



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

HYBRID NEIGHBORHOOD MEETING INVITATION

October 25, 2023

Dear Property Owner or Resident:

This letter is to invite you to a **hybrid neighborhood meeting on November 9th for a mixed-use project located north of Front Range Village. The meeting will be held at the Cambria Hotel Fort Collins, 2921 E Harmony Rd., as well as virtually through Zoom.** At the meeting, you can learn more about the development proposal. The meeting will include project details (site plans, building architecture, landscaping, etc.) for the proposed Union Park (formerly Ziegler-Corbett) development and anticipated phasing details. 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.** 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. If you have any questions, please contact me or Em Myler at 970-224-6076 or devreviewcomments@fcgov.com. Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Ryan Mounce, City Planner
970-224-6186 | rmounce@fcgov.com

MEETING DATE AND LOCATION

Thursday, November 9, 2023

6:00 - 7:30 P.M.

Virtual & In-Person Meeting Options

Cambria Hotel Fort Collins
2921 E Harmony Rd., Fort Collins,
CO 80528

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

PROPOSAL NAME AND LOCATION

Union Park, PDP230005

Located north of Front Range Village between Ziegler Rd. and Corbett Dr. (location map on the back of this letter).

Sign #719, Parcel #s 8732000002, 8732000009, 8732400008

PROPOSAL DESCRIPTION

- 627 residential units (mix of townhomes, multifamily & live/work)
- 50,000 square feet non-commercial space, including a Childcare Center
- Mix of 2, 3, and 4-story buildings
- Located in the Harmony Corridor (HC) zone district and requires review and public hearing by the Planning and Zoning Commission.
- Residents who receive this letter would also receive a letter for the P&Z hearing.

HELPFUL RESOURCES

- This letter is also available at: fcgov.com/developmentreview/proposals



UNION PARK PROJECT DEVELOPMENT PLAN



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 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.