location: Entirety of the Willis Farms Subdivision, located near the intersection of County Road 2 and County Road 15 in Berthoud

Applicants/Owners: Steve Cavnar, HOA President

Development Services Team Recommendation: The Development Services Team recommends approval of Willis Farms Subdivision Lots 1-13 Amended Plat, File #21-LAND4165 subject to the conditions in the staff report.

2. ** Chandler Rezoning, File No. 21-ZONE2971

Staff Contacts: Doug May, Planning; Devin Traff, Engineering Department; Lea Schneider, Health Department

Request: Request to rezone Part of Lot 1, Blk 7, Glen Haven Subdivision from CD - Commercial Destination to RR2 - Rural Residential.

Location: 172 Crosier Mountain Trail, Glen Haven, CO 80532

Applicants: Peter and Jerilyn Chandler, 12777 Davenport, Erie, CO 80516

Owners: Peter and Jerilyn Chandler, 12777 Davenport, Erie, CO 80516

Planning Commission and Development Services Team Recommendation: The Planning Commission and Development Services Team recommends approval of the Chandler Rezoning, File No. 21- ZONE2971.

3. ** Ind. Bus Park International Lots 1&2 LC and Appeal, File No. 21-LAND4108.

Staff Contacts: Samantha Mott, AICP, Planning, Steven Rothwell, Engineering, Lea Schneider, Health

Request: Lot Consolidation request to combine two existing contiguous legal lots, Lots 1 and 2, Block 1 of the previous Amended Plats of the Industrial Business Park International PUD with an Appeal to the lot width to depth dimension ratio.

Location: Located at the northwest corner of Zurich Court & Mexico Way in the Industrial Business Park International.

Applicant: Kenney Lee Architecture Group, Kristopher Lee 209 4th Street Loveland, CO 80537

Owners: Zurich Flex OZ LLC, Patrick Chomyn 1312 Sandstone Court Boulder, CO 80305

Development Services Team Recommendation: The Development Services Team recommends approval of the Lot Consolidation of Lots 1 and 2, Block 1, Amended Envelope D, Industrial Business Park International PUD and Lots 1 - 2, of Amended Envelope B & C, and Lots 1 - 5, of Amended Lots 5 -9, Industrial Business Park International PUD and Appeal to the lot width-depth dimension ratio (Article 5.2.1.A.7), File No.21-LAND4108, subject to the subject to the conditions outlined in the staff report.

4. ** Amended Plat of Tract A, John W. Swets Farm Corp. Exemption Plat and CWH Properties, LLC Boundary Line Adjustment, File No.21-LAND4085

Staff Contacts: Samantha Mott, AICP, Planning, Lea Schneider, Health, Steven Rothwell, Engineering

Request: An Amended Plat and Boundary Line Adjustment to adjust the lot lines between four parcels – one exemption lot and three metes and bounds parcels.

Location: The southeast corner of Harmony Road and I-25 just west of S. County Road 5; 4912 and 5000 SE Frontage Road, Fort Collins.

Applicants: Jamie Setter, Roselles Reade, Galloway and Company, 5265 Ronald Reagan Blvd., Ste. 210 Johnstown, CO 80534

Owners: CWH Properties, LLC 7785 Highland Meadows Pkwy, Ste. 100 Fort Collins, CO 80528

Development Services Team Recommendation: The Development Services Team recommends Approval of the John W. Swets Farm Corp. Exemption Plat and CWH Properties, LLC Boundary Line Adjustment, File #21-LAND4085, subject to the conditions outlined in the staff report and authorization for the chairman to sign the plat when the conditions are met, and the plat is presented for signature.

5. ** Arnold & Moyer Annexation Appeal, File No. 21-GNRL0512

Staff Contact: Michael Whitley, AICP, Planning

Request: Request to have the Board of County Commissioners accept a determination of the City of Loveland to decline annexation of two parcels and allow a Rezoning application to be processed by Larimer County

Location: 508 & 512 8th Street SE, Loveland; located south of 8th Street SE approximately 875 feet east of the intersection of 8th Street SE and S. Lincoln Avenue/US 287

Applicants: Gary Arnold, 560 S. 9th Street, Berthoud, CO 80513 and Justin Moyer 546 8th Street SE, Suite D16, Loveland, CO 80537.

Property Owners: Gary Arnold, 560 S. 9th Street, Berthoud, CO 80513 and Justin Moyer 546 8th Street SE, Suite D16, Loveland, CO 80537.

Development Services Team Recommendations: The Development Services Team recommends approval of the Arnold & Moyer Annexation Appeal, File# 21-GNRL0512, subject to the condition found in the staff report.

6. ** Choice Organics Retail Marijuana Establishment Licenses Transfer of Capital Stock and Change in Principal Officers, File No. 13-G0257

Staff Contacts: Michael Whitley, AICP, Planning

Request: Approval of a Transfer of Capital Stock and Change in Principal Officers for a Retail Marijuana Store License and a Retail Marijuana Cultivation Facility License.

Location: 813 Smithfield Drive, Fort Collins, located approximately 1,200 feet southwest of the intersection of Mulberry Street & I-25.

Applicants: Jeffrey S. Gard, Gard Law Firm, LLC, 2541 Spruce Street, Boulder, CO 80302.

Property Owners: Befree Investments, LLC, 417 Aspen Ridge Drive, Fort Collins, CO 80524.

Development Services Team Recommendations: The Development Services Team recommends approval of the transfer of capital stock and change in principal officers of the Choice Organics Botanicals Retail Marijuana Store License and Choice Organics Retail Marijuana Cultivation Facility License, File #13-G0257.

7. ** Lake Knolls South Subdivision Lot 10, Block 1 and Replat of Boedecker Park Subdivision, Portion of Lot 4 Amended Plat, Boundary Line Adjustment, and Easement Vacation, File No. 21-LAND4151

Staff Contacts: Samantha Lasher, Planning, Connor Sheldon, Engineering, Lea Schneider, Health

Request: Amended Plat and Boundary Line Adjustment to consolidate two parcels into one and vacate and relocate an existing 20-foot utility easement

Location: Properties are located ~0.05 miles south of Boedecker Lake, more specifically located at 4710 Swainsona Drive, Loveland, CO 80537

Applicant: Mathew Stuesser, 1301 N. Cleveland Avenue, Loveland, CO 80537

Owner: Karen Mead, 4710 Swainsona Drive, Loveland, CO 80537

Development Services Team Recommendation: The Development Services Team recommends Approval of the Lake Knolls South Subdivision Lot 10, Block 1 and Replat of Boedecker Park Subdivision, Portion of Lot 4 Amended Plat, Boundary Line Adjustment and Easement Vacation to combine two parcels into one and vacate and relocate an existing 20-foot utility easement, File #21-LAND4151, subject to the conditions listed in the staff report.

8. ** GBU Enterprises, LLC Appeal, File No. 21-ZONE2979

Staff Contacts: Samantha Lasher, Planning, Steven Rothwell, Engineering, Lea Schneider, Health

Request: An Appeal to Article 3.4.5.A.3.b. of the Larimer County Land Use Code to allow a detached accessory living area to exceed the required size limit of 800 square feet.

Location: Located approximately 0.1 miles southeast of the intersection of Willow Vista Court and W. County Road 20; more specifically located at 6820 Willow Vista Court, Loveland, CO 80537

Applicant: Terry Keyes, 6820 Willow Vista Court, Loveland, CO 80537

Owner: GBU Enterprises, LLC, 6820 Willow Vista Court, Loveland, CO 80537

Development Services Team Recommendation: The Development Services Team recommends Approval of the GBU Enterprises, LLC Appeal, File No. 21-ZONE2979 with the conditions listed in the staff report.

Adjourn

Per the Americans with Disabilities Act (ADA), Larimer County will provide a reasonable accommodation to qualified individuals with a disability who need assistance. Services can be arranged with at least seven (7) business days' notice. Please email us at beilbykm@larimer.org or by calling 970-498-7719 or Relay Colorado 711 "Walk-in" requests for auxiliary aids and services will be honored to the extent possible but may be unavailable if advance notice is not provided.