



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

# NOTICE OF VIRTUAL PUBLIC HEARING

January 21, 2021

Dear Property Owner or Resident:

This letter is to inform you a **virtual public hearing on February 4** has been scheduled to consider a development proposal near your property. Some basic information is to the right and on the back of this letter. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following 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/agendas](http://fcgov.com/developmentreview/agendas) at least 48 hours in advance of the meeting.** You do not need a paid Zoom account to participate. If you do not have access to the internet or need assistance, call 970-224-6076.

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.

Please contact me, or Alyssa Stephens at [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com) or 970-224-6076 if you are unable to attend the meeting or would like to provide comments in advance. We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Clark Mapes | City Planner  
970.221-6225 or 214-1698 | [cmapes@fcgov.com](mailto:cmapes@fcgov.com)

## HEARING TIME

**Thursday, February 4, 2021**

5:30 P.M.

## Remote/Virtual Meeting

Meeting information will be posted at [fcgov.com/developmentreview/agendas](http://fcgov.com/developmentreview/agendas) 48 hours prior to the meeting.

## PROPOSAL NAME & LOCATION

Kechter Townhomes PDP200010,  
3620 Kechter Road, located between  
Jupiter Drive, and Lady Moon Drive.  
Sign #560, Parcel # 8604000924.

(Location map on back of this letter.)

## PROPOSAL DESCRIPTION

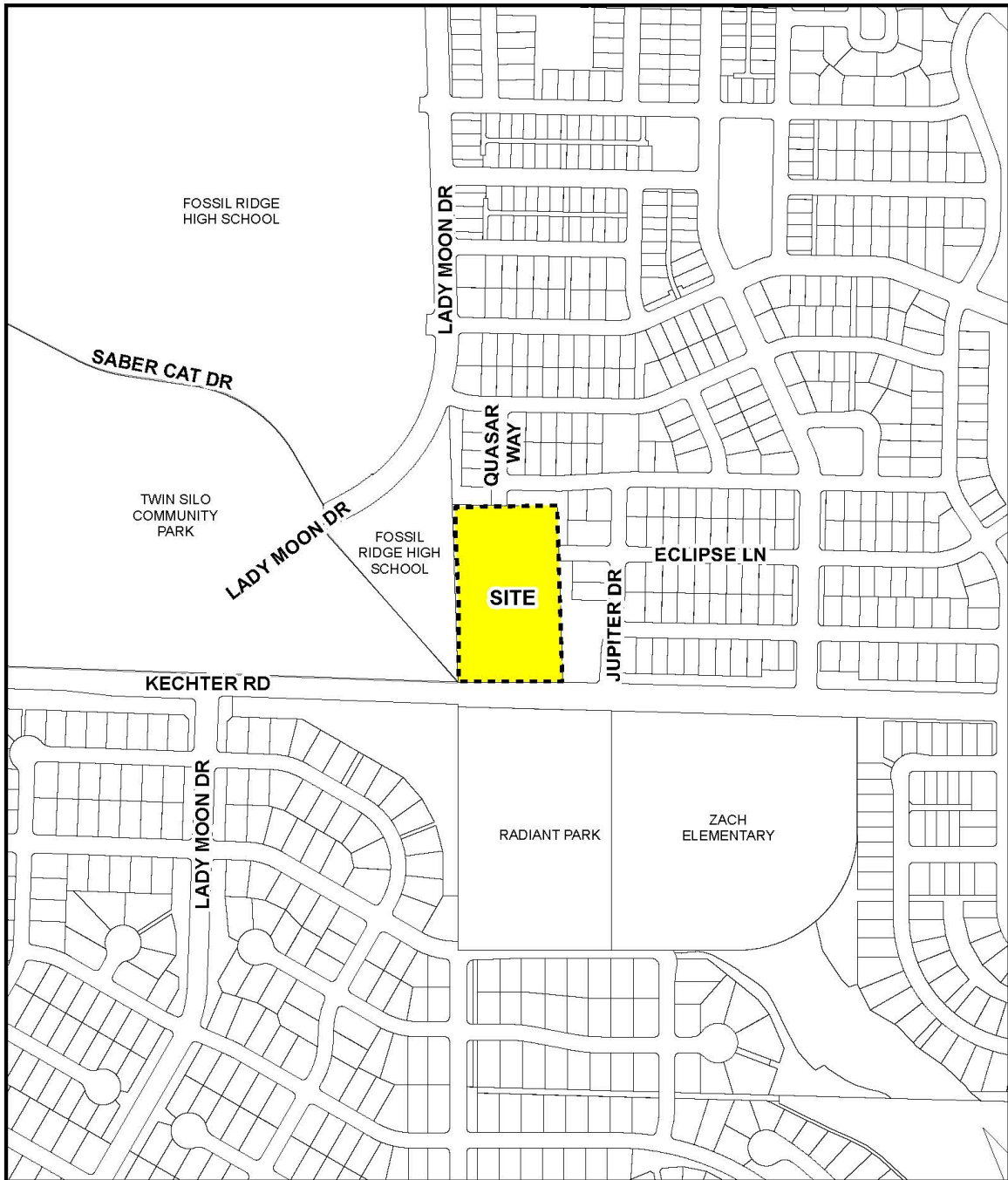
- Development of this 5-acre City of Fort Collins Land Bank property with 54 townhome units in 10 buildings.
- Qualified affordable housing, with all units for sale.
- Vehicular access is from Kechter Rd. with a new street west of Jupiter Dr., and from extension of the Quasar Way street stub.
- The Eclipse Lane street stub is not extended, but a walkway connection is provided at that location.
- Existing trees are to remain.

## ZONING INFORMATION

- Property is located within the Low Density Mixed Use Neighborhood (LMN) Zone District.
- The proposal is a permitted use in this district and requires a public Administrative Hearing.

## HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)
- Information About the Review Process: [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



**KECHTER TOWNHOMES  
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](mailto:translate@fcgov.com).*