



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

May 6, 2021

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 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](http://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](http://fcgov.com/CitizenReview). If you have any questions, please contact me or Alyssa Stephens at 970-224-6076 or [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com). Alyssa is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Kai Kleer, AICP | City Planner  
970.416.4284  
[kkleer@fcgov.com](mailto:kkleer@fcgov.com)

### HEARING DATE AND TIME

Thursday May 20, 2021, 6:00 P.M.

### Virtual Meeting

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

### PROPOSAL NAME & LOCATION

#### Magnolia Dwellings, PDP200018

Located at 335 E Magnolia Street.  
Sign #568, Parcel #9712332021

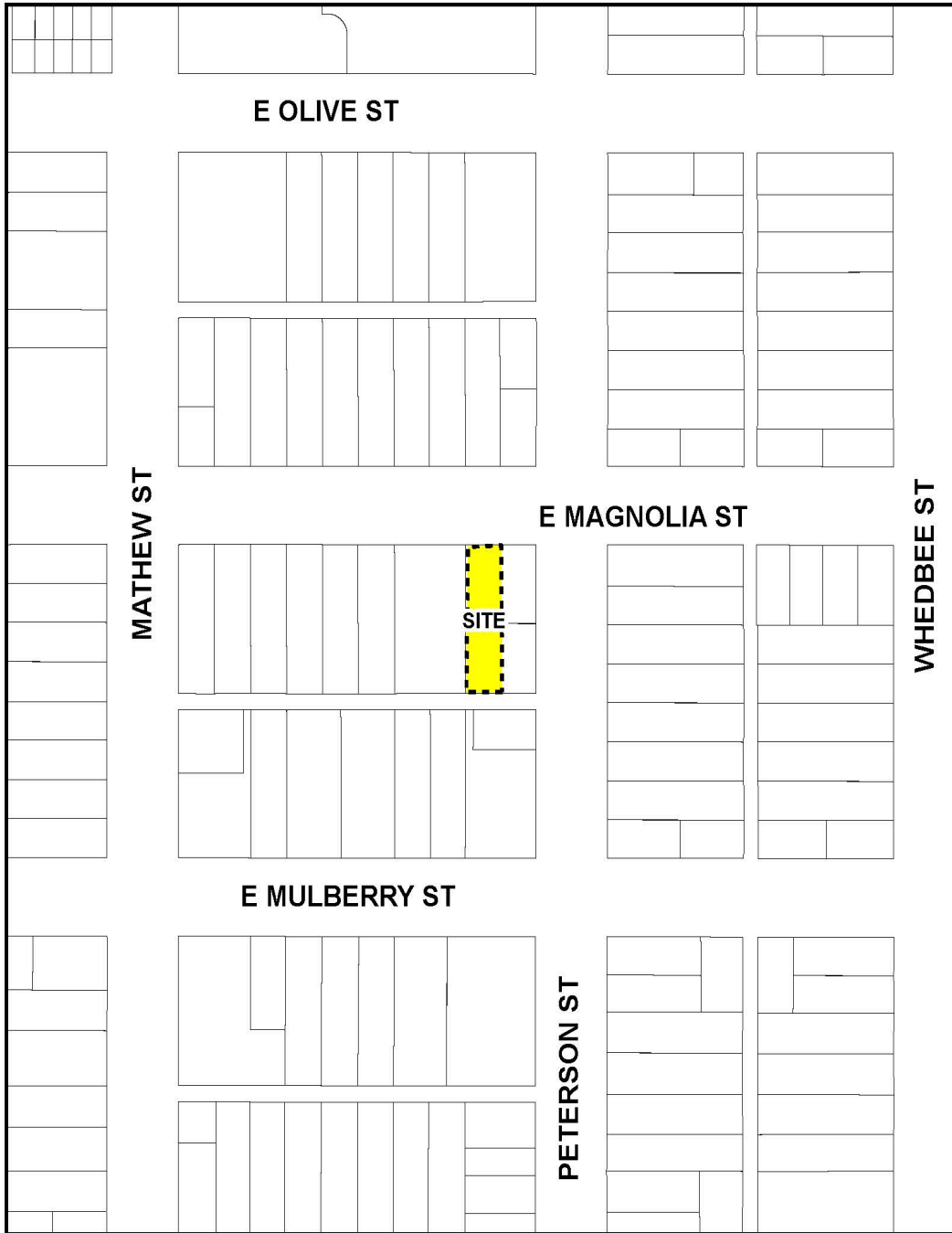
(Project location map on the reverse)

### PROPOSAL INFORMATION

- This is a proposal to construct a two-story 4-unit multi-family dwelling.
- The existing lot is 9,500 (50x190) square feet.
- The project is located within the Neighborhood Conservation Medium Density Zone District.
- Seven off-street parking spaces are proposed.
- The applicant requests two modifications of standard to allow for an increased amount of compact parking spaces and reduce the parking-lot landscape setback along the east and south boundaries of the site.
- The project is subject to review and approval by the Planning and Zoning Board at a public hearing.

### HELPFUL RESOURCES

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



**335 E MAGNOLIA ST 4-PLEX  
AKA MAGNOLIA DWELLINGS  
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. Contact Shar Manno, Manager, Customer Support, [smanno@fcgov.com](mailto:smanno@fcgov.com) or 970-221-6767 (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).*