



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

NOTICE OF RESCHEDULED PUBLIC HEARING

August 25, 2020

Dear Property Owner or Resident:

This letter is to inform you of a **RESCHEDULED Planning and Zoning Board hearing for Ridgewood Hills Fifth Filing** that was originally scheduled for the special hearing on September 3rd to consider a development proposal near your property. **THE HEARING HAS BEEN RESCHEDULED FOR THE REGULAR P&Z HEARING ON SEPTEMBER 17.**

The hearing will be held on-site in Council Chambers, City Hall as well as virtually through Zoom. 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.

City Council has authorized the use of remote technology for select hearings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, iPad, or computer. **Virtual participation information will be available at fcgov.com/developmentreview/proposals at least 48 hours in advance of the meeting.** You do not need a paid Zoom account to participate.

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.

We welcome your participation in the development review process. More information can be found by visiting fcgov.com/CitizenReview. If you have any questions, 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.

Sincerely,

Kai Kleer, AICP | City Planner
970.416.4284
kkleer@fcgov.com

HEARING TIME AND LOCATION

Thurs., September 17, 2020, 6:00 P.M.
Virtual & In-Person Meeting Options

Council Chambers, City Hall,
300 Laporte Avenue

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

PROPOSAL NAME & LOCATION

Ridgewood Hills Fifth Filing,
PDP190018

S. College Avenue & Triangle Drive
Sign #601, Parcel #s 9614000004,
9614413001, and 9614413007
(Project location map on the reverse)

PROPOSAL INFORMATION

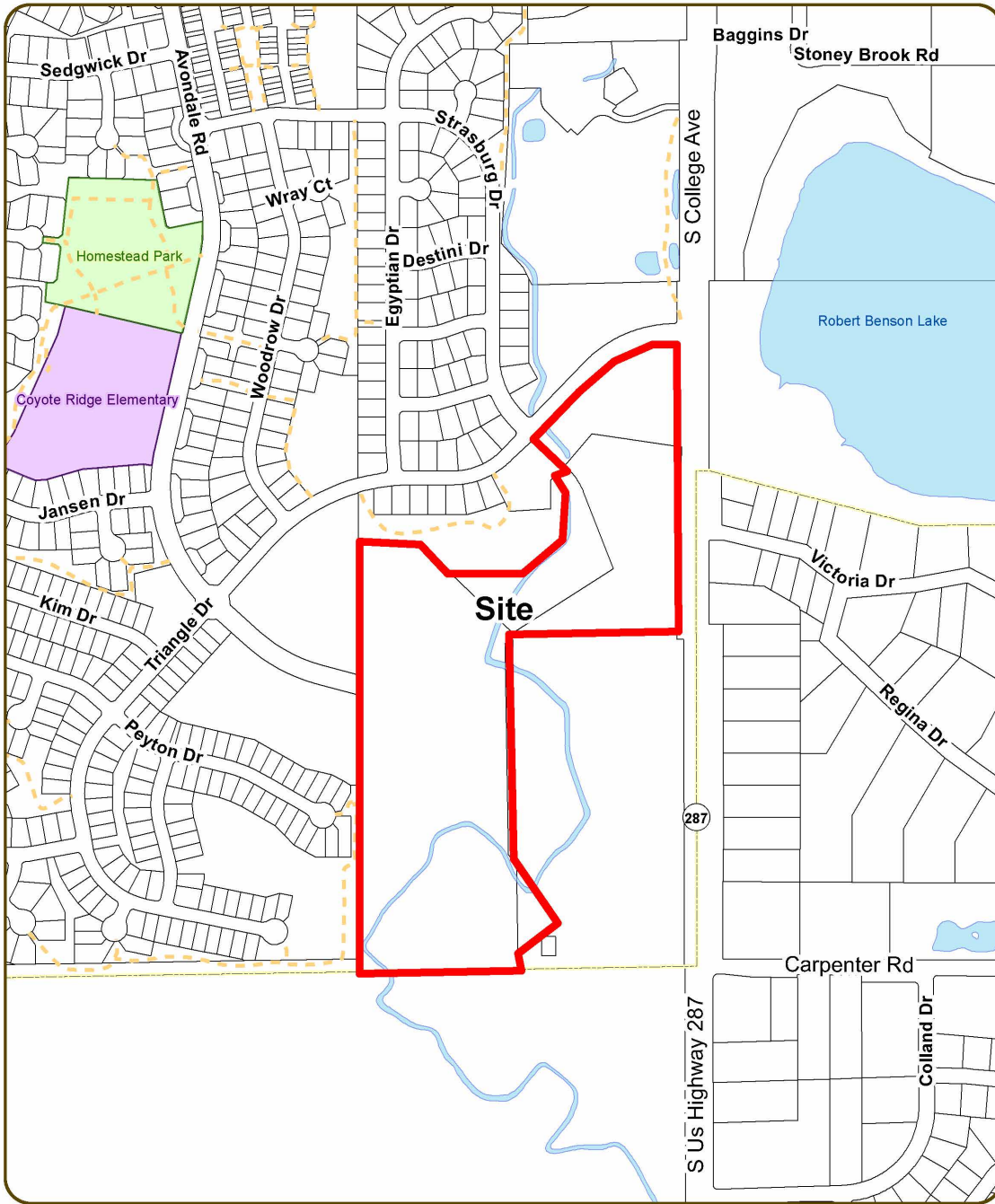
- This is a request to develop a 35-acre site located at the southwest corner of S. College Avenue and Triangle Drive.
- The plan proposes a combination of multi-family, duplex and townhome buildings totaling 362 residential units.
- Approximately 12-acres of the site will be preserved, enhanced, and protected as part of an effort to preserve existing wetlands, tree groves, and other significant natural habitat features.
- The construction of a traffic signal at the intersection of Triangle Drive and S. College Avenue will be required.
- The project is subject to review and approval by the Planning and Zoning Board at a public hearing.

ZONING INFORMATION

- The site is in the Medium Density Mixed-Use Neighborhood (MMN) Zone District.

HELPFUL RESOURCES

- Plans and Staff Report:
fcgov.com/cityclerk/planning-zoning
- This letter is also available at:
fcgov.com/developmentreview/proposals
- Information about the review process:
fcgov.com/CitizenReview



Ridgewood Hills Fifth Filing Location 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.