



Date: Monday, October 27, 2025
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_D8P-OI0zSeOD5bMaz2QAYQ

LAND USE HEARING AGENDA

Call to Order

Pledge of Allegiance

Items that will be Tabled

1. Zigzag Short-Term Rental - 1963 Phantom Ranch Rd (Tabled to Further Notice)

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. *** Lonesome Range & North FOCO Self Storage Rezoning, 24- ZONE3705

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

Request: Rezoning of two parcels that are zoned CC - Commercial Corridor (with conditions) to PD - Planned Development. The proposed Planned Development zoning would allow a variety of commercial and industrial uses, including enclosed storage.

Location: 707 & 709 N Highway 287, Fort Collins; located south of Highway 287 approximately 800 feet west of the intersection of N Highway 287 and Meadow Lane

Applicants: Cathy Mathis, TB Group, 444 Mountain Avenue, Berthoud, CO 80513

Owners: Anthony Berk, North FOCO Storage LLC, 2033 Kerry Hill Drive, Fort Collins, CO 80525

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend that the Board of County Commissioners approve the Lonesome Range & NOCO Self Storage Rezoning, File No. 24-ZONE3705, subject to the condition outlined in the Planning Commission staff report.

2. *** Braun Rezoning, File No. 25- ZONE3799

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

Request: Rezoning of a 0.6-acre parcel from CN - Commercial Neighborhood to PD - Planned Development to allow for the construction of an addition to an existing residence

Location: 636 N Sunset Street, Fort Collins; located southeast of the intersection of W Vine Drive and N Sunset Street

Applicants/Owners: Gerald and Nora Braun, Gerald W. and Nora M. Braun Revocable Trust, 636 N Sunset Street, Fort Collins, CO 80521

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend that the Board of County Commissioners approve the Braun Rezoning, File No. 25-ZONE3799, subject to the condition outlined in the Planning Commission 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.