



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

March 16, 2022

Dear Property Owner or Resident:

This letter is to inform you a **virtual public hearing on March 30, 2022**, has been scheduled to consider a development proposal near your property. 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 by an administrative hearing officer following 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 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.

Please contact me, or Yani Jones at devreviewcomments@fcgov.com or 970-224-6076 if you are unable to attend the meeting or would like to provide comments in advance. We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Pete Wray, AICP | Senior City Planner
970.221.6754
pwray@fcgov.com

HEARING DATE AND TIME

Wednesday, March 30, 2022,
5:30 P.M.

Remote/Virtual Meeting

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

PROPOSAL NAME AND LOCATION

**301 Parker Street – Two Family
FDP210026**

This site is located at 301 Parker Street.
(location map on reverse).

Sign #654, Parcel # 9724218008

PROPOSAL DESCRIPTION

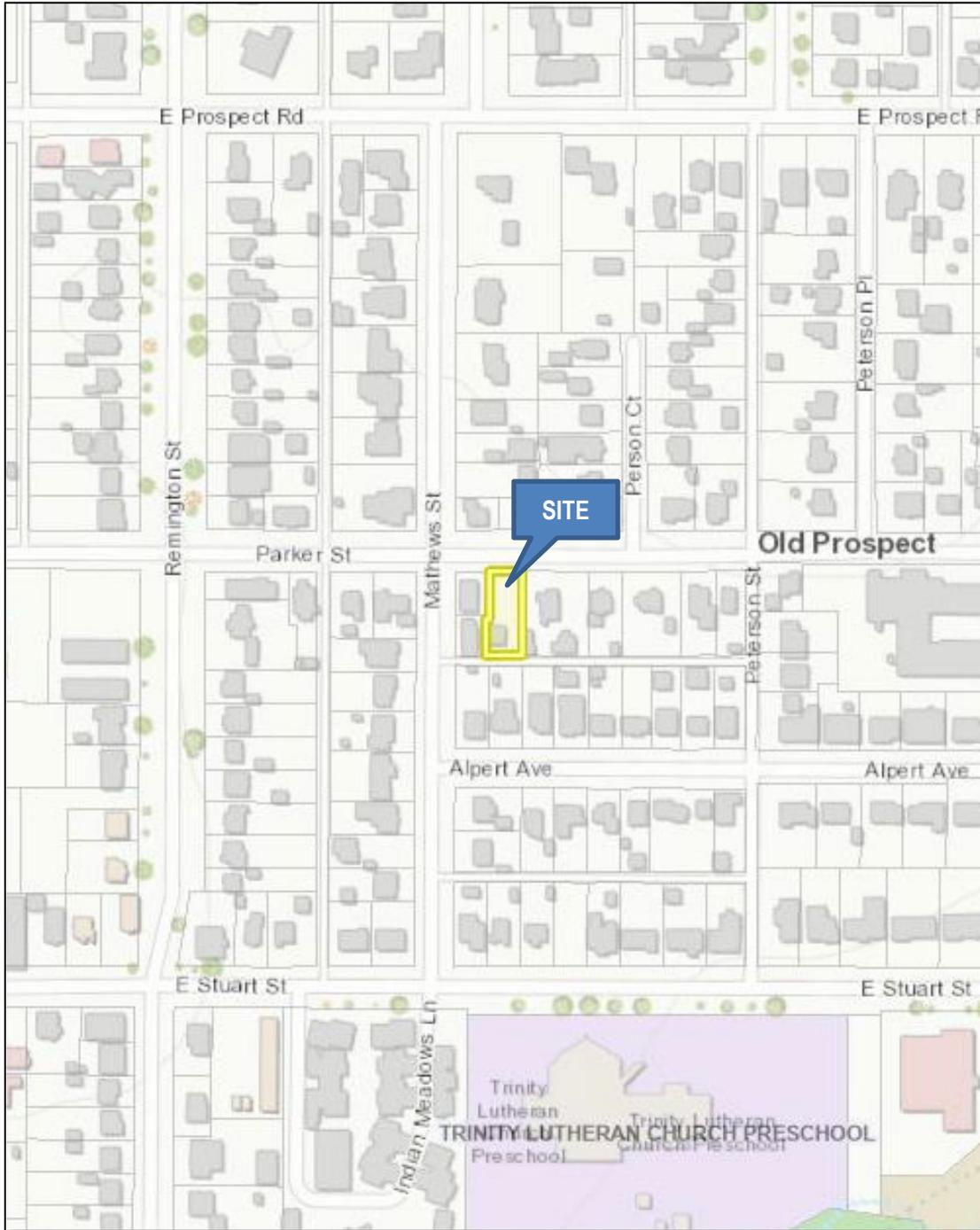
- The combined PDP/FDP proposal is to construct a single-story, two-family attached dwelling with each unit consisting of approximately 600 finished square feet, one bedroom and bathroom.
- The plan includes demolition of the existing house.
- Access to the site will be taken from the existing alley, including 4 gravel parking spaces.
- A request for Modification of Standards to allow a project density of 12.66 DU/Ac.

ZONING INFORMATION

- Property is located within the Low Density Mixed-Use Neighborhoods (LMN) Zone District.
- The proposal is a permitted use in this district and is subject to an Administrative Hearing.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report:
fcgov.com/developmentreview/proposals
- Information About the Review Process:
fcgov.com/ResidentReview



301 Parker Street - Two-Family Dwelling Vicinity 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.