



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

## NOTICE OF RESCHEDULED PUBLIC HEARINGS

August 6, 2020

Dear Property Owner or Resident:

This letter is to inform you of **rescheduled Planning and Zoning Board and City Council public hearings for the Spring Creek Rezone** project. The previously scheduled April 9 Planning and Zoning Board Hearing was cancelled. Revisions to a zoning ordinance near your property will be considered.

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. To correct these errors, additional City Council action is required, following a recommendation from the Planning and Zoning Board.

**The hearings 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.

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](http://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. Please feel free to notify neighbors of this hearing so they can attend. If you own or manage an apartment building, please post this notice in a common area.

We welcome your participation in the development review process. If you have any questions, please contact me or Alyssa Stephens at 970-224-6076 or [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com). Alyssa is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Rebecca Everette | Development Review Manager  
970.416.2625 | [reverette@fcgov.com](mailto:reverette@fcgov.com)

### HEARING TIMES AND LOCATION

**Planning & Zoning Board Hearing:**  
Thurs., August 20, 2020, 6:00 P.M.

**City Council Hearing:**  
Tues., September 15, 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](http://fcgov.com/developmentreview/proposals).

### PROPOSAL NAME & LOCATION

**Spring Creek Rezone – Correction of Map Errors, REZ170001**

NE corner of Stuart St. and Shields St.  
Sign #538 (map on back)

### PROPOSAL INFORMATION

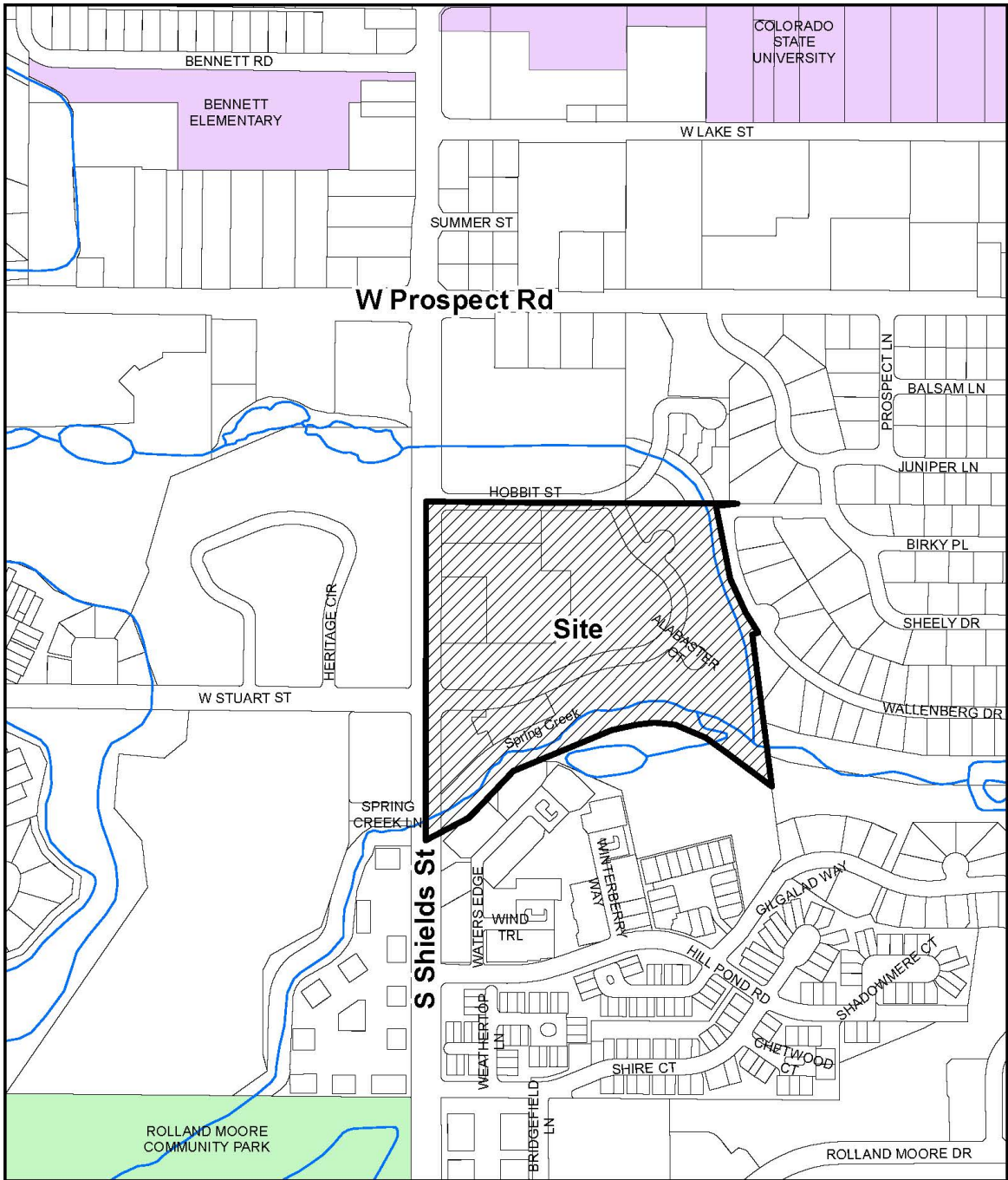
- The purpose of this item is to correct minor errors in a previously adopted zoning ordinance.
- Future development of this property would require a full review process, which would provide additional opportunities for community input.
- The zoning corrections are subject to review and approval by City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

### 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](http://fcgov.com/cityclerk/planning-zoning)
- This letter is also available at: [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)
- Information about the review process: [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



## Spring Creek Rezone - Correction of Map Errors

1:5,000



*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](mailto:translate@fcgov.com).*