



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

April 25, 2025

Dear Property Owner or Resident:

This letter is to invite you to a **hybrid neighborhood meeting on May 12th for a proposed mixed-use development near the Northeast Corner of Prospect Rd. and I-25** near property you own. **The meeting will be held at 281 N College Ave. Conference Rooms A-C as well as virtually through Microsoft Teams.** 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 Microsoft Teams link is provided. You can participate over the phone, on the internet, or through the Teams 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 need assistance, contact our Neighborhood Development Liaison, Em Myler, at devreviewcomments@fcgov.com.

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 devreviewcomments@fcgov.com. Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Kai Kleer, AICP, Senior City Planner
kkleer@fcgov.com | 970-416-4284

MEETING DATE AND LOCATION

Monday, May 12, 2025

6:00 - 7:30 P.M.

Virtual & In-Person Meeting Options

Conference Rooms A-C,
281 North College Avenue

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

PROPOSAL NAME AND LOCATION

Prospect Ridge – Lot 4, PDR230011
(location map on the back of this letter).

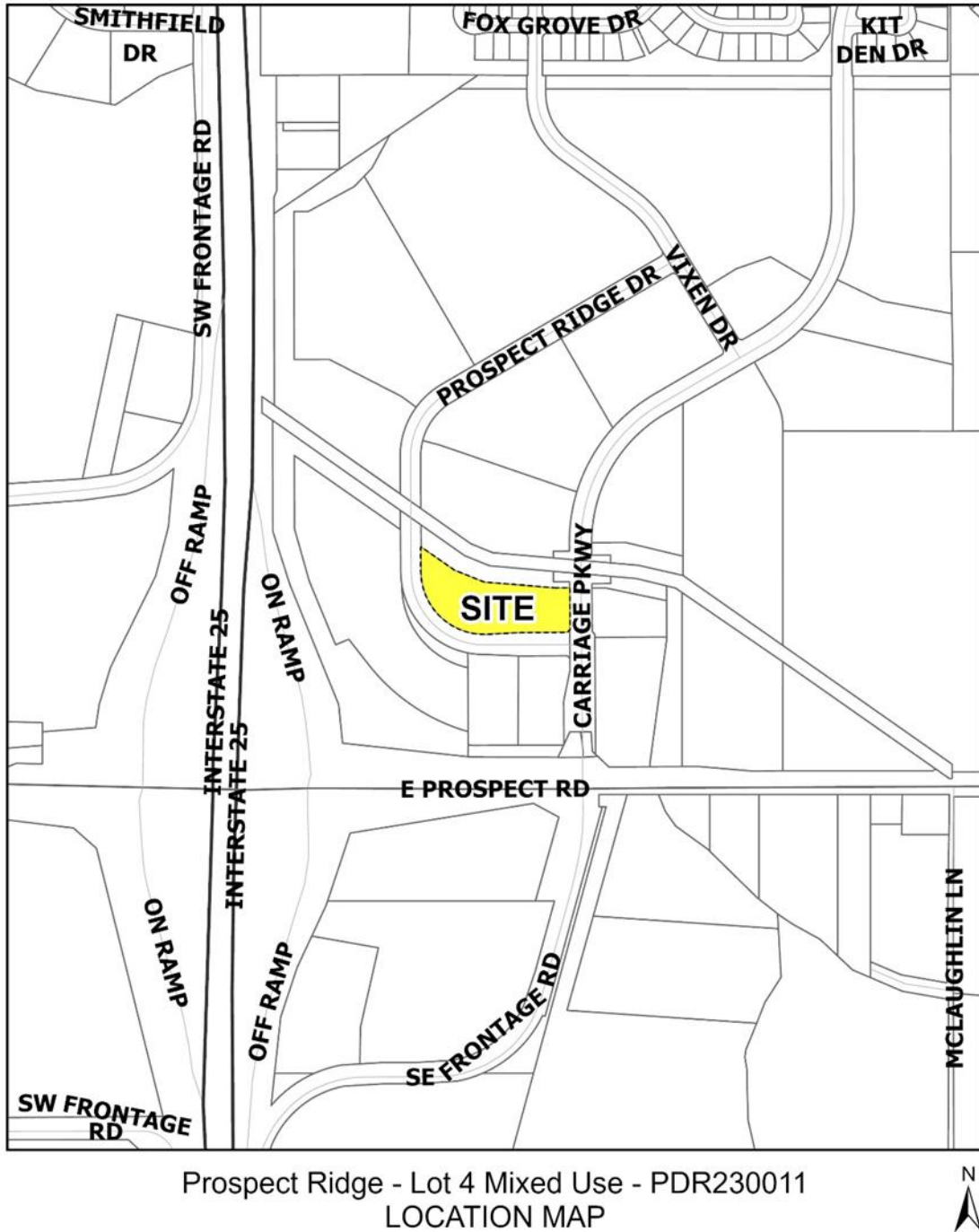
Sign #597, Parcel # 8715306004

PROPOSAL DESCRIPTION

- Proposing to develop the 2.38 acre property into a building with 45 dwelling units and 15,400sf of commercial retail space. Access is taken from the future Carriage Parkway to the east and future Prospect Ridge Dr to the east. The site is approximately 0.12 miles north of E Prospect Rd and approximately 0.12 miles east of Interstate-25.
- The site is in the General Commercial(C-G) Zone Districts.
- This proposal will require a review and public hearing by the Planning & Zoning Commission (P&Z).
- 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
- If you need assistance accessing documents, contact Em at devreviewcomments@fcgov.com



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.