



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

NOTICE OF IN-PERSON PUBLIC HEARINGS

December 1, 2022

Dear Property Owner or Resident:

This letter is to inform you the Planning and Zoning Commission will conduct an in-person public hearing to consider a 17-acre rezoning near your property. **The hearing will be held on-site in Council Chambers, City Hall.** Basic information about this proposal is to the right and on the back of this letter. At the Planning and Zoning Commission hearing, the Commission will provide a recommendation to City Council and City Council will consider the proposed rezoning at a subsequent City Council hearing.

You received this notice because records from the Larimer County Assessor's Office indicate you own property near the proposed rezoning 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 our Development Review Neighborhood Services Liaison, Em Myler, at 970-224-6076 or devreviewcomments@fcgov.com. Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Ryan Mounce | City Planner
970-224-6186
rmounce@fcgov.com

HEARING TIME AND LOCATION

Thursday, December 15, 2022, 6:00 P.M.

In-Person-Only Meeting

Council Chambers, City Hall,
300 Laporte Avenue

PROPOSAL NAME AND LOCATION

The Landing at Lemay Rezoning,
REZ220001

Located at the northeast corner of
N Lemay Ave & Duff Dr

(Project location map on the reverse)

Sign # 710; Parcel #s 8707200021,
8707200019, 8707200018, 8707200008.

PROPOSAL INFORMATION

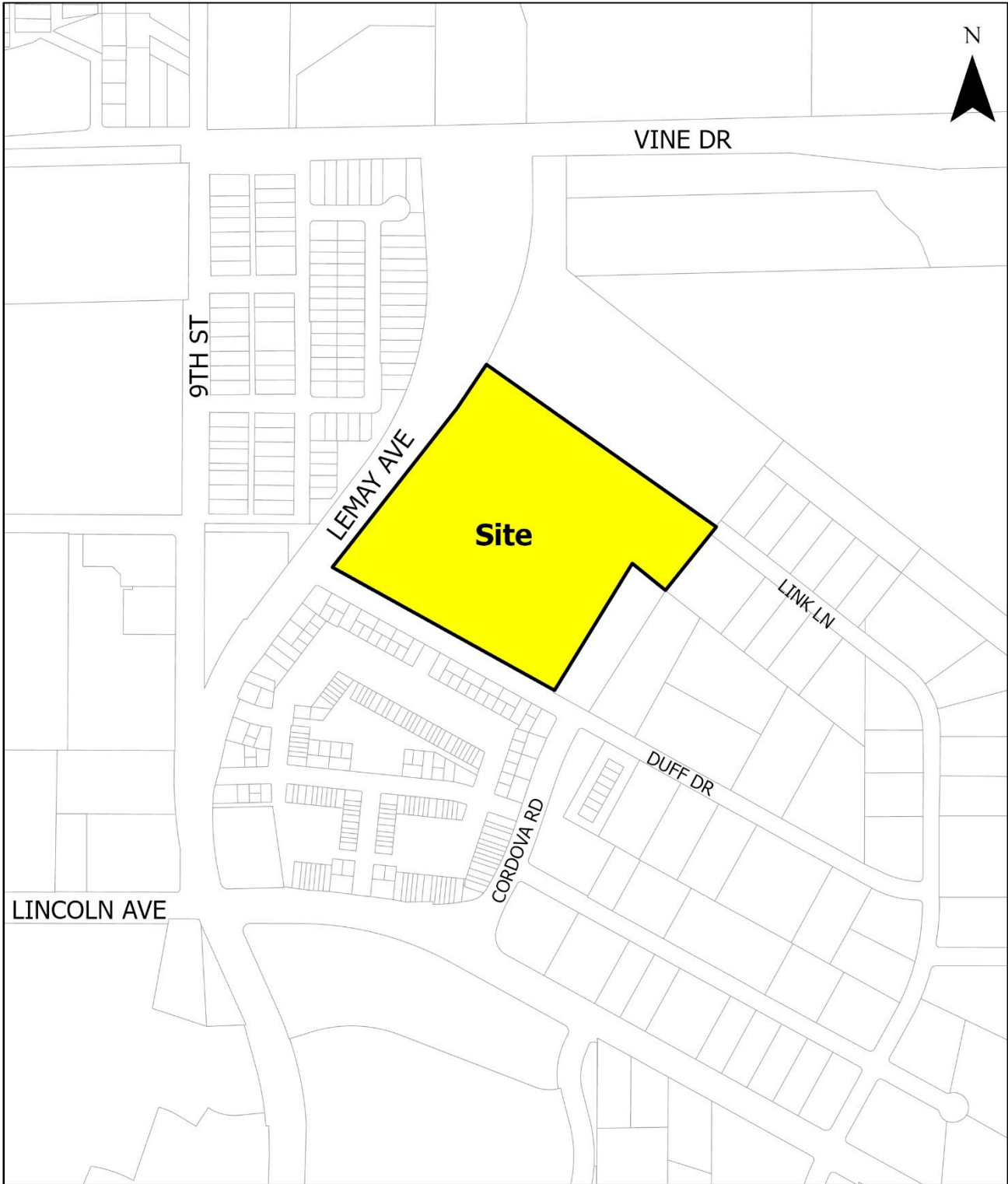
- Request to update the Structure Plan Map and rezone approximately 17 acres from the Industrial (I) Zone District to the Medium Density Mixed-Use Neighborhood (MMN) Zone District.
- The MMN district permits a variety of attached and multifamily housing up to three stories in height, as well as neighborhood-serving commercial and retail uses.
- Proposed rezoning requires a recommendation by the P&Z Commission to City Council.
- You will also receive mailed notice of future City Council public hearings.

ZONING INFORMATION

- The property is currently designated as part of the Industrial (I) 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 Landing at Lemay Rezoning

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.