



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

NOTICE OF PUBLIC HEARING

March 9, 2020

Dear Property Owner or Resident:

This letter is being sent to let you know that the Planning and Zoning Board and City Council will conduct public hearings to consider revisions to a zoning ordinance near your property. A map of the property is provided on the back of this letter, and the hearing dates can be found to the right.

On January 2, 2018, City Council approved a rezoning for the Spring Creek Rezone property. In 2019, City staff discovered minor errors in the legal description and zoning map for the property that was rezoned. In order to correct these errors, additional City Council action is required, following a recommendation from the Planning and Zoning Board.

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,

Rebecca Everette | Development Review Manager
970.416.2625
reverette@fcgov.com

HEARING TIMES AND LOCATION

Planning & Zoning Board Hearing:
Thursday, March 26, 2020
6:00 P.M.
City Hall Council Chambers
300 Laporte Avenue

City Council Hearing:
Tuesday, April 7, 2020
6:00 P.M.
City Hall Council Chambers
300 Laporte Avenue

PROPOSAL NAME & LOCATION

Spring Creek Rezone – Correction of Map Errors, REZ170001
NE corner of Stuart St. and Shields St.
Sign #538

PROPOSAL INFORMATION

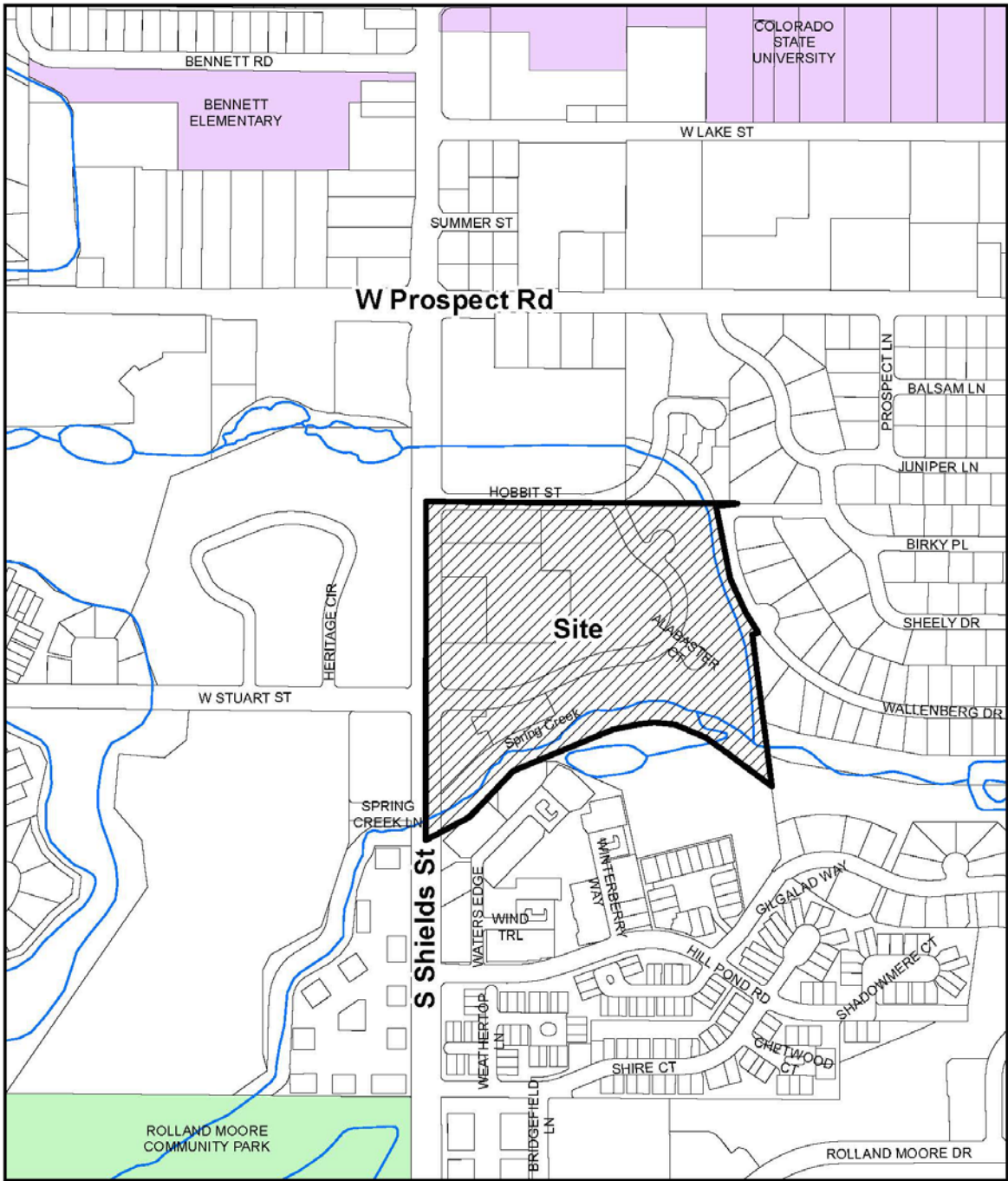
- The purpose of this item is to correct minor errors in a previously adopted zoning ordinance.
- Any future development of this property would require a full development review process, which would provide additional opportunities for community input.
- The zoning corrections are subject to review and approval by City Council, following a recommendation from the Planning and Zoning Board at a public hearing.

ZONING INFORMATION

- The property is zoned for both Neighborhood Commercial (N-C) and Medium Density Mixed-Use Neighborhood (M-M-N).

HELPFUL RESOURCES

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



Spring Creek Rezone - Correction of Map Errors



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.