



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

NOTICE OF HYBRID PUBLIC HEARING

September 6, 2023

Dear Property Owner or Resident:

This letter is to inform you the Planning and Zoning Commission will conduct a new public hearing to consider the Ziegler-Corbett Overall Development Plan Major Amendment proposal near your property. The original March 23, 2023, approval was appealed to City Council on August 15, 2023, with direction to conduct a remanded hearing and consider stubbing a local street connection that could eventually connect north to Paddington Road. 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.

The hearing will be held on-site in Council Chambers, City Hall as well as virtually through Zoom. 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.

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 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, September 21, 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

Ziegler-Corbett Overall Development Plan Major Amendment, MJA220004

(location map on the back of this letter).

Sign #719, Parcel #s: 8732000002,
8732000009, 8732400008

PROPOSAL INFORMATION

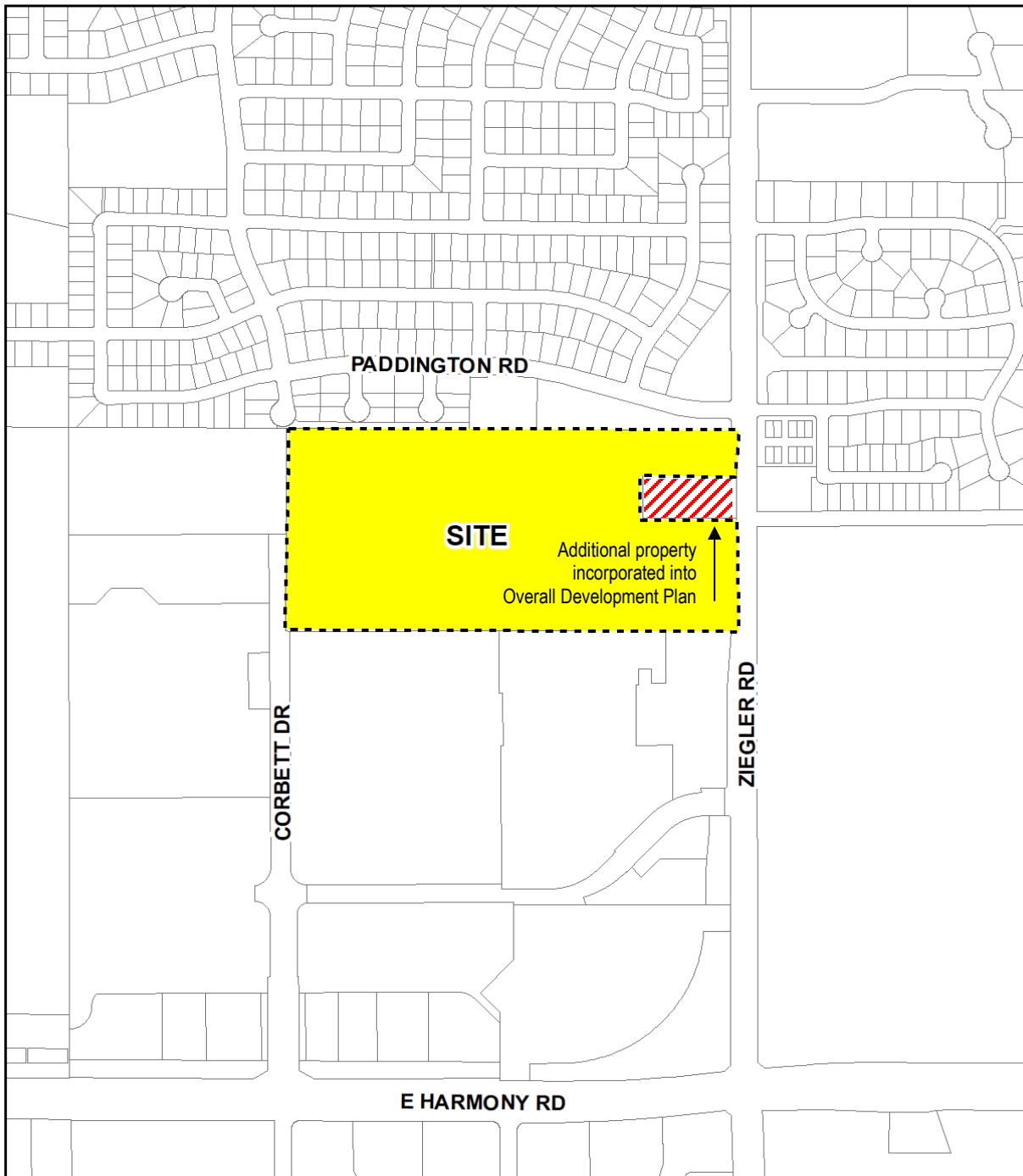
- Incorporate an additional 1.4 acre property into project boundary.
- Shift Ziegler Road access to align at Hidden Pond Drive.
- Stub a local street connection to northern property boundary which may connect to Paddington Road in the future.
- No changes to previously approved land uses, dwelling units, or commercial square footage.

ZONING INFORMATION

- The property is located in the Harmony Corridor (HC) 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



Ziegler-Corbett Overall Development Plan Major Amendment



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.