

Date: Monday, July 10, 2023
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_I2gyTQ2NSvy7BMVozRGQmA

LAND USE HEARING **ADDENDUM** 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. Monty Subdivision, File No. 20-LAND4018

Staff Contacts: Samantha Mott, AICP, Planning; Connor Sheldon, Engineering Department; Lea Schneider, Health Department

Request: Preliminary Plat approval for a subdivision to divide an existing 23.57-acre lot into two (2) single-family residential lots, located in the O-Open zoning district.

Location: Located approximately $\frac{3}{4}$ of a mile west of the intersection of N. County Road 11 and E. County Road 66E adjacent to Demmel Lake; 1335 E. County Road 66E, Wellington, CO.

Applicants/Owners: Timothy and Kathleen Monty, 1335 E County Road 66E Wellington, CO 80549

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend approval of the Monty Subdivision, File No. 20-LAND4018, subject to the conditions as outlined in the staff report.

2. ** Brandenburg Subdivision Lot 7 Easement Vacation, File No. 23-LAND4325

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

Request: Easement Vacation to vacate an existing fifteen-foot utility easement along the northwestern property line of Lot 7 of the Brandenburg Subdivision to allow the construction of an accessory building. This case was previously named Baldwin Easement Vacation.

Location: 1200 Round Butte Dr Fort Collins, CO 80524

Applicants/Owners: Cara and Ryan Baldwin, 1200 Round Butte Dr Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team recommends approval of the Brandenburg Subdivision Lot 7 Easement Vacation, File No. 23-LAND4325, subject to the conditions of approval outlined in the staff report.

3. ** Amended Plat of Lots 20 and 21, Block 2 of the West Acres Subdivision & Appeal, File No. 23-LAND4299

Staff Contacts: Samantha Lasher, Planning; Traci Shambo, Engineering; Lea Schneider, Health

Request: Amended Plat of Lot 20 and Lot 21, Block 2 of the West Acres Subdivision to adjust the common lot line to resolve a building encroachment and an Appeal to Section 5.2.1.A.7. of the Land Use Code since one of the resultant lots, Lot 20-A, will not meet the required lot depth-to-width ratio of 3-to-1.

Location: 125 and 127 S. Sunset Street Fort Collins, CO 80521; Located approximately 0.6 miles southwest of the intersection of N. Taft Hill Road and Laporte Avenue

Applicants: Adam Kelly, Terrain Land Surveying, P.O. Box 364 Berthoud, CO 80513

Owners: Burr Family Revocable Trust, 127 S. Sunset Street Fort Collins, CO 80521 & Richard Burr, 125 N. Sunset Street Fort Collins, CO 80521 & Brian Burr, 16560 Main Street Omaha, NE 68116 & Michelle Burr, 507 Lowland Street Severance, CO 80550

Development Services Team Recommendation: The Development Services Team recommends approval of the Amended Plat of Lots 20 and 21, Block 2 of the West Acres Subdivision and Appeal, File No. 23-LAND4299, subject to the conditions in the staff report.

4. ** Amended Plat of Lots 3, 4 and 5 of the Harrison's Sunny Slope Subdivision and Lots 4 and 5 of the Harrison's Annex to Harrison's Sunny Slope Subdivision with Easement Dedication and Plat Notes Removal, File No. 22-LAND4271

Staff Contacts: Samantha Lasher, Planning, Laurie Clark, Engineering, Lea Schneider, Health

Request: Amended Plat of Lots 3, 4 and 5 of the Harrison's Sunny Slope Subdivision and Lots 4 and 5 of the Harrison's Annex to Harrison's Sunny Slope Subdivision to consolidate five existing lots into three lots with the dedication of a 14-foot access and utility easement along the common lot line of resultant Lots 1 and 2. This application also includes the request to remove Plat Note No. 3 on both original subdivision plats that states: "No building or construction shall be maintained closer than 10 feet from any side line or 20 feet from any front or back line" and allow for the underlying zoning district minimum building setbacks to apply to the resultant lots.

Location: 5817 Harrison Drive, Fort Collins, CO 80526; Located approximately 0.15 miles southwest of Horsetooth Reservoir

Applicants: Ralph Shields, 3702 Manhattan Avenue, Fort Collins, CO 80526

Owners: South Bay Fort Collins LLC, 3702 Manhattan Avenue, Fort Collins, CO 80526

Development Services Team Recommendation: The Development Services Team recommends approval of the Amended Plat of Lots 3, 4, and 5 of the Harrison's Sunny Slope Subdivision and Lots 4 and 5 of the Harrison's Annex to Harrison's Sunny Slope Subdivision with Easement Dedication and Plat Notes Removal, File No. 22-LAND4271, subject to the conditions in the staff report.

Public Hearing Discussion Items:

1. Walsh Planned Land Division, Planned Development, Appeals and Minor Modification, File No. 21-LAND4185

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

Request: Preliminary Plat approval for a Planned Land Division to divide a 9.89-acre parcel into 24 lots and a Rezoning of the property from RR-2 – Rural Residential to PD – Planning Development. The request includes appeals to Sections 4.5.4.C.1 & 5.3.3.A of the Land Use Code regarding cul-de-sac length and a Minor Modification to the waterway setback found in Section 2.9.4.F of the Land Use Code

Location: 1118 E. 57th Street, Loveland; located on the south side of E. 57th Street approximately 250 feet east of the intersection of E. 57th Street and N. Saint Louis Avenue

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

Owners: Matt T. Walsh, 8139 Open View Place, Loveland, CO 80537

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend approval of the Walsh Planned Land Division, Planned Development, Appeals and Minor Modification, File No. 21-LAND4185 subject to the conditions found in the staff report.

2. Spears Short-Term Rental Administrative Special Review, File No. 23-ZONE3419

Staff Contacts: Logan Graves, Planning; Connor Sheldon, Engineering; Lea Schneider, Health

Request: Administrative Special Review to convert an existing single-family residence into a short-term rental

Location: 40 North Fork Road Glen Haven, CO 80532

Applicants/Owners: Rebecca and Kurt Spears, 319 Spinnaker Lane Fort Collins, CO 80525

Development Services Team Recommendation: The Development Services Team is not making a specific recommendation on the Spears Short-Term Rental, File No. 23-ZONE3419, and has presented all the information by which the Board of County Commissioners may base their deliberation and decision.

3. Wojcik Short-term Rental, File No. 23-ZONE3426

Staff Contacts: Laura Culleton, Planning; Connor Sheldon, Engineering; Noel Udell, Health

Request: Administrative Special Review for a 5 bedroom, 10 guest Short-Term Rental in an existing home.

Location: 5005 Foothills Dr. Fort Collins, CO 80526

Applicants/Owners: Valeria Wojcik, 2350 Linden Dr. Boulder, CO 80304

Development Services Team Recommendation: The Development Services Team is not making a specific recommendation on the Wojcik Short-Term Rental, File No. 23-ZONE3426, and has presented all the information by which the Board of County Commissioners may base their deliberation and decision.

4. McGarvey, Kress, Whitnah Short-Term Rental Administrative Special Review, File No. 22-ZONE3386

Staff Contacts: Logan Graves, Planning

Request: Administrative Special Review to convert an existing single-family residence into a short-term rental

Location: 4411 Storm Mountain Drive, Drake, CO 80515

Applicants/Owners: Josh McGarvey, David Kress, 4411 Storm Mountain LLC, and Jeffrey Whitnah, 5906 Oleary Ct.

Development Services Team Recommendation: The Development Services Team is not making a specific recommendation on the McGarvey, Kress, Whitnah Short-Term Rental, File No. 22-ZONE3386, and has presented all the information by which the Board of County Commissioners may base their deliberation and decision.

5. Willard Short-Term Rental Administrative Special Review, File No. 23-ZONE3421 (Addendum Reason - Updated Development Services Team Recommendation)

Staff Contacts: Logan Graves, Planning; Connor Sheldon, Engineering; Lea Schneider, Health

Request: Administrative Special Review to convert an existing single-family residence into a short-term rental

Location: 205 Bella Vista Drive Drake, CO 80515

Applicants/Owners: Bruce Willard, 4008 Cheyenne Drive Greeley, CO 80634

Development Services Team Recommendation: The Development Services Team recommends Denial on the Willard Short-Term Rental, File No. 23-ZONE3421, 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 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.