



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

September 20, 2023

Dear Property Owner or Resident:

This letter is to invite you to a **hybrid neighborhood meeting on Thursday, October 5th for proposed development of a mixed use building** near property you own. **The meeting will be held on-site at the Senior Center, Foxtails Room, 1200 Raintree Drive, and will also be available 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,

Clark Mapes, City Planner  
970-221-6225 [cmapes@fcgov.com](mailto:cmapes@fcgov.com)

## MEETING DATE AND LOCATION

**Thursday, October 5, 2023**

6:00 - 7:30 P.M.

## Virtual & In-Person Meeting Options

Fort Collins Senior Center,  
Foxtails Room, 200 Raintree Dr.

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

2607 S Taft Hill Mixed Use,

CDR230041 (location map on the back of this letter).

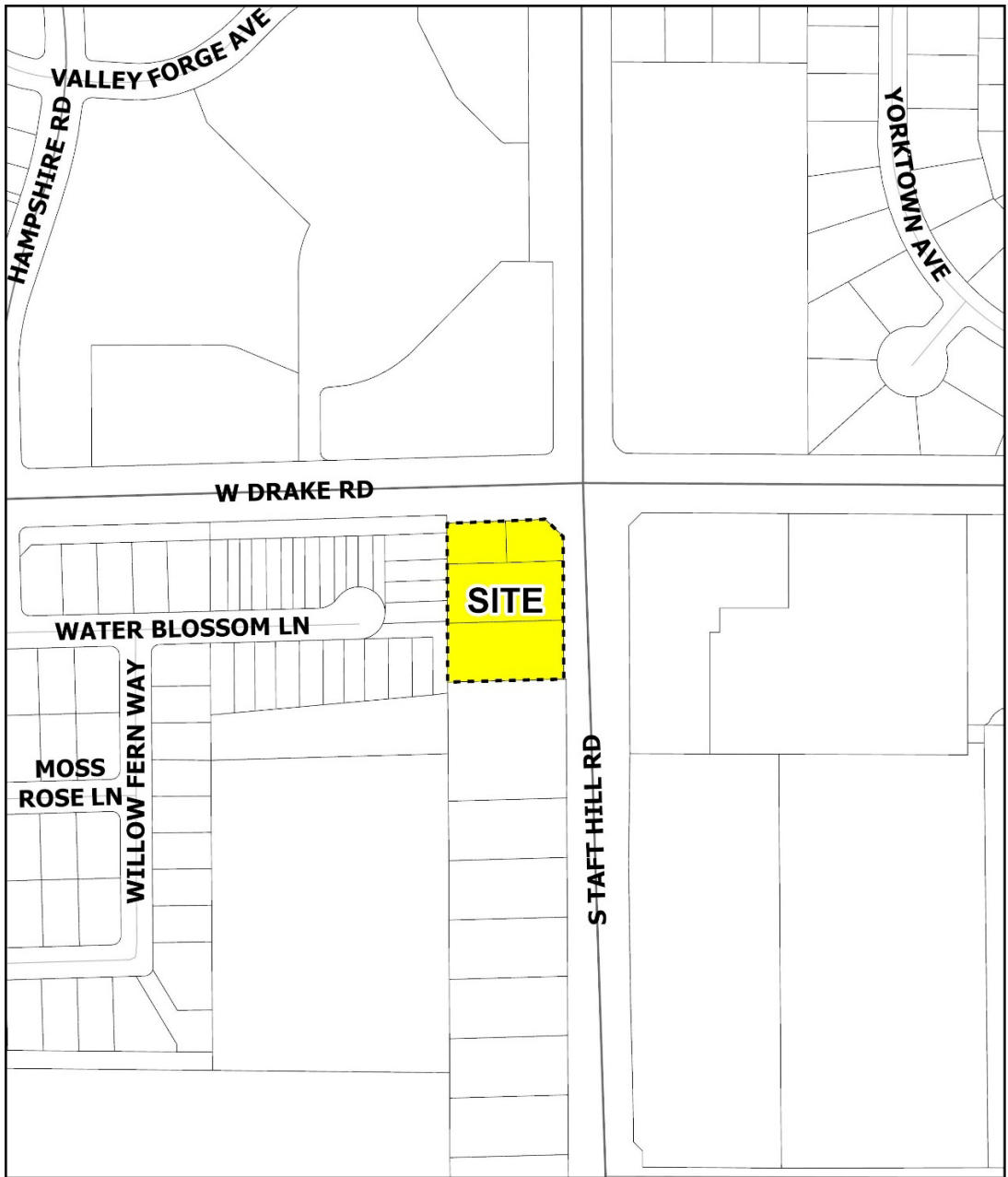
Sign #687, Parcel # 9728107002

## PROPOSAL DESCRIPTION

- The two-story building would have about 7,200 sq. ft. of commercial space, and 10 dwelling units.
- A plan would include parking and landscaping. Any lighting would be limited per City code.
- The site is in the Low Density Mixed Use Neighborhood (LMN) zone district, which encourages this type of use as a 'Neighborhood Center'.
- This proposal would require a public hearing by the Planning & Zoning Commission (P&Z).
- Residents who receive this letter would also receive letters for that public hearing.

## HELPFUL RESOURCES

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



2607 S Taft Hill Rd Mixed-Use  
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).