



NOTICE OF BASIC DEVELOPMENT REVIEW DECISION

May 21, 2025

Dear Abutting Property Owner:

This letter is being sent to you because your property abuts the **302 Conifer Multi-Unit, BDR240019, Basic Development Review** project location. Attached to this letter you will find a copy of the Planning Manager's decision approving the project.

This final decision of the Planning Manager may be appealed to the Planning & Zoning Commission, in accordance with Article 6, Section 4.3(L) of the Land Use Code, within 14 calendar days of the date of final action (May 16, 2025) by the Planning Manager. The deadline to file an appeal is 5:00 p.m. on May 30, 2025. Guidelines explaining the appeal process can be found in the Land Use Code under Article 6.3.12(C). The Basic Development Review appeal form is available online at fcgov.com/developmentreview/applications.

You may contact me, or our Development Review Neighborhood Services Liaison, Em Myler, at devreviewcomments@fcgov.com with any questions. Em is available to assist residents who have questions about the review process, Planning Manager decisions, or how to appeal a decision to the Planning & Zoning Commission. Thank you for participating in the development review process.

Sincerely,

Kayla (Redd) | City Planner
970-416-2009 | kaylaredd@gmail.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 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.

MANAGER'S DECISION

Approved – Friday, May 16th, 2025

PROPOSAL NAME & LOCATION

302 Conifer Multi-Unit, 302 Conifer Street.

Sign # 816, Parcel # 9701311013

PROPOSAL DESCRIPTION

- The proposal is to develop 76 affordable units: 8 studio units, 56 one-bedroom units, and 12 two-bedroom units.

ZONING INFORMATION

- Property is located in the Community Commercial – North College (CCN) Zone District.

FINDINGS OF FACT

- Accepted and properly processed in accordance with the requirements of Sections 6.3 and 6.4 of the Land Use Code.
- Complies with the applicable sections of Article 5, General Development Standards, of the Land Use Code.
- Complies with the requirements of Article Two, Division 2.3.2 – Community Commercial (CCN) Zone District.
- Staff supports the two requests for Modifications of standards incl. Section 5.10.2(C), Buffering Between Residential and Industrial Uses and Section 5.6.1(E)2(d), Natural Habitat Buffer.

HELPFUL RESOURCES

- Written Decision: fcgov.com/developmentreview/proposals
- If you need assistance accessing documents, contact Em at: devreviewcomments@fcgov.com