

Date: Monday, August 28, 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. **** Lot 7A Continental North 1st Filing Amended Plat, File No. 23-LAND4347 (Addendum - Location Correction within Agenda and Staff Report)**

Staff Contacts: Alyssa Martin, Planning

Request: Amended Plat to remove the setbacks on the plat for the Continental North Subdivision to allow base zoning setbacks for O-Open to apply to this parcel.

Location: 3317 Dixon Cove Drive, Fort Collins

Applicants/Owners: Richard and Loretta Yabroff

Development Services Team Recommendation: The Development Services Team recommends approval of the Lot 7A Continental North 1st Filing Amended Plat, File No. 23-LAND4347 subject to the conditions in the staff report.

2. **** Couture Enterprises Right-of-Way Vacation, File No. 23-LAND4315**

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

Request: Vacation of a 1.359-acre segment of right-of-way that is located west of S Summit View Drive, south of E Lincoln Avenue, and north of E Mulberry Street/Highway 14

Location: West of S Summit View Drive, south of E Lincoln Avenue, and north of E Mulberry Street/Highway 14

Applicants: Kevin Packham, Rocky Mountain Group, 7292 Greenridge Road, Unit 108, Windsor, CO 80550

Owners: Dustin Couture, Couture Enterprises, LLC, 3009 S Taft Hill Road, Fort Collins, CO 80526

Development Services Team Recommendation: The Development Services Team recommends approval of the Couture Enterprises Right-of-Way Vacation, File No. 23-LAND4315.

3. **** Isaacs-Evans Rezoning, File No. 22-ZONE3307**

Staff Contacts: Samantha Mott, AICP, Planning; Traci Shambo, Engineering Department; Lea Schneider, Health Department

Request: Applicants request to Rezone the subject properties from O-Open to RC-Rural Commercial.

Location: 4789 and 4791 W County Road 38E Fort Collins, CO; located south of Holiday Drive, to the east of Catalina Drive and to the west of W County Road 38E.

Applicants: Donovan Isaacs, 5417 Continental Drive Fort Collins, CO 80526 and Alan Evans, 4789 W County Road 38E Fort Collins, CO 80526

Owners: Dawn Isaacs, 5417 Continental Drive Fort Collins, CO 80526 and Donovan Isaacs, 5417 Continental Drive Fort Collins, CO 80526, and Alan Evans, 4789 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 Isaacs-Evans Rezoning, File No. 22-ZONE3307, from O-Open to RC-Rural Commercial.

Public Hearing Discussion Items:

1. Hough Planned Land Division, Planned Development, and Appeals, File No. 21-LAND4129

Staff Contacts: Alyssa Martin, AICP, Planning; Connor Sheldon, Engineering; Lea Schneider, Department of Health and Environment

Request: Preliminary Plat for a Planned Land Division to divide a 1.05-acre property zoned RR2-Rural Residential into two lots (0.32 and 0.47 acres) and a concurrent rezoning to Planned Development (PD) zone district. The request includes six appeals to Sections 4.5.4.A, 4.5.4.B.1, 4.5.4.D.1, 4.7.4.D.2, 5.3.1.A, 5.3.4, and 5.3.5 of the Land Use Code regarding connectivity/circulation, street landscaping, road surfacing requirements, and required public right-of-way.

Location: 2533 West Vine Drive, Fort Collins; located on the south side of West Vine Drive between North Taft Hill Road and North Overland Trail

Applicants/Owners: Nancy Hough

Development Services Team Recommendation: A. The Development Services Team recommends approval of the Hough Planned Land Division, Planned Development, File No. 21-LAND4129 subject to the conditions in the staff report. B. The Development Services Team recommends approval of the appeal to Section 4.7.4.D.2 of the Land Use Code regarding street landscaping. C. The Development Services Team recommends denial of the appeals to Sections 4.5.4.A, 4.5.4.B.1, 4.5.4.D.1, 5.3.1.A, 5.3.4, and 5.3.5 of the Land Use Code regarding connectivity/circulation, road surfacing requirements, and required public right-of-way.

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.