

NOTICE OF MANAGER'S DECISION

Notice is hereby given that on January 08, 2025, the Planning Manager for the City of Fort Collins has issued a written decision to approve with conditions a development proposal. The final decision of the Planning Manager may be appealed to the Planning & Zoning Commission by January 22, 2025, within 14 calendar days of the decision. Guidelines explaining the appeal process, including the Code provisions, can be found online at fcgov.com/cityclerk/appeals.php, or may be obtained in the City Clerk's Office at 300 Laporte Avenue.

GENERAL DESCRIPTION

The project is referred to as Montava Phase D Core and Irrigation Pond, file # BDR240006. This request is to develop the residential core section of Phase D and the Irrigation Pond in association with the Montava PUD Master Plan. Phase D is approximately 50-acres and falls within the T4, T5, and T3.2 transect districts. The proposal will plat approximately 290 acres, and the proposed development is limited to approximately 50 of the 290 platted acres. Bordered by N Giddings Rd to the east, the future Poudre School District Elementary School site and non-potable pond to the west, future Phases D Infrastructure, B, and C immediately to the north, and future phases E, F, I and Town Center to the south. Access will be taken from N Giddings Road from the east. As proposed, it would become a mixed-density neighborhood including approximately 280 alley-loaded single-family attached and single-family detached dwelling units. A tract will be designated for a future 150-210 dwelling-unit multifamily project. Also included in Phase D will be a non-potable irrigation pond that will serve a non-potable system designed as a part of Phase D Core and Irrigation Pond. The pond will be located adjacent to the planned City of Fort Collins community park, a future elementary school site, and other planned Montava development areas, and is envisioned to serve these entities with shared non-potable irrigation through a distributed system serving only the Montava development areas still planned. Public Notice and a written decision can be found online at: fcgov.com/developmentreview/proposals. Information about the review process can be found online at: fcgov.com/ResidentReview.