

Date: Wednesday, April 20, 2022
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_znXpRNAzQ7CjWQtNVa2EVA

PLANNING COMMISSION MEETING 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

Approval of Minutes

- March 16, 2022

Amendments to the Agenda

Consent Item(s)

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

1. * Johnson Rezone, File No. 21-ZONE3178

Staff Contacts: Tawn Hillenbrand, Planning; Steven Rothwell, Engineering; Lea Schneider, Health

Request: Applicants request to remove existing conditional zoning originally approved in 1982 that restricts or limits the use of the property to a 'restaurant, general store, or professional offices.'

Location: 2301 W. Highway 34, Drake, CO

Applicants/Owners: Jill and Justin Johnson

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Johnson Rezone, File No. 21-ZONE3178, to remove conditional zoning that currently restricts the use of the property to 'restaurant, general store, or professional offices.'

2. * Linda Vista Subdivision, File No. 18-LAND3743

Staff Contacts: Don Threewitt, AICP, Planning; Steven Rothwell, Engineering; Lea Schneider, Health

Request: Preliminary and Final Plat for a one-lot subdivision with a total area of 34.78 acres to remove an MLD restriction and allow the parcel to be a building lot. Appeals to the Land Use Code Section 8.14.1.O (gated private roads) and 8.14.1.R (connectivity) of the former Land Use Code (Articles 4.5.4 and 5.3.2.B currently).

Location: 4318 Green Mile Drive. Located south of Highway 287 between CR 56 and CR 21C near the northern boundary of the LaPorte Plan Area.

Applicants/Owners: Linda and Gary Weixelman

Development Services Team Recommendation: The Development Services Team recommends Approval of the Linda Vista Subdivision File No. 18-LAND3743, and the requested Appeals to Sections 8.14.1.O and 8.14.1.R of the Land Use Code regarding gated private access and connectivity subject to the conditions outlined in the staff report.

3. * Rudkin Planned Land Division and Rezone, File No. 21-LAND4167

Staff Contacts: Doug May, Planning; Connor Sheldon, Engineering Department; Lea Schneider, Health Department

Request: A) A Planned Land Division to divide an existing 18.11-acre parcel into two (2) total residential lots, B) A rezoning from RR2- Rural Residential to Residential to PD – Planned Development, and C) Appeals to the Land Use Code: Article 4.3.5. (On-lot Septic in a Growth Management Area), Article 4.5.4.B.1 (Connectivity), Article 5.3.A (Public Right-of-Way), Article 5.3.1.C.2 (Urban Street Standard), and Article 4.7 (Landscaping).

Location: 6440 E. County Road 44, Fort Collins, CO, approximately ½ mile east of the intersection of S. County Road 3 and E. County Road 44.

Applicants/Owners: Sam Rudkin, 2913 Southmoor Drive, Fort Collins, CO 80525

Development Services Team Recommendation: A) The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Rudkin Planned Land Division, File No. 21-LAND4167, subject to the conditions outlined in the staff report.

Discussion Item(s)

1. Amendments to the Larimer County Land Use Code to address errors and omissions in Articles 3,4,5,8, and 12; File No. 22-CODE0268.

Staff Contacts: Don Threewitt, AICP; Lesli K. Ellis, AICP CEP; Lea Schneider, Health; Traci Shambo, Engineering

Request: To amend the Larimer County Land Use Code with the following: Correction to §3.2.3.B.2. to add the CD Commercial Destination zoning district as one that allows for multiple principal uses; Corrections to Table 3-1 in §3.2.6. and Table 3-2 in §3.2.7. to align use allowances with §11.3.2.A, Oil and Gas facilities; Corrections to the Table of Allowed Accessory Uses in §3.2.8. to correct errors related to helipads; Corrections in §3.4.5.B.2. to the review process required for Business Accessory Dwelling Units to align with Tables 3-3 and 3-4 in §3.2.8.; Addition to §4.12 Water Quality to include an omitted "Water Quality Adjacent to Drinking Water Reservoirs" section (formerly Sec. 8.12.6); Correction to §5.7.2. to remove reference to the Estes Valley as a location where a planned land division is required; Corrections to the allowed sign area for nonresidential signs in Table 8-4 in §8.4.3.B.; and Updates to Article 12 floodplain regulations that were inadvertently omitted from the Code in 2021.

Development Services Team Recommendation: Staff recommends that the Larimer County Planning Commission recommend to the Board of County Commissioners approval of the proposed amendments to the Larimer County Land Use Code, File #22-CODE0268 as described in Items #1 through #7 in this memo, Item #8 as depicted in **Exhibit A**, and other minor formatting changes to the table of contents in order to correct errors and omissions in the Land Use Code.

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) 498-7679 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.