



# Development Review Application

<b>Project Information</b>		<b>Project Type:</b> REZ	
<b>Project Name:</b> Hartford / Habitat Condo Project			
<b>Project Description:</b> (I) Industrial zoned area requesting to be rezoned to (NCB) Neighborhood Conservation Buffer Structure Plan Amendment			
<b>Location Description / Address / Parcel #:</b> 9712100053 Southeast corner of Buckingham St and 3rd St			
<b>Major Cross Streets:</b> Buckingham St and 3rd St			
<b>Zone District:</b> (I) - request for (NCB)			
<b>Plat (Y/N):</b> N <b>Modifications (Y/N):</b> N (#) 0			
<b>Redevelopment (Y/N):</b> _____			
<b>Affordable Housing (Y/N):</b> Y (%) 21.4			
<b>Dates:</b>			
<b>Conceptual Review Meeting Date:</b> 09/15/2021			
<b>CDR#</b> PDR210019			
<b>Neighborhood Meeting Date:</b> 04/17/2023			
<b>Hearing Type:</b> Type 2			
<b>Building / Unit Information</b>			
<b>Residential:</b> 329,518		Square Feet	
<b>Commercial:</b> 0		Square Feet	
<b>Industrial:</b> 0		Square Feet	
<b>Building Floor Area Ratio:</b> _____			
<b>Platted Area:</b> 7.565 Acres			
<b>Number of Units:</b>			
<b>Single-Family Attached:</b> 0		<b>Single-Family Detached:</b> 0	
<b>Two Family:</b> 0		<b>Multi-Family:</b> 140	
<b>Site/Area Information</b>			
<b>Residential Area:</b>	329,518 SF	7.565 Acres	
<b>Commercial Area:</b>	0 SF	0 Acres	
<b>Industrial Area:</b>	0 SF	0 Acres	
<b>Mixed Use Area:</b>	0 SF	0 Acres	
<b>Right of Way Area:</b>	TBD SF	TBD Acres	
<b>Parking and Drive Area:</b>	TBD SF	TBD Acres	
<b>Stormwater Detention Area:</b>	TBD SF	TBD Acres	
<b>Landscape Area:</b>	TBD SF	TBD Acres	
<b>Open/Other Area:</b>	TBD SF	TBD Acres	
<b>Gross Area:</b>	TBD SF	TBD Acres	
<b>Floor Area Ratio:</b>	TBD		
<b>Gross Density:</b>	TBD	<b>Net Density:</b>	TBD
<b>Owner Applicant Information</b>			
<b>Name:</b> Fort Collins Habitat for Humanity, LLC			
<b>Address:</b> 4001 South Taft Hill Road			
<b>City:</b> Fort Collins		<b>State:</b> CO	<b>Zip:</b> 80526
<b>Email:</b> kcandella@fortcollinshabitat.org <b>Phone:</b> _____			
<b>Consultant Information</b>			
<b>Name/Contact:</b> Shelley LaMastra			
<b>Organization Name:</b> Russell + Mills Studios			
<b>Address:</b> 506 S College Ave, Unit A			
<b>City:</b> Fort Collins		<b>State:</b> CO	<b>Zip:</b> 80524
<b>Email:</b> slamastra@russellmillsstudios.com <b>Phone:</b> 970-484-8855			

### CERTIFICATION

I certify the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge, consent, and authority of the owners of the real property, as those terms are defined in Section 1-2 of the City Code (including common areas legally connected to or associated with the property which is the subject of this application) without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection, and if necessary, for posting of public notice on the property.

**Name (Please PRINT):** Shelley LaMastra - Russell + Mills Studios

**Address:** 506 S College Ave, Unit A

**Telephone:** 970-484-8855 **Email:** slamastra@russellmillsstudios.com

**Signature:** (and title showing authority to sign, if applicable) Shelley LaMastra

Digitally signed by Shelley LaMastra  
Date: 2023.04.28 09:48:25 -06'00'

⇒ CERTIFICATION MUST BE SIGNED. ⇐

## Type of Request

Please indicate the type of application submitted by checking the box preceding the appropriate request(s). Additional handouts are available explaining the submittal requirements for each of the following review processes.

- Annexation Petition with Initial Zoning (ANX)** REQUESTED ZONE: \_\_\_\_\_  
Fee \$5,825
- Rezoning Petition (REZ)** REQUESTED ZONE: NCB  
Fee \$4,800
- Planned Unit Development (PUD)**  
Fee: \$54,475
- Overall Development Plan (ODP)**  
Fee: \$11,150
- Project Development Plan (PDP)**  
Fee: \$27,675
- Final Development Plan (FDP)**  
Fee: \$21,575
- Basic Development Review (BDR)**  
Fee: \$16,900
- Major Amendment (MJA)**  
Fee: \$18,975
- Minor Amendment (MA) / Change of Use**  
Fee: \$1,500.00
- Minor Subdivision**  
Fee: \$2,300 subdivision only, no land use approvals
- Infrastructure Project**  
Fee: \$13,625
- Extra Occupancy Unit**  
Fee: \$2,025 per unit
- Addition of Permitted Use (APO)**  
Fee: \$3,500
- Modification of Standards (MOD)**  
Fee: \$1,675 ea. standalone
- Site Plan Advisory Review**  
NO FEE
- Additional Rounds of Review**  
Fee: \$3,000 charged once for projects that require 4 or more rounds of review

City of Fort Collins Development Review collects [Poudre Fire Authority Development Review Fees](#) for the above requests. Applicable Poudre Fire Authority Fees would apply at the time of application.

Payments can be made by check or credit card.

Check: Make payable to City of Fort Collins. Mail to the Development Review Center, 281 N College Ave, Fort Collins, CO 80524, OR placed in the blue drop box located at the west side of the building.

Credit Card: Would be processed over the phone. Credit card payments include a convenience fee of 2% + \$0.25 added to all payments under \$2,500.00, and 2.75% added to all payments over \$2,500.00.