

Date: Monday, October 28, 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

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. ** Colbert Conservation Development, File No. 22-LAND4289

Staff Contacts: Samantha Lasher, AICP, Planning, Connor Sheldon, Engineering, Lea Schneider, Health and Environment Department

Request: Preliminary Plat for a Conservation Development to divide a 35.29-acre parcel, zoned RR-2 - Rural Residential, into one single-family residential lot and one residual lot with a residential building envelope

Location: 720 E. County Road 30, Loveland, CO 80525; Located approximately 1/2 mile east of the intersection of E. County Road 30 and S. Highway 287

Applicants: Russell Baker, Black Timber Group, 417 Jefferson Street, Fort Collins, CO 80524 and Kristin Turner, TB Group, 444 Mountain Avenue, Berthoud, CO 80513

Owners: Janna and Lynn Colbert, 720 E. County Road 30, Loveland, CO 80525

Development Services Team Recommendation: The Development Services Team recommends the Board of County Commissioners approve the Colbert Conservation Development, File No. 22-LAND4289, pursuant to the recommendation and conditions outlined in the Planning Commission Meeting Minutes and staff report on September 18, 2024.

2. ** Mountain Vista Rezoning, File No. 23-ZONE3539

Staff Contacts: Samantha Lasher, AICP, Planning, David Pringle, Engineering Department, Lea Schneider, Department of Health and Environment

Request: A request for a Rezoning from RR-2 - Rural Residential to RPD - Rural Planned Development to allow for a variety of uses, including Indoor and Outdoor Storage. The subject property is located within the Timnath Growth Management Area

Location: 4405 E. County Road 50, Fort Collins, CO 80524; Located approximately 0.3 miles east of the intersection of Interstate-25 and E. County Road 50

Applicants: Brian Williamson, TST Inc. Consulting Engineers, 748 Whalers Way, Unit 200, Fort Collins, CO 80525

Owners: Doug J. Johnson, Slash V LLC, 23 Alles Drive, Greeley, CO 80631

Development Services Team Recommendation: The Development Services Team recommends the Board of County Commissioners approve the Mountain Vista Rezoning, File No. 23-ZONE3539, pursuant to the

recommendation outlined in the Planning Commission Meeting Minutes and staff report on September 18, 2024 in addition to the revisions noted in the staff report, as requested by the Town of Timnath.

3. ** Seiler Rezoning, File No. 21-ZONE3145

Staff Contacts: Samantha Mott, AICP, Planning; Connor Sheldon, Engineering Department; Lea Schneider, Department of Health and Environment

Request: A request to rezone the subject property from O-Open to A-Agriculture.

Location: 13510 N County Road 7, Wellington, CO; located approximately ¾ of mile north of the intersection of County Road 7 and E County Road 72/Labrador Lane, just west of I-25.

Applicants/Owners: Peter Seiler, 13510 N County Road 7 Wellington, CO 80549

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend approval of the Seiler Rezoning, File No. 21-ZONE3145.

4. ** Stith Planned Land Division/Planned Development, File No. 22-LAND4259

Staff Contacts: Samantha Mott, AICP, Planning; Connor Sheldon, Engineering Department; Lea Schneider, Department of Health and Environment

Request: A Planned Land Division for a one lot subdivision to make Lot 2 of the Ehmann MLD a buildable lot and a Rezoning to PD-Planned Development.

Location: Located approximately 1/3 of a mile east of the intersection of Terry Lake Road and Country Club Road on the south side of the street; 647 County Club Rd Fort Collins, CO 80524.

Applicants: Justin Beckner, Civilworx, LLC 4025 Automation Way, Unit: B2 Fort Collins, CO 80525

Owners: Heather E. Stafford Revocable Trust and Andrew T. Stith Revocable Trust, 2302 Bowside Drive Fort Collins, CO 80524

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommends the Board of County Commissioners approve the Stith Planned Land Division, File No. 22-LAND4259, subject to the conditions outlined in the staff report.

The Larimer County Planning Commission and the Development Services Team recommends the Board of County Commissioners approve the rezoning from UR-1 Urban Residential and RR-2 Rural Residential to PD - Planned Development, File No. 22-LAND4259, subject to the conditions outlined in the staff report.

5. ** New Cell Tower at 475 High Lonesome Road Special Review, File No. 24-WCF0141

Staff Contacts: Jared Seay, Planner I;

Request: The applicant requests Special Review approval for a new 199' self-support wireless tower and facility in the O-Open zone district.

Location: 475 High Lonesome Road, Livermore, CO 80536

Applicants: Shannon Morrelli, Maverick Towers, Inc., 1815 N 11th St Boise, ID 83702

Owners: Jennifer & Joshua Golden, 475 High Lonesome Rd. Livermore, CO 80536

Development Services Team Recommendation: The Development Services Team recommends approval of the New Cell Tower at 475 High Lonesome Road Special Review, File No. 24-WCF0141, subject to the conditions outlined in the staff report.

Public Hearing Discussion Items:

1. AP Lot 2, Replat Lot 1, Replat Tract 36A of Amended Highland Place Subdivision, File No. 24-LAND4435

Staff Contacts: Laura Culleton, Planning; Connor Sheldon, Engineering; Ashton Brodahl, Health

Request: Amended plat process add an additional building envelope to Lot 2, "*Replat Lot 1, Replat Tract 36A of Amended Highland Place*", so the property owners may construct a detached outbuilding. This case was previously named Phillips & Simpson Amended Building Envelope.

Location: 518 Gregory Rd. Fort Collins, CO 80524

Applicants: Denny Phillips, 518 Gregory Rd. Fort Collins, CO 80524

Owners: Denny Phillips & Vanessa Simpson, 518 Gregory Rd. Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team recommends approval of the Amended Plat of Lot 2, Replat Lot 1, Replat Tract 36A of Amended Highland Place Subdivision, File No. 24-LAND4435, subject to the conditions outlined 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 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.