



Development Review Center
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fcgov.com/DevelopmentReview

August 23, 2024

Jamie Thorpe
Hartford Homes
4801 Goodman Street
Timnath, CO 80547

RE: Bloom Filing Seven, BDR240008 – Manager’s Decision

Dear Jamie:

On May 31, 2024, the City of Fort Collins Development Review Division received and processed a request for Bloom Filing Seven, being a request for a Basic Development Review to replat Bloom Filing Five to create small tracts under the cottage garage buildings for HOA management purposes and to adjust a utility easement to reflect the as-built conditions of Excel Energy’s gas line. The underlying zoning is a combination of Low and Medium Density Mixed-Use Neighborhood which is overlaid and replaced by the Mulberry and Greenfields – PUD Master Plan District 1. 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 pursuant to the applicable standards in the Land Use Code and PUD Master Plan.

Staff received one public comment regarding clarification of why the property was being replatted. After providing further information, no additional comments were provided.

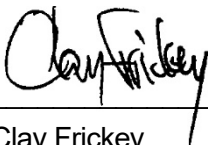
The Planning Manager hereby makes the following findings of fact:

1. Bloom Filing Seven, BDR240008, has been accepted and properly processed in accordance with the requirements of Section 6.3, and 6.4 of the Land Use Code.
2. Bloom Filing Seven, BDR240008, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
3. Bloom Filing Seven, BDR240008, complies with the requirements of the Mulberry and Greenfields – PUD Master Plan, District 1 Standards, which replace the underlying zone district standards of the Low and Medium Density Mixed-Use Neighborhood.

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

Approved _____
Decision

August 23, 2024 _____
Date



Clay Frickey
City of Fort Collins, Planning Manager

This final decision of the Planning Manager may be appealed to the Planning & Zoning Commission, in accordance with Article 6, Division 4.3(L) and 3.12 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.