



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6750
fcgov.com/DevelopmentReview

NOTICE OF PUBLIC HEARING

August 31, 2015

Dear Property Owner or Resident:

This letter is being sent to let you know about a development proposal near your property and to invite you to the public hearing where you can provide the hearing officer with your comments regarding this proposal. Specific information about this development proposal is to the right and on the back of this letter. **We welcome and encourage your participation, as your input is an important part of the development review process.**

You received this notice because records from the Larimer County Assessor's Office indicate you own property within the notification area. 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. Check out our online guide for ways that you can participate in the development review process by visiting fcgov.com/CitizenReview. You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or sburnett@fcgov.com. Sarah is available to assist residents who have questions about the review process and how to participate.

Public comment is encouraged during all phases of the review process. If you are unable to attend the hearing, but would like to provide input, please feel free to write me at the address below or e-mail me at jholland@fcgov.com. If you have questions at any time, please feel free to contact us.

Sincerely,

Jason Holland, PLA | City Planner
City of Fort Collins
281 North College Avenue
Fort Collins, CO 80522
970.224.6126
jholland@fcgov.com

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. Please call 970-221-6750 for assistance.

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: titlesix@fcgov.com.

HEARING TIME AND LOCATION

Monday September 14, 2015
5:30 p.m. Conference Room A, 281 North College Avenue, Fort Collins

PROPOSAL NAME & LOCATION

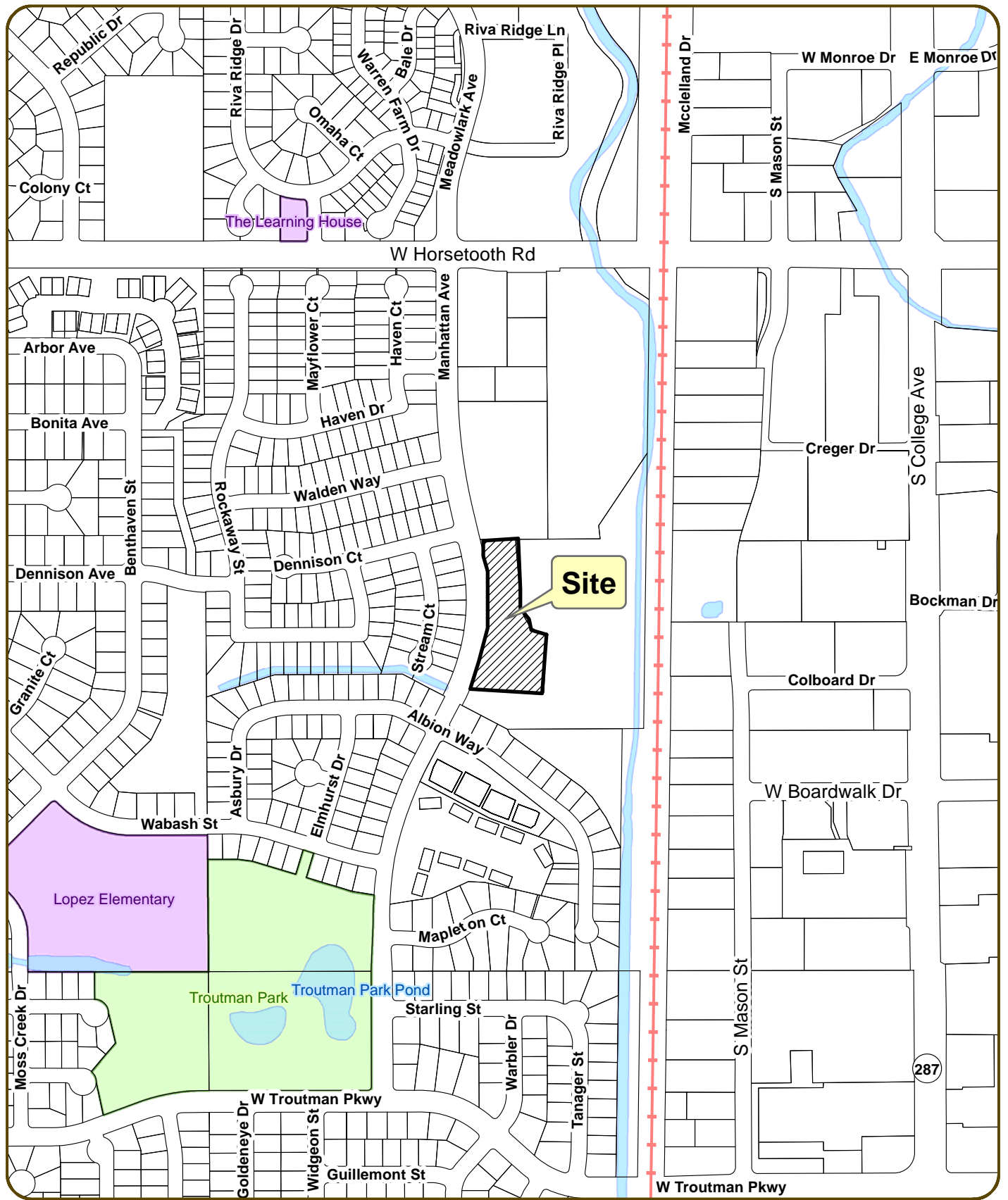
Manhattan Townhomes 2nd Filing
(East side of Manhattan Avenue, north of Albion Way, please see location map on back of this letter)

PROPOSAL DESCRIPTION

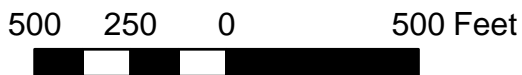
- The site is zoned L-M-N "Low Density Mixed-Use Neighborhood"
- 36 two-story, single-family attached townhomes are proposed on individually platted lots.
- 80 off-street parking spaces are proposed, with 58 garage spaces and 22 off-street surface spaces.
- A detached sidewalk along the east side of Manhattan Avenue is proposed with street trees
- The project also provides a 6 foot public trail connection from Manhattan Ave. to the Mason Trail
- Additional native landscaping is also provided in the City-owned drainage area to the south and east.
- In 2006, a plan was approved for the site which proposed 41 dwellings, however that approval expired because the improvements were not constructed within 3 years.
- Hearing Notice, Plans, and Staff Report (Available after Sept. 7): fcgov.com/ReviewAgendas
- Information About the Review Process: fcgov.com/CitizenReview

MODIFICATIONS REQUESTED

- Two Modifications to the Land Use Code are required: An increase in the overall maximum density from 9 units to 16.3 units per acre, due to sale of 8.21 acres for City regional detention facility; and a reduction in the front building setback from 15 feet to 9 feet.



3836 Manhattan Avenue



1 inch = 500 feet

