



Development Review Center
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Fort Collins, CO 80522-0580
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fcgov.com/DevelopmentReview

March 10, 2020

Steve Morgan
JNT Properties LLC
8581 Mallard Place
Highlands Ranch, CO 80126

RE: 1024 W Prospect Rd - Extra Occupancy – BDR200001 – Manager’s Decision

Dear Steve:

On January 10, 2020, the City of Fort Collins Development Review Division received a request for 1024 W Prospect Rd – Extra Occupancy, the proposed conversion of a single-family residence to an extra occupancy rental house for five occupants. This parcel is located on W. Prospect Road, east of S. Shields Street. The property is zoned High Density Mixed-Use Neighborhood District (H-M-N), which permits the extra occupancy rental house use, subject to a Basic Development Review process.

This request has been processed in accordance with Section 2.18.3 – Basic Development Review and Minor Subdivision Review Procedures of the City of Fort Collins Land Use Code. In addition, the request has been reviewed for compliance with Article 3 and Section 4.10 – High Density Mixed-Use Neighborhood (H-M-N) zone district.

This project does not require a two-week open comment period, public notice, or published notice. No letters, e-mail messages, phone calls, or other comments have been received by the project planner. This written decision will be mailed to the applicant and abutting property owners and will be posted on the City’s website.

Variance:

The applicant requested a variance to maintain the existing two points of access to the site, rather than closing one of the existing access points. This variance request was approved by the City Engineer, and staff will not require removal of the existing easterly driveway access point. The requirement for removal of an existing access point may still apply to future development of the site.

Findings of Fact:

The Development Review Manager hereby makes the following findings of fact:

1. 1024 W Prospect Rd - Extra Occupancy, BDR200001, has been accepted and properly processed in accordance with the requirements of Section 2.18 of the Land Use Code.
2. 1024 W Prospect Rd - Extra Occupancy complies with standards located in Division 3.8.28 – Extra Occupancy Rental House Requirements of Article 3 – General Development Standards.
3. The proposed use, extra occupancy rental house, is a permitted use in the High Density Mixed-Use Neighborhood (H-M-N) zone district and can be accommodated on the proposed lot in compliance with applicable standards located in Section 4.10 of Article 4 - Districts.

Based on these findings of fact, the Development Review Manager of the City of Fort Collins makes the following decision:

Approved	3/10/2020
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Decision	Date
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Rebecca Everett
City of Fort Collins, Development Review Manager

This final decision of the Development Review Manager may be appealed to the Planning & Zoning Board, in accordance with Article II, Division 2.18.3(L) of the Land Use Code, within 14 calendar days of the date of final action by the Development Review Manager. Guidelines explaining the appeal process, including the Code provisions previously referenced, can be found online at fcgov.com/cityclerk/appeals.php, or may be obtained in the City Clerk's Office at 300 Laporte Avenue.