



Development Review Center
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fcgov.com/DevelopmentReview

November 2, 2020

Sam Coutts
Ripley Designs, Inc.
419 Canyon Ave
Fort Collins, CO 80521

RE: 609 S. College Ave Mixed-Use BDR200004 – Manager’s Decision

Dear Mr. Coutts:

On March 13, 2020, the City of Fort Collins Development Review Division received and processed a request for the 609 South College Ave Mixed-Use. The proposed project represents a continuation and extension of the existing Music District located at 639 South College Avenue, subject to Basic Development Review Procedures (BDR), within the Downtown (Campus North) Zoning District. The proposed mixed-use building includes renovation of the existing structure and build an addition of approximate 812 square feet, to convert the property from a Single-Family Dwelling to a Mixed-Use building.

The Mixed-Use building includes two new uses, Lodging and Music Studio. The property owner would like to renovate the existing home and addition to create music studio space and temporary (less than 30 days) artists-in-residence lodging accommodations. The site includes preservation of existing trees and mitigation, along with new landscape planting and outdoor gathering space. Three vehicular parking spaces are provided with access off alley.

At its May 20, 2020 meeting, the Landmark Preservation Commission recommended approval of this project.

This request has been processed in accordance with Section 2.18.2 – Basic Development Review Procedures, of the City of Fort Collins Land Use Code pursuant to the applicable standards in the Land Use Code.

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

1. 609 S. College Ave Mixed-Use, BDR200004, has been accepted and properly processed in accordance with the requirements of Section 2.18 of the Land Use Code.
2. 609 S. College Ave Mixed-Use, BDR200004, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
3. 609 S. College Ave Mixed-Use, BDR200004, complies with the requirements of Article Four, Division 4.16 - Downtown District (D) Zone District.

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

APPROVED

Decision

November 2, 2020

Date



Noah Beals

City of Fort Collins, Interim 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.