

**CITY OF FORT COLLINS
TYPE 1 ADMINISTRATIVE HEARING
FINDINGS AND DECISION**

HEARING DATE: December 3, 2015

PROJECT NAME: Rigden Farm Filing Nineteen

CASE NUMBER: FDP150035

APPLICANT: Cathy Mathis
TB Group
444 Mountain Ave
Berthoud, CO 80513

OWNER: Campus Investors LLC
605 S College Ave
Fort Collins, CO 80524

Highland Properties 2115 LLC
1707 N Main Street
Longmont, CO 80501

HEARING OFFICER: Kendra L. Carberry

PROJECT DESCRIPTION: This is a request for a combined Project Development Plan/Final Plan (FDP) to replat a site of approximate 0.54 acres to create 6 individual lots. The FDP is located on the southwest and southeast corners of Bryce Drive and William Neal Parkway.

SUMMARY OF DECISION: Approved

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

HEARING: The Hearing Officer opened the hearing at approximately 5:30 p.m. on December 3, 2015, in the Training Room at 625 North Lemay Avenue, Fort Collins, Colorado.

EVIDENCE: During the hearing, the Hearing Officer accepted the following evidence: (1) Planning Department Staff Report; (2) application, plans, maps and other supporting documents submitted by the applicant; and (3) a copy of the public notice (the formally promulgated policies of the City are all considered part of the record considered by the Hearing Officer).

TESTIMONY: The following persons testified at the hearing:

From the City: Noah Beals

From the Applicant: Cathy Mathis, Alex Schuman

From the Public: Cydney Way Devine

FINDINGS

1. Evidence presented to the Hearing Officer established the fact that the hearing was properly posted, legal notices mailed and notice published.
2. The FDP complies with the applicable General Development Standards contained in Article 3 of the Land Use Code.
 - a. The FDP complies with Section 3.3.1(B)(1) & (2), Plat Standards – Lots, because: each of the new lots abut William Neal Parkway; an access easement is located in the rear the lots extending to Bryce Drive; and the layout of the new lots does not change the current interconnected street system.
 - b. The FDP complies with Section 3.3.1(C), Plat Standards – Public Sites, Reservations and Dedications, because the FDP does dedicate new right-of-way; utility and access easements have been reshaped to meet the needs of the new lots.

DECISION

Based on the foregoing findings, the Hearing Officer hereby enters the following rulings:

1. The FDP is approved as submitted.

DATED this 17th day of December, 2015.



Kendra L. Carberry
Hearing Officer