

Date: Wednesday, June 21, 2023
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_xvEByGr7RVys8d2gYss3HQ

PLANNING COMMISSION HEARING AGENDA

Call to Order

Pledge of Allegiance

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

Amendments to the Agenda

Approval of Minutes

- May 17, 2023

Consent Items

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

1. ** Upper Thompson Sanitation District Rezoning, File No. 23-ZONE3430

Staff Contacts: Michael Whitley

Request: Rezoning of a 9.01-acre parcel from EV RE – Estes Valley Rural Estate to EV CO – Estes Valley Outlying Commercial

Location: Southeast Corner of the Intersection of US Highway 34 and Mall Road, Estes Park (no address assigned)

Applicants: Steven Ravel, Merrick & Company, 2480 W. 26th Avenue, B225, Denver, CO 80211

Owners: Upper Thompson Sanitation District, 2196 Mall Road, Estes Park, CO 80517

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Upper Thompson Sanitation District Rezoning, File No. 23-ZONE3430

2. ** Monty Subdivision, File No. 20-LAND4018

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

Request: Preliminary Plat approval for a subdivision to divide an existing 23.57-acre lot into two (2) single-family residential lots, located in the O-Open zoning district.

Location: Located approximately $\frac{3}{4}$ of a mile west of the intersection of N. County Road 11 and E. County Road 66E adjacent to Demmel Lake; 1335 E. County Road 66E, Wellington, CO.

Applicants/Owners: Timothy and Kathleen Monty 1335 E County Road 66E 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 Monty Subdivision, File No.20-LAND4018, subject to the conditions as outlined in the staff report.

Discussion Items

1. Walsh Planned Land Division, Planned Development, Appeals and Minor Modification, File No. 21-LAND4185

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

Request: Preliminary Plat approval for a Planned Land Division to divide a 9.89-acre parcel into 24 lots and a Rezoning of the property from RR-2 – Rural Residential to PD – Planning Development. The request includes appeals to Sections 4.5.4.C.1 & 5.3.3.A of the Land Use Code regarding cul-de-sac length and a Minor Modification to the waterway setback found in Section 2.9.4.F of the Land Use Code

Location: 1118 E. 57th Street, Loveland; located on the south side of E. 57th Street approximately 250 feet east of the intersection of E. 57th Street and N. Saint Louis Avenue

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

Owners: Matt T. Walsh, 8139 Open View Place, Loveland, CO 80537

Development Services Team Recommendation: The Development Services Team recommends approval of the Walsh Planned Land Division, Planned Development, Appeals and Minor Modification, File No. 21-LAND4185 subject to the conditions 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 planningcirt@larimer.org, or call (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.