



Date: Monday, August 23, 2021

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_MgU9PthcQHysnP7T58C9RA

LAND USE HEARING AGENDA

Call to Order

Pledge of Allegiance

Tabled Items From Previous Meeting:

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. ** Brown Lot Depth-to-Width Ratio Appeal, File No. 21-LAND4147

Staff Contacts: Michael Whitley, AICP, Planning, Steven Rothwell, Engineering, Lea Schneider, Health

Request: Approval of an Appeal to Article 5.2.1.A.7 of the Land Use Code Regarding Lot Depth-to-Width Ratio.

Location: 7321 Gilmore Avenue, Fort Collins; Located north of Davis Street between Gilmore Avenue and Sunflower Avenue

Applicants: Kevin and Allison Brown, 7321 Gilmore Avenue, Fort Collins, CO 80524

Owners: Kevin and Allison Brown, 7321 Gilmore Avenue, Fort Collins, CO 80524

Development Services Team Recommendations: The Development Services Team recommends approval of the Brown Lot Depth-to-Width Ratio Appeal, File 21-LAND4147.

2. ** Walden West Minor Land Division, File No. 21-LAND4162

Staff Contacts: Doug May, Planning; Steven Rothwell, Engineering; Lea Schneider, Health

Request: A Minor Land Division to create two lots. Proposed Lot 1 measures 2.46-acres and contains the existing single-family residence and existing accessory uses, and proposed Lot 2 measures 25.33-acres and contains the existing pond area.

Location: Located approximately 0.8-miles east of the intersection of E County Road 30 and S Highway 287 on the north side of the road; 6755 N County Road 13, Loveland, CO

Applicants: Clifford J. Nemeth, Walden West, LLP, 6755 N County Road 13, Loveland, CO 80537

Owners: Clifford J. Nemeth, Walden West, LLP, 6755 N County Road 13, Loveland, CO 80537

Development Services Team Recommendation: The Development Services Team recommends Approval of the Walden West Minor Land, File #21-LAND4162, subject to the conditions of approval outlined in the staff report. and authorization for the chairman to sign the plat when the conditions are met and the plat is presented for signature.

3. ** Evans-Isaacs Amended Plat, File No. 21-LAND4156

Staff Contacts: Tracy Hicks, Planning; Lea Schneider, Health; Steven Rothwell, Engineering

Request: Amended Plat to adjust the lot line between two contiguous properties

Location: 4789 W County Road 38E Fort Collins, CO 80526 and 4791 W County Road 38E Fort Collins, CO 80526

Applicants/Owners: Alan Evans 4789 West County Road 38E Fort Collins, CO 80526; Donovan and Dawn Isaacs 4791 West County Road 38E Fort Collins, CO 80526

Development Services Team Recommendation: The Development Services Team recommends approval of Evans-Isaacs Amended Plat, File Number 21-LAND4156 subject to the conditions of approval outlined in the staff report.

4. ** Rappel ALA Expansion, File No. 21-ZONE3005

Staff Contacts: Tracy Hicks, Planning; Lea Schneider, Health; Connor Sheldon, Engineering

Request: Request for approval for the expansion of an existing ALA. The ALA was originally permitted in 2005 and contained a garage. The garage was later converted to a bedroom without planning approval. Request for approval for the existing 864 square foot ALA (with garage to bedroom conversion).

Location: Located approximately 1 mile northeast of the intersection of W County Road 38E and Shoreline Drive

Applicants/Owners: Linda Rappel 4101 Minuteman Drive Fort Collins, CO 80526

Development Services Team Recommendation: The Development Services Team recommends approval of Rappel ALA Expansion, File Number 21-LAND3005 subject to the conditions of approval outlined 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 beilbykm@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.