



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

CORRECTED NOTICE OF HYBRID PUBLIC HEARING

November 7, 2023

Dear Property Owner or Resident:

This letter is to update the map to the correct section of the Phemister Trail from the map that was shown on the November 1st letter. 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.** 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. If you have any questions, 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,

Kristie Raymond

Kristie Raymond, Environmental Planner
 970.221.6627
kraymond@fcgov.com

HEARING TIME AND LOCATION

Thursday, November 16, 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.

PROPOSAL NAME AND LOCATION

CSU Phemister Trail, # SPA230001

West of Centre Ave between CSU Horticulture Center and Gardens on Spring Creek (Project location map on the reverse)

Sign # 748; Parcel # 9723112901

PROPOSAL INFORMATION

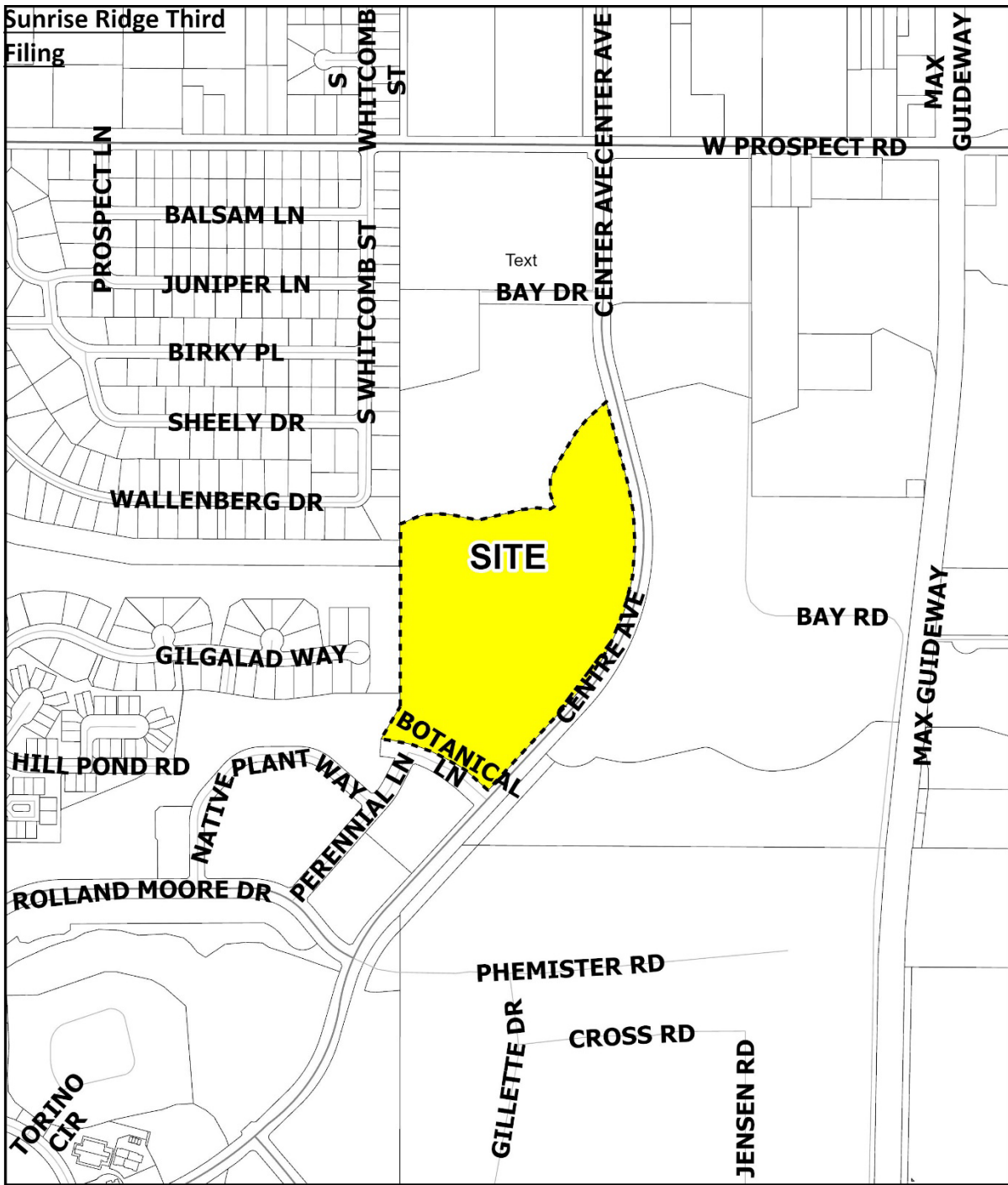
- Provide a 12' wide concrete trail, graded to meet ADA requirements and striped to support 2-way bicycle and pedestrian movement to provide direct, safe connectivity for users of Spring Creek trail into the larger Fort Collins Centre Ave bikeway network which provides direct access to CSU.
- The southern segment of the trail includes a pedestrian bridge spanning 60' from the City's Lilac Park over Spring Creek and is the specific subject of this review.
- Requires review and a decision by the Planning and Zoning Commission at a public hearing.

ZONING INFORMATION

- The property is in the Employment (E) 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



CSU Phemister Trail
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.