



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

NOTICE OF PUBLIC HEARING

November 5, 2020

Dear Property Owner or Resident:

This letter is to inform you the Planning and Zoning Board will conduct a public hearing to consider a development proposal near your property. **The hearing will be held on-site in Council Chambers, City Hall as well as virtually through Zoom.** Specific information about this development proposal is to the right and on the back of this letter. A decision regarding the approval or denial of the proposal will be made at the hearing.

City Council has authorized the use of remote technology for select hearings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, iPad, or computer. **Virtual participation information will be available at fcgov.com/developmentreview/proposals at least 48 hours in advance of the meeting.** You do not need a paid Zoom account to participate.

You received this notice because records from the Larimer County Assessor's Office indicate you own property near the proposed development site. Because of the lag time in recordkeeping, or because of rental situations, some neighbors may be missed. Please feel free to notify your neighbors of the public hearing so they can attend. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

We welcome your participation in the development review process. More information can be found by visiting fcgov.com/CitizenReview. If you have any questions, please contact me or Alyssa Stephens at 970-224-6076 or devreviewcomments@fcgov.com. Alyssa is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Meaghan Overton, AICP | Senior City Planner
970.416.2283
moverton@fcgov.com

HEARING TIME AND LOCATION

Thursday November 19, 2020, 6:00 P.M.

Virtual & In-Person Meeting Options

Council Chambers, City Hall,
300 Laporte Avenue

Virtual meeting information will be posted 48 hours prior to the meeting at fcgov.com/developmentreview/proposals.

PROPOSAL NAME & LOCATION

H-25 Multifamily, PDP200004

Southeast corner of Harmony Rd. and Strauss Cabin Rd.

Sign #527, Parcel #8603200042.

(Project location map on the reverse)

PROPOSAL INFORMATION

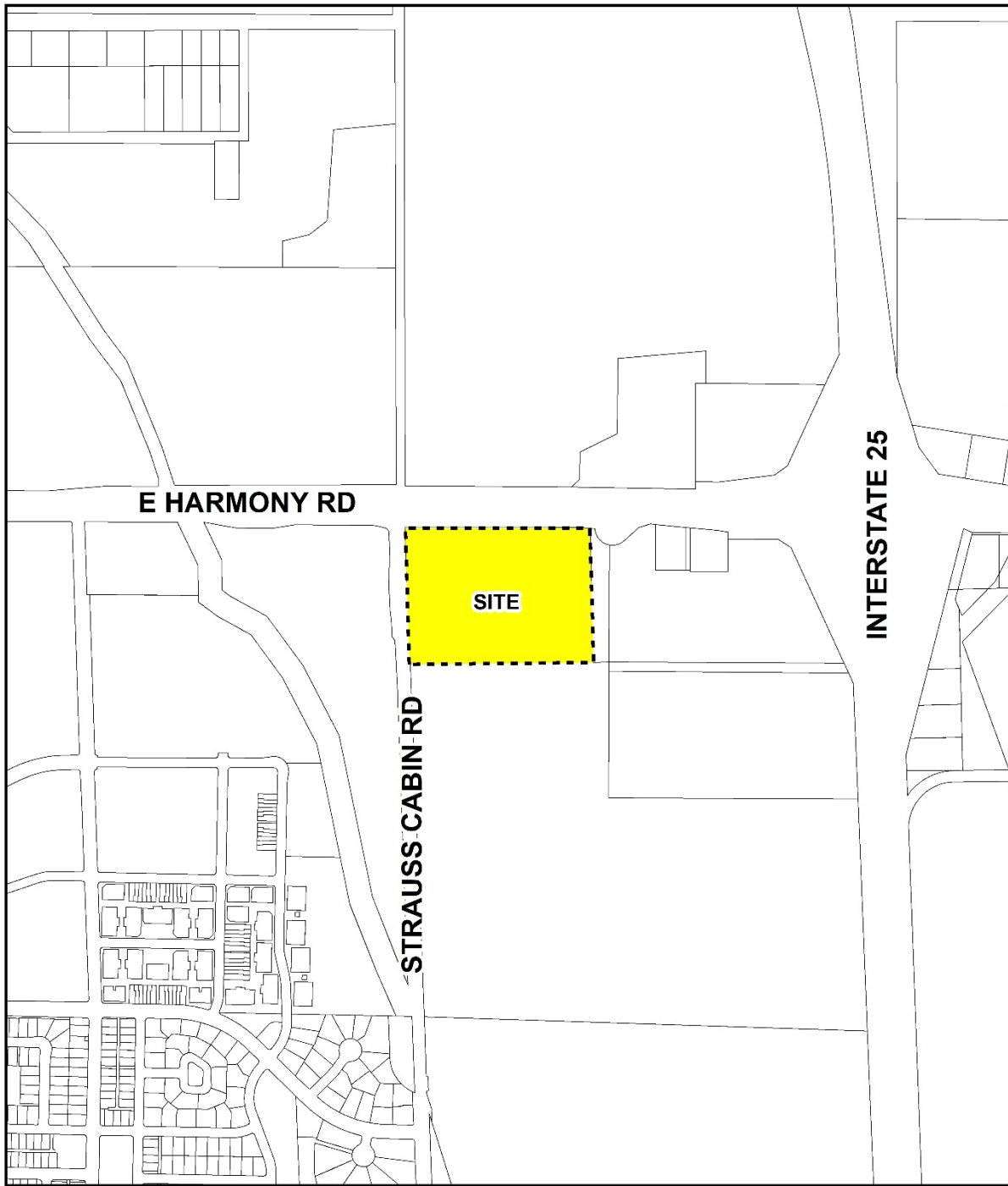
- This is a Project Development Plan (PDP) for a vacant 15.7-acre site.
- The PDP proposes a total of 304 apartments and an amenity center.
- The PDP proposes a total of 509 vehicle parking spaces and 462 bicycle parking spaces.
- One modification is being requested to allow one of the buildings to be located more than 350 feet from a street sidewalk.
- This site is part of an Overall Development Plan (ODP) that designates this parcel for secondary uses; residential uses are a permitted secondary use in the HC zone.
- The project is subject to review and approval by the Planning and Zoning Board at a public hearing.

ZONING INFORMATION

- The site is in the Harmony Corridor (HC) Zone District.

HELPFUL RESOURCES

- Plans and Staff Report:
fcgov.com/cityclerk/planning-zoning
- This letter is also available at:
fcgov.com/developmentreview/proposals
- Information about the review process:
fcgov.com/CitizenReview



H-25 MULTI-FAMILY LOCATION MAP



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. 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.