



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

NOTICE OF VIRTUAL PUBLIC HEARING

May 6, 2021

This letter is to inform you of a **Planning and Zoning Board public hearing scheduled to consider a development project near property you own.**

The hearing will be held virtually through Zoom. Some basic information about the project is to the right and on the back of this letter. At the Planning and Zoning Board hearing, the Board will review and approve or deny the proposal.

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. 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. Please feel free to notify 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.

Please contact me, or Alyssa Stephens at devreviewcomments@fcgov.com or 970-224-6076 if you are unable to attend the meeting or would like to provide comments in advance. Alyssa is available to assist residents who have questions about the review process and how to participate. 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 cmapes@fcgov.com

HEARING DATE AND TIME

Planning & Zoning Board Hearing:
Wednesday, May 26, 2021, 6:00 P.M.

Virtual Meeting

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

PROPOSAL NAME & LOCATION

West Willox Stand-Alone Modification of Standard, # MOD210001.

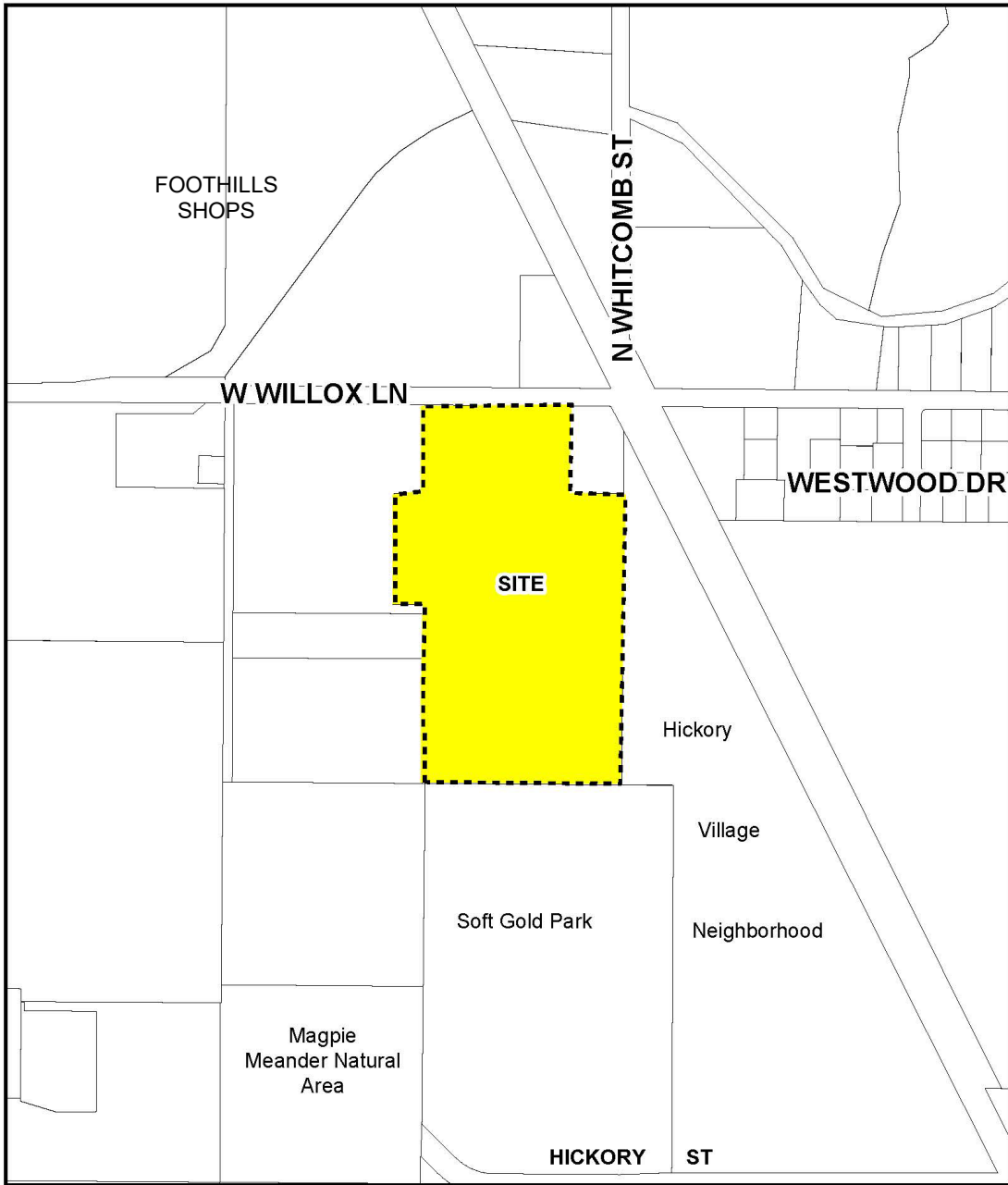
19-acre property approximately halfway between College Avenue and Shields Street. (Location map on the reverse). Sign #587, Parcel # 9702200003.

PROPOSAL INFORMATION

- This is a request for a Modification of a Standard in the Urban Estate Zone District.
- The request is to increase allowable residential density from two dwelling units per acre to four per acre.
- Criteria are whether it would be detrimental to the public good, and whether a plan with the modified density can be "as good or better than" a plan with standard density (paraphrased).
- The modification would be valid for one year, within which time a development plan could be submitted with the modified density standard.
- The request is accompanied by a conceptual plan diagram showing some parameters for aspects of development with the requested density.

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



West Willox Lane Stand-Alone Modification of a Standard
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 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.