



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

January 3, 2024

This letter is to inform you of the **Planning and Zoning Commission public hearing scheduled to consider an extension of vested rights for a development project near your property.**

The hearings will be held on-site in Council Chambers, City Hall as well as virtually through Zoom. Some basic information is to the right and on the back of this letter. At the Planning and Zoning Commission hearing, the Commission will approve or deny the request for an extension of vested rights.

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, contact our Development Review Neighborhood Services Liaison, Em Myler, at devreviewcomments@fcgov.com.

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 as provided below or Em Myler at devreviewcomments@fcgov.com. Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Clay Frickey | Planning Manager
970-416-2517 cfrickey@fcgov.com

HEARING TIME AND LOCATION

Thursday January 18, 2024, 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

The Hub on Campus, FDP180011,
1415 W Elizabeth St.

(Project location map on the reverse)
Parcel # 9715444001

PROPOSAL INFORMATION

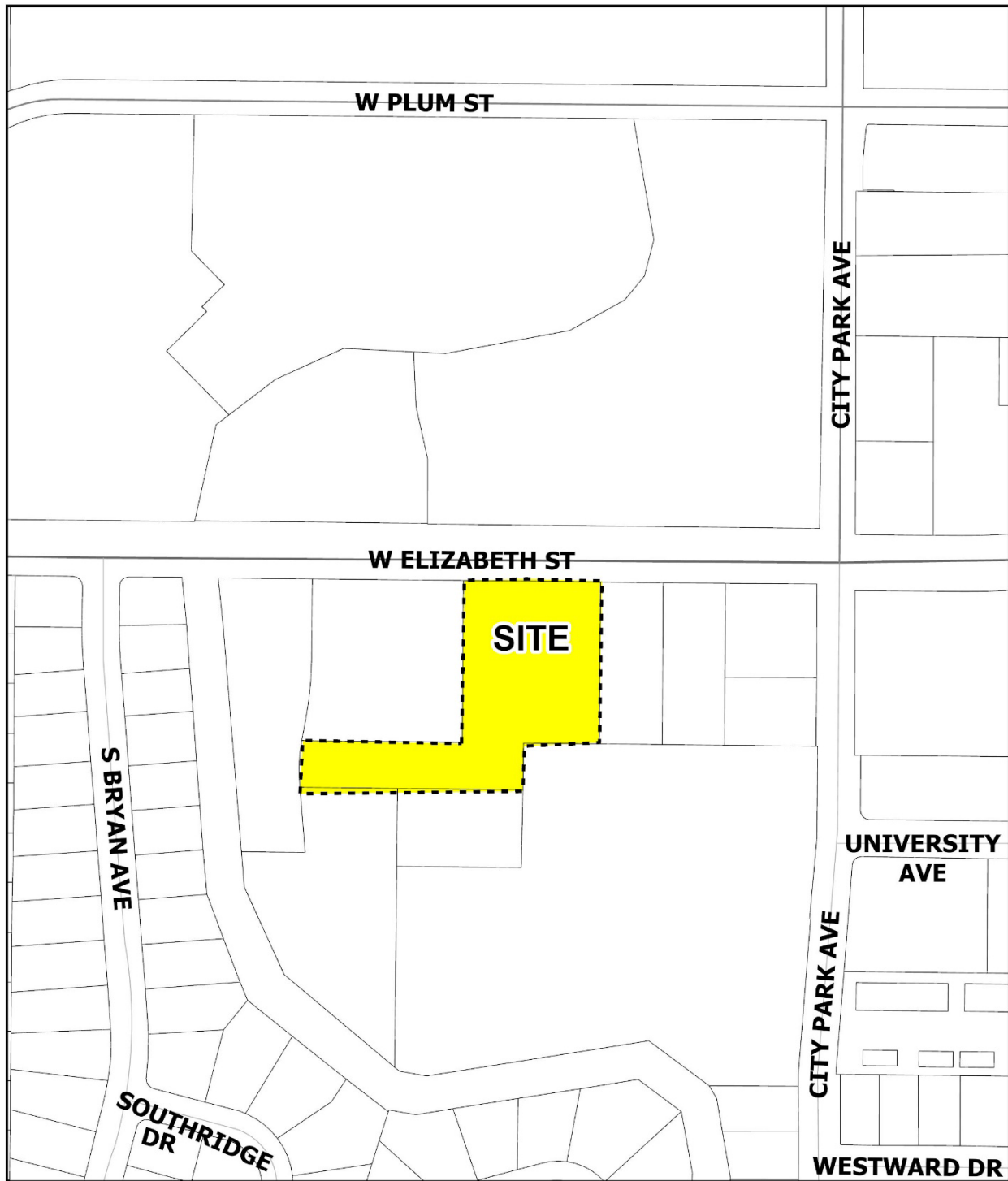
- This is an approved project for 143 units of multi-family housing and 7,931 square feet of commercial space that was under construction and construction has stopped
- The purpose of the hearing is for the Commission to consider extending the amount of time to grant the developer to build the required infrastructure to support the project
- The applicant has received two extensions to their vested rights from staff
- The applicant seeks a one-year extension to their vested rights
- If denied, the applicant would have to submit a new development application for their project to continue construction

ZONING INFORMATION

- The property is in the Community Commercial (CC) and Medium Density Mixed-Use Neighborhood (MMN) zone districts

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



Hub on Campus - Vested Rights Extension
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.