



Date: Wednesday, September 17, 2025

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_-2Y1enk_Q-iv0IX8w7NQ5w

PLANNING COMMISSION HEARING AGENDA

Call to Order

Pledge of Allegiance

Amendments to the Agenda

Approval of Minutes

– August 20, 2025

Tabled Consent Items From August 20, 2025

1. Larimer on the Move Transportation Plan

Staff Contacts: Eric Tracy, Senior Civil Engineer

Consent Items

1. Lonesome Range & North FOCO Self Storage Rezoning, File No. 24- ZONE3705

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

Request: Rezoning of two parcels that are zoned CC - Commercial Corridor (with conditions) to PD - Planned Development. The proposed Planned Development zoning would allow a variety of commercial and industrial uses, including enclosed storage.

Location: 707 & 709 N Highway 287, Fort Collins; located south of Highway 287 approximately 800 feet west of the intersection of N Highway 287 and Meadow Lane

Applicants: Cathy Mathis, TB Group, 444 Mountain Avenue, Berthoud, CO 80513

Owners: Anthony Berk, North FOCO Storage LLC, 2033 Kerry Hill Drive, Fort Collins, 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 Lonesome Range & North FOCO Self Storage Rezoning, File No. 24- ZONE3705 subject to the condition found in the staff report.

2. Braun Rezoning, File No. 25- ZONE3799

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

Request: Rezoning of a 0.6-acre parcel from CN - Commercial Neighborhood to PD - Planned Development to allow for the construction of an addition to an existing residence.

Location: 636 N Sunset Street, Fort Collins; located southeast of the intersection of W Vine Drive and N Sunset Street

Applicants/Owners: Gerald and Nora Braun, Gerald W. and Nora M. Braun Revocable Trust, 636 N Sunset Street, Fort Collins, CO 80521

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Braun Rezoning, File No. 25- ZONE3799 subject to the condition found 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.