



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

June 11, 2025

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, contact our Development Review Neighborhood Services Liaison, Em Myler, at [devreviewcomments@fcgov.com](mailto: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](http://fcgov.com/ResidentReview). If you have any questions, please contact me, or Em Myler, at [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,

Arlo Schumann, Associate Planner  
970-221-6599  
[aschumann@fcgov.com](mailto:aschumann@fcgov.com)

### HEARING TIME AND LOCATION

Wednesday, June 25, 2025, 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

Cherry Street Cottages, FDP180024,  
1392 Cherry St.

(Project location map on the reverse)

Parcel #s 9710126001-9710126006,  
9710127001, 9710127002

### PROPOSAL INFORMATION

- This is an approved project for 6 single family detached dwellings.
- 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 Low Density Mixed-Use Neighborhood District (LMN) 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)



Cherry Street Cottages - Vested Rights Extension Request  
LOCATION 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).