

Date: Monday, February 26, 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

1st Reading of the Larimer County Code Second Revised Ordinance 11122002O011 - Chapter 6 Animals

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. ** Johnson Acres Planned Land Division/Planned Development and Appeals, File No. 21-LAND4118

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

Request: A) A Planned Land Division to divide an existing 37.97-acre parcel into three (3) 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), and Article 5.3.A (Public Right-of-Way).

Location: Located at the southeast intersection of N. County Road 5 and E. County Road 48; 628 N. County Road 5, Fort Collins, CO 80524.

Applicants/Owners: Westley Johnson, 628 N. County Road 5 Fort Collins, CO 80524

Development Services Team Recommendation: : The Development Services Team recommends the Board of County Commissioners approve the Johnson Acres Planned Land Division, File No. 21-LAND4118, pursuant to the recommendation and conditions outlined in the Planning Commission Meeting Minutes and staff report on January 17, 2024. The Development Services Team recommends the Board of County Commissioners approve the rezoning from RR-2 Rural Residential to PD - Planned Development, File No. 21-LAND4118, pursuant to the recommendation and conditions outlined in the Planning Commission Meeting Minutes and staff report on January 17, 2024. The Development Services Team recommends 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), and Article 5.3.A (Public Right-of-Way).

2. ** Amended Plat of Parcels A-E of the Stolz Exemption Plat (#S-120-75), Tract A of the Ken Williams Jr. Minor Residential Development (#S-7-87), Lot 3 of the Hodges Minor Residential Development (#S-118-90), and Parcel B-1 of the Meredith S. Hodges Trust Boundary Line Adjustment (#96-OS0861) and Parcels A-2 and C-1 of the Meredith S. Hodges Trust Boundary Line Adjustment (#99-S1493) and Access/Utility Easement Vacations, File No. 22-LAND4217

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

Request: Request for an Amended Plat/Boundary Line Adjustment and two Access/Utility Easement Vacations to reconfigure existing lot lines between adjacent parcels under the same ownership

Location: Located directly northwest of the intersection of W. County Road 16 and S. County Road 19; 2323, 2425, 2457 S. County Road 19, Loveland, CO, 80537; 3207 W. County Road 16, Loveland, CO, 80537; 2544 Meredith Lane, Loveland, CO 80537; Parcel #9528400024 (no address assigned)

Applicants: Meredith S. Hodges, 2457 S. County Road 19, Loveland, CO 80537

Owners: Meredith S. Hodges Trust, 2457 S. County Road 19, Loveland, CO 80537

Development Services Team Recommendation: The Development Services Team recommends Approval of the Amended Plat of Parcels A-E of the Stolz Exemption Plat (#S-120-75), Tract A of the Ken Williams Jr. Minor Residential Development (#S-7-87), Lot 3 of the Hodges Minor Residential Development (#S-118-90), and Parcel B-1 of the Meredith S. Hodges Trust Boundary Line Adjustment (#96-OS0861) and Parcels A-2 and C-1 of the Meredith S. Hodges Trust Boundary Line Adjustment (#99-S1493) and Access/Utility Easement Vacations, File No. 22-LAND4217, subject to the conditions 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.