



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

July 5, 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, tablet, or computer. **Virtual participation information will be available at fcgov.com/developmentreview/proposals at least 48 hours in advance of the meeting.** If you do not have access to the internet or need assistance accessing documents, call 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 devreviewcomments@fcgov.com, or 970-224-6076 for assistance to residents who have questions about the review process and how to participate.

Sincerely,

Clark Mapes | City Planner
 970.221.6225
cmapes@fcgov.com

HEARING TIME AND LOCATION

Thursday July 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

Fort Collins Nissan-Kia,

#PDP210017

5811 S. College Ave.

(Location map on the back of this letter)

Sign #614, Parcel #'s 9611100002,
 9611100003, and 9611100901.

PROPOSAL INFORMATION

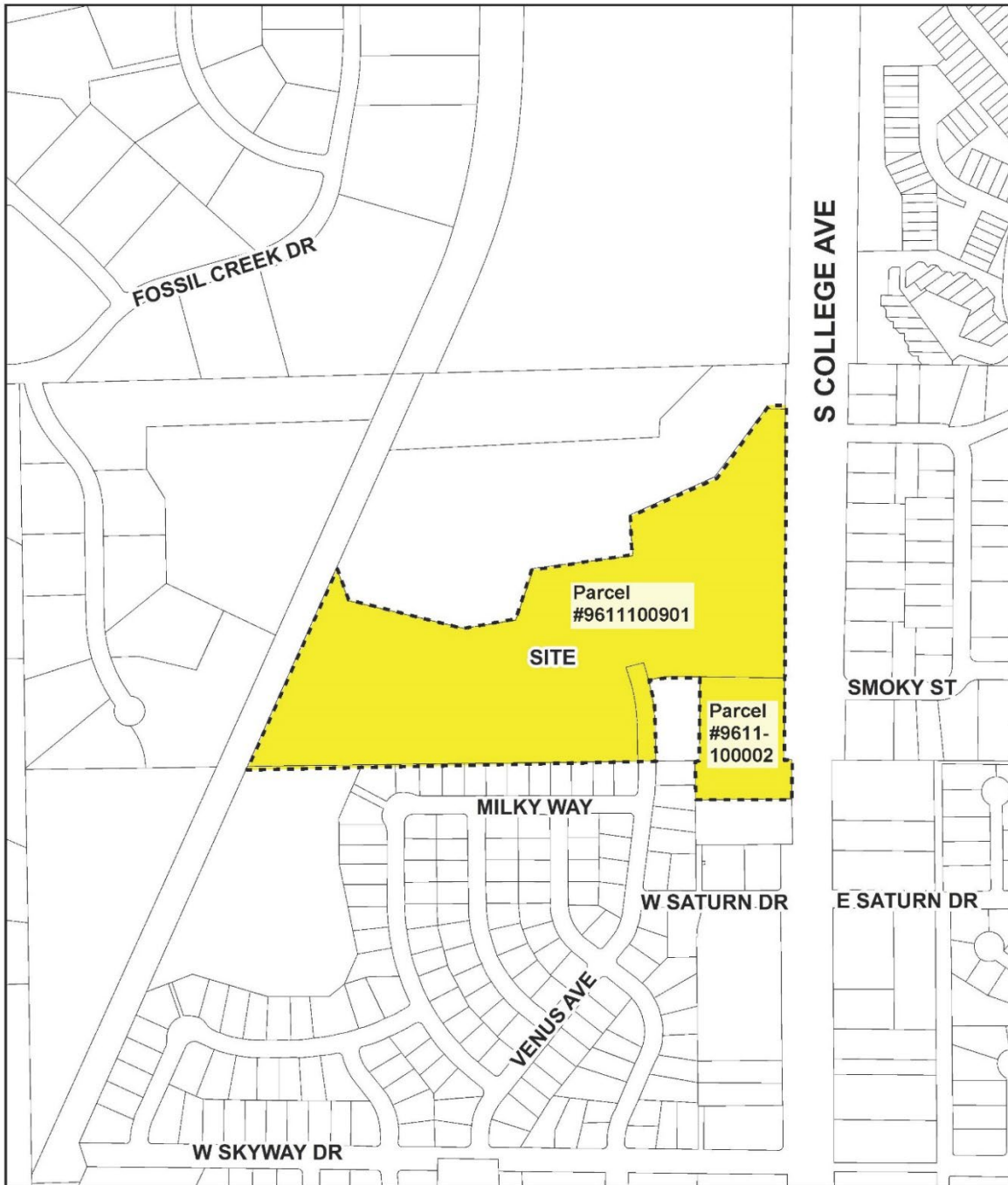
- This plan removes and replaces the existing Nissan dealership with two new dealerships (Nissan and Kia).
- The plan rearranges access and circulation by extending Venus Ave. to connect to S. College with a new traffic signal.
- Includes new S. College sidewalks and extensive landscaping.
- The rear portion of the property with natural features is kept as-is.
- The project requires review and approval by the Planning and Zoning Commission at a public hearing.

ZONING INFORMATION

- The property is in the General Commercial (CG) and Medium Density Mixed-Use (MMN) Zone Districts.

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



Fort Collins Nissan – Kia Redevelopment Location 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.