



Development Review Center  
Planning Services  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6689  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

## NOTICE OF HEARING DECISION

February 3, 2021

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **Flats on Mulberry Project Development Plan/Final Plan #FDP200005**. Attached to this letter you will find a copy of the Type 1 Administrative Hearing Decision conditional approval.

This final decision of the Administrative Hearing Officer may be appealed to the City Council, in accordance with Chapter 2, Article II, Division 3 of the City Code, within 14 calendar days of the decision (dated February 2, 2021) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on February 16, 2021. An Appeal Form and Guidelines explaining the appeal process, including the Code provisions noted above, can be found online at [fcgov.com/cityclerk/appeals.php](http://fcgov.com/cityclerk/appeals.php), or may be obtained in the City Clerk's Office at 300 Laporte Avenue.

There may be an instance where someone may have attended the hearing but did not sign in and therefore will not receive this letter. Please feel free to share this information with them. Additionally, you may contact Alyssa Stephens, at 970-224-6076 or [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com). Alyssa is available to assist residents who have questions about the review process, hearing officer decisions or how to appeal a decision to City Council. Thank you for participating in the development review process.

Sincerely,

Kai Kleer | City Planner  
970.416.4284 [kkleer@fcgov.com](mailto:kkleer@fcgov.com)

*The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Auxiliary aids and services are available for persons with disabilities. V/TDD: Dial 711 for Relay Colorado.*

*Esta es una notificación sobre la reunión de su vecindario o sobre una audiencia pública sobre el desarrollo o proyecto en la propiedad cerca de donde usted es el dueño de propiedad. Si usted desea que esta notificación sea traducida al español sin costo alguno, favor enviar un correo electrónico en español a la siguiente dirección electrónica: [translate@fcgov.com](mailto:translate@fcgov.com).*

### HEARING TIME AND LOCATION

**Tuesday, January 26, 2020**

5:30 P.M.

**Remote/Virtual Meeting**

### PROPOSAL NAME & LOCATION

Flats on Mulberry Project  
Development Plan/Final Plan

#FDP200005

This site is located on the SE corner of W Mulberry St and S Howes St. Sign #532, Parcel #'s 9714106013, 9714106021, and 9714106014.

### PROPOSAL DESCRIPTION

- The project proposes to convert two existing buildings into a hotel. Combined, the two buildings will contain 14 rooms.
- No exterior modifications are proposed.
- Parking will be contained within three existing driveways and through a shared off-site parking agreement with the presbyterian church on Mason Street.

### ZONING INFORMATION

- Downtown (D) Zone District
- Lodging Establishments are a permitted use subject to review and approval by the administrative hearing officer.

### HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report:  
[fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)
- Appeals Process:  
[www.fcgov.com/appeals](http://www.fcgov.com/appeals)
- Appeal Guidelines:  
<http://www.fcgov.com/cityclerk/pdf/appeal-guidelines.pdf>
- Information About the Review Process:  
[fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)