



Development Review Center  
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[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

March 5, 2024

Harriet Fox  
Frobb 327, LLC  
1446 Lander Ln  
Lafayette, CO 80026

**RE: Frobb 327 Remington, BDR240001 – Manager’s Decision**

Dear Harriet:

On January 10<sup>th</sup>, 2024, the City of Fort Collins Planning Services Department received and processed a request for the Frobb 327 Remington, being a request for a Basic Development Review to combine the existing three lots into one lot (NW corner of E. Magnolia Street/Remington Street). The proposed project is in the Downtown (D) zone district. The site currently features two multi-family buildings and a parking lot.

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 with Division 4.16 – Downtown (D) Zone District.

During the two-week open comment period from February 19<sup>th</sup>, 2024 through March 4<sup>th</sup>, 2024, the Development Review Division received 1 emailed comment regarding this request asking for clarification of the proposal, no concerns were raised. Public comment received is available upon request from Katelyn Puga at [kpuga@fcgov.com](mailto:kpuga@fcgov.com).

The Planning Manager hereby makes the following findings of fact:

1. Frobb 327 Remington BDR240001, 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. Frobb 327 Remington BDR240001, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
3. Frobb 327 Remington BDR240001, complies with the requirements of Article Four, Section 4.16 – Downtown District.
4. The existing land use, multi-family, is a permitted use in the Downtown (D) zone district.

5. Frobb 327 Remington BDR240001, conforms to the vision and policy guidance in the 2017, *Downtown Plan*.

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

**Approved**

**March 5, 2024**

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Decision

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Date



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Clay Frickey  
City of Fort Collins, Planning Manager

This final decision of the Planning 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 Planning 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.