

Date: Monday, November 18, 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

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. ** Oldcastle APG West Inc. Special Review and Appeal, File No. 23-ZONE3541

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

Request: Special Review for Oldcastle APG West Inc. to expand their facility to allow the site to be used as a manufacturing facility for products such as concrete pavers and concrete retaining wall products, and will include the addition of multiple manufacturing buildings, such as an aggregate mixer building, associated silos, and outdoor storage areas. This application also includes an Appeal to Article 4.3.5.A.2. of the Larimer County Land Use Code to allow for an on-site wastewater treatment system (OWTS) within the Loveland Growth Management Area

Location: 1820 and 1930 E. Highway 402, Loveland, CO 80537; Located approximately 0.6 miles east of the intersection of S. County Road 13C and E. Highway 402

Applicants: Jennifer Henninger, Community Planning Strategies (CPS), P.O. Box 3282, Silverthorne, CO 80498

Owners: Oldcastle APG West Inc., 4720 E. Cotton Gin Loop, Suite 200, Phoenix, AZ 85040

Development Services Team Recommendation: The Development Services Team recommends the Board of County Commissioners Approve the Oldcastle APG West Inc. Special Review, File #23-ZONE3541, pursuant to the recommendation and conditions outlined in the Planning Commission Meeting Minutes and staff report on October 16, 2024.

The Development Services Team recommends the Board of County Commissioners Approve the Appeal to Article 4.3.5.A.2 of the Larimer County Land Use Code to allow for on-site wastewater treatment systems in the Loveland Growth Management Area, pursuant to the recommendation and condition outlined in the Planning Commission Meeting Minutes and staff report on October 16, 2024.

2. ** LPCO LLC Rezoning, File No. 24- ZONE3611

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

Request: A request to rezone a 5.0-acre parcel from O – Open to PD – Planned Development. The proposed PD zoning would allow a Sawmill, Fleet Services, a Detached Single-Unit Dwelling, accessory uses to that dwelling, and would allow multiple principal uses on the parcel

Location: 2316 & 2318 W County Road 54G, Fort Collins; located on the north side of W County Road 54 G approximately one-quarter mile west of N Taft Hill Road/N County Road 19

Applicants: Chad Uthmann, 2318 W County Road 54G, Fort Collins, CO 80524

Owners: LPCO, LLC, 2577 Moen Ranch Road, Virginia Dale, CO 80536

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommends approval of the LPCO LLC Rezoning, File No. 24- ZONE3611, subject to the condition found in the staff report.

3. ** W County Road 74E Right of Way Vacation, File No. 24-LAND4447

Staff Contacts: Justin Currie, Planning; Justin Core, Engineering

Request: Right of Way Vacation of a portion of County Road 74E

Location: Located east of the Glacier View subdivision, at the intersection of County Road 74E and Deer Meadow Way.

Applicants: Justin Core, Senior Land Agent Larimer County Engineering Dept.

Owners: Riverside Farms II LLC 15355 Zuni St. Broomfield, CO 800236340

Development Services Team Recommendation: The Development Services Team recommends approval of the request to vacate the unused 74E right-of-way as indicated by the right-of-way legal description and exhibit (Attachment C), subject to the conditions outlined in the staff report.

Public Hearing Discussion Items:

1. Windcliff Estates Appeal, File No. 24-GNRL0558

Staff Contacts: Samantha Lasher, AICP, Planning, Connor Sheldon, Engineering

Request: An Appeal to Article 3.3.5.B.2.aa of the Larimer County Land Use Code, which contains Short-Term Rental Local Roadway and Access Standards, found in Appendix G of the Larimer County Rural Area Roadway Standards, for three properties in the Windcliff Estates Subdivision in the Estes Valley. If the Appeal is approved, the subject properties could apply for Short-Term Rental approval through the Administrative Special Review process.

Location: 3147 Eiger Trail, Estes Park, CO 80517, 1479 Saint Moritz Trail, Estes Park, CO 80517, 1924 Windcliff Drive, Estes Park, CO 80517

All properties are located in the Windcliff Estates Subdivision, approximately 0.3 miles east of the intersection of W. Highway 66 and Wind River Trail

Applicants: John Wenner, 3147 Eiger Trail, Estes Park, CO 80517

Owners: 3147 Eiger Trail: John and Sharon Wenner, 3147 Eiger Trail Estes Park, CO 80517; 1479 Saint Moritz Trail: Trey Garland, K and JG3 Investors LP, 106 Gillespie Court, Horseshoe Bay, TX 78657; 1924 Windcliff Drive: Don and Jamie Stevenson, Pine Solo LLC 1924 Broadway Suite 314CEstes Park, CO 80517

Development Services Team Recommendation: The Development Services Team is not making a specific recommendation on the Windcliff Estates Appeal, File No. 24-GNRL0558 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.