



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

February 3, 2022

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 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](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 Yani at 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.

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 Yani Jones at 970-224-6076 or [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com). Yani is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Ryan Mounce, City Planner  
970.224.6186 | [rmounce@fcgov.com](mailto:rmounce@fcgov.com)

## HEARING TIME AND LOCATION

Thursday February 17, 2022, 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 NAMES AND LOCATION

Ziegler-Corbett Overall Development Plan, ODP210004

Located north of Front Range Village between Ziegler Rd. and Corbett Dr.

(Location map on the back of this letter).

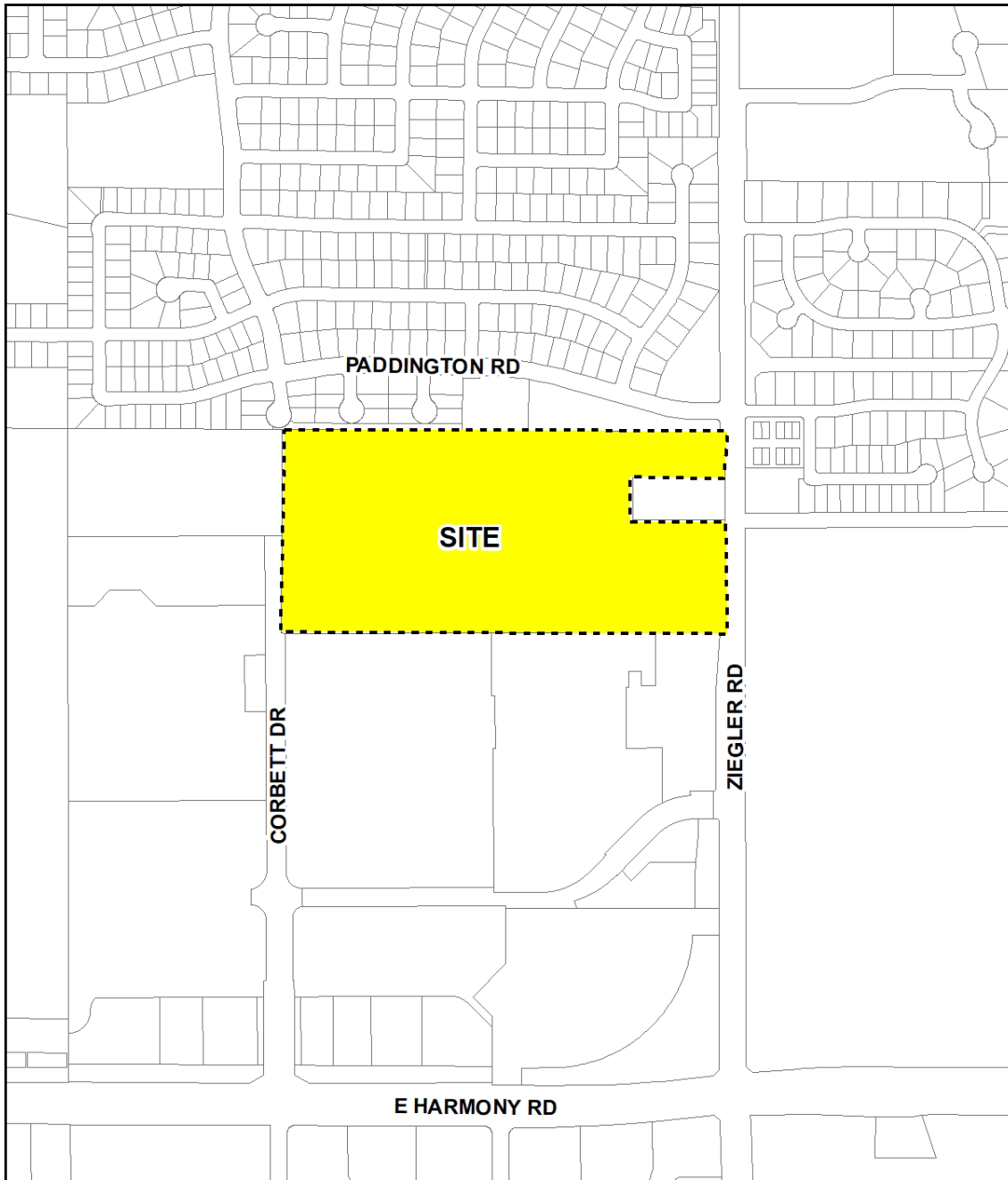
Sign #703, Parcel #s 8732000002, 8732000009

## PROPOSAL INFORMATION

- This is a request to create an Overall Development Plan for a phased, mixed-use development on 31.3 acres. Two Modifications of Land Use Code Standards are proposed with the project.
- Proposed land uses include office, childcare, community facility, and between 400 - 700 single-family attached, multifamily, and mixed-use dwellings.
- The site is within the Harmony Corridor (HC) 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](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)



## ZIEGLER & CORBETT MIXED-USE OVERALL DEVELOPMENT PLAN



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).