



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

NOTICE OF BASIC DEVELOPMENT REVIEW DECISION

November 3, 2021

Dear Abutting Property Owner:

This letter is being sent to you because your property abuts the **Hansen Farm First Replat- BDR210010, Basic Development Review and MA210068** project location. To see a copy of the Development Review Manager's decision approving the project, please go to our website at fcgov.com/developmentreview/proposals.

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.

If you have any questions, you may contact me or Alyssa Stephens, at 719-297-1058 or devreviewcomments@fcgov.com. Alyssa is available if you need assistance accessing documents or if you have questions about the 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.

MANAGER'S DECISION

Approved with 1 Condition —
Tuesday November 2, 2021

PROPOSAL NAME & LOCATION

Hansen Farm First Replat BDR210010
and MA210068

This parcel is located on the west side of S Timberline Rd at Zephyr Rd.
Sign # 706, Parcel # 8607100002

PROPOSAL DESCRIPTION

- This is a request for a Basic Development Review to replat the property. In conjunction with this BDR project, there is a Minor Amendment to adjust approved plans for the conversion of the lots from townhomes to two-unit single-family attached buildings.

ZONING INFORMATION

- The property is in the Low-Density Mixed-Use Neighborhood (LMN) Zone District.

FINDINGS OF FACT

- Accepted and properly processed in accordance with the requirements of Section 2.2.10, and 2.18 of the Land Use Code.
- Hansen Farm Minor Amendment, MA210068, complies with the requirements of Article Two, Section 2.2.10 (A) – Minor Amendments.
- Complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
- Complies with the requirements of Article Four, Division 4.5 – Low Density Mixed-Use Neighborhood Zone District.
- Prior to 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.

HELPFUL RESOURCES

- Written Decision:
fcgov.com/developmentreview/proposals