

Date: Monday, April 22, 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. ** Amendment to Article 13.6.1.C.4 of the LUC, File No. 24-CODE0277

Staff Contacts: Matt Lafferty, AICP

Request: An amendment to Article 13.6.1.C. Short-Term Rental or the Larimer County Land Use Code to change the maximum total cap of 266 found in subsection 4 to 208.

Applicants: Larimer County Community Development

Development Services Team Recommendation: Staff recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Land Use Code amendment to Article 13.6.1.C.4 of the Land Use Code to update the maximum allowable cap for short term rental in the Estes Valley Planning Area from 266 to 208 as found in File No. 24-CODE0277, subject to the conditions of approval outlined in the staff report.

2. ** CLHS Enterprises, LLC Rezoning, File No. 23-ZONE3556

Staff Contacts: Jenny Axmacher, Planning; Connor Sheldon, Engineering Department; Lea Schneider, Department of Health and Environment

Request: A request to rezone the property from Urban Residential (UR 1) to PD (Planned Development).

Location: 2715 E Mulberry St Fort Collins, CO 80524

Applicants: Alpine Koi & Reef, 2715 E Mulberry St Fort Collins, CO 80524

Owners: CLHS Enterprises, LLC, 2715 E Mulberry St Fort Collins, CO 80524

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend approval of the CLHS Enterprises Rezoning, File No. 23-ZONE3556.

3. ** Askeland Rezoning, File No. 23-ZONE3565

Staff Contacts: Jenny Axmacher, Planning; Connor Sheldon, Engineering; Lea Schneider, Health Department

Request: Proposal to remove conditions of approval from property located in an existing CC - Commercial Corridor zoning district limiting the property use to boat storage and small convenience retail and requiring a specific fence type.

Location: 4796 W County Road 38e Fort Collins, CO 80526

Applicants/Owners: John and Rachel Askeland, 4796 W County Road 38E Fort Collins, CO 80526

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend approval of the Askeland Rezoning, File No. 23-ZONE3565.

4. ** Neubauer Conservation Development, File No. 22-LAND4225

Staff Contacts: Justin Currie, Planner Department; David Pringle, Engineering Department; Lea Schneider, Health Department

Request: Preliminary Plat approval for a Conservation Development on 50-acres to create four (4) residential lots and one (1) residual lot, located in the RR1 zoning district

Location: Located at the northwest corner of the County Rd. 19 and Hwy 287 intersection.

Applicants/Owners: Lauren Neubauer, 3700 Ideal Dr. Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Neubauer Conservation Development, File No. 22-LAND4225, subject to the conditions of approval outlined in the staff report.

5. ** Amended Plat of Lot 3, Kness MRD, File No. 24-LAND4405

Staff Contacts: Laura Culleton, Planning; David Pringle, Engineering; Lea Schneider, Health

Request: Amended Plat of Lot 3 in the Kness MRD Subdivision to vacate the existing building envelope. This case was previously named Ward Amended Plat.

Location: 1230 Cody Dr. Loveland, CO 80537

Applicants: Rick Hazel, HAZEL Architects, LLC

Owners: Terri Ward, 1230 Cody Dr. Loveland, CO 80537

Development Services Team Recommendation: The Development Services Team recommends approval of the Amended Plat of Lot 3, Kness MRD, File No. 24-LAND4405, subject to the conditions outlined in the staff report.

Public Hearing Discussion Items:

1. Riverside Colorado LLC Rezoning, File No. 23-ZONE3520

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

Request: A request to rezone a 1.23-acre parcel from O – Open to RC – Rural Commercial

Location: 9940 W. Highway 14, Bellvue; located north of Highway 14 approximately 450 feet east of the intersection of Highway 14 and Poudre River Road

Applicants: Troy Jones, MTA Planning & Architecture, 2826 Sitting Bull Way, Fort Collins, CO 80525

Owners: River Holdings, LLC, 500 E Oak Street, Fort Collins, CO 80524

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend approval of the Riverside Colorado LLC Rezoning, File No. 23-ZONE3520.

2. Riverside Colorado LLC Special Review and Appeals, File No. 23-ZONE3519

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

Request: Special Review for expansion of a Campground. The request includes appeals to Sections 3.3.5.C.4.b.ii (maximum density allowed for a campground), 3.3.5.C.4.d.ii (minimum tent and RV site sizes), Section 3.3.5.C.6.d (Table 3-9) (campsite setback requirements), 3.3.5.C.7.b (one tree per two campsites), 3.3.5.C.4.d.vi (road frontage), and 4.8.1.B.3.c (landscape buffer)

Location: 9940 W. Highway 14, Bellvue; located north of Highway 14 approximately 450 feet east of the intersection of Highway 14 and Poudre River Road

Applicants: Troy Jones, MTA Planning & Architecture, 2826 Sitting Bull Way, Fort Collins, CO 80525

Owners: River Holdings, LLC, 500 E Oak Street, Fort Collins, CO 80524

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend approval of the Riverside Colorado LLC Special Review and Appeals, File No. 23-ZONE3519 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 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.