



Date: Monday, July 26, 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_JmhQmWYcTNCxP0QKGcZzTg

LAND USE HEARING ADDENDUM AGENDA

Call to Order

Pledge of Allegiance

Tabled Item(s) To Unknown Date

- AT&T 650 Frontage Road Wireless Communications Facilities Minor Special Review and Design Standards Waivers File No. 20-WCF0023

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. ** Lettis Ridge Estates Subdivision Amended Building Envelope, File No. 21-LAND4141

Staff Contacts: Tracy Hicks, Planning, Lea Schneider, Health, Steven Rothwell, Engineering

Request: Request to amend the building envelope on Lot 2 of the Lettis Ridge Estates Subdivision to construct a barn.

Location: 742 Sunbird Lane Berthoud, CO 80513

Applicants/Owners: Kirk and Ariel Gerstner - 742 Sunbird Ln, Berthoud, CO 80513

Development Services Team Recommendation: The Development Services Team recommends approval of the Lettis Ridge Estates Subdivision Amended Building Envelope, File Number 21-LAND4141 subject to the conditions of approval outlined in the staff report.

2. ** Continental West Sub. 1st Filing Lot 4 Amended Plat, File No. 21-LAND4144

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

Request: An Amended Plat to remove setback restrictions for this parcel required by the Continental West Subdivision plat and allow the base zoning setbacks to apply

Location: 4902 Deer Trail Court, Fort Collins, CO 80526

Applicants/Owners: Applicant – Rick Emery Owner – Robert Manzanares

Development Services Team Recommendation: The Development Services Team recommends approval of the Continental West Sub. 1st Filing Lot 4 Amended Plat, File #21-LAND4144 subject to the conditions outlined in the staff report.

3. ** Smithfield Subdivision Lots 4 & 5 Lot Consolidation, File No. 21-LAND4148

Staff Contacts: Tawn Hillenbrand, Planning; Devin Traff, Engineering; Lea Schneider, Health

Request: Lot Consolidation to combine two existing contiguous legal lots, lots 4 & 5, of the Smithfield Subdivision.

Location: 709 and 801 SW Frontage Road, Fort Collins; approximately ¼ mile south of the E. Mulberry Street and I-25 interchange

Applicants: FRRE, LLC, c/o Alexandra Renes

Owners: FRRE, LLC, 5641 Broadway, Denver, CO 80216

Development Services Team Recommendation: The Development Services Team recommends approval of Smithfield Subdivision Lots 4 & 5 Lot Consolidation, File #21-LAND4148 subject to the conditions outlined in the staff report.

4. ** Jacobson Short-term Rental, File No. 20-ZONE2725

Staff Contacts: Tawn Hillenbrand, Planning; Connor Sheldon, Engineering; Lea Schneider, Health

Request: Public Site Plan Review for an existing 2-bedroom, plus one (1) sleeping area, single-family dwelling to be approved for use as a Short-term Rental.

Location: 731 Hickory Drive, Lyons, CO; located approximately approximately 1.5 miles northwest of the intersection of W. County Road 47 and Big Elk Meadows Drive.

Applicants: Eric Jacobson

Owners: Eric and Elizabeth Jacobson, 3485 17th Street, Boulder, CO

Development Services Team Recommendation: The Development Services Team recommends approval of Jacobson Short-term Rental, File #20-ZONE2725, subject to the conditions noted in the staff report.

5. ** Aragon Holdings Rezone, File No.21-ZONE2874

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

Request: A request to rezone two contiguous parcels currently zoned O – Open (parcel 1) and IH – Industrial Heavy (parcel 2) to PD – Planned Development.

Location: 516 N. Highway 287 (parcel 1) and 620 N. Highway 287 (parcel 2), Fort Collins, CO

Applicants: Aragon Holdings, LLC

Owners: Aragon Holdings, LLC c/o Brad Fancher, PO Box 299, Loveland, CO

Development Services Team Recommendation: BE IT RESOLVED that the Planning Commission recommends to the Board of County Commissioners approval of the Aragon Holdings Rezone from O – Open and IH – Industrial Heavy to PD – Planned Development, File #21-ZONE2874, subject to the conditions of approval 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 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.