

Date: Wednesday, June 18, 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

- May 21, 2025

Amendments to the Agenda

Consent Items

1. Novak Planned Land Division and Rezone, File No. 23-LAND4349

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

Request: A) A Planned Land Division to divide an existing 27-acre parcel into four (4) total residential lots & a rezoning from RR2 Rural Residential to PD – Planned Development

B) Vacation of existing right-of-way, Art.6.5.8.D.1

C) Appeals to Article 4.3.5.A.2a, On-Site Wastewater Treatment Systems

Location: Located on the north side of County Road 14, approximately 1 mile east of the intersection of County Road 14 and County Road 21.

Applicants: Kristin Turner

Owners: Novak Family Revocable Trust

Development Services Team Recommendation: A) The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Novak Planned Land Division and the rezoning from RR2 Rural Residential to PD - Planned Development, File No. 23-LAND4349

B) The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the vacation of existing right-of-way as detailed in this staff report

C) The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the appeal to Art. Article 4.3.5.A.2.a, On-Site Wastewater Treatment System

2. Hansen Conservation Development, File No. 21-LAND4184

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

Request: Preliminary approval for a Conservation Development on 35-acres to create one (1) residential lot, and one (1) residual lot with a 2-acre building envelope, along with appeals to Articles 5.3.1.A Public Right-of-Way Required and Article 4.3.5.A.2.a On-Site Wastewater Treatment System, located in the RR2 zoning district.

Location: Located northwest of the Taft Hill and Trilby Rd intersection, directly north of the Larimer County landfill.

Applicants/Owners: Thomas & Karen Hansen

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Hansen Conservation Development, File No. 21-LAND4184, and the Appeal to Article 5.3.1.A and 4.3.5.A.2.a of the Land Use Code subject to the conditions outlined in the staff report.

3. Dreiling Rezoning, File No. 24-ZONE3706

Staff Contacts: Samantha Mott, Planning; Connor Sheldon, Engineering Department; Lea Schneider, Department of Health and Environment

Request: A request to rezone two properties from Rural Residential (RR 2) to Rural Planned Development (RPD). The subject properties are within the Timnath Growth Management Area.

Location: 3482 and 3488 SE Frontage Road Fort Collins, CO 80525

Applicants/Owners: Graem Dreiling, 3482 SE Frontage Road Fort Collins, CO 80525; Melody Dreiling 8460 Allenbrook Dr Windsor, CO 80550

Development Services Team Recommendation: The Development Services Team recommends that the Planning Commission recommend to the Board of County Commissioners approval of the Dreiling Rezoning, File No. 24-ZONE3706, subject to the conditions as 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.