



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

VIRTUAL HEARING NOTICE OF DECISION

October 18, 2023

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **Sunrise Ridge, Third Filing, Major Amendment and Final Development Plan #FDP230015**. Attached to this letter you will find a copy of the Type 1 Administrative Hearing Decision approving the project with conditions.

This final decision of the Administrative Hearing Officer may be appealed to the City Council, in accordance with Chapter 2, Article II, Division 3 of the City Code, within 14 calendar days of the decision (dated October 16, 2023) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on October 30, 2023. An Appeal Form and Guidelines explaining the appeal process, including the Code provisions noted above, can be found online at <https://www.fcgov.com/cityclerk/appeals>, or may be obtained in the City Clerk's Office at 300 Laporte Avenue.

There may be an instance where someone may have attended the hearing but did not sign in and therefore will not receive this letter. Please feel free to share this information with them. If you have any questions, please contact me or our Development Review Neighborhood Services Liaison, Em Myler, at 970-224-6076 or use devreviewcomments@fcgov.com. Em is available for residents who have questions about the review process, hearing officer decisions or how to appeal a decision to City Council. Thank you for participating in the development review process.

Sincerely,

Katelyn Puga, City Planner
970-221-6343 kpuga@fcgov.com

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.

HEARING DATE AND TIME

Tuesday, October 10, 2023
5:30 P.M.

Remote/Virtual Meeting

PROPOSAL NAME AND LOCATION

Sunrise Ridge Third Filing,
FDP230015

Sunglow Court, South of Rock Creek Drive and West of Strauss Cabin Road.

Sign # 742, Parcel #'s 8604436001, 8604436002, 8604436003, 8604436004, & 8604436005.

PROPOSAL DESCRIPTION

- The is a proposal to allow a single family attached land use so that each lot can be subdivided into 2, for a total of 10 lots (one unit per lot).
- The proposal includes a Modification of Standard request so that the minimum lot size for this development is 0.20 acres.
- Access to the site is taken from Rock Creek Drive and Sunglow Court. There are no changes proposed to the existing access.

ZONING INFORMATION

- Property is located in the Urban Estate (UE) Zone District.
- The proposal is a permitted use in this district and is subject to an Administrative Hearing.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report:
fcgov.com/developmentreview/proposals
- Appeals Process:
www.fcgov.com/appeals
- Appeal Guidelines:
<http://www.fcgov.com/cityclerk/pdf/appeal-guidelines.pdf>
- Information About the Review Process:
fcgov.com/ResidentReview