



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

# NOTICE OF BASIC DEVELOPMENT REVIEW DECISION

September 12, 2022

Dear Party of Interest:

This letter is being sent to you because you provided comment on and/or your property abuts the **Bloom Filing One, project number PDP210014, Basic Development Review**. Attached to this letter you will find a copy of the Development Review Manager's decision approving the project.

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

You may contact me with any questions or call 970-224-6076 or use [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com). Assistance is available for residents who have questions about the review process, Development Review Manager decisions, or how to appeal a decision to the Planning & Zoning Commission. Thank you for participating in the development review process.

Sincerely,

Kai Kleer, AICP | City Planner  
970-416-4284 [kkleer@fcgov.com](mailto:kkleer@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](mailto: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](mailto:translate@fcgov.com).*

## MANAGER'S DECISION

Conditionally Approved — Friday  
September 9, 2022

## PROPOSAL NAME & LOCATION

Bloom Filing One, PDP210014,  
Located on Northwest corner of E.  
Mulberry St/Greenfields Ct, Fort Collins  
Sign #549, Parcel # 8709200003,  
8709200005, 8709300004,  
8709300006, 8709300007,  
8709300008, 8709300009, 8709300010

## PROPOSAL DESCRIPTION

- This is a request for a Basic Development Review to construct 260 residential units which consist of single-family detached and accessory dwellings units, neighborhood park, and related street and pedestrian network.

## 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.
- Complies with the applicable sections of Article 3, General Development Standards, of the Land Use Code subject to six Conditions of Approval.
- Complies with the requirements of Article Four, Division 4.5 – Low-Density Mixed-use Neighborhood (L-M-N) Zone District.
- Complies with the applicable District One overlay standards of the Mulberry & Greenfields PUD.

## HELPFUL RESOURCES

- Written Decision:  
[fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)