



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 PUBLIC HEARING

September 5, 2019

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 Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 970-224-6076 or [statman-burruss@fcgov.com](mailto:statman-burruss@fcgov.com). Sylvia 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,

Jason Holland, PLA | City Planner  
970.224.6126  
[jholland@fcgov.com](mailto:jholland@fcgov.com)

## HEARING TIME AND LOCATION

Thursday, September 19, 2019  
6:00 P.M.  
City Hall, 300 Laporte Avenue

## PROPOSAL NAME & LOCATION

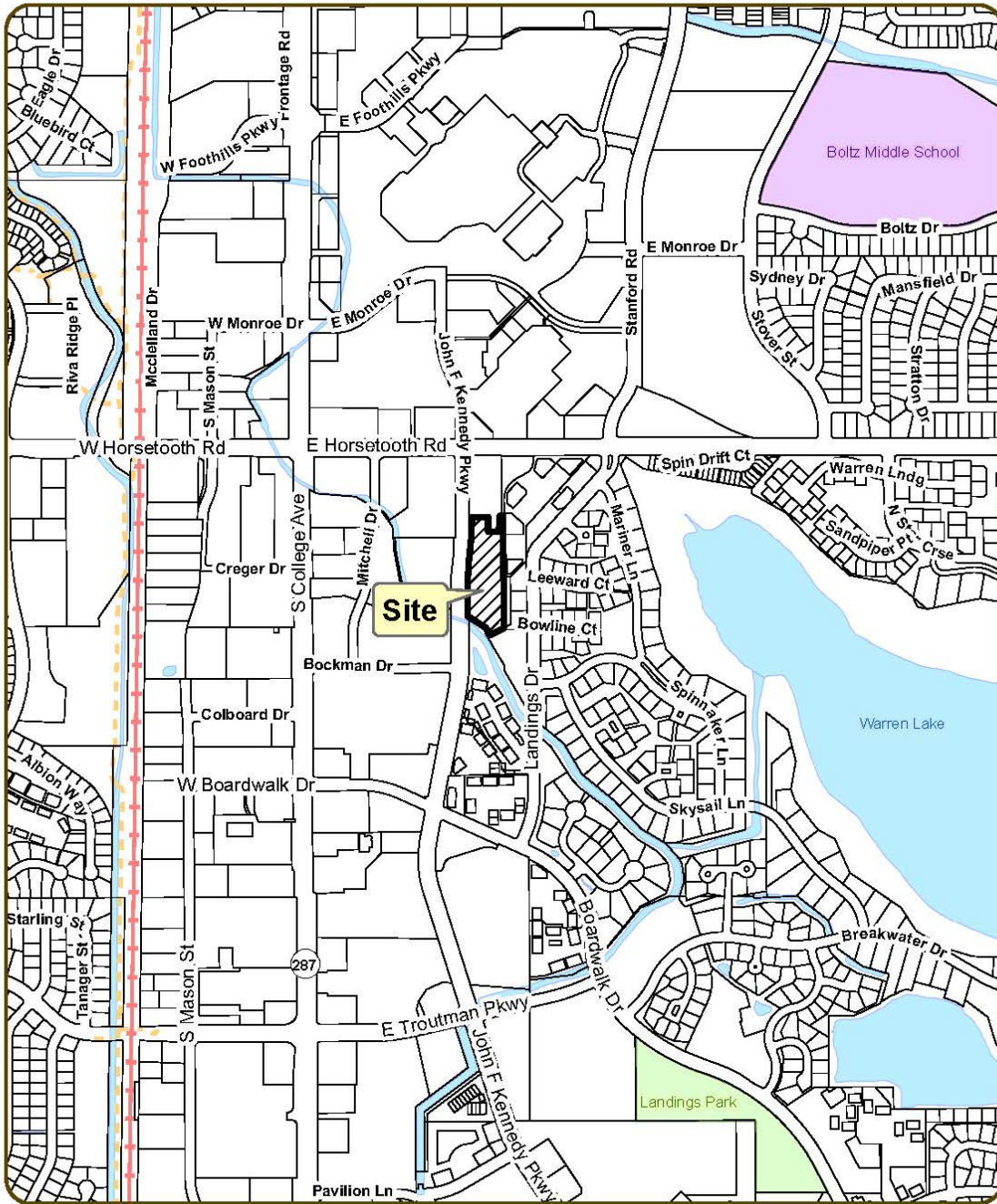
The Overlook Modification of Standard, MOD190001  
(Please see project map on reverse)

## PROPOSAL INFORMATION

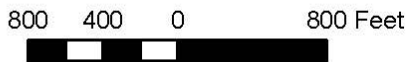
- The site is located in the Employment (E) Zone District and is approximately 3.3 acres. This is a proposed Modification of Standard to the Land Use Code. A mixed-use development was approved on the site in 2016 with 105 residential dwellings and 8,100 square feet of commercial space fronting on John F. Kennedy Parkway. The Modification requests the removal of the commercial space to have all residential on the site. The applicant is proposing a shared workspace or business center within the development to encourage the employment trend of live work.
- Projects with residential-only buildings are considered "secondary uses" in the Employment District and are limited to 25% of the total Employment-zoned land in the surrounding area. The proposed Modification would result in 37% secondary uses within the area.

## HELPFUL RESOURCES

- Plans and Staff Report: [fcgov.com/cityclerk/planning-zoning](http://fcgov.com/cityclerk/planning-zoning)
- Information About the Review Process: [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



## The Overlook



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).