



Development Review Center
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fcgov.com/DevelopmentReview

November 3, 2021

Kristin Turner
TB Group
444 Mountain Ave
Berthoud, CO 80513

RE: Hansen Farm First Replat, BDR210010, and MA210068 – Manager’s Decision

Dear Kristin:

On August 13, 2021, the City of Fort Collins Planning Services Department received and processed a request for the Hansen Farm First Replat, being a request for a Basic Development Review to replat approximately 5.647 acres to replace 62 single-family attached lots (townhomes) with 46 single-family attached lots (two units per building), located on the West side of S Timberline Rd at Zephyr Rd. In conjunction with this BDR project, there is also a Minor Amendment to adjust the approved plans for the conversion of the lots from townhomes to two-unit single-family attached buildings. The proposed project is in the Low Density Mixed-Use Neighborhood (LMN) Zone District.

This request has been processed in accordance with Section 2.18.3 – Basic Development Review Procedures, of the City of Fort Collins Land Use Code. In addition, the request has been reviewed for compliance with Division 4.5 – Low Density Mixed-Use Neighborhood (LMN) Zone District

During the two-week open comment period from September 15, 2021, through September 29, 2021, the Development Review Division received no comments regarding this request.

The Planning Manager hereby makes the following findings of fact:

1. Hansen Farm First Replat, BDR210010, has been accepted and properly processed in accordance with the requirements of Section 2.2.10, and 2.18 of the Land Use Code.
2. Hansen Farm Minor Amendment, MA210068, complies with the requirements of Article Two, Section 2.2.10 (A) – Minor Amendments.
3. Hansen Farm First Replat, BDR210010, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
4. Hansen Farm First Replat, BDR210010, complies with the requirements of Article Four, Section 4.5 – Low Density Mixed-Use Neighborhood (LMN) Zone District.

5. Prior to the plat and minor amendment final approval and sign off, the development agreement for the overall Hansen Farm property, which includes this subject site shall be amended and referenced on the plat.

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

Approved _____	11/02/2021 _____
Decision	Date



Rebecca Everette
City of Fort Collins, Planning Manager

This final decision of the Development Review Manager 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 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.