



Community Development &
Neighborhood Services
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Fort Collins, CO 80524
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drcoord@fcgov.com

BASIC DEVELOPMENT REVIEW DECISION

Date: February 7, 2025
To: Winc LLC
Dave Watson
6617 S College Avenue
Fort Collins, CO 80525
ddwatson1969@ymail.com
From: Clay Frickey, Planning Manager, City of Fort Collins

DINGS SUBDIVISION FIRST REPLAT, BDR240016 – MANAGER’S DECISION:

Dear Dave,

On October 25, 2024, City of Fort Collins Development Review received and processed a request for the Dings Subdivision First Replat which is a request for a Basic Development Review to adjust lot lines within the subdivision. The request proposes altering the lot line between Lot 2 and Lot 3, increasing the size of Lot 3 while decreasing the size of Lot 2 associated with Dings Subdivision. The property, approximately 3.15 acres, is generally located at the southwest corner of South College Avenue and Trilby Road. An existing business is located on Lot 1 and Lot 2, while Lot 3 is currently used for detention. The site is zoned Limited Commercial (CL).

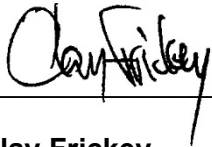
This request has been processed in accordance with Section 6.4.3, Basic Development Review Procedures, of the City of Fort Collins Land Use Code and has been reviewed for compliance with applicable Land Use Code standards.

THE PLANNING MANAGER HEREBY MAKES THE FOLLOWING FINDINGS OF FACT:

1. Dings Subdivision First Replat, BDR240016, has been accepted and properly processed in accordance with the requirements of Sections 6.3 and 6.4 of the Land Use Code.
2. Dings Subdivision First Replat, BDR240016, complies with the applicable sections of Article 5, General Development Standards, of the Land Use Code.
3. Dings Subdivision First Replat, BDR240016, complies with the requirements Article 2, Section 2.3.6 – Limited Commercial District (CL) zone district.

BASED ON THESE FINDINGS OF FACT, THE PLANNING MANAGER ISSUES THE FOLLOWING DECISION:

Decision: Approved



February 7, 2025

Clay Frickey

Date

City of Fort Collins, Planning Manager, Director Designee

cfrickey@fcgov.com

970.416.2625

The final decision of the Planning Manager may be appealed to the Planning & Zoning Commission in accordance with Article 6.4.3(L) of the Land Use Code within 14 calendar days of the date of final action. Guidelines explaining the appeal process can be found in the Land Use Code under Article 6.3.12(C). The Basic Development Review appeal form is available online at fcgov.com/developmentreview/applications.