



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

April 7, 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.** 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 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. If you have any questions, please contact me or Yani Jones at 970-224-6076 or devreviewcomments@fcgov.com. Yani is available to assist residents who have questions about the review process and how to participate.

Sincerely,

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

HEARING TIME AND LOCATION

Thursday, April 21, 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.

PROPOSAL NAME AND LOCATION

Enclave at Redwood PDP, PDP210004, located northeast of the intersection of Redwood Street and Suniga Road (location map on the reverse).

Sign #561, Parcel #s 9701400004, 9701411001, 9701400001.

PROPOSAL INFORMATION

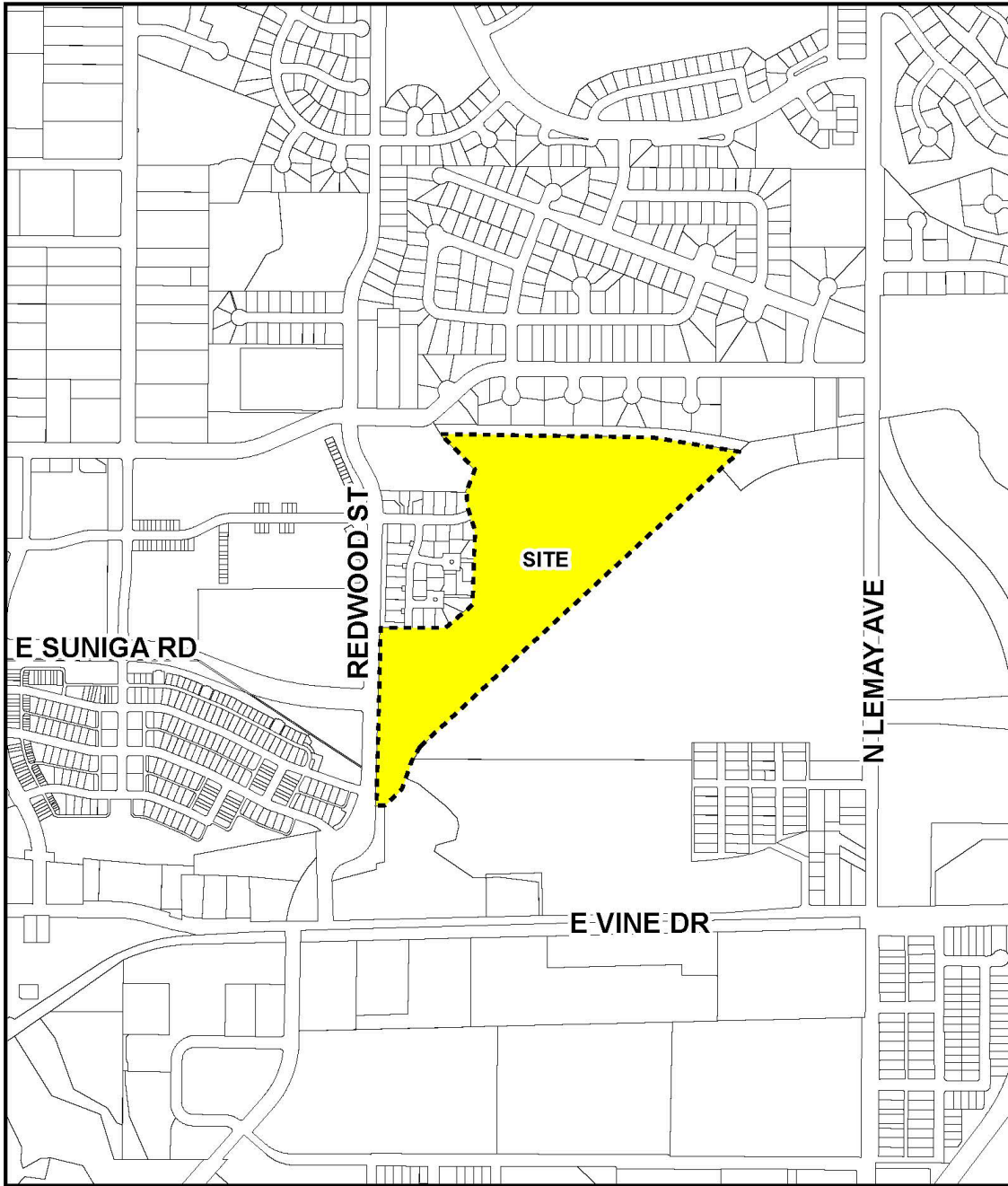
- Request to replat the 30.17 acre site into one parcel and development of 242 multi-family dwelling units, 1-acre park, clubhouse, and connections to the regional trail.
- The site will have access from Redwood Street, and internal local streets from existing subdivisions from the west and east.
- The PDP includes two requests for Modification of Standards for the building orientation and connecting walkway, and size of project for determining number of housing types required.

ZONING INFORMATION

- The project is in the Low Density Mixed-Use Neighborhood (LMN), and Industrial (I) zone districts and is subject to a Planning and Zoning Board (Type 2) review.

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



THE ENCLAVE AT REDWOOD LOCATION MAP

1 inch = 667 feet



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.