



Development Review Center
281 North College Avenue
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fcgov.com/DevelopmentReview

December 09, 2020

JR Engineering
c/o Ken Merritt
2900 S College Avenue, Suite 3D
Fort Collins, CO 80525

RE: High Top Cultivation Facility, BDR200006 – Manager’s Decision

Dear Ken Merritt:

On April 3, 2020, the City of Fort Collins Planning Services Department received and processed a request for High Top Cultivation Facility, being the conversion of an existing warehouse into a retail marijuana cultivation facility. This parcel is located 310 feet southwest of the intersection of West Trilby Road and South College Avenue. The property is zoned Limited Commercial (C-L), which permits retail marijuana cultivation facilities as a permitted use. 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 Division 4.24 – Limited Commercial (C-L) zone district.


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

1. High Top Cultivation Facility, BDR200006, has been accepted and properly processed in accordance with the requirements of Section 2.18 of the Land Use Code.
2. High Top Cultivation Facility, BDR200006 complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
3. High Top Cultivation Facility, BDR200006 complies with the requirements of Article Four, Section 4.24.
4. The proposed use, retail marijuana cultivation facility, is a permitted use in the Limited Commercial (C-L) zone district.
5. High Top Cultivation Facility, BDR200006 conforms to the vision and policy guidance in the 2009, South College Corridor Plan.

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

Approved
Decision ¹

12/09/2020
Date



Noah Beals
City of Fort Collins, Interim Development Review Manager

With Copies To:

Winc LLC 6617 S College Avenue, Fort Collins, CO 80525

¹ 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.