



Date: Monday, March 28, 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_KE8TI8HyTmWI_8nGhYM_UA

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. ** Wild Valley North RLUP Second and Third Amendments to the Development Agreement, File No. 22-GNRL0532

Staff Contacts: Don Threewitt, AICP, Community Development Department

Request: 1. Approval of the Second Amendment to the Development Agreement to dissolve the Homeowners Association and transfer all responsibilities and obligations to a replacement Homeowners Association. 2. Approval of the Third Amendment to the Development Agreement to clarify horse boarding uses on Residual Lot "A" and ownership transferability of Outlot "A."

Location: Lots One through Nine, Residual Lots "A" and "B," and Outlot "A" of Wild Valley North Rural Land Use Plan (RLUP), generally located north of Highway 34 and adjacent to Hidden Valley Drive and Wildland Drive.

Applicants: Travis Crites

Owners: TK3 Holdings, LLC *on behalf of* Wild Valley North HOA 8111 Bramley Street Houston, TX 77055

Development Services Team Recommendation: The Development Services Team recommends approval of File Number 22-GNRL0532, approving the Second and Third Amendments to the Development Agreement and Residual Land Use Restrictions for Wild Valley North Rural Land Use Plan.

2. ** Taylor Planned Land Division/Planned Development and Appeals, File No.21-LAND4135

Staff Contacts: Samantha Mott, AICP, Planning; Steven Rothwell, Engineering; Lea Schneider, Health Department

Request: A) A Planned Land Division to divide an existing 35.5-acre parcel into two (2) total residential lots, and B) A rezoning from RR-2 Rural Residential to PD – Planned Development, and C) Appeals to the Land Use Code: Article 4.3.5. (On-lot septic in a Growth Management Area), Article 4.5.4.B.1 (connectivity), Article 5.3.A (Public Right-of-Way), Article 5.3.1.C.2 (Urban Street Standard), Article 4.7 (Landscaping), and Article 5.2.1.7 (Lot Width to Depth Ratio).

Location: Located approximately 1/4 of a mile east of the intersection of S. County Road 5 and Highway 14 on the north side of the road; 5420 E. Highway 14, Fort Collins.

Applicant: Jack Taylor, 5420 Highway 14 Fort Collins, CO 80524

Owner: Jack Taylor, 5420 Highway 14 Fort Collins, CO 80524 & Kelly Taylor, 7005 Clearwater Drive Loveland, CO 80538

Development Services Team Recommendation: A) The Development Services Team recommends that the Board of County Commissioners approve the Taylor Planned Land Division, File #21-LAND4135, subject to the conditions outlined in the staff report. B) The Development Services Team recommends that the Board of County Commissioners approve the rezoning from RR-2 Rural Residential to PD - Planned Development, File #21-LAND4135, subject to the conditions outlined in the staff report. C) The Development Services Team recommends that the Board of County Commissioners approve the Appeals to the following Articles in the Land Use Code: Article 4.3.5. (On-lot Septic in a Growth Management Area), Article 4.5.4.B.1 (Connectivity), Article 5.3.A (Public Right-of-Way), Article 5.3.1C.2 (Urban Street Standard), Article 4.7 (Landscaping), and Article 5.2.1.7 (Lot Width to Depth Ratio).

3. ** Hourglass Planned Land Division Amended Preliminary Plat, File No. 20-LAND4004

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

Request: Request to amend the Hourglass Planned Division Preliminary Plat, for which the Final Plat has not yet been approved or recorded, to consolidate proposed Lot 5 and Outlot A.

Location: Located between N. Saint Louis Avenue and N. County Road 13, directly north of E. 57th Street

Applicants: Hourglass Property LLC c/o Nathan Tanis, 337 Audrey Dr. Loveland, CO 80538

Owners: Justin Griess, 357 Hawthorn Dr. Loveland, CO 80538

Development Services Team Recommendation: The Development Services Team recommends approval of Hourglass Planned Land Division Amended Preliminary Plat, File #20-LAND4004, subject to the conditions of approval outlined in the staff report.

4. ** Boxelder Heights RLUP Lot 12 Amended Building Envelope, File No. 21-LAND4208

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

Request: Amended Plat to modify the platted building envelope; specifically, to expand the building envelope to the east, while also pulling in the south boundary line of the envelope, thereby elongating the building envelope on an east-west axis in order to accommodate a future outbuilding.

Location: 6018 Inspiration Drive, Fort Collins, CO

Applicants/Owner: Joel and Melissa Lurkins, 6018 Inspiration Drive Fort Collins, CO

Development Services Team Recommendation: The Development Services Team recommends approval of Boxelder Heights RLUP, Lot 12 Building Envelope Amended Plat, File #21-LAND4208, subject to the conditions noted 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 scrutccch@larimer.org or by calling 970-498-7686 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.