

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 MINUTES

The Larimer County Planning Commission met in the Hearing Room as well as virtually by Zoom video at 6:00 p.m., on Wednesday, July 16, 2025, at which time the following business was transacted.

Board Members Present: Patrick Rowe, Conor Duffy, Jon Slutsky, Nick Casady, Jon Weiss, Adam Eggelston, and Zachery Sullivan.

Staff Present: Kassidee Fior, Matt Lafferty, Michael Whitley, Samantha Mott, Ryane Oswandel, and Christina Scrutchins from the Community Development Planning Division; David Pringle from the Community Development Engineering Division; Ashton Brodahl, from the Larimer County Environmental Health Department; and Christine Luckasen, Assistant County Attorney.

AMENDMENTS TO THE AGENDA

None.

APPROVAL OF THE MINUTES

Commissioner Duffy moved, and Commissioner Eggelston seconded the motion to approve the June 18, 2025, minutes of the Larimer County Planning Commission, as presented. The motion carried (8-0)

CONSENT ITEMS

ITEM NO. 1 – DOWD SUBDIVISION AND APPEAL, FILE NO. 25-LAND4484

ITEM NO. 2 – AMENDMENTS TO THE LARIMER COUNTY LAND USE CODE, FILE NO. 25-CODE0283

ITEM NO. 3 – TIMNATH GMA OVERLAY ZONE DISTRICT, FILE NO. 25-ZONE3774

MOTION

Commissioner Chollet moved, and Commissioner Duffy seconded the motion that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission recommends that the Larimer County Board of County Commissioners approve the consent agenda as listed on the July 16, 2025, Planning Commission Hearing Agenda, subject to the conditions of approval as set out in the staff reports and That the Larimer County Planning Commission certifies the Larimer County Zoning Map and the Larimer County Zoning Districts Map, Front Range Area as proposed. The motion carried (8-0).

DISCUSSION ITEMS

ITEM NO. 1 – KENNEDY ENCLOSED STORAGE SPECIAL REVIEW & APPEALS, FILE NO. 24-ZONE3655

[View Staff Presentation](#)

APPLICANTS PRESENTATION

None.

PLANNING COMMISSION, STAFF, APPLICANTS COMMENTS

The Planning Commission discussed various aspects of a proposed development composed entirely of metal buildings. Staff confirmed the building materials and noted that, while 3D renderings with landscaping are unavailable, a landscape plan was submitted to address visual mitigation. Minimum plant sizes are required by code, though the landscaping is expected to mature over time rather than provide immediate screening. Discussion addressed visibility from public roads, particularly County Road 30, with Building A identified as the most visible structure, while Building D sits furthest back with a substantial setback. Staff determined the proposal to be consistent with nearby development, citing similar large-scale metal buildings such as the Amazon warehouse and noting that the proposed structures offer more architectural interest than many commercial buildings in the area. The roof pitch falls slightly short of the 4:12 requirement; staff deemed the deviation minor and justified based on limited visual impact. Exterior finishes include textured metal panels for visual variety. Though alternative materials were considered, the applicant cited budget limitations and confirmed the use of cost-effective methods such as post-frame construction. Fencing includes chain link with black privacy screening that surrounds the property. The applicant emphasized a strong personal commitment to aesthetics, detailing plans for significant landscaping improvements, including mature tree preservation, added trees, and architectural features to improve building facades. Staff noted an estimated 11 average daily trips based on engineering analysis, despite 10–15 employees expected on-site. Staff Member Pringle clarified that an intermediate traffic study was not required due to the City of Loveland owning the adjacent road and choosing to waive the study requirement; Larimer County aligned with Loveland's position and did not pursue the study further.

PUBLIC COMMENT

None.

PLANNING COMMISSION DISCUSSION:

Multiple Planning Commissioners expressed overall support for the proposed development, commending the applicant's efforts to work within existing site constraints, manage construction costs, and adapt to market conditions. Several Commissioners highlighted the project's compatibility with the surrounding airport zoning district and adjacent large-scale commercial uses, including the nearby Amazon facility. The architectural design and efforts to enhance the facade were noted as commendable, particularly given cost limitations. While most Commissioners found the roof pitch deviation negligible and acceptable given its minor visual impact, others expressed concern over deviating from the 4:12 standard without a more compelling justification beyond cost, emphasizing the importance of upholding code requirements for consistency. Concerns were also raised about relying on landscaping as a long-term visual mitigation strategy due to risks of poor maintenance or water constraints, though Staff confirmed requirements for replacement of dead plantings. The landscaping's potential water demands were noted, with caution expressed about long-term sustainability. Some Commissioners viewed color choices as less critical in evaluating the application, especially for a commercial building, while others acknowledged limited architectural variation and encouraged improved visual differentiation. The project's location near the airport was widely regarded as appropriate, and the collaboration between Staff and the applicant to reach a reasonable compromise was appreciated. Overall, the majority of Commissioners supported the proposal, citing due diligence, appropriate land use, and reasonable design accommodations.

MOTION

Commissioner Duffy moved, and Commissioner Chollet seconded the motion that the Planning Commission adopt the following Resolution: BE IT RESOLVED that the Planning Commission recommends that the Larimer County Board of County Commissioners approve the Kennedy Enclosed Storage Special Review & Appeals, File No. 24-ZONE3655, subject to the 9 conditions found on Pages 303-304 of the Planning Commission packet and the 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. The motion carried (7-1). Voting no: Commissioner Weiss.

REPORT FROM STAFF

None.

ADJOURN

With there being no further business, the hearing adjourned at 7:00 p.m.

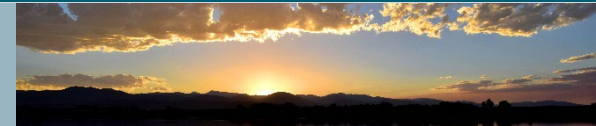
These minutes constitute the Resolution of the Larimer County Planning Commission for the recommendations contained herein which are hereby certified to the Larimer County Board of Commissioners.

LARIMER COUNTY: PLANNING



KENNEDY ENCLOSED STORAGE SPECIAL REVIEW & APPEALS, FILE NO. 24-ZONE3655

PC 7/16/2025

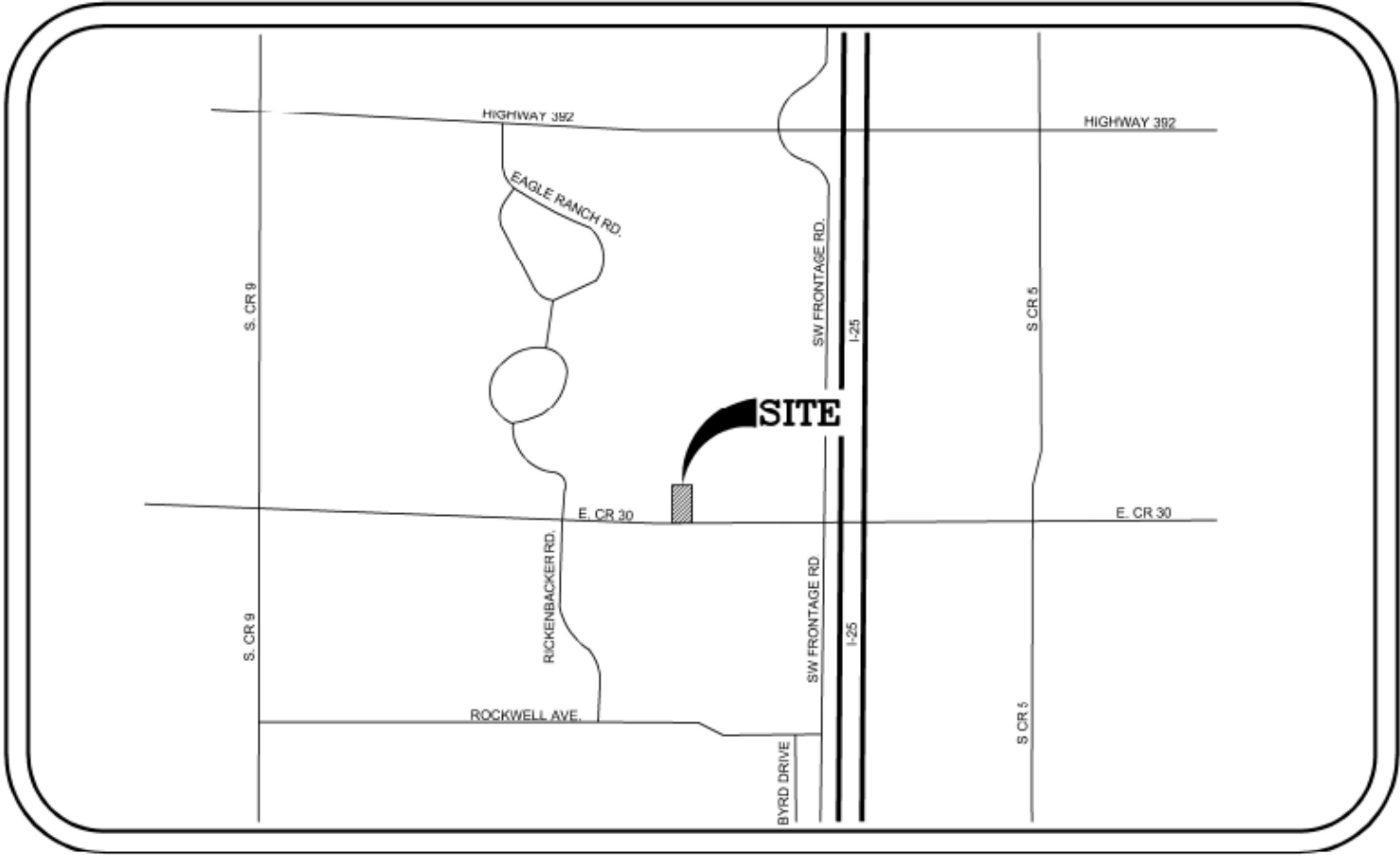


Kennedy Enclosed Storage Review & Appeals, File No. 24-ZONE3655

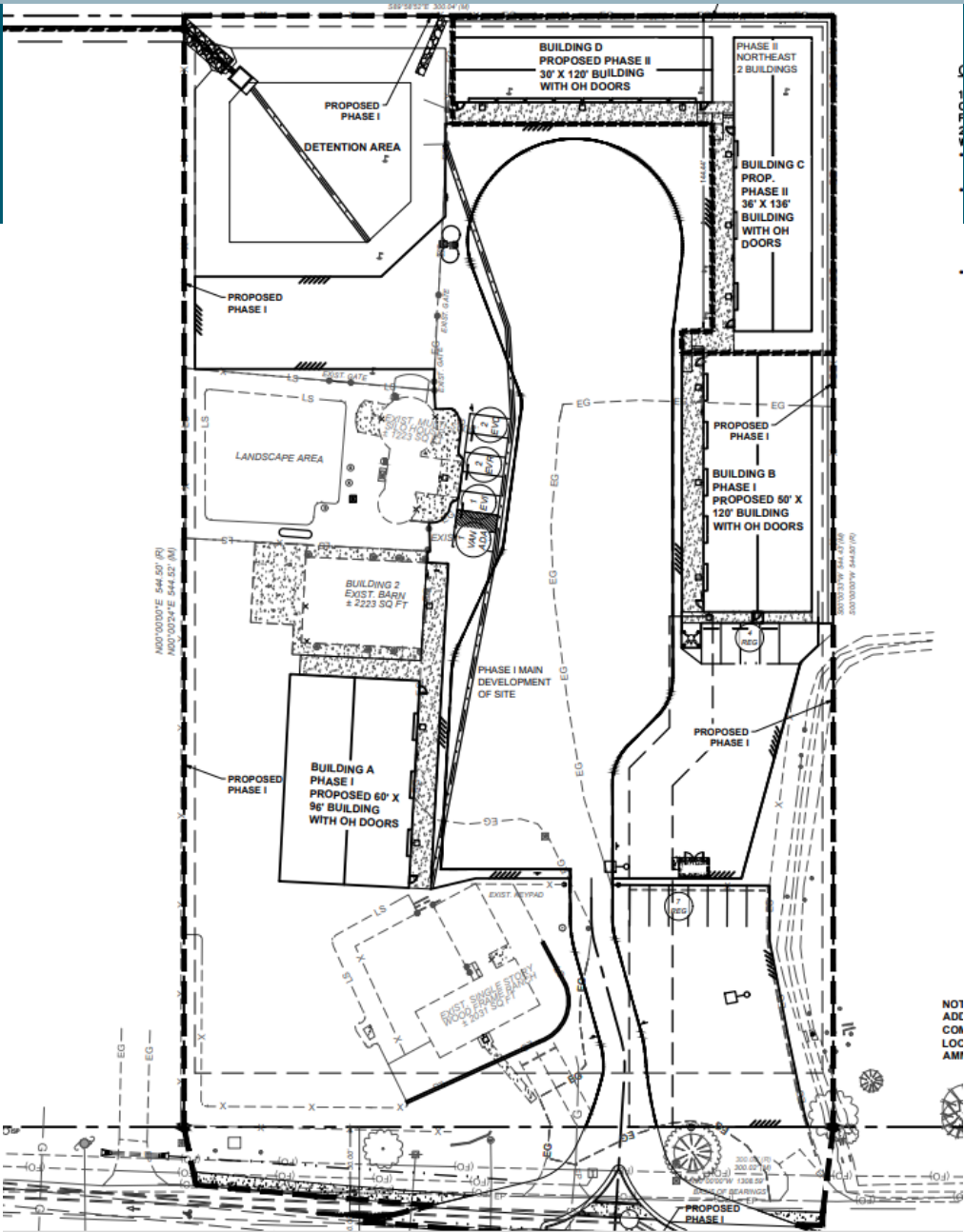
Special Review for an Enclosed Storage facility in the AP – Airport zoning district.

The request includes appeals to Sections:

- 4.9.3.C.2 & 3 (building facades)
- 4.9.3.E (roof form)
- 4.9.3.F (architectural design) of the Land Use Code.



KENNEDY ENCLOSED STORAGE SPECIAL REVIEW & APPEALS, 24-ZONE3655



SPECIAL REVIEW REVIEW CRITERIA (PAGES 294-296)

1. The proposed use has minimal impacts on existing and future development of the area;
2. Any impacts associated with the environment, wildlife, access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, odor, and other adverse impacts have been adequately addressed and/or mitigated;
3. The recommendations of referral agencies have been considered and adequately addressed;
4. ...the proposed use is consistent...with the Comprehensive Plan; and
5. The applicant has demonstrated that this project can meet applicable additional criteria listed in Article 3.0, Use Regulations.

GENERAL REVIEW CRITERIA (PAGES 296-299)

1. Generally.

- a. Unless otherwise specified in this Code, County review and decision-making bodies shall review all development applications submitted pursuant to this article for compliance with the general review criteria stated below.
- b. The application may also be subject to additional review criteria specific to the type of application, as set forth in §6.4 through §6.7.
- c. If there is a conflict between the general review criteria in this section and the specific review criteria in §6.4 through §6.7, the specific review criteria in §6.4 through §6.7 control.

2. Compliance with this Code.

The proposed use and development shall comply with all applicable standards in this Code, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

GENERAL REVIEW CRITERIA, CONT.

3. Compliance with Other Applicable Regulations.

The proposed use and development shall comply with all other county regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant entities with jurisdiction over the property or the current or proposed use of the property.

4. Compliance with Prior Approvals.

The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This includes consistency with any approved phasing plan for development and installation of public improvements and amenities.

5. Compliance with Zoning District Standards.

The proposed development shall comply with the standards of the zoning district in which it is located and any standards applicable to the particular use, as identified in §3.3, Use-Specific Standards.

GENERAL REVIEW CRITERIA, CONT.

6. Compliance with Development Standards.

The proposed development shall comply with the applicable standards in Article 4.0, Development Standards.

7. Compliance with Other Code Provisions.

The proposed development shall comply with all other standards imposed on it by all other applicable provisions of this Code, including but not limited to standards relating to establishment and operation of uses, layout of the site, and general development characteristics.

APPEALS

The architectural standards found in Section 4.9 of the Land Use Code are intended to promote high-quality building design and are intended to:

- A. Protect and enhance the visual interest, character, and quality of nonresidential and mixed-use areas; and
- B. Ensure compatibility between residential neighborhoods and adjacent commercial and mixed-use areas.

Section 4.9.3.C.2: Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.

Buildings B, C, and D are longer than 100 feet. While they do not contain the recesses and projections called for in Section 4.9.3.C.2, each building contains openings, changes in material, and changes in color that add visual interest and character to the buildings.

Section 4.9.3.C.3: Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along at least 60 percent of their horizontal length.

Buildings A, B, and D have facades that face public streets. While each building has awnings, entry features or windows on those facades, none have those features on 60% of the façade.

For Building A, this is mitigated by existing and proposed landscaping between the façade and E County Road 30.

The visibility of Building B's façade is reduced by fencing, landscaping, and the building's 240-foot (+/-) setback from the front property line.

The visibility of Building D's façade is reduced by fencing and the building's setback of approximately 470 feet from the front property line.

4.9.3.E (Roof Form)

Buildings shall be designed to avoid continuous rooflines to reduce the scale of larger buildings. Roofs shall have no less than two of the following features:

Parapets concealing flat roofs and rooftop equipment, such as HVAC units, from public view. The average height of such parapets shall not exceed 15 percent of the height of the supporting wall, and such parapets shall not at any point exceed one-third of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment.

2. Overhanging eaves, extending no less than three feet past the supporting walls.
3. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run and less than or equal to one foot of vertical rise for every one foot of horizontal run.
4. Three or more roof slope planes.

The pitch of each building is slightly less steep than required by the standard.

Proposed roof has 3.5 feet of vertical rise for every 12 feet of horizontal run

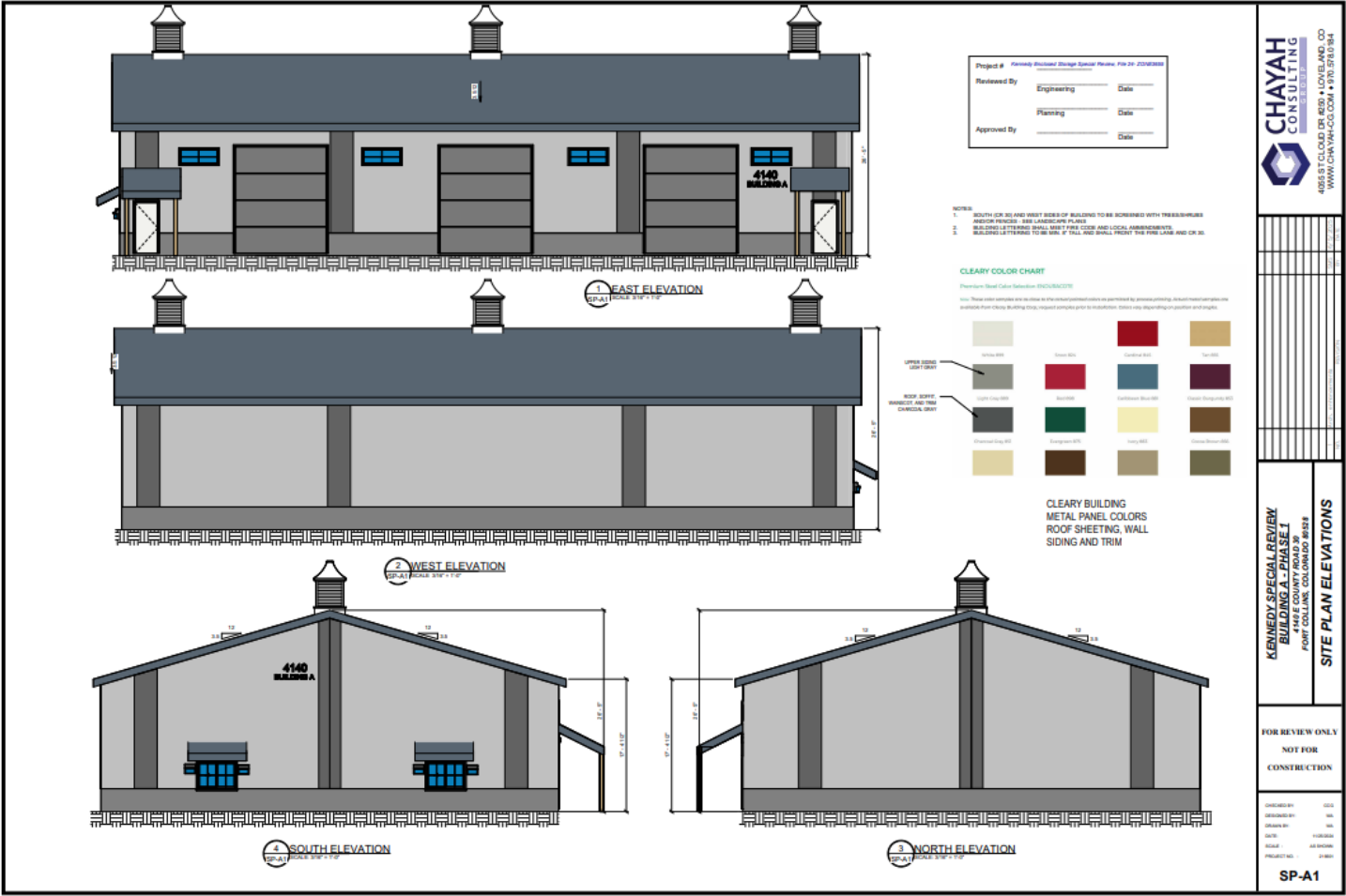
Compliance would require 4 feet of vertical rise for every 12 feet of horizontal run

To add visual interest to the roofs, cupolas and dormers have been added to the buildings.

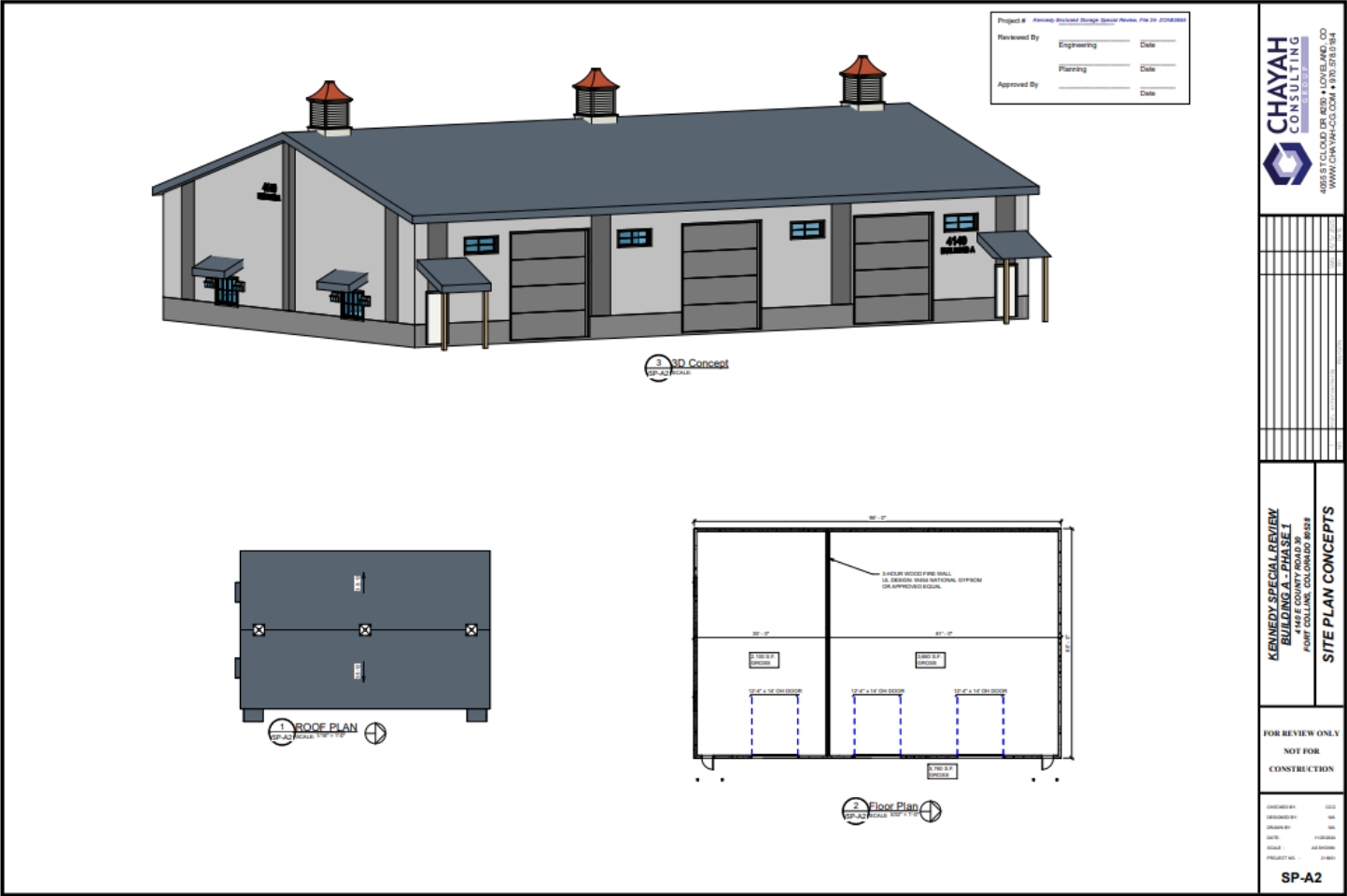
4.9.3.F.1 (Architectural Design) All sides of a building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.

All sides of each building contain the same materials and share design characteristics, but an appeal has been requested because the rears of each building (and some side elevations) lack entrances, windows, and other design details that are found on the front elevations of the buildings.

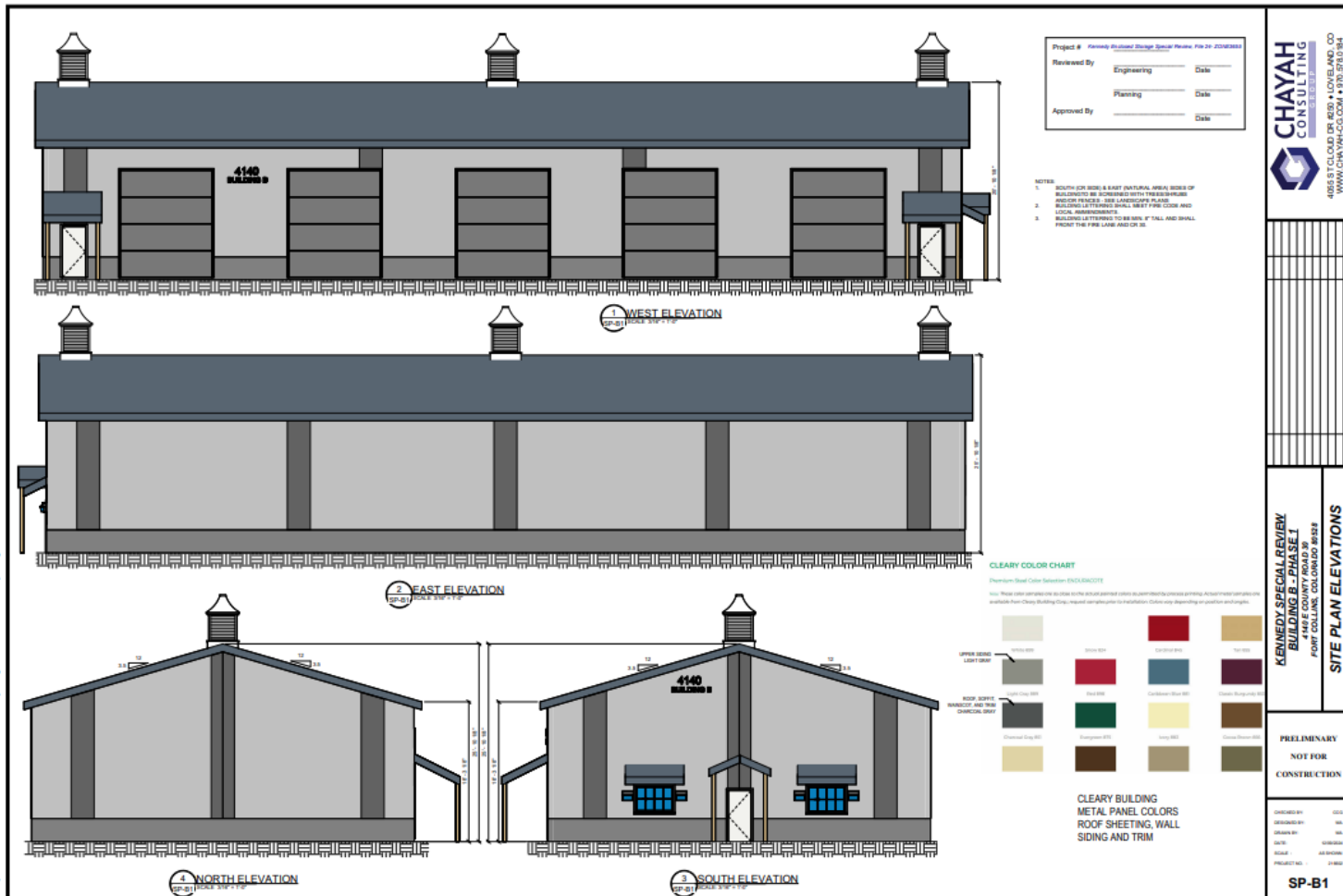
BUILDING A 5,760 SQUARE FEET



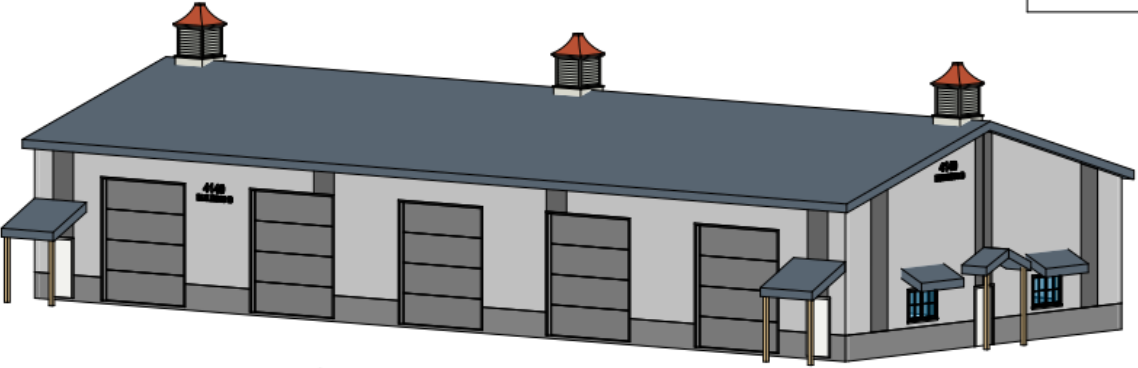
BUILDING A



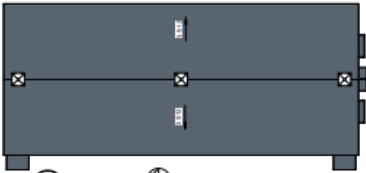
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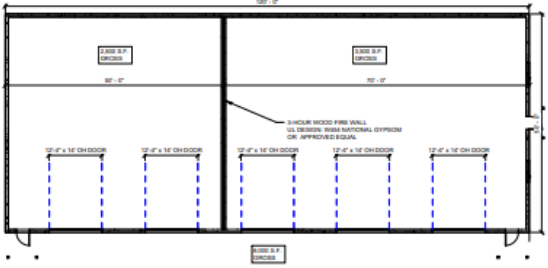
BUILDING B



3 3D Concept
SP-B2 PRELIM



1 ROOF PLAN
SP-B2 PRELIM 1/10"



2 Floor Plan
SP-B2 PRELIM 1/10"

Project # Kennedy Enclosed Storage Special Review, File 24-2018-0005
Reviewed By Engineering Date
Planning Date
Approved By Date

CHAYAH
CONSULTING
4055 ST CLOUD DR #203 • LOVELAND, CO
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KENNEDY SPECIAL REVIEW
BUILDING B - PHASE 1
4 HALE COUNTY ROAD 30
FORT COLLINS, COLORADO 80528

SITE PLAN CONCEPTS

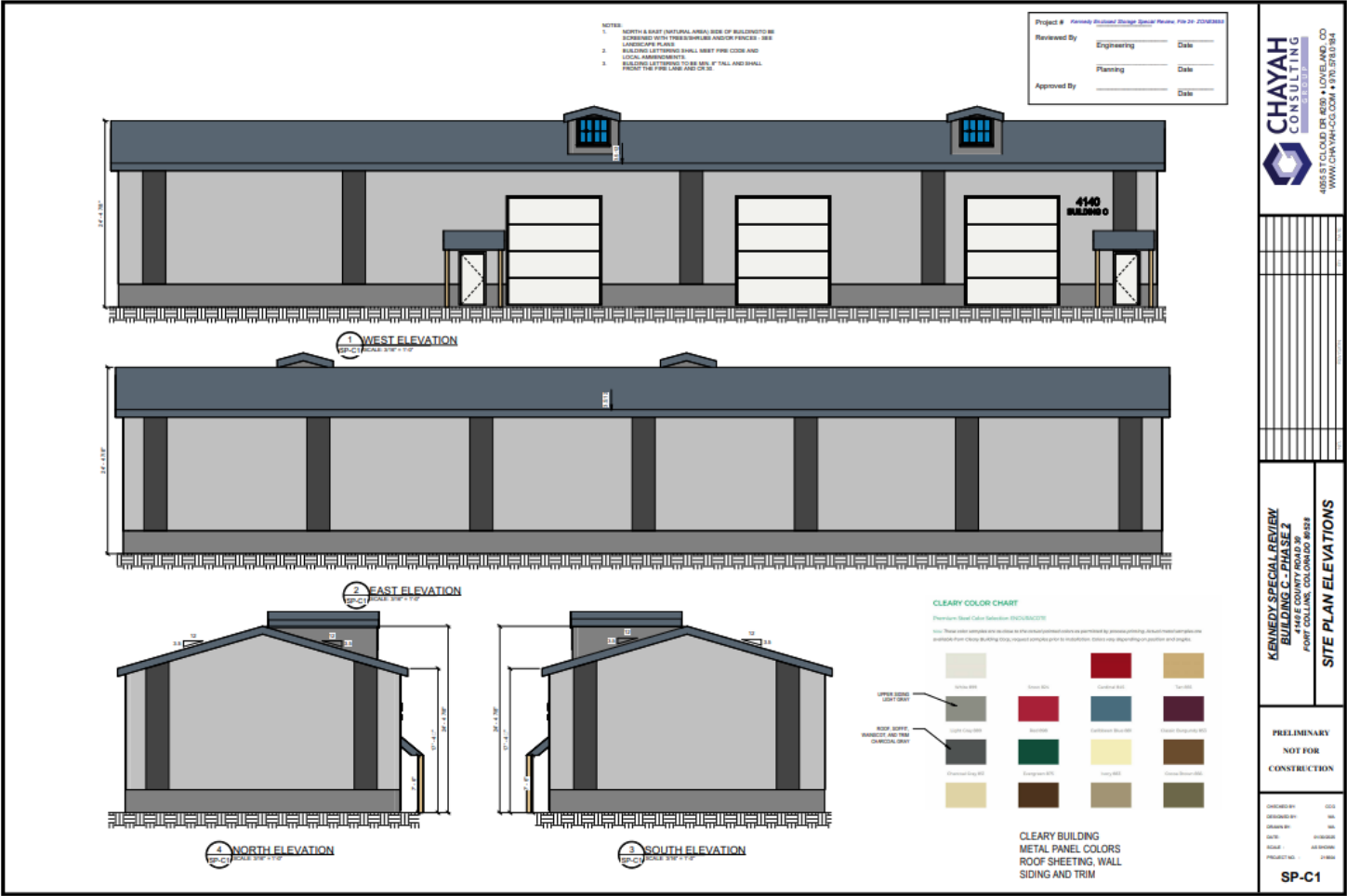
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NOT FOR
CONSTRUCTION

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DESIGNED BY:	MS
ISSUED BY:	MS
DATE:	03/05/2024
FILE:	24-2018-0005
PROJECT NO.:	24-0005

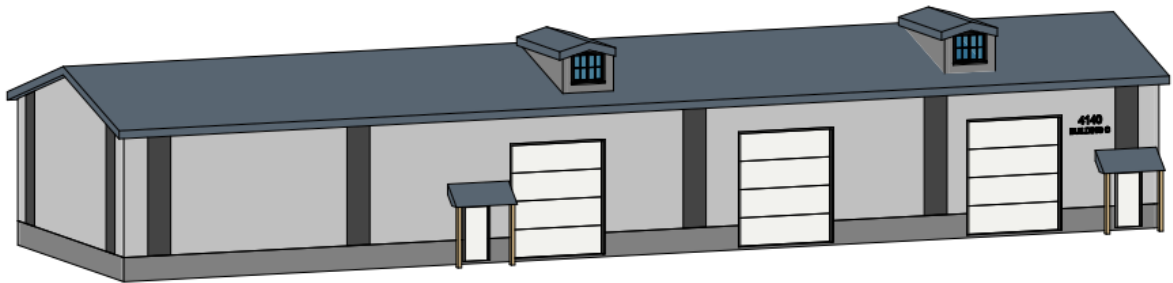
SP-B2

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BUILDING C 4,896 SQUARE FEET



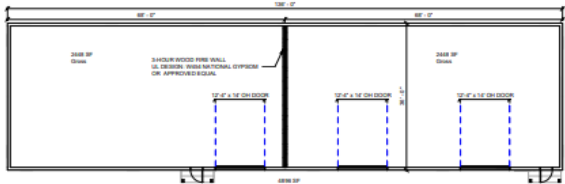
BUILDING C



3 3D Concept
SP-C2



1 ROOF PLAN
SP-C2



2 Floor Plan
SP-C2

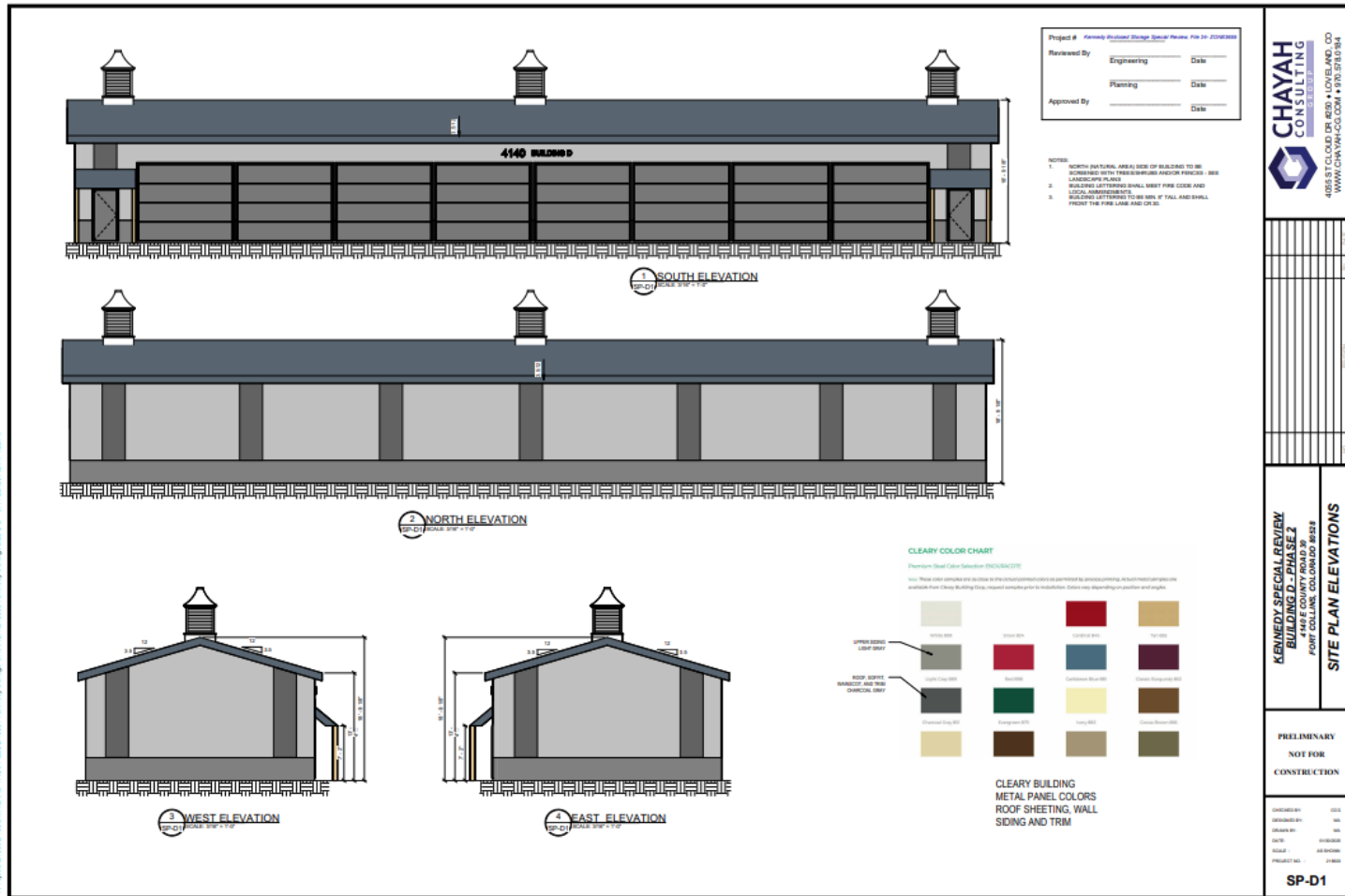
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KENNEDY SPECIAL REVIEW
BUILDING C - PHASE 2
FORT COLLINS, COLORADO 80518
SITE PLAN CONCEPTS

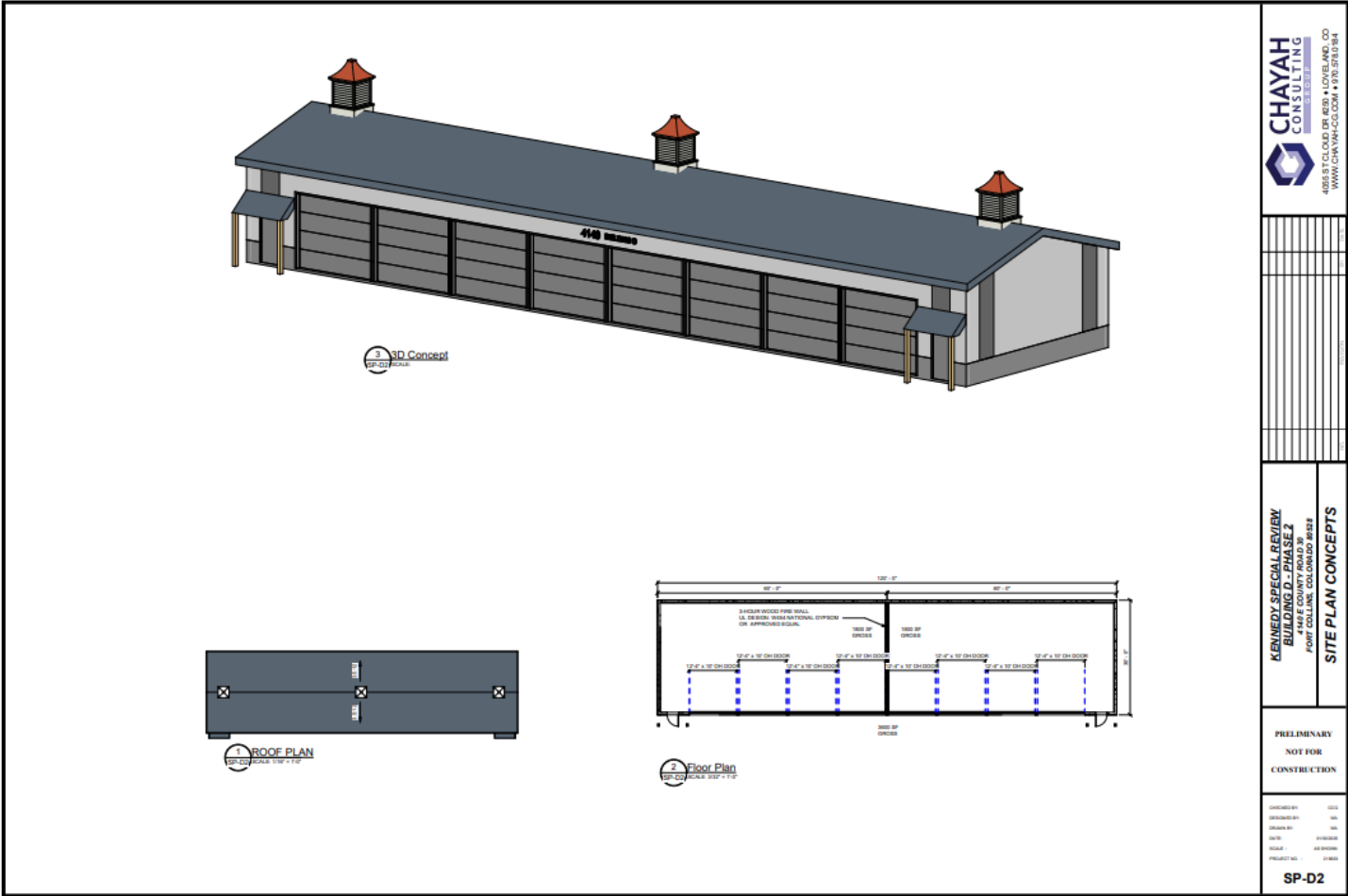
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DATE: 01/11/2024
DRAWN BY: JLS
CHECKED BY: JLS
SCALE: AS SHOWN
PROJECT NO.: 24-0004
SP-C2

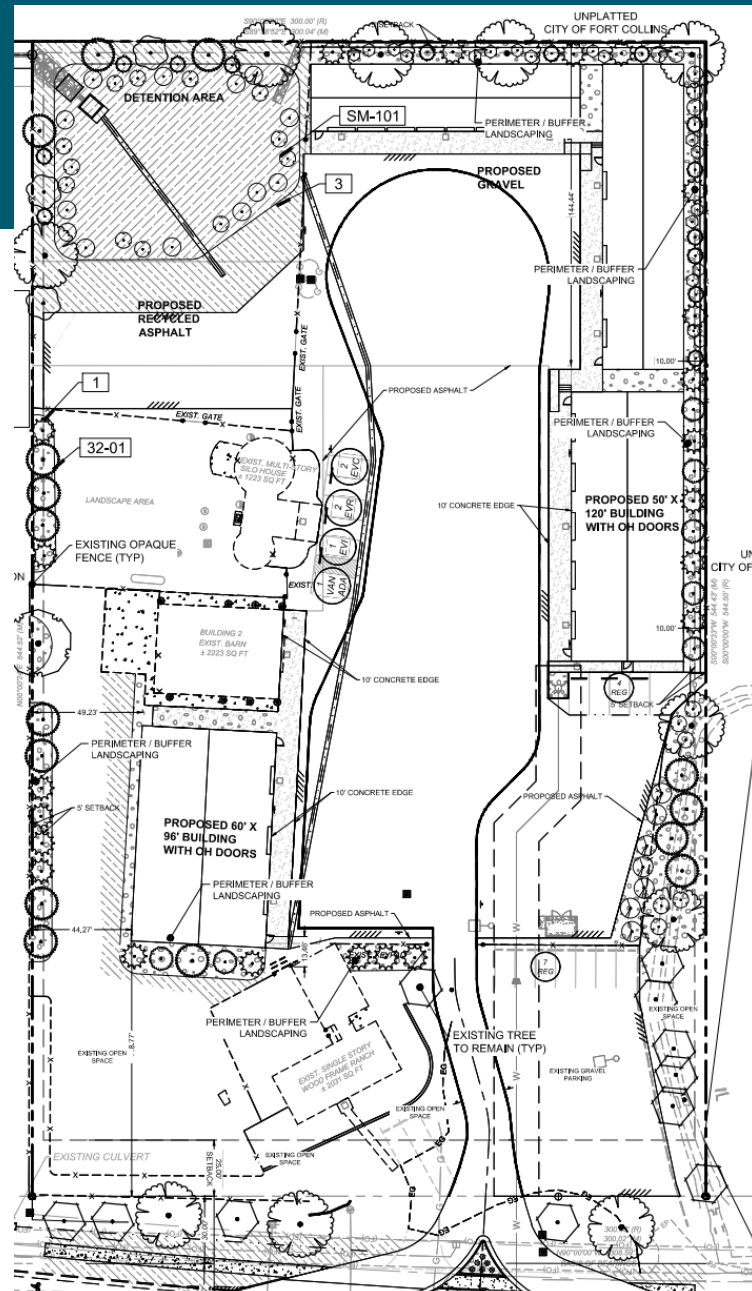
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COUNTY



BUILDING D



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KENNEDY ENCLOSED STORAGE SPECIAL REVIEW & APPEALS, 24-ZONE3655



KENNEDY ENCLOSED STORAGE SPECIAL REVIEW & APPEALS, 24-ZONE3655



KENNEDY ENCLOSED STORAGE SPECIAL REVIEW & APPEALS, 24-ZONE3655



APPEAL REVIEW CRITERIA (PAGES 299 – 301)

- A. Approval of the appeals will not subvert the purpose of the standard or requirement.
- B. Approval of the appeals will not be detrimental to the public health, safety, or property values in the neighborhood.
- C. Approval of the appeals is the minimum action necessary.
- D. Approval of the appeals will not result in increased costs to the general public.
- E. Approval of the appeals is consistent with the intent and purpose of the Code.

DEVELOPMENT SERVICES TEAM FINDINGS

Special Review

The Development Services Team finds that the Kennedy Enclosed Storage Special Review, File No. 24-ZONE3655 complies with the Special Review Review Criteria found in Section 6.4.2.D of the Land Use Code and complies with the General Review Criteria found in Section 6.3.8.D of the Land Use Code.

Appeals

The Development Services Team also finds that the Appeals comply with the Appeal Review Criteria found in Section 6.7.2.B.5 of the Land Use Code.

DEVELOPMENT SERVICES TEAM RECOMMENDATIONS & SUGGESTED MOTIONS

The Development Services Team recommends approval of the Kennedy Enclosed Storage Special Review & Appeals, File No. 24-ZONE3655 subject to the 9 conditions found on pages 303 – 304 of the Planning Commission packet.

- A) I move that the Planning Commission recommends that the Board of County Commissioners approve the Kennedy Enclosed Storage Special Review, File No. 24-ZONE3655, subject to the conditions as outlined above.
- B) I move that the Planning Commission recommends that the Board of County Commissioners approve the 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.