

Date: Wednesday, July 16, 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

– June 18, 2025

Consent Items

1. Dowd Subdivision and Appeal, File No. 25-LAND4484

Staff Contacts: Samantha Mott, AICP, Planning; Connor Sheldon, Engineering Department; Ashton Brodahl, Department of Health and Environment

Request: A) A subdivision to divide an existing 4.07-acre lot into two (2) single-unit residential lots, located in the RR-2 Rural Residential zoning district, and B) An Appeal to Article 2.3.3 of the Land Use Code (Minimum Lot Size).

Location: 6009 Pronto Way, Loveland, CO 80538; located approximately ¼ mile east of the intersection of Glade Road and Gitalong Road and 900 feet south of the intersection of Pronto Way and Gitalong Road on the north side of the road.

Applicants: Erin Dowd, 6009 Pronto Way Loveland, CO 80538

Owners: Thompson Dowd Living Trust, 6009 Pronto Way Loveland, CO 80538

Development Services Team Recommendation: A) The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Dowd Subdivision, File No. 25-LAND4484, subject to the conditions as outlined in the staff report. B) The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Appeal to Article 2.3.3 of the Land Use Code (Minimum Lot Size).

2. Amendments to the Larimer County Land Use Code, File No. 25-CODE0283

Staff Contacts: Matt Lafferty, AICP, Principal Planner

Request: Reconsideration of the Land Use Code Amendments presented to and supported by the Planning Commission on May 21, 2025, to consider additional amendments to Item 8 pertaining to the Accessory Living Area (aka. Accessory Dwelling Units or ADUs) requirements and standards

Applicants: Larimer County Community Development Department

Development Services Team Recommendation: Staff recommend that the Planning Commission recommend to the Board of County Commissioners approval of the Land Use Code amendments contained within File No. 25-CODE0283 including the reconsidered amendments made to Item 8, subject to the condition outlined in the staff report.

3. Timnath GMA Overlay Zone District, File No. 25-ZONE3774

Staff Contacts: Matt Lafferty, AICP

Request: A Legislative Rezoning in connection with the Intergovernmental Agreement between the Town of Timnath and Larimer County to amend the Larimer County Zoning Map by adopting an Overlay Zone District Boundary for the agreed upon planning area surrounding the Town of Timnath.

Applicants: Larimer County Community Development

Development Services Team Recommendation: 1) Staff recommends that the Planning Commission recommends to the Board of County Commissioners approval of the proposed Legislative Zoning Amendments to the Larimer County Zoning Map and the Larimer County Zoning Districts Map, Front Range Area (Planning File No. 25-ZONE3774) to adopt the Timnath GMA Overlay Zone District as proposed by the Community Development Department, and 2) Staff recommends that the Planning Commission Certify the Larimer County Zoning Map and the Larimer County Zoning Districts Map, Front Range Area as proposed.

Discussion Items

1. Kennedy Enclosed Storage Special Review & Appeals, File No. 24-ZONE3655

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

Request: Special Review for an Enclosed Storage facility in the AP – Airport zoning district. The request includes appeals to Sections 4.9.3.C.2 & 3 (building facades), 4.9.3.E (roof form), and 4.9.3.F (architectural design) of the Land Use Code.

Location: 4140 E County Road 30, Fort Collins; located north of E County Road 30 approximately one-third mile west of the intersection of E County Road 30 and the I-25 frontage road

Applicants: Jacob Renninger, Shamrock Buildings LLC, 3801 Weicker Drive, Fort Collins, CO 80524

Owners: Don Kennedy, DMK Land Trust LLC, 6315 Fall Harvest Way, Fort Collins, CO 80528

Development Services Team Recommendation: The Development Services Team recommends approval of the Kennedy Enclosed Storage and Appeals, File No. 24-ZONE2655 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 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.