



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 PUBLIC HEARING

October 7, 2021

Dear Property Owner or Resident:

This letter is to inform you the Planning and Zoning Commission will conduct a public hearing to consider a development proposal near property you own. **The hearing will be held on-site in Council Chambers, City Hall as well as virtually through Zoom.** Basic 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. If you do not have access to the internet or need assistance accessing documents, call Alyssa at 719-297-1058.

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/ResidentReview](http://fcgov.com/ResidentReview). If you have any questions, please contact me or Alyssa Stephens at 719-297-1058 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,

Clark Mapes | City Planner  
970.221.6225  
[cmapes@fcgov.com](mailto:cmapes@fcgov.com)

## HEARING TIME AND LOCATION

Thursday October 21, 2021, 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](http://fcgov.com/developmentreview/proposals).

## PROPOSAL NAME AND LOCATION

Sun Communities - The Foothills, PDP210001

Southeast quadrant of S. College Ave. and Trilby Rd. – see location map on reverse.

Sign #541, Parcel #9613200003

## PROPOSAL INFORMATION

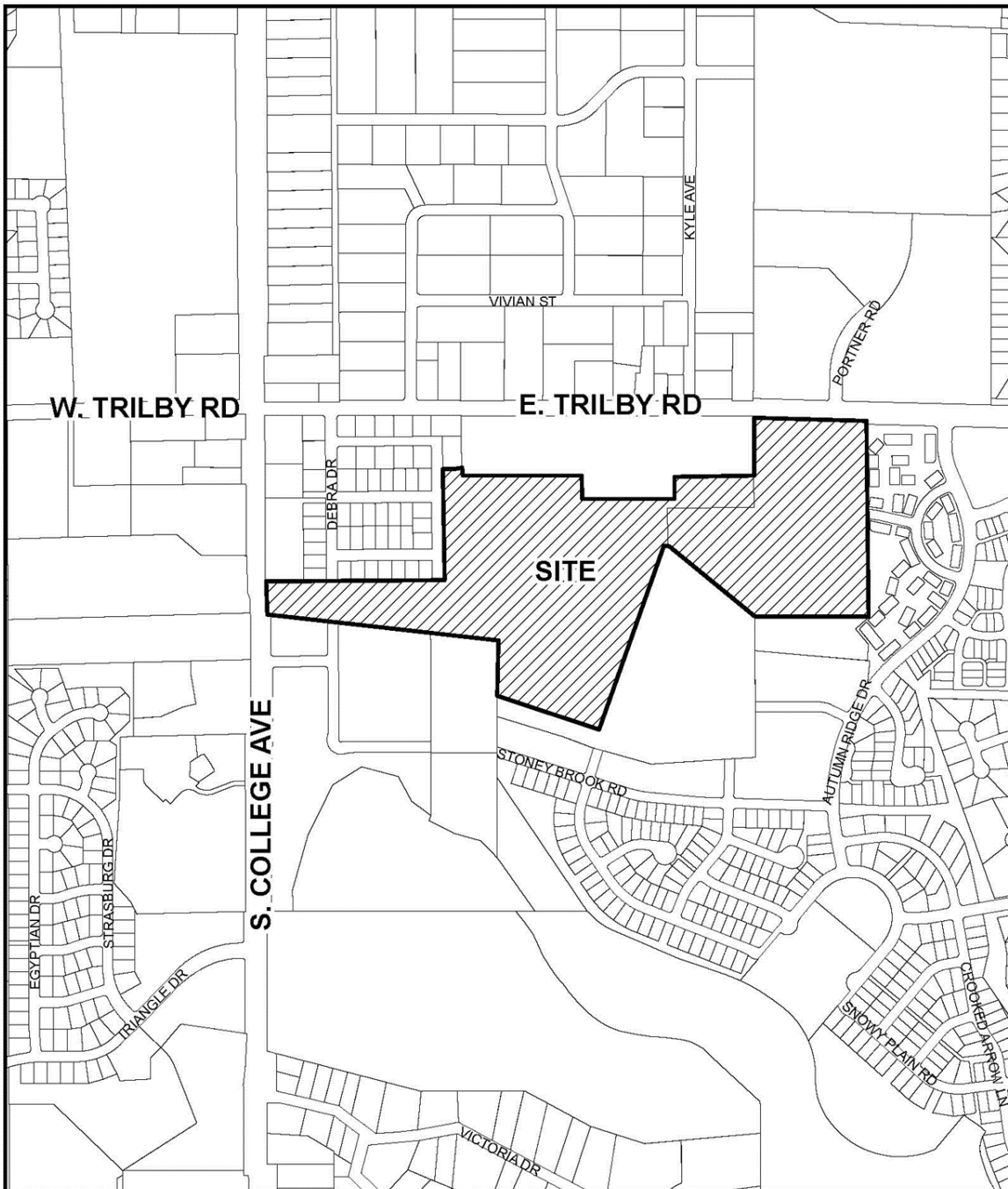
- This is a development plan for 201 manufactured homes on a 52-acre property.
- The street and block network includes Debra Drive, Portner Drive, Rick Drive, and Crown Ridge Lane along with new internal streets.
- 15% of homes are qualified Affordable Housing.
- Parking is on home sites and in guest parking bays.
- Includes a central amenity block, pocket parks, and wetlands open space.

## ZONING INFORMATION

- Low Density Mixed Use Neighborhood (LMN) zone districts.

## HELPFUL RESOURCES

- Plans, Staff Report, and more: [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/ResidentReview](http://fcgov.com/ResidentReview)



**SUN COMMUNITIES  
VICINITY MAP**

1:8,000



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).