



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

For remote participation, a Zoom link is provided. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, tablet, or computer. At least 48 hours before the meeting **virtual participation information will be available at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)**. If you do not have access to the internet or need help accessing documents, 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 your participation in the development review process. More information can be found by visiting [fcgov.com/ResidentReview](http://fcgov.com/ResidentReview). If you have any questions, please contact me, or Em Myler, at 970-224-6076 or [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com). Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Katelyn Puga | City Planner  
970.221.6343  
[kpuga@fcgov.com](mailto:kpuga@fcgov.com)

## HEARING TIME AND LOCATION

Thursday, September 21, 2023, 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](http://fcgov.com/developmentreview/proposals).

## PROPOSAL NAME AND LOCATION

The Landing at Lemay Multifamily and Mixed-Use Development,  
#PDP230004

Northeast corner of N. Lemay Ave. and Duff Dr. (Project location map on the reverse)

Sign # 710, Parcel #s 8707200008, 8707200018, 8707200019, and 870700021.

## PROPOSAL INFORMATION

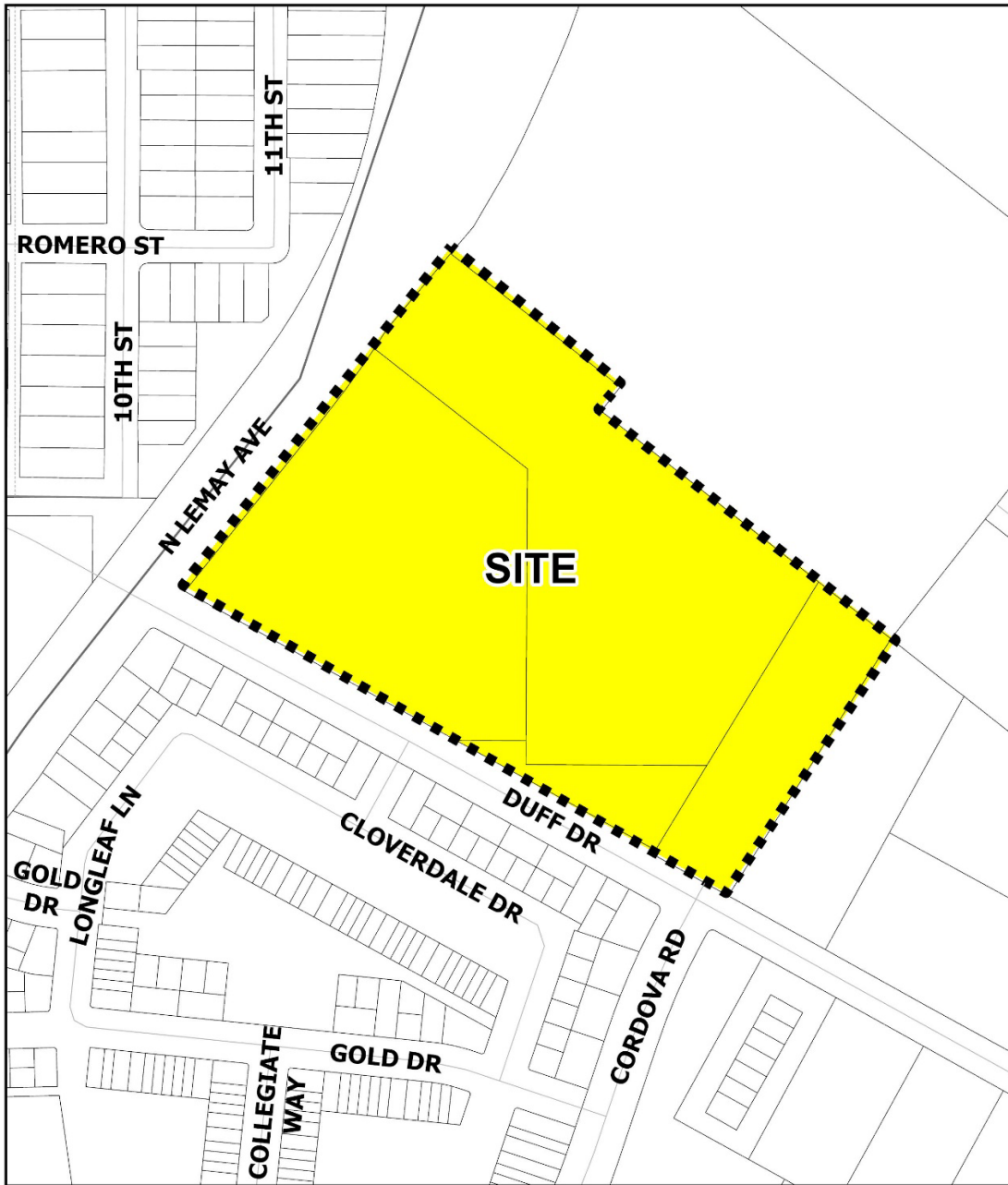
- This is a request for a Project Development Plan to construct 344 apartment units (18 buildings), an amenity center, and dog park on a 17-acre, vacant property. Access is from Duff Dr. and Cordova Rd. Parking is provided onsite.
- Requires review and a decision by the Planning and Zoning Commission at a public hearing.

## ZONING INFORMATION

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

## HELPFUL RESOURCES

- Plans and Staff Report: [fcgov.com/cityclerk/planning-zoning](http://fcgov.com/cityclerk/planning-zoning)
- This letter is also available at: [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)
- Information about the review process: [fcgov.com/ResidentReview](http://fcgov.com/ResidentReview)



The Landing at Lemay  
Multifamily and Mixed-Use Development  
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](mailto: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](mailto:translate@fcgov.com).*