



Development Review Center  
Planning Services  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6689  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

## NOTICE OF HEARING DECISION

December 1, 2020

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **308 Cherry Street Carriage House Final Project Development Plan/Final Plan #FDP190011**. Attached to this letter you will find a copy of the Type 1 Administrative Hearing Decision approving the project.

This final decision of the Administrative Hearing Officer may be appealed to the City Council, in accordance with Chapter 2, Article II, Division 3 of the City Code, within 14 calendar days of the decision (dated November 25, 2020) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on December 9, 2020. An Appeal Form and Guidelines explaining the appeal process, including the Code provisions noted above, 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.

There may be an instance where someone may have attended the hearing but did not sign in and therefore will not receive this letter. Please feel free to share this information with them. Additionally, you may contact Alyssa Stephens, at 970-224-6076 or [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com). Alyssa is available to assist residents who have questions about the review process, hearing officer decisions or how to appeal a decision to City Council. Thank you for participating in the development review process.

Sincerely,

Pete Wray, AICP | Senior City Planner  
970.221.6754  
[pwray@fcgov.com](mailto:pwray@fcgov.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. 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](mailto:translate@fcgov.com).*

### HEARING TIME AND LOCATION

**Monday, November 16, 2020**

5:30 P.M.

**Remote/Virtual Meeting**

### PROPOSAL NAME & LOCATION

308 Cherry Street - Carriage House  
FDP190011

This site is located at 308 Cherry Street.  
Sign #580, Parcel # 9711117006.

### PROPOSAL DESCRIPTION

- The proposal is to construct a carriage house behind a street-fronting commercial office building on the 10,433 square foot lot.
- The plan proposes a 960 square foot building (600 square foot 1<sup>st</sup> floor and 360 square foot 2<sup>nd</sup> floor).
- Three off-street parking spaces are provided, and two existing on-street spaces are retained on Cherry Street.
- Access to the site will be taken from the existing driveway fronting Cherry Street.

### ZONING INFORMATION

- Property is located within the Neighborhood Conservation Buffer (NCB) Zone District.
- The proposal is a permitted use in this district and is subject to an Administrative Hearing.

### HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report:  
[fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)
- Appeals Process:  
[www.fcgov.com/appeals](http://www.fcgov.com/appeals)
- Appeal Guidelines:  
<http://www.fcgov.com/cityclerk/pdf/appeal-guidelines.pdf>
- Information About the Review Process:  
[fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)