



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)

# NEIGHBORHOOD MEETING INVITATION

March 31, 2023

Dear Property Owner or Resident:

This letter is to invite you to a neighborhood meeting on **April 17th for a proposed Rezoning and Structure Plan Amendment** near property you own. **The meeting will be held in-person at the OBC Wine Project located at 824 E Lincoln Ave** where you can learn more about the development proposal. Basic information about this proposed development is to the right and on the back of this letter.

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/ResidentReview](http://fcgov.com/ResidentReview). If you have any questions, please contact me or Em Myler, our Development Review Neighborhood Services Liaison, at 970-224-6076 or [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,

Shawna Van Zee, City Planner  
 970-224-6086  
[SVanZee@fcgov.com](mailto:SVanZee@fcgov.com)

## MEETING DATE AND LOCATION

**Monday April 17, 2023**

6:00 - 7:30 P.M.

OBC Wine Project  
 824 E Lincoln Ave.  
 Fort Collins, CO 80524

## PROPOSAL NAME AND LOCATION

Hartford / Habitat Condo Project,  
PDR210019,

SE Corner of Buckingham St & 3<sup>rd</sup> St  
 (Location map on the back of this letter).

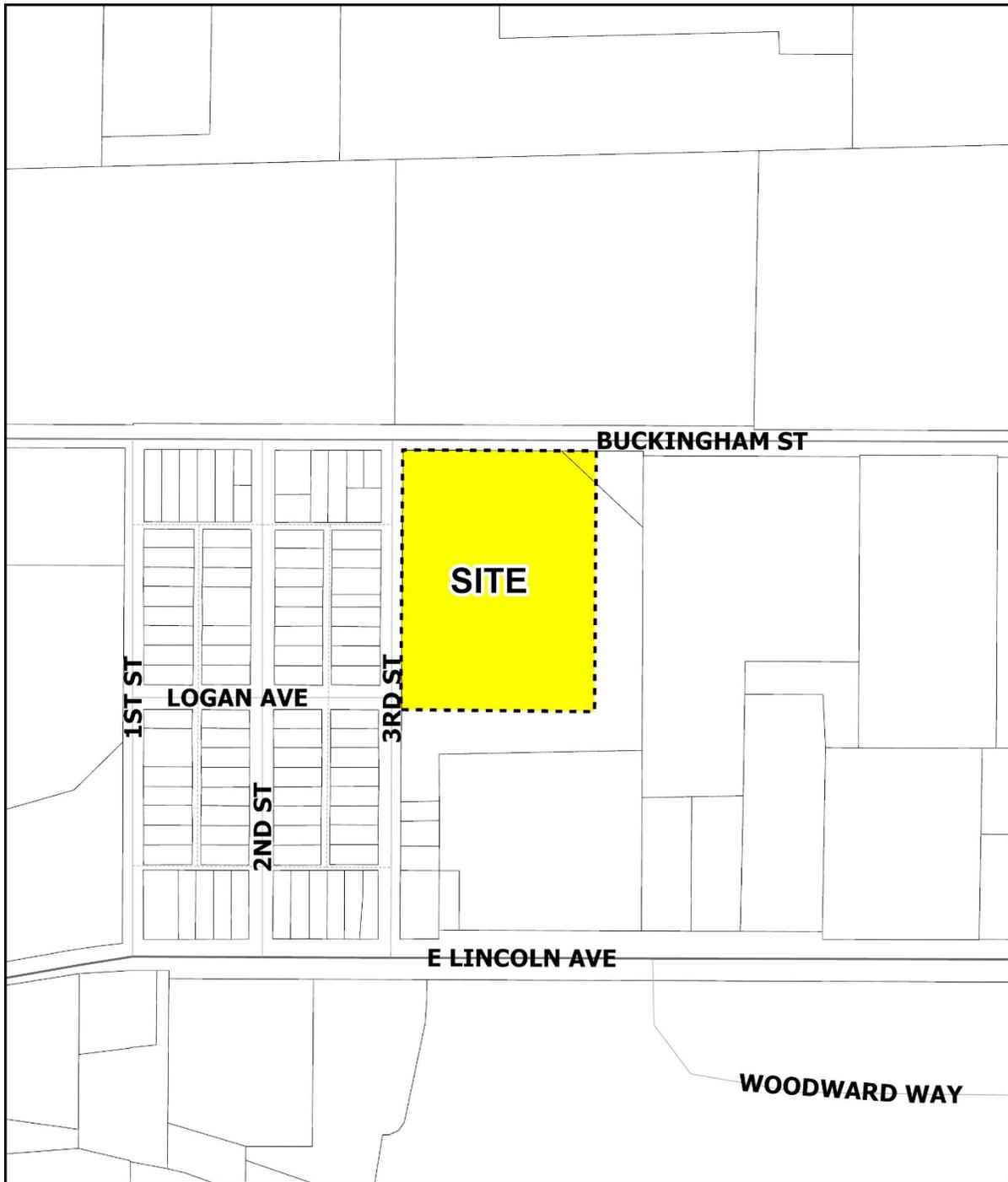
Sign #652, Parcel #s 9712100042,  
 9712100053

## PROPOSAL DESCRIPTION

- This is a proposal to rezone the property from the Industrial (I) Zone District to the Neighborhood Conservation Buffer (NCB) zone district. This proposal will require an amendment to the Structure Plan Map in the Northside Neighborhoods Plan.
- The NCB district permits a variety of attached and multifamily housing up to 3 stories in height and is intended for areas that are transitional between residential neighborhoods and more intensive commercial-use areas.
- This proposal will require a review and a public hearing/recommendation by the Planning & Zoning Commission (P&Z) to City Council.
- This meeting will cover only the rezoning and will be followed by a second neighborhood meeting to cover the project proposal for the Project Development Plan.
- Residents who receive this letter will also receive a letter for the P&Z hearing and City Council.

## HELPFUL RESOURCES

- This letter is also available at: [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)
- If you need assistance accessing documents, call Em at 970-224-6076.



Hartford Habitat Condo Project– Rezone and Plan Amendment  
VICINITY 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).*