



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

NOTICE OF PUBLIC HEARING

March 12, 2020

Dear Property Owner or Resident:

This letter is being sent to let you know the Planning and Zoning Board will conduct a public hearing to consider a development proposal near your property. Specific information about this development proposal is to the right and on the back of this letter. A decision regarding the approval or denial of the proposal will be made at the hearing.

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 public hearing 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.

If you are unable to attend the meeting or would like to provide comments in advance, please contact me or Alyssa Stephens, at 970-224-6076 or devreviewcomments@fcgov.com. Alyssa is available to assist residents who have questions about the review process and how to participate.

We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Kai Kleer, AICP | City Planner
970.416-4284
kkleer@fcgov.com

HEARING TIME AND LOCATION

Thursday, March 26, 2020
6:00 P.M.
City Hall, 300 Laporte Avenue

PROPOSAL NAME & LOCATION

Mulberry Connection, PDP190015
NW Frontage Road (Parcel # 8709000042).
Sign #605. (Please see project location map on reverse)

PROPOSAL INFORMATION

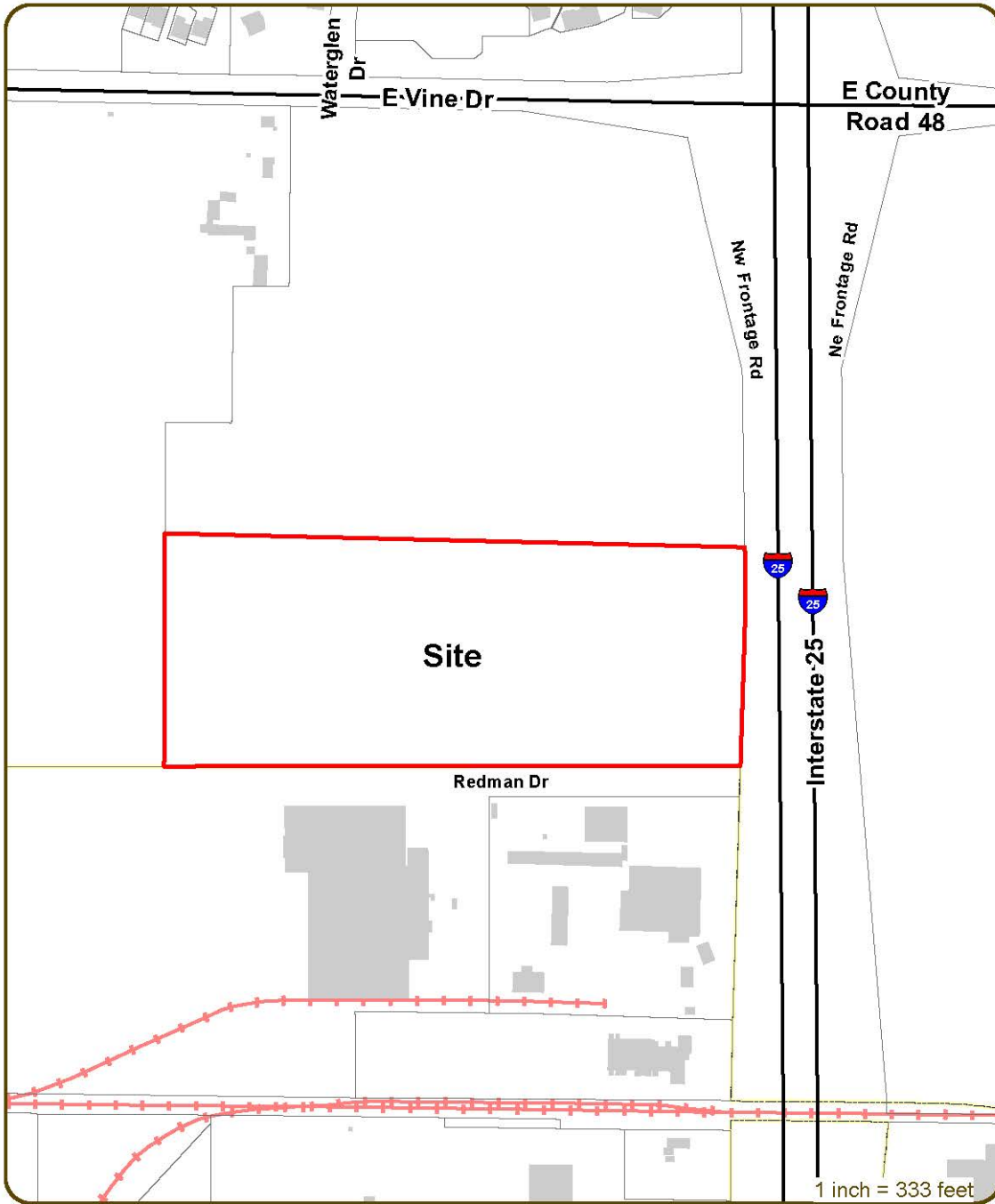
- This is a request to construct two industrial spec buildings on an undeveloped lot north of Poudre Valley Coop and approximately 1,000 feet southwest of the intersection of E Vine Drive and NW Frontage Road.
- The site is approximately 13 acres in size. The proposed buildings are 1-story and approximately 71,000 and 93,000 square feet in size.
- Other site improvements consist of landscaping, stormwater improvements, berming and fencing, and roadway improvements.
- Site access is proposed in four locations, three along Redman Drive and one from the NW Frontage Road.

ZONING INFORMATION

- The property is within the Industrial (I) Zone District; warehouses are permitted in this zone district, subject to Planning & Zoning Board approval.

HELPFUL RESOURCES

- Plans and Staff Report: fcgov.com/cityclerk/planning-zoning
- Information About the Review Process: fcgov.com/CitizenReview



Mulberry Connection Location & Zoning 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. 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.