

Date: Monday, April 25, 2022
Time: 6:30 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_XYihM-baQD-ur5oabgPOrA

LAND USE HEARING 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. ** Mountain View Mobile Home Expansion Rezone, File No. 21-ZONE2897

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

Request: Request to rezone a 4.52- acre parcel from CC-Commercial Corridor and MHP-Manufactured Housing Park to PD-Planned Development to allow mobile homes to be added to the property as an extension of the Manufactured Housing Park to the south.

Location: 3109 E Mulberry Street. Fort Collins, CO 80524 Located on the south side of the Mulberry Street frontage road approximately 350 feet west of the intersection of the Street frontage road and Dawn Avenue

Applicants/Owners: Alan Tucker and Gordon Heaton, 7952 Bantry Ct. Lone Tree, CO 80124

Development Services Team Recommendation: I move that the Board of County Commissioners approve the Mountain View Mobile Home Expansion Rezone, File No. 21-ZONE2897, subject to the conditions as outlined in the full staff report.

2. ** Crystal Lakes 15th PUD Lot 68 Building Envelope, File No. 21-LAND4207

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

Request: Request to expand Building Envelope approximately 230 square feet in order to encompass a proposed 14' X 18' shed.

Location: 302 Shasta Way Red Feather Lakes, CO 80545

Applicants/Owners: Patrick and Guynna Manley 2424 Summerlin Lane Longmont, CO 80503

Development Services Team Recommendation: < The Development Services Team recommends approval of Crystal Lakes 15th PUD Lot 68 Building Envelope, File No. 21-LAND4207, subject to the conditions of approval outlined in the staff report.

3. ** Crystal Lakes 15th PUD Lot 8 Building Envelope Findings and Resolution Extension, File No. 21-LAND4124

4. ** April 2022 LUC Errors and Omissions amendment, File No. 22-CODE0268

Staff Contacts: Don Threewitt, AICP; Lesli K. Ellis, AICP CEP; Lea Schneider, Health; Traci Shambo, Engineering

Request: To amend the Larimer County Land Use Code with the following: Correction to §3.2.3.B.2. to add the CD Commercial Destination zoning district as one that allows for multiple principal uses; Corrections to Table 3-1 in §3.2.6. and Table 3-2 in §3.2.7. to align use allowances with §11.3.2.A, Oil and Gas facilities; Corrections to the Table of Allowed Accessory Uses in §3.2.8. to correct errors related to helipads; Corrections in §3.4.5.B.2. to the review process required for Business Accessory Dwelling Units to align with Tables 3-3 and 3-4 in §3.2.8.; Addition to §4.12 Water Quality to include an omitted "Water Quality Adjacent to Drinking Water Reservoirs" section (formerly Sec. 8.12.6); Correction to §5.7.2. to remove reference to the Estes Valley as a location where a planned land division is required; Corrections to the allowed sign area for nonresidential signs in Table 8-4 in §8.4.3.B.; and Updates to Article 12 floodplain regulations that were inadvertently omitted from the Code in 2021.

Applicants: Larimer County Community Development Department

Development Services Team Recommendation: Staff recommends that the Board of County Commissioners approve the proposed amendments to the Larimer County Land Use Code, File No. 22-CODE0268 as described in Items #1 through #7 in this memo, Item #8 as depicted in **Exhibit A**, and other minor formatting changes to the table of contents in order to correct errors and omissions in the Land Use Code, with an effective date of April 26, 2022.

Public Hearing Discussion Item(s)

1. Grace Christian Church Rezoning, File No. 21-ZONE3139

Staff Contacts: Samantha Lasher, Planning, Connor Sheldon, Engineering, Lea Schneider, Health

Request: The applicant requests to rezone two parcels, totaling 1.13 acres, from UR-2 Urban Residential to PD Planned Development to allow a variety of uses, including Assembly Uses. If the Rezoning is approved, an Assembly Use would be allowed with Administrative Special Review approval.

Location: 5100 E. Mulberry Street, Fort Collins, CO 80524, Located on the north side of the Mulberry Street frontage road approximately 1.5 miles east of Interstate 25

Applicant: Matt Lewis, Grace Christian Church, P.O. Box 1008, Fort Collins, CO 80522

Owner: Grace Christian Church, P.O. Box 1008, Fort Collins, CO 80522

Development Services Team Recommendation: The Development Services Team recommends that the Board of County Commissioners approve the Grace Christian Church Rezoning, File No. 21-ZONE3139, from UR-2 – Urban Residential to PD – Planned Development.

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 970-498-7679 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.