

**CITY OF FORT COLLINS
TYPE 1 ADMINISTRATIVE HEARING**

FINDINGS AND DECISION

HEARING DATE: June 3, 2021

PROJECT NAME: 2914 Crusader Street – Extra Occupancy Rental House

CASE NUMBER: FDP #200025

APPLICANT/OWNER: Nicholas G. Scott
2914 Crusader Street
Fort Collins, CO 80524

HEARING OFFICER: Marcus A. McAskin

PROJECT DESCRIPTION: This is a combined Project Development Plan/Final Development Plan to add Extra Occupancy as a permitted use in an existing single-family dwelling located at 2914 Crusader Street, parcel no. 8708157014 (the “Subject Property”) for up to four (4) occupants. The Subject Property is located on the north side of Crusader Street (east of Dassault Street), and is legally described as:

LOT 14, BLOCK 29, EAST RIDGE SECOND FILING, CITY OF
FORT COLLINS, COUNTY OF LARIMER, STATE OF
COLORADO

BACKGROUND:

The surrounding zoning and land uses are as follows:

	North	South	East	West
Zoning	Low Density Mixed-Use Neighborhood (L-M-N)	Low Density Mixed-Use Neighborhood (L-M-N)	Low Density Mixed-Use Neighborhood (L-M-N)	Low Density Residential (RL)
Land Use	Single-family houses on the adjacent block face	Single-family houses on the same block face	Single-family houses on the same block face	Single-family houses on the same block face

SUMMARY OF DECISION: Approved.

ZONE DISTRICT: Low Density Mixed-Use Neighborhood (L-M-N).

HEARING: The Hearing Officer opened the virtual hearing on Thursday, June 3, 2021, at approximately 5:30 p.m. and reviewed the Order of Proceedings and Rules of Conduct for Administrative Hearings with the Applicant and members of the public present.

EVIDENCE: Prior to or at the hearing, the Hearing Officer accepted the following documents as part of the record of this proceeding:

1. Development Review Staff Report prepared for 2914 Crusader Street Extra Occupancy (FDP200025), attached hereto as **ATTACHMENT A**.
2. Applicant Narrative.
3. Site Plan.
4. Modification Request.
5. Public comments received via email (17 written comments received, one (1) written comment in favor of the proposal).
6. Confirmation that the Subject Property was posted with a Hearing Notice (on or about November 13, 2020, Sign #582).
7. A copy of Written Notice of Virtual Public Hearing dated May 20, 2021.
8. Confirmation of Publication (Ad# 0004743700) evidencing proof of publication of Notice of Hearing in the *Fort Collins Coloradan* on May 21, 2021.
9. A copy of the Planning Department PowerPoint prepared for the June 3, 2021 hearing.
10. *Petition Against Development Review #582* (25 signatures).
11. City Ordinance No. 161, 2020.
12. The City's Comprehensive Plan, the Land Use Code, and the formally promulgated ordinances and polices of the City are all considered part of the record considered by the Hearing Officer.
13. Rules of Conduct for Administrative Hearings.
14. Administrative (Type 1) Order of Proceedings.

TESTIMONY: The following persons testified at the hearing:

From the City: Will Lindsey, Associate City Planner

From the Applicant: Nicholas G. Scott
2914 Crusader Street
Fort Collins, CO 80524

From the Public: Attached hereto as **ATTACHMENT B**

The public comment portion of the hearing was opened at approximately 6:00 p.m.

The public comment portion of the hearing was closed at approximately 6:41 p.m.

The virtual hearing was closed at approximately 7:17 p.m.

FINDINGS

1. Evidence presented to the Hearing Officer established the fact that notice of the virtual public hearing was properly posted, mailed and published.
2. As required by City Council Ordinance 079, Series 2020 (the “**City Ordinance**”), the Hearing Officer, in consultation with City staff, determined that it was desirable to conduct the hearing by remote technology so as to provide reasonably available participation by parties-in-interest and by the public, consistent with the requirements of the City Ordinance, because meeting in person would not be prudent for some or all persons due to a public health emergency.
3. Based on testimony provided at the public hearing and a review of the materials in the record of this case, the Hearing Officer concludes as follows:
 - a. The Application complies with the applicable procedural and administrative requirements of Article 2 of the Code.
 - b. Section 3.8.16(E)(1) of the Code permits an increase in applicable occupancy limits for single-family and two-family dwellings, pursuant to the issuance of a certificate of occupancy for use as an extra occupancy rental house in zones allowing such use.
 - c. The Low Density Mixed-Use Neighborhood (L-M-N) zone district permits extra occupancy rental houses. Specifically, Section 4.5(B)(2)(a)(8) of the Code permits extra occupancy rental houses with four (4) or more tenants in the L-M-N zone district, subject to administrative review.
 - d. The Application conforms to the occupancy limits and separation requirements set forth in the table included in Section 3.8.28(A) of the Code.
 - e. The Application satisfies the bicycle parking requirements set forth in Section 3.2.2(C)(4) of the Code.
 - f. The Application complies with the off-street parking requirements set forth in Section 3.2.2(K)(1)(j) of the Code, in that three dedicated parking spaces are provided. Per the Code, if such lot has less than sixty-five (65) feet of street frontage length on any one (1) street and does not abut an alley, then one (1) of the required parking spaces may be aligned in a manner that does not provide direct access to the abutting street. This provision of the Code was amended by City Ordinance 161, 2020 (making various amendments to the City of Fort Collins Land Use Code) (“Ordinance 161”). Given that the Application complies with Section 3.2.2(K)(1)(j) of the Code, as amended by Ordinance 161, no Modification of Standard request (or corresponding staff analysis) is required. The adoption of Ordinance 161 rendered the Applicant’s then-pending Modification of Standard request moot.

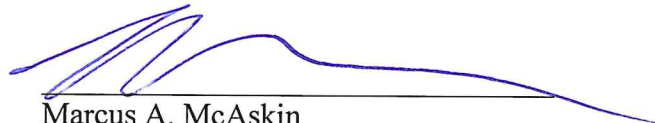
4. The Application's satisfaction of the applicable Article 2, 3 and 4 Code requirements is sufficiently detailed in the Staff Report, a copy of which is attached hereto as ATTACHMENT A which is part of the record of this proceeding.

DECISION

Based on the findings set forth above, the Hearing Officer hereby enters the following ruling:

The Application (2914 Crusader Street Extra Occupancy (FDP200025)) is approved for the Subject Property in the form submitted. As set forth above, given that the Application complies with Section 3.2.2(K)(1)(j) of the Code, as amended by Ordinance 161, no Modification of Standard is required. The Applicant/Owner is authorized to apply for a change of use building permit (to ensure that the Subject Property complies with all applicable City building and rental housing codes).

DATED this 11th day of June, 2021.



Marcus A. McAskin
Hearing Officer

ATTACHMENT A

Staff Report
2914 Crusader Street Extra Occupancy (FDP200025)

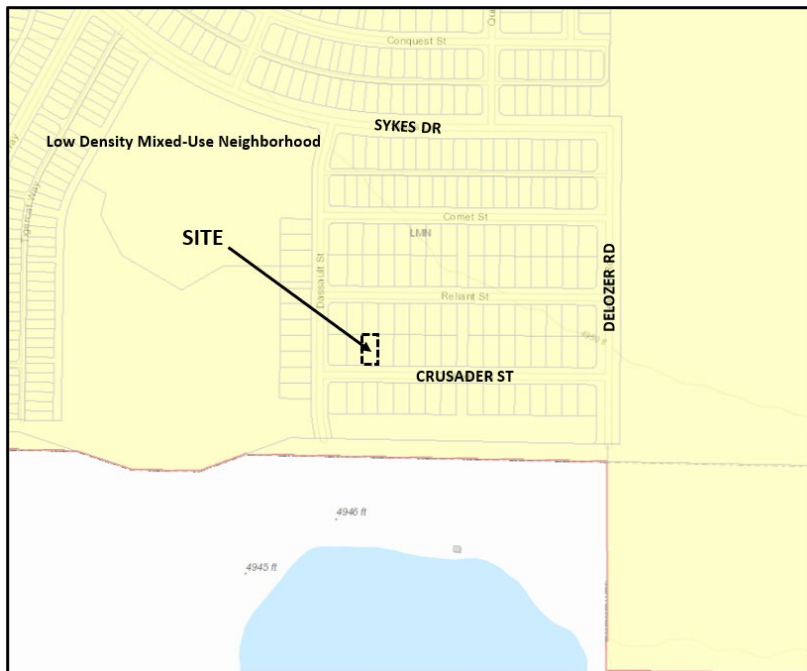
Administrative Hearing: June 3, 2021

2914 Crusader Street Extra Occupancy #FDP200025

Summary of Request

This is a combined Project Development Plan/Final Development Plan to add Extra Occupancy as a permitted use in an existing single-family dwelling for up to four occupants which includes the owner.

Zoning Map



Next Steps

If approved by the Hearing Officer, the applicant will be eligible to apply for a building permit and Certificate of Occupancy.

Site Location

2914 Crusader Street in the Mosaic neighborhood. Parcel #8708157014.

Zoning

Low Density Mixed-Use Neighborhood (L-M-N).

Property Owner

Nicholas G. Scott
2914 Crusader St
Fort Collins, CO 80524

Applicant/Representative

Same as Owner

Staff

Will Lindsey, Associate City Planner

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Staff Recommendation

Approval of FDP200025

1. Project Introduction

A. PROJECT DESCRIPTION

- The proposal is to add Extra Occupancy for up to four occupants as a use of the single-family dwelling at 2914 Crusader Street.
- The applicant is requesting a modification to the standard for the minimum parking requirement for an owner-occupied extra occupancy.
- The existing house, driveway and garage accommodate the proposed extra occupancy.
- The property provides and exceeds the required habitable floor area for the proposed four occupants which includes the owner. 1,800 sq. ft. are required (350 sq. ft. per occupant in addition to a minimum of 400 sq. ft. for the owner); 2,649 sq. ft. are provided.
- The property is within the Low Density Mixed Use Neighborhood (LMN) zoning district, which permits the use subject to Administrative Review and hearing by a Hearing Officer.

B. DEVELOPMENT STATUS/BACKGROUND

1. Subject Property

The house was built in 2019 within the 2016 East Ridge Second Filing.

2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	Low Density Mixed-Use Neighborhood (L-M-N)	Low Density Mixed-Use Neighborhood (L-M-N)	Low Density Mixed-Use Neighborhood (L-M-N)	Low Density Residential (RL)
Land Use	Single-family dwellings on the adjacent block face	Single-family dwellings on the same block face	Single-family dwellings on the same block face	Single-family dwellings on the same block face

C. OVERVIEW OF MAIN CONSIDERATIONS

The main considerations in this case were the provision of on-site vehicle parking and on-site bicycle parking. The applicant is utilizing the parking arrangement allowed by the code, wherein a lot with less than 65 feet of street frontage may have one of the required parking spaces aligned in a manner that does not provide direct access to the abutting street – commonly referred to as “tandem parking” (see attached site plan and details below). Additionally, the applicant is requesting a modification to the vehicle parking requirement for owner-occupied extra occupancies, which is detailed on pages 3-6 of this staff report.

D. CITY PLAN

The City’s comprehensive plan (2019 *City Plan*) was updated with the participation of thousands of community members and embodies the vision and values of the community for the future. It does not specifically address issues of occupancy.

A significant theme in the plan is encouraging more housing options in general. For example, Policy LIV 5.6 on p. 42 states: “EXISTING NEIGHBORHOODS: Expand housing options in existing neighborhoods (where permitted by underlying zoning) by encouraging: Infill development on vacant and underutilized lots; Internal ADUs such as basement or upstairs apartments; Detached ADUs on lots of sufficient size; and Duplexes,

townhomes or other alternatives to detached single-family homes that are compatible with the scale and mass of adjacent properties.”

The Structure Plan (the future land use map component of *City Plan*) designates this part of the Mosaic neighborhood as a “Mixed Neighborhood” place type, which is characterized by a mixture of housing types. The following excerpt from p.98 in *City Plan* gives a sense of the main ideas for land uses in a Mixed Neighborhood place type:

Principal Land Use

Single-family detached homes, duplexes, triplexes, and townhomes

Supporting Land Use

ADUs, small scale multifamily buildings, small-scale retail, restaurants/cafes, community and public facilities, parks and recreational facilities, schools, places of worship

Key Characteristics/Considerations (Existing Neighborhoods)

- *While many existing Mixed-Neighborhoods may consist predominantly of single-family detached homes today, opportunities to incorporate ADUs or other attached housing options of a compatible scale and intensity may be feasible in some locations.*
- *The introduction of larger townhome or multifamily developments into existing single-family neighborhoods should generally be limited to edge or corner parcels that abut and/or are oriented toward arterial streets or an adjacent Neighborhood Mixed-Use District where transit and other services and amenities are available.*
- *Where townhomes or multifamily buildings are proposed in an existing neighborhood context, a transition in building height, massing and form should be required along the shared property line or street frontage.*
- *As existing neighborhoods change and evolve over time, rezoning of some areas may be appropriate when paired with a subarea or neighborhood planning initiative. See the Priority Place Types discussion on page 107 for more details about changes in existing neighborhoods over time.*
- *While reinvestment in existing mobile home parks is encouraged, redevelopment of existing parks is not.*

2. Land Use Code Article 2

A. BACKGROUND

This project was submitted on October 30, 2020. The project required two rounds of staff review because of the need for revisions to the original site plan and the requested modification after initial plan submittal.

B. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

1. Conceptual Review – CDR200060

A conceptual review meeting was held on July 16, 2020.

2. First Submittal

The PDP was submitted on October 30, 2020

3. Neighborhood Meeting

Pursuant to *LUC Section 2.2.2 – Step 2: Neighborhood Meetings*, a neighborhood meeting is not required for Administrative Hearing (Type 1) projects and no meeting was held.

4. Notice (Posted, Written and Published)

Posted Notice: November 13, 2020, Sign #582.
Written Hearing Notice: May 20, 2021, 379 addresses mailed.
Published Hearing Notice: Scheduled for May 21, 2021.

C. DIVISION 2.8 – MODIFICATION OF STANDARDS

The applicant requests one modification of a standard as noted previously in this report.

The Land Use Code is adopted with the recognition that there will be instances where a project would support the implementation of City Plan, but due to unique and unforeseen circumstances would not meet a specific standard of the Land Use Code as stated. The modification process and criteria in Land Use Code Division 2.8.2(H) provide for evaluation of these instances on a case-by-case basis, as follows:

Land Use Code Modification Criteria:

“The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:

- (1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or
- (2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or
- (3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or
- (4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).”

1. Modification to Section 3.2.2(K)(1)(j)

Description of Standard & Proposed Modification

At the time that the plan was submitted in Fall 2020, Extra Occupancy Rental Homes had a minimum parking space requirement of 0.75 parking spaces per tenant, rounded up to the nearest whole parking space, plus one additional parking space if the home is owner-occupied. This would require a total of 4 on-site parking spaces be provided for this project (Calculation: 0.75 spaces per tenant x 4 tenants = 3 vehicle parking spaces + 1 additional vehicle parking space = 4 vehicle parking spaces total).

The plan proposes a modification to the standard by requesting that the requirement for 1 additional parking space for an owner-occupied extra occupancy be removed, thereby reducing the required

number of parking spaces from 4 to 3 (Calculation: 0.75 spaces per tenant x 4 tenants = 3 vehicle parking spaces).

Applicant Justification

The applicant's justification for the Modification to 3.2.2(K)(1)(j) specifically addresses Criteria 4. The applicant's justification is attached. Relevant points are:

Criteria 4

"...The project modification will better promote the general purpose of the standard for which the modification is requested. Nominally the vehicle count will remain the same regardless of whether the 4th occupant is an owner or renter as the owner doesn't own second vehicles, boats, or use a garage space as storage... The plan as submitted meets criteria number 4 and will not nominally diverge from the intended standards of the Land Use Code and will consequentially enhance and improve the purposes of the Land Use Code as contained in Section 1.2.2..."

Staff's Analysis of Modification Request

Staff finds that the requested Modification of Standard to Section 3.2.2(K)(1)(j) to reduce the required minimum vehicle parking space for an owner-occupied extra occupancy from 4 spaces to 3 spaces would not be detrimental to the public good and is justified by criteria 1 and 4 in Land Use Code Section 2.8.2. The purpose of the standard is to ensure that development provides a minimum number of vehicle parking spaces appropriate for the proposed use type. In this case, the site is a residential lot less than 65 feet in-width, which allows one vehicle be parked in a manner where it does not have direct access to an abutting street (i.e., tandem parking space). The strict application of this standard would require the addition of a fourth parking space for the property owner/tenants with unobstructed access to the street, which is not possible to achieve due to the current lot width and the City Code prohibition against paving more than 40% of a residential front yard area. Re

Staff finds that the modification would not be detrimental to the public good for a number of reasons. First, the Mosaic Development was planned to accommodate a variety of residential uses, including extra occupancy. As part of that plan the existing infrastructure includes a street network which provides a parking and circulation system appropriate for the subdivision and all its uses. Second, extra occupancies must demonstrate that they can accommodate the minimum number of parking spaces on-site at all times. The proposed number of parking spaces is in alignment with the current code standard, which is explained further below, and can be provided on-site. Any additional short-term parking needed would be able to utilize the existing on-street parking available. Third, single-family dwellings which typically house families often have a number of vehicles equal to or greater than number of occupants but are not required to provide on-site parking spaces equal to the number of occupants. The majority of dwellings along Crusader Street are permitted single-family uses, many of which utilize a combination of on-site and on-street parking to accommodate vehicles. When taking the above factors into consideration, the proposed modification does not result in a parking outcome that is out of character for the neighborhood and would not be detrimental to the public good.

Staff finds that the plan addresses Criterion 1, "...the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested...." This is due to the fact that on January 5, 2021 the City Council passed and adopted Ordinance No. 161, 2020 which made various amendments to the Fort Collins Land Use Code. Several of the amendments added clarifying language and changes to the Extra Occupancy standards, one of which was the removal of the requirement for one additional parking space if the extra occupancy is owner-occupied:

"For each extra occupancy, there shall be 0.75 (¾) parking space per occupant, rounded up to the nearest whole parking space. If the lot upon which such parking spaces are to be situated has more than sixty-five (65) feet of street frontage length on any one (1) street or abuts an alley, then each such parking space shall have direct access to the abutting street or alley and shall be unobstructed by any other parking space. If such lot has less than sixty-five (65) feet of street frontage length on any one (1) street

and does not abut an alley, then one (1) of the required parking spaces may be aligned in a manner that does not provide direct access to the abutting street.”

Considering these adopted changes to the parking requirements the requested modification would equally meet the intent of the current vehicle parking standard for Extra Occupancy which will apply to all extra occupancy uses moving forward. Additionally, the current standard removes a barrier to owner-occupied extra occupancies thereby promoting better on-site management and oversight of the extra occupancy by the property owner, which would not be possible if the applicant did not request the modification.

Staff find that the plan also addresses Criterion 4, “...nominal, inconsequential way when considered from the perspective of the entire development plan...” due to the fact that the proposed modification, which reduces the parking calculation by one vehicle parking space, is minor enough in nature that it in no way detracts from the overall plan or the intent of the Land Use Code Parking Standards for Extra Occupancies.

In conclusion, the modification of a standard to subsection 3.2.2(K)(1)(j) to reduce the required minimum vehicle parking space for an owner-occupied extra occupancy from 4 spaces to 3 spaces would not be detrimental to the public good and meets the applicable requirements of subsections 2.8.2(H)(1) and 2.8.2(H)(4).

3. Land Use Code Article 3

Because the plan involves existing development which comports with the Land Use Code standards, only a few standards specific to Extra Occupancy pertain in this case.

A. DIVISION 3.2 – SITE PLANNING AND DESIGN STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.2.2 – Access, Circulation and Parking – General Standard	<p>This code Section requires secure, convenient, efficient parking and circulation improvements that add to the attractiveness of the development.</p> <ul style="list-style-type: none"> The existing subdivision development provides a parking and circulation system consistent with the standard. The plan provides specific required parking per the subsections noted below, and the modification to the standard as detailed on pages 3-6 	Complies with Modification Requested
3.2.2(C)(4) – Bicycle Parking Space Requirements	<p>This plan is required to provide 1 bicycle parking space per bed.</p> <ul style="list-style-type: none"> The plan proposes the installation of an outdoor fixed bicycle parking rack that will accommodate 7 bicycle, which one more spot than is required (minimum of 6 bicycle parking spaces) with the necessary footprint of 5 feet wide by 2.5 feet deep as well as 5 feet behind for bicycle maneuverability. The applicant is not seeking a modification to the bicycle parking standard to align with the current requirement of 1 bicycle parking space per occupant. 	Complies

3.2.2(K)(1)(j) – Required Number of Off-Street Spaces	<p>Extra occupancy rental house uses are required to provide 0.75 parking spaces per tenant, rounded up to the nearest whole parking space, plus one (1) additional parking space if the extra occupancy rental house is owner-occupied. 4 spaces are required in this case, and the applicant has requested a modification.</p> <ul style="list-style-type: none"> • 3 dedicated parking spaces would be provided. Per the code, if such lot has less than sixty-five (65) feet of street frontage length on any one (1) street and does not abut an alley, then one (1) of the required parking spaces may be aligned in a manner that does not provide direct access to the abutting street. 	Modification Requested
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B. DIVISION 3.8 – SUPPLEMENTARY REGULATIONS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.8.16 – Occupancy Limits – Increasing the Number of Persons Allowed	<p>Subsection (E)(1) states <i>“with respect to single-family and two-family dwellings, the number of persons allowed under this Section may be increased by the issuance of a certificate of occupancy for use as an extra occupancy rental house in zones allowing such use.”</i></p> <p>The proposed plan is to increase the occupancy of a single-family dwelling. If approved the applicant will submit a building permit application. Upon compliance with any building code, the approval of this application, and a final inspection a new certificate of occupancy will be issued.</p>	Complies via the proposed plan in the LMN zone
3.8.28 – Extra Occupancy Rental House Regulations	<p>This Section contains requirements for extra occupancy in single-family detached dwellings. 350 square feet of habitable floor space is required for each tenant plus an additional 400 square feet if the dwelling is owner-occupied.</p> <ul style="list-style-type: none"> • 1,800 sq. ft. are required for the proposed use. <ul style="list-style-type: none"> ○ 1,400 sq. ft. for the proposed four tenants plus 400 sq. ft. since the dwelling is proposed to be owner occupied. ○ 2,649 sq. ft. of habitable space is provided in the existing dwelling. <p>No more than 25% of parcels on a block face may be approved for extra occupancy rental house use.</p> <ul style="list-style-type: none"> • No other Extra Occupancy Rental Houses are approved on the block face. 	Complies

4. Land Use Code Article 4

A. DIVISION 4.5 – LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT (LMN)

The LMN zone district was created in 1997 as part of the City’s comprehensive plan and has been re-established in subsequent updates.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.5(A) - Purpose	This Section states: <i>Purpose. The Low Density Mixed-Use Neighborhood District is intended to be a setting for a predominance of low density housing combined with complementary and supporting land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood. The main purpose of the District is to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices, that invite walking to gathering places, services and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks, and other linkages. A neighborhood center provides a focal point, and attractive walking and biking paths invite residents to enjoy the center as well as the small neighborhood parks. Any new development in this District shall be arranged to form part of an individual neighborhood.</i>	Complies as a part of the overall East Ridge development
4.5(B) - Permitted Uses	Extra occupancy rental houses with four or more tenants are permitted with review and a public hearing by an administrative hearing officer.	Complies

5. Findings of Fact/Conclusion

In evaluating the request 2914 Crusader St Extra Occupancy #FDP200018, staff makes the following findings of fact and conclusions:

1. The Project Development Plan/Final Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
2. The Modification of Standard to Section 3.2.2(K)(1)(j) proposed with this Project Development Plan meets the application requirements of Section 2.8.2(H)(1) and (4), and the granting of the modification would not be detrimental to the public good.
3. The plan complies with pertinent standards located in Article 3 – General Development Standards if the Modification of Standard request is approved.
4. The plan complies with Division 4.5 - Low Density Mixed-Use Neighborhood in Article 4.

6. Recommendation

Staff recommends that the Hearing Officer approve 2914 Crusader Street #FDP200025 with the Modification of Standard to Sections 3.2.2(K)(1)(j) based on the aforementioned Findings of Fact and supporting explanations found in the staff report.

7. Attachments

1. Applicant Narrative
2. Site Plan
3. Modification Request
4. Public Comments
5. Opposition Petition
6. Staff Presentation

ATTACHMENT B

2914 Crusader Street Extra Occupancy
(FDP200025)

**Attendees who provided testimony at the
2914 Crusader Extra Occupancy Administrative Hearing on June 3, 2021**

Ben Johnston
221 Dassault Street
Fort Collins, CO 80524

Ken Christensen
321 Dassault Street
Fort Collins, CO 80524

Chris Breest
239 Dassault Street
Fort Collins, CO 80524

Konnie Selch
3045 Crusader Street
Fort Collins, CO 80524

Kevin Harrington
2938 Crusader Street
Fort Collins, CO 80524

Tori Stone
2938 Sykes Drive
Fort Collins, CO 80524

Mary Carlson
215 Dassault Street
Fort Collins, CO 80524

Christopher Harrington
2938 Crusader Street
Fort Collins, CO 80524