



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

December 30, 2021

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **Poudre Valley Plaza Mixed-Use Major Amendment #MJA210003**. Attached to this letter you will find a copy of the Type 1 Administrative Hearing Decision approving the project.

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 December 29, 2021) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on January 12, 2022. 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. Additionally, you may contact Yani Jones at 970-224-6076 or devreviewcomments@fcgov.com. Yani is available to assist 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,

Shawna Van Zee | Associate Planner
970.224.6086 | svanzee@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

Wednesday, December 15, 2021

5:30 P.M.

Remote/Virtual Meeting

PROPOSAL NAME AND LOCATION

Poudre Valley Plaza Mixed-Use MJA210003, Located north of Arbor Ave and south of W Horsetooth Rd. Sign #632, Parcel # 9735265007.

PROPOSAL DESCRIPTION

- The proposal is to construct a mixed-use building on the last remaining lot of the Poudre Valley Plaza PUD.
- The development would be a two-story building containing 20 multi-family dwelling units and a retail/commercial tenant space of approximately 1,640 square feet.
- This project requires 34 parking spaces which will be provided in the existing shared parking lot of the Poudre Valley Plaza.
- Access to the site would be from Arbor Ave directly to the south and W Horsetooth Rd approximately 300 feet to the north.

ZONING INFORMATION

- Property is located within the Neighborhood Commercial (NC) Zone District.

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
- If you need assistance accessing documents, call Yani Jones at 970-224-6076.