



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 PUBLIC HEARING

September 5, 2019

Dear Property Owner or Resident:

This letter is being sent to let you know the Planning and Zoning Board will conduct a public hearing to consider a development proposal near your property. Specific information about this development proposal is to the right and on the back of this letter. A Planning and Zoning Board recommendation to City Council regarding the approval or denial of the proposal will be made at the hearing. City Council will make a final decision on the proposal at a subsequent City Council meeting.

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.

If you are unable to attend the meeting or would like to provide comments in advance, please contact me or Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 970-224-6076 or [statman-burruss@fcgov.com](mailto:statman-burruss@fcgov.com). Sylvia is available to assist residents who have questions about the review process and how to participate.

We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Cameron Gloss, Long-Range Planning Manager  
970.224.6174  
[cgloss@fcgov.com](mailto:cgloss@fcgov.com)

### HEARING TIME AND LOCATION

Thursday, Sept. 19, 2019 – 6:00 P.M.  
City Hall, 300 Laporte Avenue

### PROPOSAL NAME & LOCATION

Hughes Stadium Annexation  
Property Rezoning, REZ190001  
(Please see project map on back.)

### PROPOSAL INFORMATION

- Request rezoning the property from Transition (T) to the following 2 zones:

**Low Density Mixed-Use Neighborhood (LMN)** on the east half of the property.

**Residential Foothills (RF)** on the west half of the property, with a condition that residential units be clustered and 50% of the area be retained in an 'open' condition.

- Permitted uses within the two proposed zone districts are generally:

**LMN**—a minimum of 4 residential unit types; a neighborhood center up to 5 ac.

**RF**—clustered single-family dwellings

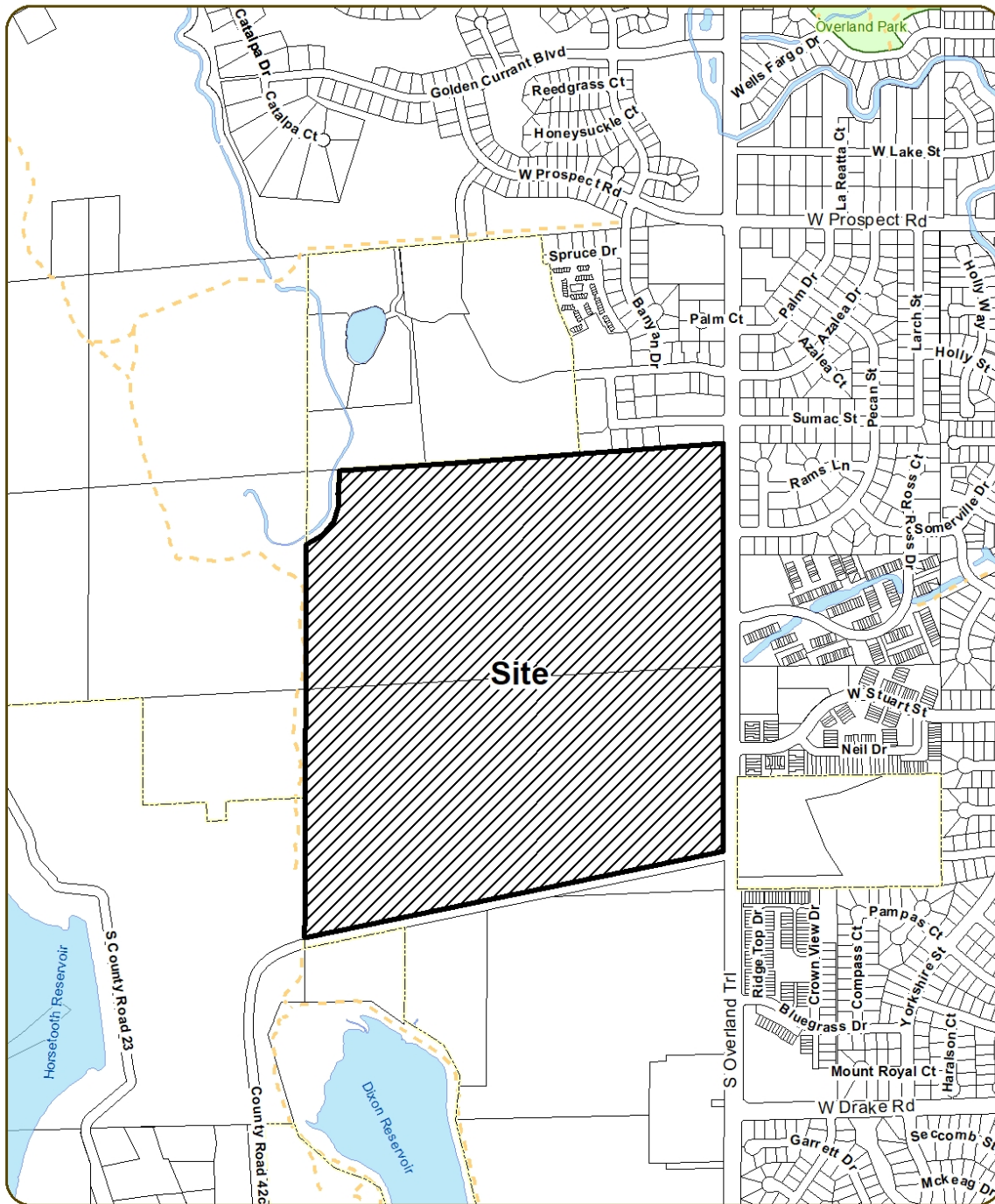
For a detailed list of all permitted uses in the two zone districts, please refer to [https://library.municode.com/co/fort\\_collins/codes/land\\_use?nodeId=ART4DI\\_DI\\_V4.5LODEMIENEDIN](https://library.municode.com/co/fort_collins/codes/land_use?nodeId=ART4DI_DI_V4.5LODEMIENEDIN) and

[https://library.municode.com/co/fort\\_collins/codes/land\\_use?nodeId=ART4DI\\_DI\\_V4.3REFODI](https://library.municode.com/co/fort_collins/codes/land_use?nodeId=ART4DI_DI_V4.3REFODI)

- This proposal will be subject to a subsequent public hearing, review and final decision by the City Council.

### HELPFUL RESOURCES

- Rezoning related info: [https://ourcity.fcgov.com/hughes\\_stadium\\_redevelopment](https://ourcity.fcgov.com/hughes_stadium_redevelopment)
- This letter is also available at: [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas).
- Plans and Staff Report: [fcgov.com/cityclerk/planning-zoning](http://fcgov.com/cityclerk/planning-zoning).
- Information About the Review Process: [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview).



1 inch = 800 feet

## Hughes Stadium Annexation Property Rezoning



*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](mailto:translate@fcgov.com).*