



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

September 1, 2022

Dear Property Owner or Resident:

This letter is to let you know that the Planning and Zoning Commission will conduct a public hearing to consider an Overall Development Plan and Project Development Plan for the Heartside Hill project, near property you own. **The hearing will be held on-site in Council Chambers, City Hall as well as virtually through Zoom.** Basic information about this project is to the right and on the back of this letter. A decision approving or denying the project 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. If you are unable to attend the meeting or would like to provide comments in advance, please contact me or the Development Review Liaison at 970-224-6076 or devreviewcomments@fcgov.com. City staff are available to assist residents who have questions about the project, review process and how to participate.

Sincerely,

Will Lindsey, City Planner
970.224.6164 | wlindsey@fcgov.com

HEARING TIME AND LOCATION

Thursday September 15, 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

Heartside Hill, ODP210005 / PDP210020

(Project location map on the reverse).

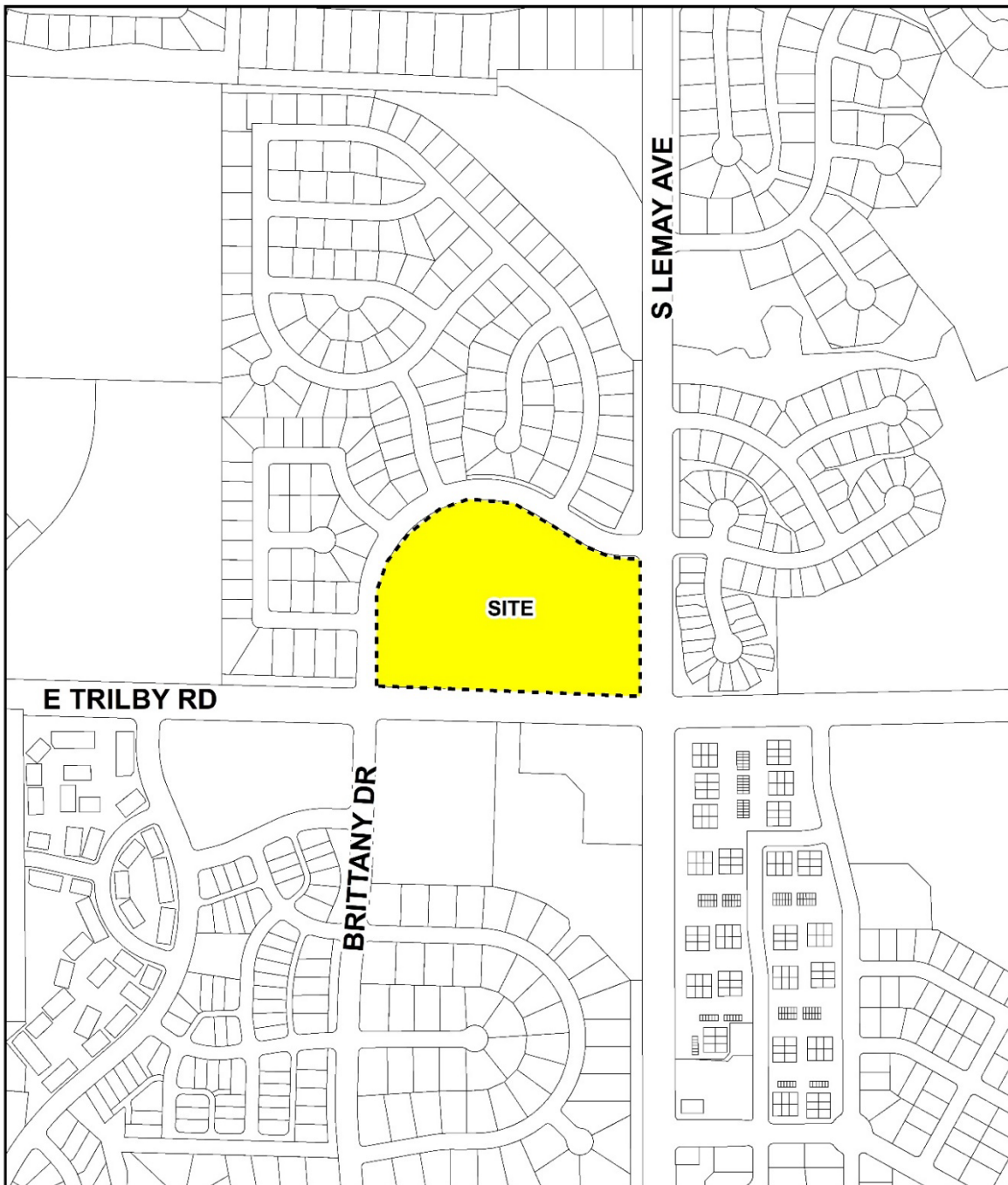
Sign # 629, Parcel # 9612431901

PROPOSAL DESCRIPTION

- This is a request to establish an Overall Development Plan (ODP) along with an affiliated Project Development Plan (PDP) at 6501 Brittany St.
- The proposed affordable housing development includes 72 multi-family dwellings and 11 lots for single-family dwelling. The multi-family dwellings are in 6 3-story buildings with 12 dwelling units each.
- The site is within the Low Density Mixed-Use Neighborhood (LMN) Zone District and the proposal is subject to a Planning & Zoning Commission (Type 2) review and hearing approval.

HELPFUL RESOURCES

- Staff Report and supporting documents:
fcgov.com/cityclerk/planning-zoning
- This letter is also available at:
fcgov.com/developmentreview/proposals
- Information about the review process:
fcgov.com/ResidentReview



Heartside Hill (aka 6501 Brittany St Multi-Family Development)

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.