

AGENDA ITEM SUMMARY

City Council



STAFF

Kim Meyer, Interim Director, Community Development & Neighborhood Services

SUBJECT

Resolution 2024-126 Adopting Findings of Fact in Support of the City Council’s Decision on Appeal to Uphold the Planning and Zoning Commission Approval of the College & Trilby Multifamily Community Project Development Plan #PDP220009.

EXECUTIVE SUMMARY

The purpose of this item is to make Findings of Fact and Conclusions regarding Council’s decision at the October 1, 2024, College and Trilby Multifamily Community Project Development Plan appeal hearing dismissing the failure to properly interpret and apply allegations and thereby upholding the Hearing Officer’s decision to approve the Project Development Plan.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

On July 24, 2024, Hearing Officer Lori Strand (“Hearing Officer”) considered an application for the College & Trilby Multifamily Community Project Development Plan #PDP220009 (the “Project”). On August 6, 2024, the Hearing Officer issued a decision approving the Project.

On August 20, 2024, Marcus Mims and Libby Abramovich filed a Notice of Appeal alleging that:

- The Hearing Officer improperly interpreted and applied Larimer County Urban Area Street Standards (LCUASS) Sections 1.4, 1.5, 1.8.1, 7.1, 7.1.1, 7.2.3, 7.4 (Table 7-1, 7-2, 7-3) and related sections of the Fort Collins Land Use Code.

On October 1, 2024, City Council considered the appeal allegations, the record on appeal, and testimony from the Appellants, parties in interest supporting the appeal, the project applicants’ legal counsel in opposition to the appeal, and City staff. After discussing the appeal allegations, City Council unanimously voted to dismiss the Appellants’ allegations that LUCASS and Land Use Code provisions were not properly interpreted and applied and upheld the Hearing Officer’s approval of the Project.

CITY FINANCIAL IMPACTS

None.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Resolution for Consideration