



Development Review Center  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6750  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

## PUBLIC NOTICE — TWO-WEEK OPEN COMMENT PERIOD

August 16, 2023

Dear Property Owner or Resident:

The City of Fort Collins has received a request Basic Development Review to subdivide two existing lots at 401 and 405 Smith St to create a new third single family lot referred to as **Magnolia & Smith Subdivision BDR230007**.

This is a request for a Basic Development Review to subdivide two, residential lots into three and to establish a residential use on the new lot. The existing lots are addressed as 401 and 405 Smith St (parcel #9712334007 and #9712334006) and are located in the Neighborhood Conservation Medium Density (NCM) Zone District. Each existing lot has one, single-family residence on it. There are no building plans proposed for the proposed Lot 3 at this time. Access to this lot will be taken from E Magnolia St.

The Land Use Code Section 2.18 allows the Planning Manager to consider this request administratively vs. a public hearing. Prior to consideration by the Planning Manager, there will be a 2-week open comment period during which you can provide comments to the Planning Services Department. It will be:

**8:00 A.M., Thursday, August 17<sup>th</sup> through 5:00 P.M., Thursday, August 31<sup>st</sup>**

- You may deliver written comments to the Planning Services Department located at 281 North College Avenue, Fort Collins, CO 80524. *Or,*
- You may mail written comments to Planning Services, City of Fort Collins, P.O. Box 580, Fort Collins, CO 80522. *Or,*
- You may send electronic comments to [aschumann@fcgov.com](mailto:aschumann@fcgov.com).

At the close of the public comment period, the Planning Manager will review the comments, and after consideration shall issue a written decision to approve, approve with conditions or deny the development application based on compliance with the applicable standards. The written decision shall be mailed to the applicant and to any person who provided comments during the comment period and shall also be posted on the City's website at [www.fcgov.com/Proposals](http://www.fcgov.com/Proposals).

If you have any questions regarding this process, please feel free to contact Arlo Schumann, 970-221-6599 or [aschumann@fcgov.com](mailto:aschumann@fcgov.com).

Sincerely,

A handwritten signature in black ink that reads "Arlo Schumann".

Arlo Schumann | Associate Planner



Magnolia & Smith Subdivision  
VICINITY MAP



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).