



Date: Monday, September 23, 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

Tabled Items From August 12, 2024

*Will not be discussed unless requested by Commissioners or members of the audience.

**Board to sign F&R at the Hearing

1. ** Riverside Farm 2nd Filing Amended Plat & Right of Way Vacation, File No. 19-LAND3877

Staff Contacts: Laura Culleton, Planning; Lea Schneider, Health; Steven Rothwell, Engineering

Request: 1) Amended Plat for the entire second filing of Riverside Farm Subdivision to reduce the number of lots from 24 to 16 and to increase the size of Tract A (open space). 2) Right of Way Vacation of a portion of Sweetwater Lane that was originally proposed to serve the lots being removed from the subdivision.

Location: Riverside Farm 2nd Filing; located approximately 0.25-miles southeast of the intersection of Highway 287 and W County Road 4E. Located directly south of Riverside Farm 1st Filing.

Applicants: Colin Geminden, P.E. Rocky Ridge Civil Engineering

Owners: Riverside Farms II LLC, 15355 Zuni St. Broomfield, CO 80023

Development Services Team Recommendation: The Development Services Team recommends approval of the request to vacate right-of-way within the Riverside Farm 2nd filing Subdivision as indicated by the right-of-way legal description and exhibit (Attachment C). and The Development Services Team recommends approval of the Riverside Farm 2nd Filing Amended Plat, File No. 19-LAND3877 subject to the conditions outlined in the staff report.

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. ** Erion Heritage Trust Amended Plat, File No. 23-LAND4304

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

Request: Amended plat to adjust lot lines between Lot 3 of the Shyanne PLD and Lot 1 of the Hirsch Family Trust MRD. This amended plat also proposes an additional building envelope on Lot 1 of the Hirsch Family Trust MRD along the shoreline of Horseshoe Lake for the purposes of constructing an accessory building. This case was previously named Erion Trust Amended Plat.

Location: 5280 Great Bear Ln. Loveland, CO 80538 and 5065 N County Rd 11C Loveland, CO 80538

Applicants: Justin Erion

Development Services Team Recommendation: The Development Services Team recommends approval of the Amended plat of Lot 3, Shyanne PLD and Lot 1, Hirsch Family Trust MRD, File No. 23-LAND4304, subject to the conditions outlined in the staff report.

2. ** Fort Collins Soccer Club Amended Special Review, File No. 23-ZONE3422

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

Request: Amended Special Review to add items to a previously approved application for the Fort Collins Soccer Club. Some of the items include changing the layout of the complex, changes to the phases of implementation, an entry plaza, etc. If approved, Site Plan Review is required for the build out of each proposed phase.

Location: Located Northwest of the intersection of East Douglas Road and NW Frontage Road; 3955 NW Frontage Road, Fort Collins, CO 80524

Applicants: Paul Mills, Russell + Mills Studios, 506 S. College Avenue, Unit A, Fort Collins, CO 80525

Owners: Fort Collins Soccer Club, 2721 S College Avenue, Suite A, Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team recommends the Board of County Commissioners approve the Fort Collins Soccer Club Amended Special Review, File No. 23-ZONE3422, pursuant to the recommendation and conditions outlined in the Planning Commission Meeting Minutes and staff report on August 21, 2024.

3. ** Scragg ALA Appeal, File No. 24-ZONE3654

Staff Contacts: Jacy McNulty, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: An appeal to §3.4.5.A.3 of the Larimer County Land Use Code to allow a detached accessory living area to exceed the required size maximum of 75% of the square footage of the single-family dwelling, excluding any garage or basement area, or 1,000 square feet, whichever is less.

Location: 3930 Hammans Ct. Loveland, CO 80537

Applicants: Ernest & Janet Scragg

Owners: Ernest & Janet Scragg

Development Services Team Recommendation: The Development Services Team recommends approval of the Scragg Appeal, File No. 24-ZONE3654, subject to the conditions outlined on the status sheet.

4. ** Austin & Carr Appeal, File No. 24-ZONE3674

Staff Contacts: Jacy McNulty, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: An appeal to §3.4.5.A.3 of the Larimer County Land Use Code to allow a detached accessory living area to exceed the required size maximum of 75% of the square footage of the single-family dwelling, excluding any garage or basement area, or 1,200 square feet, whichever is less.

Location: 3301 Cottonwood Ln. Berthoud, CO 80513

Applicants: Everett Austin & Barbara Carr

Owners: Everett Austin & Barbara Carr

Development Services Team Recommendation: The Development Services Team recommends approval of the Austin & Carr Accessory Living Area Size Appeal, File 24-ZONE3674, subject to the conditions outlined on the staff report.

Public Hearing Discussion Items:

1. Bella Vista Resort Cottages Administrative Special Review, File No. 22-ZONE3344

Staff Contacts: Samantha Lasher, AICP, Planning; Connor Sheldon, Engineering; Lea Schneider, Health and Environment Department

Request: Administrative Special Review for Resort Cottages to be rented on a short-term basis, located in two (2) existing detached dwellings with a total of four (4) bedrooms and one (1) additional sleeping area for a maximum of ten (10) guests. The third dwelling on the property is not part of this Resort Cottages application.

Location: 6600 Highway 7, Estes Park, CO 80517 (formerly addressed as 102 Levings Way); Located approximately 0.8 miles northeast of the intersection of Highway 7 and Longs Peak Road

Applicants: Trish Ronan, Ronan Mountain Management, 1505 U.S. Highway 34 Loveland, CO 80537 (Located within 1 hour of the subject property)

Owners: James (Dan) and Kelly Heard, 2710 Bay Meadows Circle, Farmers Branch, TX 75234

Development Services Team Recommendation: The Development Services Team is not making a specific recommendation on the Bella Vista Resort Cottages Administrative Special Review, File No. 22-ZONE3344 and has presented all the information by which the Board of County Commissioners may base their deliberation and decision.

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.