



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

NOTICE OF VIRTUAL PUBLIC HEARING

April 19, 2023

Dear Property Owner or Resident:

This letter is to inform you that a **virtual public hearing on May 4, 2023**, has been scheduled to consider a development proposal near your property. 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 by an administrative hearing officer following the hearing.

You may attend and participate in this hearing 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.** You do not need a paid Zoom account to participate. If you do not have access to the internet or need assistance, call our Development Review Neighborhood Services Liaison, Em Myler, 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 and encourage your participation, as your input is an important part of the development review process. If you are unable to attend the meeting or would like to provide comments in advance, please contact me or 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,

Kai Kleer, AICP | City Planner
970-416-4284 kkleer@fcgov.com

HEARING DATE AND TIME

Thursday, May 4, 2023—5:30 P.M.

Remote/Virtual Meeting

Meeting information will be posted at fcgov.com/developmentreview/proposals 48 hours prior to the meeting.

PROPOSAL NAME AND LOCATION

Rudolph Farm Infrastructure Project FDP220010, northeast corner of E Prospect Road & I-25 interchange (location map on reverse).

Sign #597, Parcel #s 8715300010, 8715300013, 8715300009, 8715300012, 8715000009, and 8715300008.

PROPOSAL DESCRIPTION

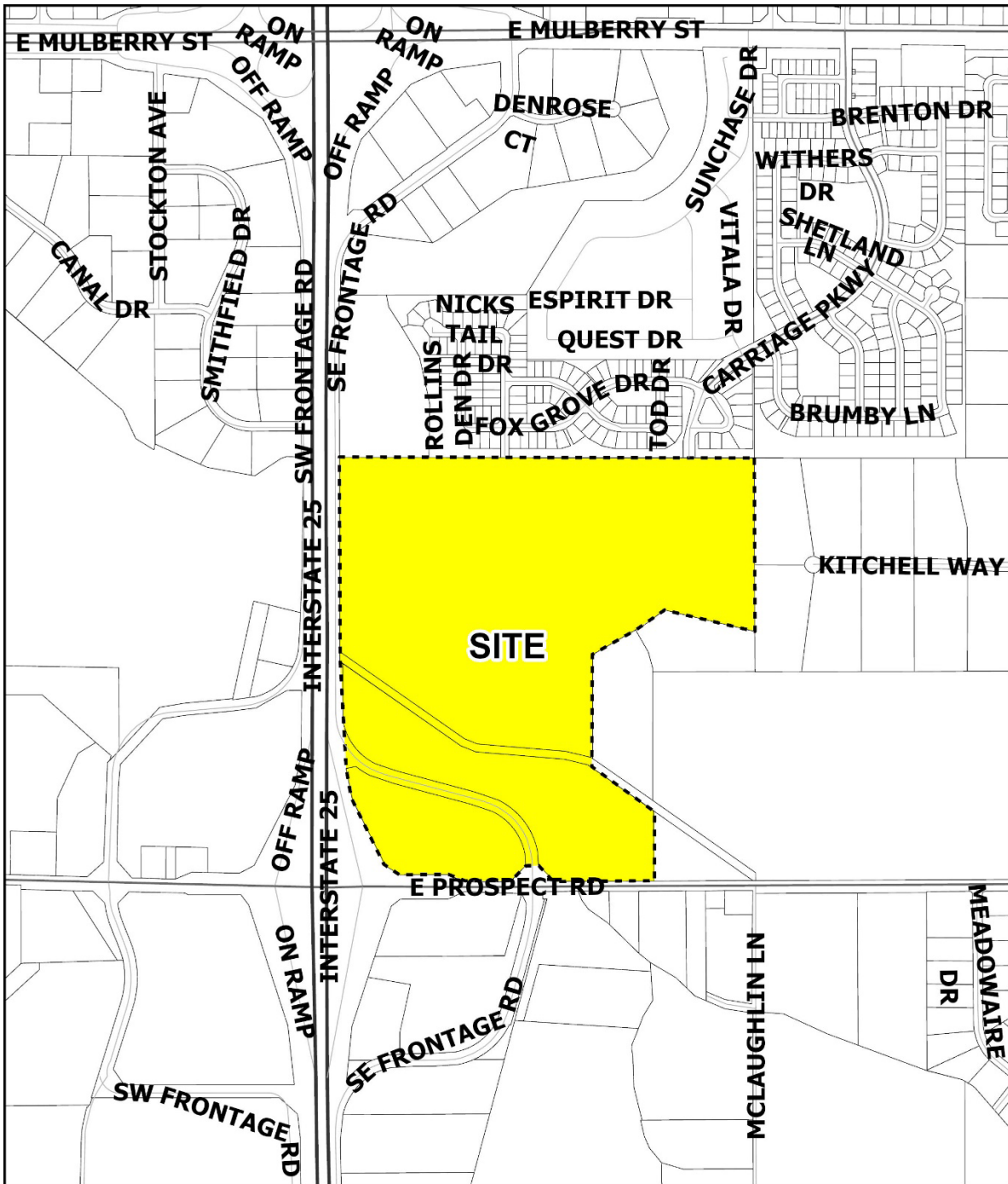
- This is a proposal to construct roads, stormwater infrastructure, underground utilities, regional trail and landscaping that would serve future development within the area.
- Roadway improvements include extending Carriage Parkway to connect with E Prospect Road in addition to two other internal roadways.
- Landscaping includes buffer-yard landscaping along I-25 and street trees.
- Stormwater detention ponds would be created along the canal and various areas of the site.

ZONING INFORMATION

- The property is located within the Industrial (I) and General Commercial zone districts.
- The proposal is a permitted use in these district and is subject to an Administrative Hearing.

HELPFUL RESOURCES

- Hearing Notice, Plans & Staff Report: fcgov.com/developmentreview/proposals
- Information About the Review Process: fcgov.com/ResidentReview



Rudolph Farms Infrastructure Project
VICINITY 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.