



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

NOTICE OF PUBLIC HEARING

July 21, 2020

Dear Property Owner or Resident:

This letter is to inform you a **special public hearing on August 4** has been scheduled regarding a potential development proposal on the former Hughes Stadium site near property you own. **The hearing will be held on-site in Council Chambers, City Hall as well as virtually through Zoom.** Basic information about the request is to the right and on the back of this letter. The hearing is a preliminary opportunity for the developer to receive comments from the public and City Council regarding the overall conceptual proposal prior to the formal submittal of any development plans. **No decisions will be made at the hearing.**

City Council has authorized the use of remote technology for select hearings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, iPad, 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.

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 neighborhood meeting 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/CitizenReview. If you have any questions, please contact me or Alyssa Stephens, at 970-224-6076 or devreviewcomments@fcgov.com. Alyssa is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Cameron Gloss, Long-Range Planning Manager
970.224.6174 cgloss@fcgov.com

HEARING TIME & LOCATION

Tuesday, August 4, 2020
6:00 P.M.

Virtual & In-Person Meeting Options

Council Chambers,
City Hall, 300 Laporte Avenue

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

PROPOSAL NAME & LOCATION

Former Hughes Stadium Site
Conceptual Development Plan –
Pre-Application Hearing

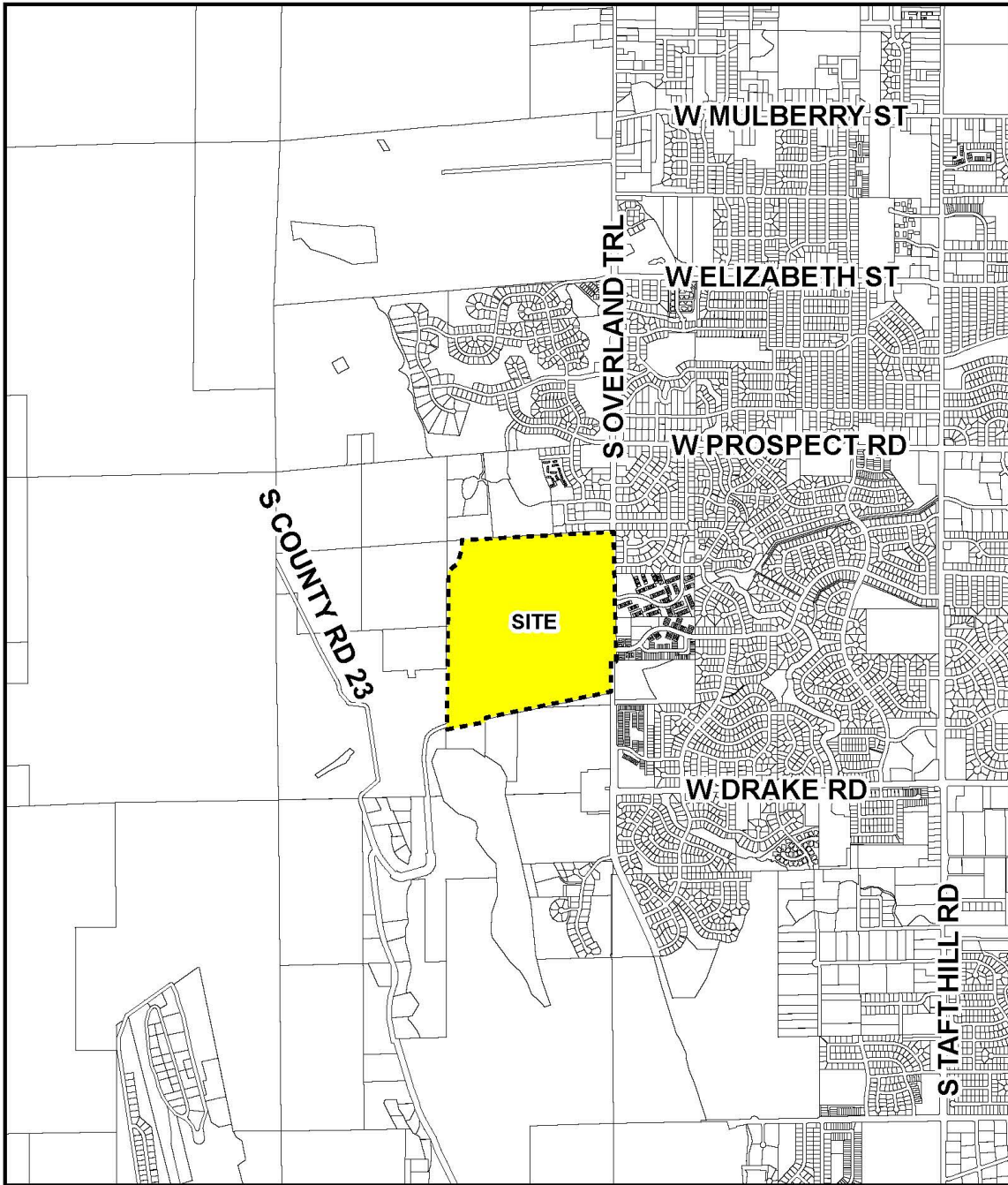
Located at the NW corner of S Overland Trail and County Rd 42C (map on reverse)

PROPOSAL DESCRIPTION

- Conceptual Plan for prospective development of 164.56 acres, proposed by Lennar Homes.
- Rezone the site from the current Transition (T) District designation to a mix of Urban Estate (U-E), Low Density Mixed-Use Neighborhood (L-M-N), and Medium Density Mixed-Use Neighborhood (M-M-N) Zone Districts.
- A residential subdivision including a mix of detached and attached residential housing types, mixed commercial uses, a green space buffer to the west, and common open areas throughout the subdivision.

HELPFUL RESOURCES

- Plans and staff report:
fcgov.com/cityclerk/agendas
- This letter is also available at:
fcgov.com/developmentreview/proposals
- Additional information about Hughes:
ourcity.fcgov.com/hughes_stadium_redevelopment
- Information about the development review process:
fcgov.com/CitizenReview



HUGHES REDEVELOPMENT LOCATION MAP

1 inch = 2,000 feet



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. 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.