



**Planning, Development and
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October 7, 2016

Ms. Kristin Candella
Habitat for Humanity
4001 S. Taft Hill Road
Fort Collins, CO 80526

RE: Habitat Skyline Subdivision, BDR 160015 – Director’s Decision

Dear Kristin:

On August 16, 2016, the City of Fort Collins Planning Services Department received and processed a request for a subdivision of land of a portion of the parcel addressed as 1709 West Elizabeth Street also known as West Presbyterian Church. This subdivision consists of one lot containing 6,003 square feet located at the southwest corner of the church property and fronting on Skyline Drive. The purpose of the subdivision is to create one lot that would be eligible for a building permit for one single family detached dwelling. The parcel is zoned R-L, Low Density Residential, which permits single family detached dwellings as an allowable land use.

This request has been processed in accordance with Section 2.18.2 Basic Development Review – Minor Subdivisions, of the City of Fort Collins Land Use Code. In addition, the request has been reviewed by the standards of the Section 3.3.1, Plat and Development Plan Standards and Section 4.4, Low Density Residential Zone District.

During the two-week open comment period, from September 19, 2016 through October 3, 2016, three letters regarding this request have been received by the Planning Services Department. Two of these letters are in support and one is opposed and all have been forwarded to the Planning Services Manager for consideration.

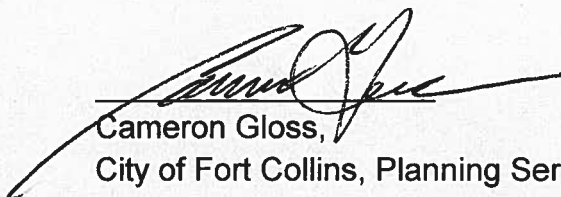
The Planning Services Manager hereby makes the following findings of fact:

1. Habitat Skyline Subdivision, BDR 160015, has been accepted and properly processed in accordance to the requirements of Section 2.18 of the Land Use Code including a two-week open comment period.
2. The three letters have been received and considered.
3. Habitat Skyline Subdivision complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code, particularly Section 3.3, Engineering Standards.
4. Habitat Skyline Subdivision will comply with the requirements of Article Four, Section Four particularly with requirement that the lot exceed the minimum requirement in the Low Density Residential zone of 6,000 square feet.
5. The proposed use, one single family detached dwelling, is a permitted use in the R-L zone district and can be accommodated on the proposed lot with full compliance of all setbacks which will be reviewed at the time of Building Permit Application.

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

Approved
Approved

10/7/16
Date


Cameron Gloss,
City of Fort Collins, Planning Services Manager

With Copies To:

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