



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

VIRTUAL HEARING NOTICE OF DECISION

November 6, 2025

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **Prospect Ridge Mixed Use – Lot 4 Project Development Plan #PDP250003**. 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 Article 6.3.12 within 14 calendar days of the decision (dated November 3, 2025) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on November 17, 2025. 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. If you have any questions, please contact me or our Development Review Neighborhood Services Liaison, Em Myler, at devreviewcomments@fcgov.com. Em is available for 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,

Kai Kleer, AICP | Senior City Planner
970-416-4284 kkleer@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 October 29, 2025

5:30 P.M.

Remote/Virtual Meeting

PROPOSAL NAME AND LOCATION
Prospect Ridge Mixed Use - Lot 4,
PDP250003

Located at NW corner of Prospect Ridge Road and Carriage Parkway

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 commercial retail space, and 1,650 sq ft of amenity area.
- The project proposes two driveways along Prospect Ridge Drive that will be used to access on-site surface parking area and garages.

ZONING INFORMATION

- Property is in the General Commercial (CG) Zone District and is within the I-25 Activity Center Overlay District.
- The proposed use is permitted in this zone district and is subject to an Administrative Hearing.

HELPFUL RESOURCES

- Hearing Notice, Plans, & 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, contact Em: devreviewcomments@fcgov.com