



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6689
fcgov.com/DevelopmentReview

REQUIRED IN-PERSON ATTENDANCE FOR PUBLIC HEARINGS

October 11, 2022

Dear Property Owner or Resident:

This letter is to inform you the City of Fort Collins will be terminating our local COVID emergency ordinances, which have allowed for remote and hybrid meetings that deal with quasi-judicial matters during the pandemic. Starting with our October regular meeting, we are returning to in-person meetings for the Planning & Zoning Commission in Council Chambers at City Hall. All public participants in quasi-judicial matters must be in person according to Section 2-73 of the City Code. The time, date, and location of the meeting has not changed. This letter is to notify that the only change is remote participation through ZOOM will not be available.

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.** A decision regarding the approval or denial of the proposal will be made at the hearing.

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 Em Myler at 970-224-6076 or devreviewcomments@fcgov.com. Em is available as a liaison to assist residents who have questions about the review process and how to participate.

Sincerely,

Arlo Schumann, Associate Planner
970-221-6599
aschumann@fcgov.com

HEARING TIME AND LOCATION

Thursday October 20, 2022, 6:00 P.M.

In-Person-Only Meeting

Council Chambers, City Hall,
300 Laporte Avenue

PROPOSAL NAME AND LOCATION

The Flats at Hansen Farm,

#PDP220004

West of S Timberline Rd

(Project location map on the reverse)

Sign #673, Parcel #s 8607115005;
8607115004; 8607115012

PROPOSAL INFORMATION

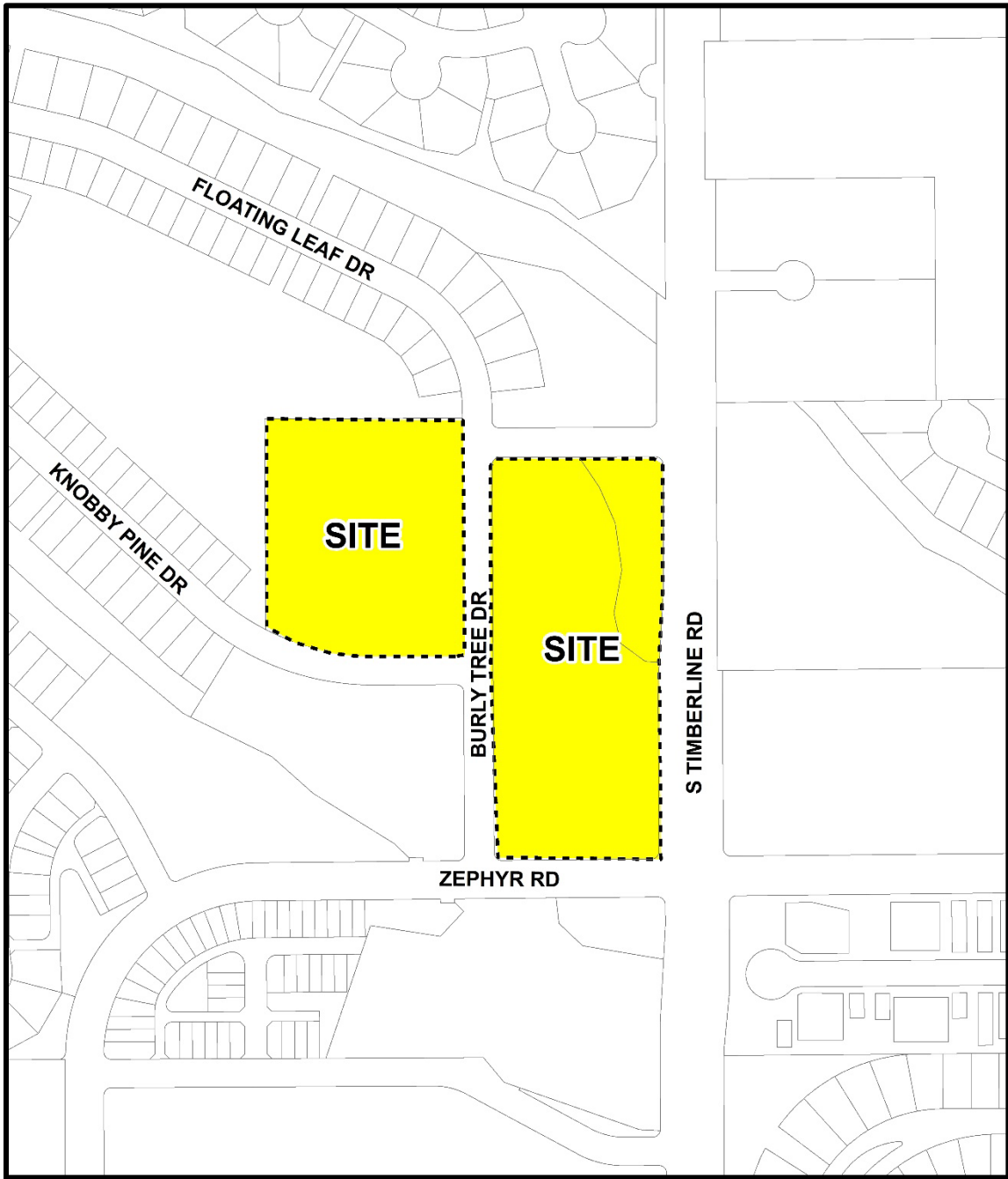
- This is a Project Development Review request to construct 255 multi-family dwelling units across 7 three-story buildings, a clubhouse and pool amenity directly west of S Timberline Rd and approximately .6 miles north of E Trilby Rd.
- Future access will be taken from the proposed Twisted Root Dr to the north and Zephyr Rd to the south.
- The project is subject to review and approval by the Planning and Zoning Commission at a public hearing.

ZONING INFORMATION

- The property is in the Mixed-Use Medium Density (MMN) Zone District.

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 Flats at Hansen Farm

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.



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NOTICE OF PUBLIC HEARING

October 6, 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 Em Myler at 970-224-6076.

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Sincerely,

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970-221-6599
aschumann@fcgov.com

HEARING TIME AND LOCATION

Thursday October 20, 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.

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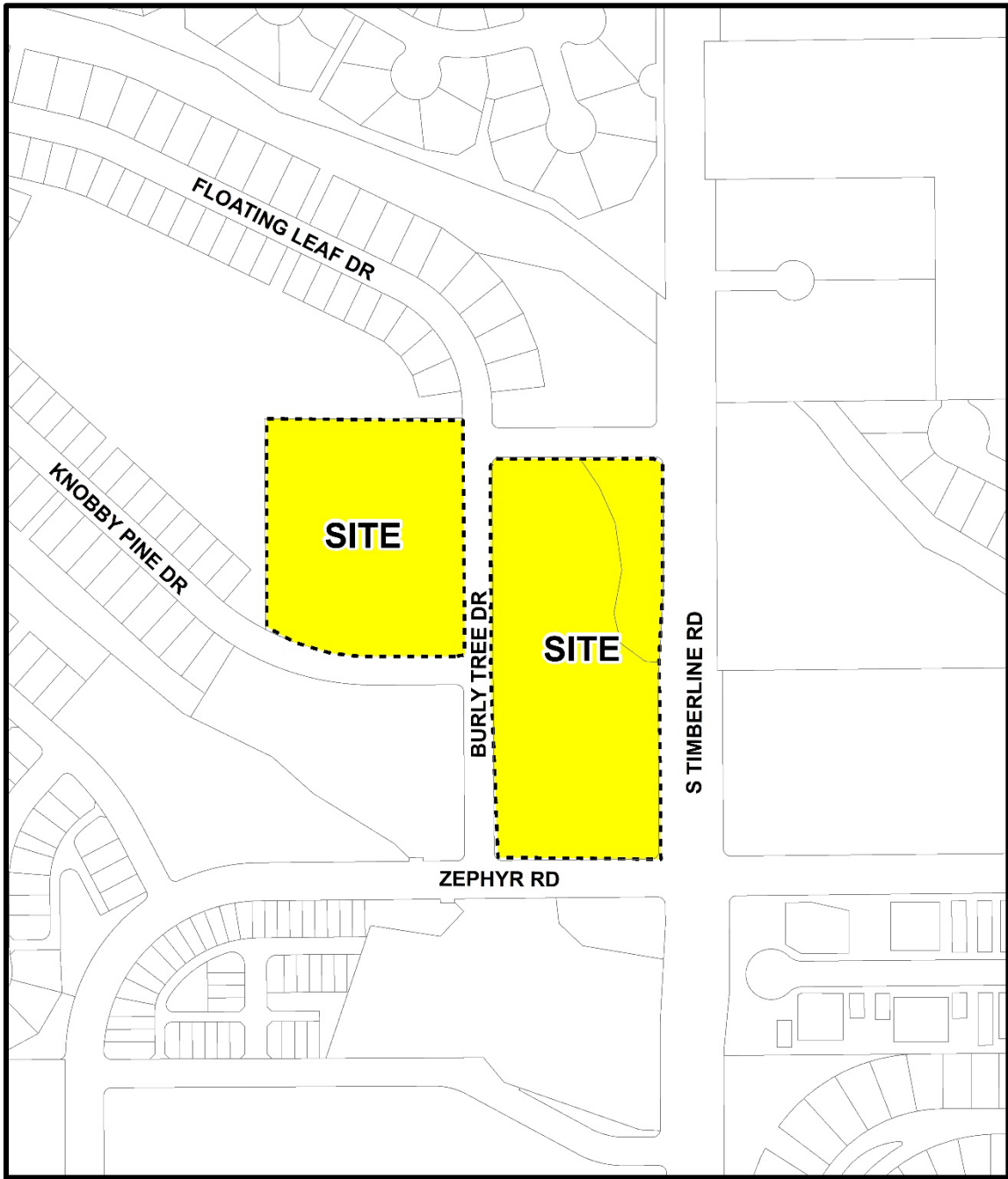
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