



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

NOTICE OF VIRTUAL PUBLIC HEARING

October 14, 2025

Dear Property Owner or Resident:

This letter is to inform you that a **virtual public hearing on October 29, 2025**, has been scheduled to consider a development proposal near your property. 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 by an administrative hearing officer following the hearing.

You may attend and participate in this hearing over the phone, on the internet, or through the Zoom app on a smartphone, tablet, or computer. **Virtual participation information will be available at fcgov.com/developmentreview/proposals at least 48 hours in advance of the meeting.** You do not need a paid Zoom account to participate. 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 and encourage your participation, as your input is an important part of the development review process. If you are unable to attend the meeting or would like to provide comments in advance, please contact me, 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,

Kai Kleer, AICP | Senior City Planner
970-416-4284 kkleer@fcgov.com

HEARING DATE AND TIME

Wednesday October 29, 2025

5:30 P.M.

Remote/Virtual Meeting

Meeting information will be posted at fcgov.com/developmentreview/proposals 48 hours prior to the meeting.

PROPOSAL NAME AND LOCATION

Prospect Ridge Mixed Use – Lot 4, PDP250003, NW corner of Prospect Ridge Road and Carraige Parkway. (location map on the back of this letter). Sign #597, Parcel # 8715306004.

PROPOSAL DESCRIPTION

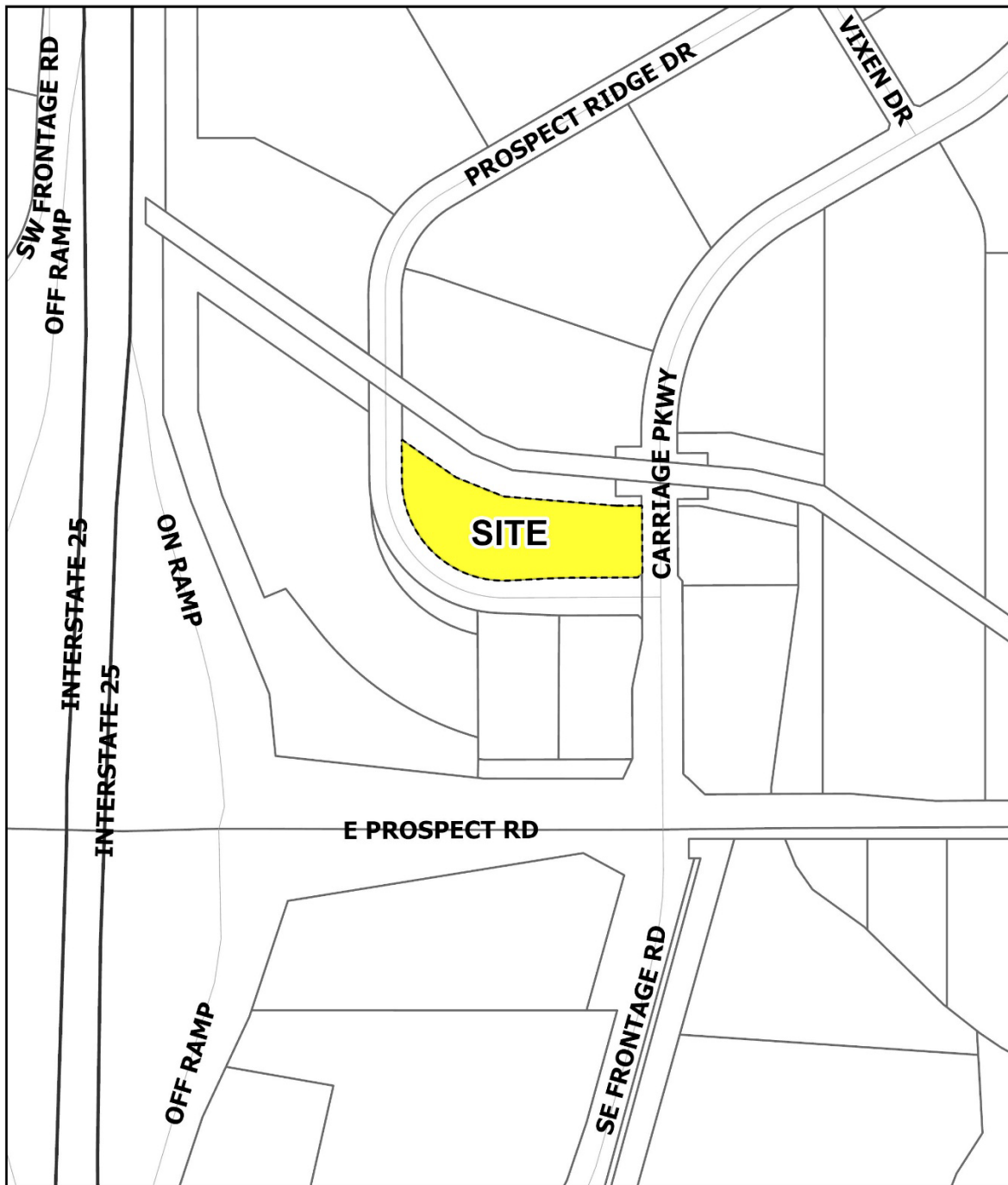
- Develop a mixed-use building on a 2.38-acre parcel (Lot 4, Rudolph Farm Subdivision).
- The building would contain 48 residential units, 9,352 sq ft of commercial retail space, and 1,650 sq ft of amenity area.
- The project proposes two entry points along Prospect Ridge Drive that will be used to access on-site surface parking area and garages.

ZONING INFORMATION

- Property is located in the General Commercial (CG) 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
- Information About the Review Process: fcgov.com/ResidentReview
- If you need assistance accessing documents, contact Em at devreviewcomments@fcgov.com



Prospect Ridge Mixed Use - Lot 4 - PDP250003
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 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.