



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6689
fcgov.com/DevelopmentReview

NOTICE OF STAND ALONE MODIFICATION DECISION

September 16, 2021

Dear Abutting Property Owner:

This letter is being sent to you because your property abuts the **728 Cherry Street, MOD210002, Modification of Standards** project location. Attached to this letter you will find a copy of the Community Development & Neighborhood Services Director's decision approving the project.

This final decision of the CDNS Director may be appealed to the Planning & Zoning Commission, 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 CDNS Director. 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.

You may contact Alyssa Stephens at devreviewcomments@fcgov.com or 970-224-6076, or me with any questions. Alyssa is available to assist residents who have questions about the review process, Development Review Manager decisions, or how to appeal a decision to the Planning & Zoning Commission. Thank you for participating in the development review process.

Sincerely,

Pete Wray | Senior City Planner
970.221.6754 pwray@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. Contact Shar Manno, Manager, Customer Support, smanno@fcgov.com or 970-221-6767 (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.

DIRECTOR'S DECISION

Approved— Mon. September 13, 2021

PROPOSAL NAME & LOCATION

728 Cherry Street - Stand Alone
Modification, MOD210002

This parcel is located on 728 Cherry St.
Sign # 635, Parcel #: 9711219025.

PROPOSAL DESCRIPTION

- This is a request for a Modification of Standards to the minimum lot size requirement of 5,000 square feet.

ZONING INFORMATION

- The property is in the Neighborhood Conservation Medium-Density (NCM) Zone District

FINDINGS OF FACT

- Accepted and properly processed in accordance with the requirements of Section 2.18 of the Land Use Code governing development review procedures.
- Complies with the applicable sections of Article Three, General Development Standards of the Land Use Code.
- Complies with applicable standards in Article Four, Neighborhood Conservation Medium-Density zone district with a modification of a standards in subsection 4.8 (D)(1) Minimum Lot Size as explained below.
- The modification of a standards in subsection 4.8 D (1), Minimum Lot Size, which requires a lot not to be less than 5,000 square feet for a single-family dwelling, would not be detrimental to the public good and meets the applicable requirements for modifications in subsection 2.8.2(H)(3), "unique hardship", and (4) "nominal and inconsequential".

HELPFUL RESOURCES

- Written Decision:
fcgov.com/developmentreview/proposals