

Date: Wednesday, September 18, 2024
Time: 6:00 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_KXG36s4UTISCdhzd-7bPdQ

PLANNING COMMISSION HEARING AGENDA

Call to Order

Pledge of Allegiance

Amendments to the Agenda

Public Comment on the County Land Use Code or Regarding Relevant Land Use Matters not on the Agenda or Future Proposals

Approval of Minutes

Consent Items

*Will not be discussed unless requested by Commissioners or members of the audience.

1. * Colbert Conservation Development, File No. 22-LAND4289

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

Request: Preliminary Plat for a Conservation Development to divide a 35.29-acre parcel, zoned RR-2 - Rural Residential, into one single-family residential lot and one residual lot with a residential building envelope

Location: 720 E. County Road 30, Loveland, CO 80525; Located approximately 1/2 mile east of the intersection of E. County Road 30 and S. Highway 287

Applicants: Russell Baker, Black Timber Group, 417 Jefferson Street, Fort Collins, CO 80524; Kristin Turner, TB Group, 444 Mountain Avenue, Berthoud, CO 80513

Owners: Janna and Lynn Colbert, 720 E. County Road 30, Loveland, CO 80525

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Colbert Conservation Development, File No. 22-LAND4289, subject to the conditions in the staff report.

2. * Mountain Vista Rezoning, File No. 23-ZONE3539

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

Request: A request for a Rezoning from RR-2 - Rural Residential to RPD - Rural Planned Development to allow for a variety of uses, including Indoor and Outdoor Storage. The subject property is located within the Timnath Growth Management Area.

Location: 4405 E. County Road 50, Fort Collins, CO 80524; Located approximately 0.3 miles east of the intersection of Interstate-25 and E. County Road 50

Applicants: Brian Williamson, TST Inc. Consulting Engineers, 748 Whalers Way, Unit 200, Fort Collins, CO 80525

Owners: Doug J. Johnson, Slash V LLC, 23 Alles Drive, Greeley, CO 80631

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners Approval of the Mountain Vista Rezoning, File No. 23-ZONE3539.

3. * Seiler Rezoning, File No. 21-ZONE3145

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

Request: A request to rezone the subject property from O-Open to A-Agriculture.

Location: 13510 N County Road 7, Wellington, CO; located approximately ¾ of mile north of the intersection of County Road 7 and E County Road 72/Labrador Lane, just west of I-25.

Applicants: Peter Seiler, 13510 N County Road 7 Wellington, CO 80549

Owners: Peter Seiler, 13510 N County Road 7 Wellington, CO 80549

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Seiler Rezoning, File No. 21-ZONE3145, from O-Open to A-Agriculture.

4. * Stith Planned Land Division/Planned Development, File No. 22-LAND4259

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

Request: A Planned Land Division for a one lot subdivision to make Lot 2 of the Ehmann MLD a buildable lot and a Rezoning to PD-Planned Development.

Location: Located approximately 1/3 of a mile east of the intersection of Terry Lake Road and Country Club Road on the south side of the street; 647 County Club Rd Fort Collins, CO 80524.

Applicants: Justin Beckner, Civilworx, LLC, 4025 Automation Way, Unit: B2 Fort Collins, CO 80525

Owners: Heather E. Stafford Revocable Trust and Andrew T. Stith Revocable Trust, 2302 Bowside Drive Fort Collins, CO 80524

Development Services Team Recommendation: A) The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Stith Planned Land Division, File No. 22-LAND4259, subject to the conditions outlined in the staff report. B) The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the rezoning from UR-1 Urban Residential and RR-2 Rural Residential to PD - Planned Development, File No. 22-LAND4259, subject to the conditions outlined in the staff report.

Reports From Staff

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.