



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 23, 2018

Dear Property Owner or Resident:

This letter is being sent to let you know a public hearing has been scheduled to consider a development proposal near your property. The project is referred to as the **Prospect and College Hotel, Request for Modification of Standard**. 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 by an administrative hearing officer following the hearing.

This is a Request for Modification to allow two additional stories for a proposed hotel that is planned for the redevelopment of the Chuck E Cheese building and site at the southwest corner of South College Avenue and Prospect Road (1623 S. College Avenue). The maximum allowable height is four stories. The applicant is requesting six stories. Please note that the site is located within the Transit-Oriented Development Overlay Zone which allows a building to achieve a height of seven stories but only if such building provides for mixed-use, affordable housing and structured parking. Since the proposed hotel does not provide these features, the maximum allowable height remains at four stories.

This Request for Modification is being made in advance of a submittal of a Project Development Plan. If approved, the extra height may be added but only if the Project Development Plan is submitted within one year.

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 224-6076 or statman-burruss@fcgov.com.

Sincerely,

Ted Shepard, Chief Planner
221-6343, tshepard@fcgov.com

HEARING TIME AND LOCATION

Thursday, September 6, 2018
5:30 P.M.
Conference Room A, 281 N. College Avenue, Fort Collins, CO

PROPOSAL NAME & LOCATION

Prospect and College Hotel, Request for Modification of Standard, MOD180001

This site is located at the southwest corner of S. College Avenue and Prospect Road.
(Please see vicinity map on the reverse)

PROPOSAL DESCRIPTION

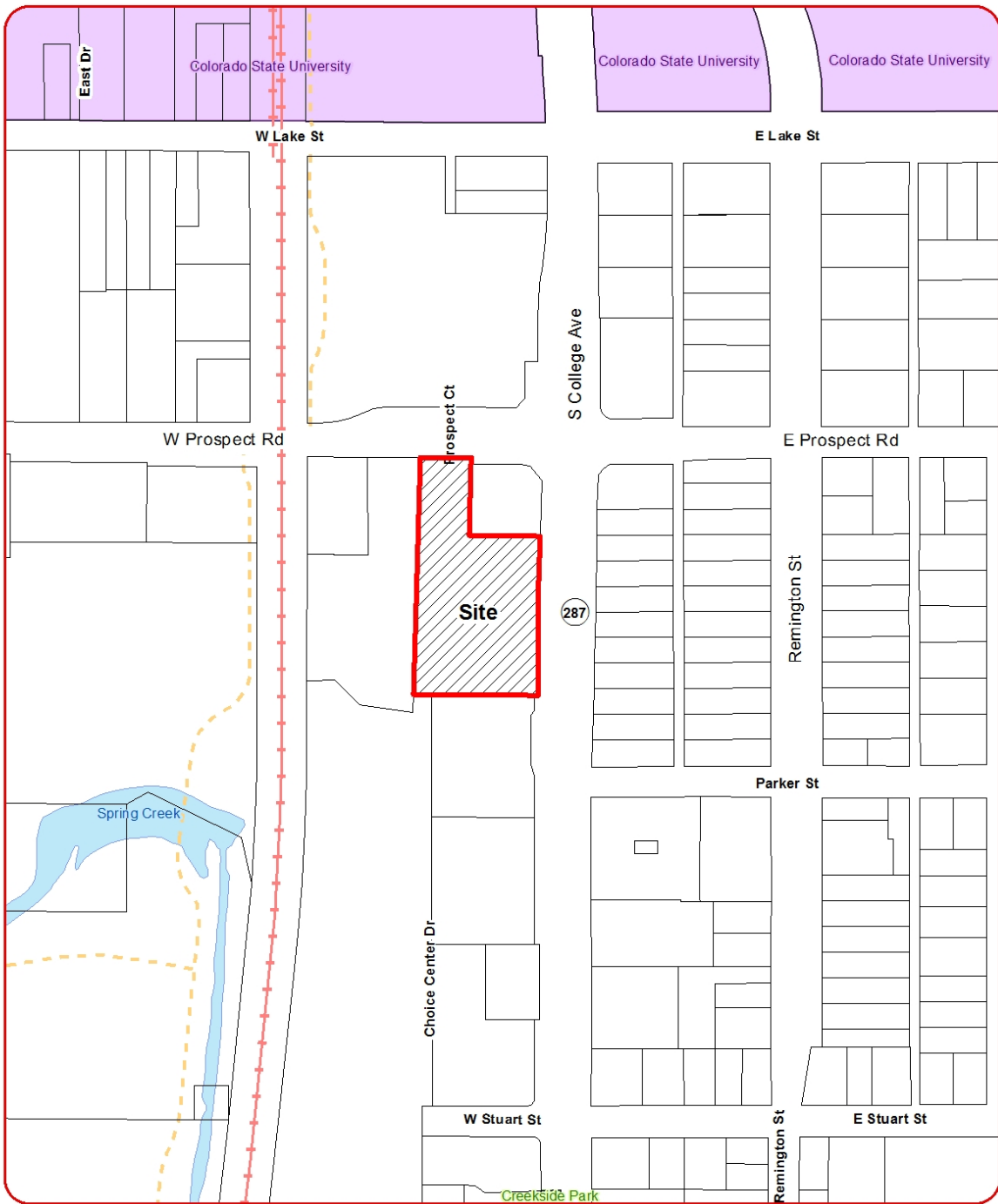
- Request for Modification for two additional stories for a proposed hotel.
- Increase the number of stories from four to six.
- Request precedes submittal of a Project Development Plan.
- If approved, Request is valid for one year.
- Site is currently Chuck E Cheese restaurant.
- Site is 2.00 acres

ZONING INFORMATION

- C-G, General Commercial

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: fcgov.com/ReviewAgendas
- Information About the Review Process: fcgov.com/CitizenReview



Prospect and College Hotel - 1623 S College Ave Modification Request

1 inch = 250 feet



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.