

Date: Wednesday, March 20, 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 **ADDENDUM** AGENDA

Call to Order

Pledge of Allegiance

Amendments to the Agenda

Approval of Minutes

- February 21, 2024

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

Tabled Items from February 21, 2024, Tabled to April 17, 2024

1. * New Cell Tower at 520 Isaac Lane Special Review, File No. 23-WCF0107

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

Request: The applicant requests Special Review approval for a new 190' self-support wireless facility in the O-Open zone district.

Location: 520 Isaac Ln., on the northeast corner of Rist Canyon Road and Stove Prairie in Bellvue

Applicants: Abby Porter, Tower Engineering Professionals 326 Tryon Rd. Raleigh, NC 27603

Owners: Nathan & Deborah Horn, 520 Isaac Lane Bellvue, CO 80512

Development Services Team Recommendation: Planning Commission recommend approval to the Board of County Commissioners for the New Cell Tower at 520 Isaac Ln. Special Review Special Review, File No. 23-WCF0107

Consent Items

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

1. * Neubauer Conservation Development, File No. 22-LAND4225

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

Request: Preliminary Plat approval for a Conservation Development on 50-acres to create four (4) residential lots and one (1) residual lot, located in the RR1 zoning district

Location: Located at the northwest corner of the County Rd. 19 and Hwy 287 intersection.

Applicants/Owners: Lauren Neubauer, 3700 Ideal Dr. Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Neubauer Conservation Development, File No. 22-LAND4225, subject to the conditions of approval outlined in the staff report.

2. * CLHS Enterprises, LLC Rezoning, File No. 23-ZONE3556

Staff Contacts: Jenny Axmacher, Planning, Connor Sheldon, Engineering, Lea Schneider, Health Department

Request: A request to rezone the property from Urban Residential (UR 1) to PD (Planned Development).

Location: 2715 E Mulberry St Fort Collins, CO 80524

Applicants: Alpine Koi & Reef 2715 E Mulberry St Fort Collins, CO 80524

Owners: CLHS Enterprises, LLC 2715 E Mulberry St Fort Collins, CO 80524

Development Services Team Recommendation: Approval

3. * Askeland Rezoning, File No. 23-ZONE3565

Staff Contacts: Jenny Axmacher, Planning, Connor Sheldon, Engineering, Lea Schneider, Health Department

Request: Proposal to remove conditions of approval from property located in an existing CC - Commercial Corridor zoning district limiting the property use to boat storage and small convenience retail and requiring a specific fence type.

Location: 4796 W County Road 38e Fort Collins, CO 80526

Applicants/Owners: John and Rachel Askeland, 4796 W County Road 38e, Fort Collins, CO 80526

Development Services Team Recommendation: Approval

Discussion Items

1. Riverside Colorado LLC Rezoning, File No. 23-ZONE3520

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

Request: A request to rezone a 1.23-acre parcel from O – Open to RC – Rural Commercial

Location: 9940 W. Highway 14, Bellvue; located north of Highway 14 approximately 450 feet east of the intersection of Highway 14 and Poudre River Road

Applicants: Troy Jones, MTA Planning & Architecture, 2826 Sitting Bull Way, Fort Collins, CO 80525

Owners: River Holdings, LLC, 500 E Oak Street, Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team recommends approval of the Riverside Colorado LLC Rezoning, File No. 23-ZONE3520.

2. Riverside Colorado LLC Special Review & Appeals, File No. 23-ZONE3519

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

Request: Special Review for expansion of a Campground. The request includes appeals to Sections 3.3.5.C.4.b.ii (maximum density allowed for a campground), 3.3.5.C.4.d.ii (minimum tent and RV site sizes), Section 3.3.5.C.6.d (Table 3-9) (campsite setback requirements), 3.3.5.C.7.b (one tree per two campsites), 3.3.5.C.4.d.vi (road frontage), and 4.8.1.B.3.c (landscape buffer)

Location: 9940 W. Highway 14, Bellvue; located north of Highway 14 approximately 450 feet east of the intersection of Highway 14 and Poudre River Road

Applicants: Troy Jones, MTA Planning & Architecture, 2826 Sitting Bull Way, Fort Collins, CO 80525

Owners: River Holdings, LLC, 500 E Oak Street, Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team recommends approval of the Riverside Colorado LLC Special Review and Appeals, File No. 23-ZONE3519 subject to the conditions found in the staff report.

Reports From Staff

Executive Session (ADDENDUM - ADDED ITEM)

- Conference with the County Attorney pursuant to Colorado Revised Statutes 24-6-402(4)(b) to discuss legal questions about Colorado Court of Appeals judgment dated September 1, 2022, in City of Thornton v. Larimer County, Case No. 21CA467, and to discuss legal questions about the scope of 1041 permitting authority.
- No decision expected.

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.