



Community Development &
Neighborhood Services
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BASIC DEVELOPMENT REVIEW DECISION

Date: May 16th, 2025
To: Carl and Nathan Szanton
720 S Colorado Rd, 13th Floor, North Tower
Denver, CO 80246
cszanton@szantoncompany.com; nszanton@szantoncompany.com
From: Clay Frickey, Planning Manager, City of Fort Collins

302 CONIFER MULTI-UNIT, BDR240019 – MANAGER’S DECISION

Dear Carl,

On December 11th, 2024, City of Fort Collins Development Review received and processed a request for 302 Conifer Multi-Unit, which is a request for a Basic Development Review to develop 76 affordable multi-family units at 302 Conifer St. located within the Community Commercial (CCN) zone district. This project complies with the definitions and standards set forth in Article 5 and 7 and achieves “missing middle” affordability by which a 60-year-old deed restriction is provided for 16% of units at 70% AMI, 62% of units at 80% AMI, 13% of units at 90%, and 9% of units at 100% AMI. Two modifications were requested regarding buffering between residential and industrial uses (LUC 5.10.2(C)) and the natural habitat buffer (LUC 5.6.1(E)2(d)). The plan proposes a 6-ft steel fence in addition to the existing 20-ft landscape buffer between the multi-unit development and the adjacent light industrial use. Additionally, the plan proposes a reduction of the Natural Habitat Buffer Zone (NHBZ) from 6,755 sq. ft. to 4,456 sq. ft. and a landscape plan focused on improving the ecological function of the area via 80% minimum plant survival in general landscape beds for a minimum of three growing seasons. This request has been processed in accordance with Section 6.4.3, Basic Development Review Procedures, of the City of Fort Collins Land Use Code and has been reviewed for compliance with applicable Land Use Code standards.

THE PLANNING MANAGER HERBY MAKES THE FOLLOWING FINDINGS OF FACT:

1. By demonstrating compliance with the specific standards, requirements, and definitions of Articles 1 through 7 of the Land Use Code through the submittal materials for the Basic Development Review, this project satisfies and aligns with the purpose of the Land

Use Code stated in Section 1.2.2(A) through (O). Specifically the project satisfies Section 1.2.2(A) because it is consistent with City Plan and the North College Corridor Plan.

2. The Basic Development Review complies with the applicable procedural and administrative requirements of Article 6 of the Land Use Code.
3. The Basic Development Review complies with pertinent standards located in Articles 2, 3, and 4 – Zone Districts, Building Types, and Use Standards, with two Modifications of Standards.
4. Staff supports the two requests for **Modifications of Standards** including Section 5.10.2(C), Buffering Between Residential and Industrial Uses and Section 5.6.1(E)2(d), Natural Habitat Buffer.

BASED ON THESE FINDINGS OF FACT, THE PLANNING MANAGER ISSUES THE FOLLOWING DECISION:

Decision: Approved



May 16th, 2025

Clay Frickey

City of Fort Collins, Planning Manager, Director Designee

cfrickey@fcgov.com

970.416.2625

The final decision of the Planning Manager may be appealed to the Planning & Zoning Commission in accordance with Article 6.4.3(L) of the Land Use Code within 14 calendar days of the date of final action.

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.