

Date: Wednesday, December 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

Approval of Minutes

– November 19, 2025

Amendments to the Agenda

Consent Items

1. Menard Conservation Development, File No. 23-LAND4385

Staff Contacts: Justin Currie, Planning; Connor Sheldon, Engineering; Lea Schneider, Health Department

Request: Preliminary approval for a Conservation Development on 40-acres to create eight (8) residential lots, and one (1) residual lot along with an appeal to Article 4.3.5.2 On-Site Wastewater Treatment System

Location: Located southwest of the County Road 21 and County Road 8 intersection, west of the Coleman Reservoir.

Applicant: Ryan Mick, The Mosaic Companies

Owner: Celestina Menard, 113 N. County Road 21 Berthoud, CO. 80513

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Menard Conservation Development, File No. 23-LAND4385, and an Appeal to Article 4.3.5.2 of the Land Use Code subject to the conditions outlined in the staff report.

2. Shankar Short-Term Rental, File No. 25-ZONE3778

Staff Contacts: Justin Currie, Planning; David Pringle, Engineering; Lea Schneider, Health Department

Request: The applicant requests Special Review approval for a two (2) bedroom, four (4) guests, Short-term Rental (STR) in an existing single-unit residence.

Location: 3140 Laporte Ave. Fort Collins, CO 80521

Applicant: Alex Alvarez, 3134 Laporte Ave Fort Collins, CO 80521

Owner: Ashok Shankar, 3140 Laporte Ave 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 Shankar Short-Term Rental, File No. 25-ZONE3778, 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.