



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)

## HYBRID NEIGHBORHOOD MEETING INVITATION

July 3, 2023

Dear Property Owner or Resident:

This letter is to invite you to a **hybrid neighborhood meeting on July 19th** for a proposed residential community with a variety of attached and detached residential units, with development pads for future affordable housing, independent living, and multi-family housing located northeast of Richards Lake Road and Turnberry Road near property you own. **The meeting will be held on-site at Poudre Fire Authority Station 12, 321 Country Club Road, 80524 in the community room as well as virtually through Zoom.** At the meeting, 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.

For remote participation, a Zoom link is provided. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, tablet, or computer. At least 48 hours before the meeting **virtual participation information will be available at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)**. If you do not have access to the internet or need help accessing documents, call our Development Review Neighborhood Services Liaison, Em Myler, at 970-224-6076.

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 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,

Kai Kleer, Senior City Planner  
970-416-4284 [kkleer@fcgov.com](mailto:kkleer@fcgov.com)

### MEETING DATE AND LOCATION

**Wednesday, July 19, 2023**

6:00 - 7:30 P.M.

### Virtual & In-Person Meeting Options

Community Room,  
Poudre Fire Authority Station 12,  
321 Country Club Road, 80524

Virtual meeting information will be posted 48 hours prior to the meeting at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals).

### PROPOSAL NAME AND LOCATION

Sonders Village, CDR230014, east of Turnberry Road and north of Richards Lake Road

(location map on the back of this letter).

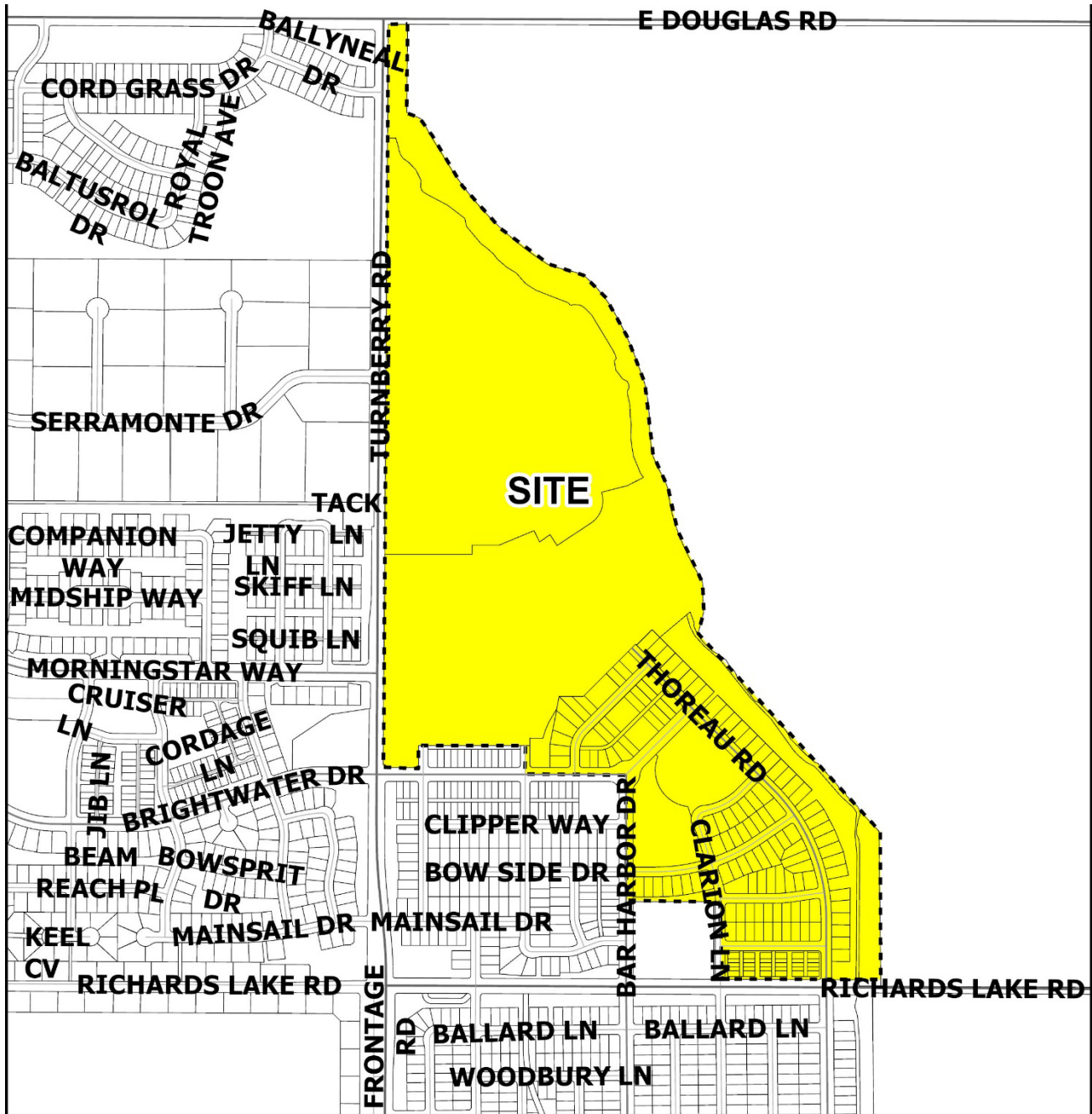
Sign #743

### PROPOSAL DESCRIPTION

- This is a proposal to construct a 462-unit residential neighborhood that includes a mix of attached and detached residential units, with development pads for future affordable housing, independent living, and multi-family housing.
- The project proposes a 2-acre neighborhood center that would contain neighborhood serving uses such as coffee shop, medical office, retail, or other similar uses.
- This is a continuation of and is immediately east of the Sonders community formerly known as Waters Edge.
- The site is in the Low Density Mixed-Use Neighborhood (LMN)
- This proposal will require a review and public hearing by the Planning & Zoning Commission (P&Z).
- Residents who receive this letter will also receive a letter for the P&Z hearing.

### HELPFUL RESOURCES

- This letter is also available at: [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)



Sonders Village  
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).