



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 1, 2021

Dear Property Owner or Resident:

This letter is to inform you the Planning and Zoning Commission will conduct a public hearing to consider development proposals 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. 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. If you have any questions, please contact me or Alyssa Stephens at 719-297-1058 or devreviewcomments@fcgov.com. Alyssa is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Jason Holland, City Planner
970.224.6126 | jholland@fcgov.com

HEARING TIME AND LOCATION

Thursday November 18, 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.

PROPOSAL NAMES AND LOCATION

2908 S Timberline Rd Multi-Family Dwellings Project Development Plan (PDP) PDP210011; and Timberline Church Overall Development Plan (ODP) ODP210003

(Project location map on the reverse)

Sign #547, Parcel #'s 8729226901, 8729225905, 8729225902 and 8729225904.

PROPOSAL INFORMATION

- This is a request to develop 180 multi-family dwellings on 9.9 acres within the Timberline Church campus at 2908 S. Timberline Road. The plan includes seven multi-family buildings that are three stories in height. Six Modifications of Land Use Code Standards are proposed with the multifamily project.
- An Overall Development Plan (ODP) is also provided for the church campus.
- The site is within the Medium Density Mixed-Use Neighborhood (MMN) zone district and the proposal is subject to a Planning & Zoning Commission (Type 2) review and hearing approval.

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/ResidentReview



2908 S. Timberline Road Multi-Family Dwellings PDP210011 and Timberline Church Overall Development Plan ODP210003

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.