



Development Review Center
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fcgov.com/DevelopmentReview

October 3rd, 2023

Katherine Liesel Hans
405 Smith St
Fort Collins, CO 80524

RE: Magnolia & Smith Subdivision, BDR230007 – Manager’s Decision

Dear Liesel:

On May 31st, 2023, the City of Fort Collins Planning Services Department received and processed a request for the Magnolia & Smith Subdivision, being a request for a Basic Development Review to subdivide two, residential lots into three located at 401 and 405 Smith Street (SW corner of Magnolia St and Smith St). The proposed project is in the Neighborhood Conservation Medium Density (NCM) zone district. The site currently features a residence and associated accessory buildings at each address.

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 Division 4.8 - Neighborhood Conservation, Medium Density District.

During the two-week open comment period from August 17th through August 31st, 2023, the Development Review Division received 1 emailed comment regarding this request in support of the plan. Public comment received is available upon request from Arlo Schumann at aschumann@fcgov.com.

The Development Review Manager hereby makes the following findings of fact:

1. Magnolia & Smith Subdivision - BDR230007, 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. Magnolia & Smith Subdivision - BDR230007, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
3. Magnolia & Smith Subdivision - BDR230007, complies with the requirements of Article Four, Section 4.8 – Neighborhood Conservation, Medium Density District.
4. The proposed use, single-family dwellings, is a permitted use in the Neighborhood Conservation, Medium Density District.

5. Magnolia & Smith Subdivision - BDR230007, conforms to the vision and policy guidance in the 2019 *City Plan* and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and associated sub-area plans.

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

<u>Approved</u>	<u>October 3, 2023</u>
Decision	Date



Clay Frickey
City of Fort Collins, Interim Development Review Manager

This final decision of the Development Review 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 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.