



Development Review Center
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fcgov.com/DevelopmentReview

November 29, 2021

Erina Ford
Millman National Land Services
4111 Bradley Cir Suite 240
Canton, OH 44718

RE: 4345 Corbett Dr Replat, BDR210006 – Manager’s Decision

Dear Erina:

On May 21st, 2021, the City of Fort Collins Planning Services Department received and processed a request for the 4345 Corbett Dr Replat, being a request for a Basic Development Review to create two lots, referred to in the proposal as Lots 14A and 14B. The new Lot 14A comprises only the building addressed as 4345 Corbett, corresponding to the outer walls and loading docks. The location is in the Harmony Corridor (HC) 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 4.26 – Harmony Corridor (HC) Zone District.

During the two-week open comment period from August 18, 2021 through September 1, 2021, the Development Review Division received no comments regarding this request.

The Planning Manager hereby makes the following findings of fact:

1. 4345 Corbett Dr Replat, BDR210006, 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. 4345 Corbett Dr Replat, BDR210006, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
3. 4345 Corbett Dr Replat, BDR210006, complies with the requirements of Article Four, Section 4.26 – Harmony Corridor.

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

Approved

11/29/2021

Decision

Date



Rebecca Everett
City of Fort Collins, Planning Manager

This final decision of the Planning 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 Planning 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.