

Date: Monday, May 20, 2024
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_0zNvFMtWRsK1AjnZIV4xew

LAND USE HEARING AGENDA

Call to Order

Pledge of Allegiance

Tabled Items to July 8, 2024

- Russell Short-Term Rental, File No. 22-ZONE3397

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. ** Gustafson Rezoning, File No. 22-ZONE3297

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

Request: A request to rezone the subject properties from RR-2 (Rural Residential) to PD (Planned Development).

Location: Located at the southwest corner of I-25 and County Road 20E; 5668 and 5700 E County Road 20E, Loveland, CO 80537

Applicants: Lauren Richardson, Baseline Engineering Corporation, 4007 S. Lincoln Avenue, #405 Loveland, CO 80537

Owners: Eric Gustafson, 1907 Chama Avenue Loveland, CO 80538

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend approval of the Gustafson Rezoning, File No. 22-ZONE3297, subject to the conditions found in the staff report.

2. ** Jellystone Camp RV Resort Special Review and Appeals, File No. 23-ZONE3575

Staff Contacts: Michael Whitley, AICP, Planning, Connor Sheldon, Engineering Department, Lea Schneider, Department of Health and Environment

Request: Special Review for the renovation of a campground and RV park and to change the status of the campground/RV park from nonconforming to conforming. The request includes appeals to Sections 3.3.5.C.4.d.ii regarding campsite size, 3.3.5.C.6.a regarding the requirement for a loop road system, 3.3.5.C.6.b regarding access road width, and Table 3-9 in Section 3.3.5.C.6.d regarding campsite setbacks.

Location: 5495 E. Highway 36, Estes Park, CO; located east of Highway 36 and south of Hell Canyon Road

Applicants: Cathleen Rogers, EnSol, Inc., 661 Main Street, Niagara Falls, NY 14301

Owners: Minh Tran, DIV HTR Este Park, 125 High Street, Suite 2111, Boston, MA 02110

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend approval of the Jellystone Camp and RV Resort Special Review & Appeals, File No. 23-ZONE3575 subject to the conditions found in the staff report.

3. ** Loveland Ready-Mix Concrete, Inc. Amended Special Review, File No. 24-ZONE3609

Staff Contacts: Justin Currie, Planning; Steven Rothwell, Engineering; Lea Schneider, Department of Health and Environment

Request: Amended Special Review to remove the parcel for the future location of the Poudre Fire Authority Fire Station #7 from the original LaPorte Pit Special Review boundary.

Location: 3016 W County Rd. 54G; located on the northeast corner of County Rd. 54G and Indigo Hills Ln intersection in LaPorte.

Applicants: Elizabeth Woodward Ireland Stapleton Pryor & Pascoe, PC 1660 Lincoln Street, Suite 3000 Denver, CO 80264

Owners: Poudre Fire Authority, 102 Remington St. Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team, the LaPorte Area Planning Advisory Committee (LAPAC), and the Planning Commission recommend to the Board of County Commissioners approval of the Loveland Ready-Mix Concrete, Inc. Amended Special Review, File No. 24-ZONE3609.

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 accessibility@larimer.org or by calling 970-498-5967 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.