



September 9, 2022

Ryan McBreen
Norris Design
244 N College Avenue #130
Fort Collins, CO 80525

RE: Bloom Filing One, PDP210014; First Filing of the Mulberry & Greenfields Planned Unit Development – Manager's Decision

Dear Ryan:

On August 20, 2021, the City of Fort Collins Planning & Development Services Division received and processed a request for Bloom Filing One, a Basic Development Review to construct 260 single-family detached dwellings, neighborhood park, and infrastructure to serve the Phase 1 of the Mulberry & Greenfields PUD. The property is located within the Low Density Mixed-Use Neighborhood (LMN) zone district and the Mulberry & Greenfields PUD Overlay 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 pursuant to the applicable standards in the Land Use Code.

The Planning Manager hereby makes the following findings of fact:

- Bloom Filing One, PDP210014, has been accepted and properly processed in accordance with the requirements of Section 2.2.10, and 2.18 of the Land Use Code.
- Bloom Filing One, PDP210014, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code provided the following Conditions of Approval are satisfied:
 - a. Prior to recording of Bloom Filing One, PDP210014, all issues related to the development agreement, utility plan and plat as well as engineering variance requests shall be resolved in a form and manner acceptable to City staff.
 - b. Prior to recording of Bloom Filing One, PDP210014, Peakview Annexation No. 1 shall be fully recorded in accordance with local and state statute.
 - c. Prior to recording of Bloom Filing One, PDP210014, the utility plans of Peakview PLD (within the jurisdiction of Larimer County) shall be accurately depicted and compatible with the Bloom Filing One utility plans.
 - d. Prior to recording of Bloom Filing One, PDP210014, vacation of Coleman Right-of-Way associated with City Ordinance Number 096, 2022, Conditionally Vacating a Portion of Coleman Street Right-of-Way must be adopted on Second Reading.
 - e. Prior to issuance of any Development Construction Permit, the applicant shall provide irrigation plans for any landscaped areas to be owned or maintained by the City of Fort Collins in a form acceptable to City staff.
 - f. Prior to issuance of any building permit associated with Bloom Filing One or any filing related to the Mulberry & Greenfields PUD, the East Larimer County Water District water line required to serve Bloom Filing One shall be constructed in accordance with approved and recorded plans associated with the ELCO Water Line Basic Development Review.



Development Review Center

281 North College Avenue

PO Box 580

Fort Collins, CO 80522-0580

- Bloom Filing One, PDP210014, complies with the requirements of Article Four, Division 4.5 – Low Density Mixed-use Neighborhood District.
- Bloom Filing One, PDP210014, complies with applicable District One overlay standards of the Mulberry & Greenfields PUD Master Plan.

Based on these findings of fact and the information and analysis contained within the attached staff report, the Planning Manager of the City of Fort Collins makes the following decision:

Approved with Conditions

09/09/2022

Decision

Date

A handwritten signature in blue ink, appearing to read "Rebecca Everette", written over a horizontal line.

Rebecca Everette

City of Fort Collins, Planning Manager

This final decision of the Planning 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.