

Date: Monday, May 23, 2022
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_HPTxRbjQTay55liiX2tHVQ

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. ** Johnson Rezone, File No. 21-ZONE3178

Staff Contacts: Tawn Hillenbrand, Planning; Steven Rothwell, Engineering; Lea Schneider, Health

Request: Applicants request to remove existing conditional zoning originally approved in 1982 that restricts or limits the use of the property to a 'restaurant, general store, or professional offices'.

Location: 2301 W. Highway 34, Drake, CO

Applicants/Owner: Jill and Justin Johnson

Development Services Team Recommendation: BE IT RESOLVED that the Planning Commission recommends to the Board of County Commissioners approval of the Johnson Rezone, File No. 21-ZONE3178, to remove conditional zoning that currently restricts the use of the property to 'restaurant, general store, or professional offices.'

2. ** Country Club Sign Appeal, File No. 22-GNRL0531

Staff Contacts: Doug May, Planning

Request: Appeal to Larimer County Land Use Code standard 8.4.3.C. to allow a 61 square foot replacement entrance sign for the Fort Collins Country Club, where 20 square feet is allowed.

Location: 1920 Country Club Rd Fort Collins, CO 80524; approximately 400-feet west of the intersection of Country Club Rd and Turnberry Rd.

Applicants: Darren Duroux, Russell + Mills Studio, 506 S. College Ave, Fort Collins, CO 80524

Owners: Fort Collins Country Club, 1920 Country Club Rd, Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team recommends approval of the Country Club Sign Appeal, File 22-GNRL0531, subject to the conditions outlined in the staff report.

3. ** Little Valhalla Condominium Map, File No. 22-LAND4241

Staff Contacts: Michael Whitley, AICP, Planning, Traci Shambo, Engineering, Lea Schneider, Health

Request: The applicant requests approval of a Condominium Map for a 0.87-acre property with three dwellings

Location: 2131 Eagle Cliff Road, Estes Park; located on the north side of Eagle Cliff Road approximately 1,200 feet west of the intersection of Eagle Cliff Road and Highway 66

Applicant: Frank Theis, CMS Planning and Development, P.O. Box 416, Estes Park, CO 80517

Owners: Frank Theis, CMS Planning and Development, P.O. Box 416, Estes Park, CO 80517

Development Services Team Recommendation: The Development Services Team recommends approval of Little Valhalla Condominium Map, File 22-LAND4241 subject to the conditions found 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 planningcirt@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.