



Development Review Center  
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[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

May 19, 2022

Brian Carnahan  
3006 Rockborough Court  
Fort Collins, CO 80525

**RE: 3006 Rockborough Court - Replat, BDR220001 – Manager’s Decision**

Dear Brian:

On February 11, 2022, the City of Fort Collins Planning Services Department received and processed a request for the 3006 Rockborough Court - Replat, being a request for a Basic Development Review to replat three existing lots located at 3006 Rockborough Ct, 2937 Eindborough Dr, and 3001 Eindborough Dr (parcel #8730210049; 8730210060; 8730210059). The proposal is to change the rear lot lines of the three parcels to enlarge the lot for 3006 Rockborough Ct to 11,300 sf. All three parcels are owned by the same party. The proposed project is in the Low Density Residential (RL) 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 4.4 – Low Density Residential (RL) Zone District.

During the two-week open comment period from April 15, 2022, through April 29, 2022, the Development Review Division received 2 emailed comments regarding this request. Public comment received is available upon request from Will Lindsey at [wilindsey@fcgov.com](mailto:wilindsey@fcgov.com). One of the public comments expressed concerns that the mailed comment letter did not adequately describe the nature of the request, the rationale for the change to the property lines, and that the changes will reduce the property values for any future owners of 2937 and 3001 Eindborough Dr. The other public comment received expressed concerns that the enlargement of the lot for 3006 Rockborough Ct would allow the owner to potentially add an additional dwelling unit at the rear of the lot.

The Planning Manager hereby makes the following findings of fact:

1. 3006 Rockborough Court - Replat BDR220001, 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. 3006 Rockborough Court - Replat, BDR220001, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.

3. 3006 Rockborough Court - Replat, BDR220001, complies with the requirements of Article Four, Section 4.4 – Low Density Residential (RL) provided that the attached modification request to standard 4.(D)(2)(c) to allow a 10 percent reduction in the required 15-foot setback is granted.
4. The proposed replat for the existing uses, single-family dwellings, is a permitted use in the Low Density Residential (RL) zone district.
5. 3006 Rockborough Court - Replat, BDR220001, conforms to the vision and policy guidance in the 2019 *City Plan*.

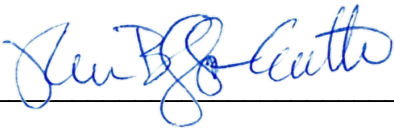
Based on these findings of fact, the Planning Manager of the City of Fort Collins makes the following decision:

Modification of Standard: Approved  
 Basic Development Review: Approved

05/20/2022

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](http://fcgov.com/cityclerk/appeals.php), or may be obtained in the City Clerk's Office at 300 Laporte Avenue.*