



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6689
fcgov.com/DevelopmentReview

NOTICE OF BASIC DEVELOPMENT REVIEW DECISION

August 27, 2024

Dear Property Owner or Resident:

This letter is being sent to you because your property abuts the **Bloom Filing Seven BDR240008, 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, Division 6.4.3 (L) of the Land Use Code, within 14 calendar days of the date of final action by the Planning Manager. Guidelines explaining the appeal process, including the Code provisions previously referenced, can be found online at fcgov.com/cityclerk/appeals.php, or may be obtained in the City Clerk's Office at 300 Laporte Avenue.

You may contact me with any questions, or Em Myler, our Development Review Neighborhood Services Liaison, at devreviewcomments@fcgov.com. 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,

Kai Kleer, AICP, Senior City Planner
970-416-4284 kkleer@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. 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— August 23, 2024

PROPOSAL NAME & LOCATION

Bloom Filing Seven BDR240008

This property is located between E Mulberry and Vine Drive, east of the Mosaic neighborhood.

Sign #549

PROPOSAL DESCRIPTION

- This is a request for a Basic Development Review to replat multiple tracts within the previously recorded Bloom Filing Five (BDR230006) to create tracts for HOA management of garages and adjust a utility easement location to reflect as-built conditions of an Excel gas line.

ZONING INFORMATION

- The property is in the Medium and Low-Density Mixed Use (MMN) (LMN) Zone Districts.

FINDINGS OF FACT

- Accepted and properly processed in accordance with the requirements of Section 6.3, and 6.4 of the Land Use Code.
- Complies with the applicable sections of Article 3, General Development Standards, of the Land Use Code.
- Complies with the requirements of the Mulberry and Greenfields – PUD Master Plan, District 1 Standards, which replace the underlying zone district standards of the Medium and Low Density Mixed-Use Neighborhood.

HELPFUL RESOURCES

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