



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

May 16, 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 **Sunrise Ridge, Second Filing, Major Amendment**. 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 to amend the Sunrise Ridge Second Filing Final Plan to change the housing type on all seven lots from single family detached dwellings to two-family dwellings (duplexes) which would be an increase in the number of units from seven to 14 and increases the density from 1.4 to 2.7 dwelling units per acre. The Major Amendment includes three Requests for Modification to raise the density from the allowable maximum of 2.00 to 2.7 dwelling units per gross acre, to reduce the side yard setbacks on all interior lot lines and to reduce the rear yard setback on Lots Two and Three.

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. 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,

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

HEARING TIME AND LOCATION

Wednesday, May 30, 2018
5:30 P.M.
Conference Room A
281 N. College Avenue, Fort Collins, CO

PROPOSAL NAME & LOCATION

Sunrise Ridge 2nd Filing, Major Amendment, MJA180002

This site is located at the southwest corner of Strauss Cabin Road and Rock Creek Drive on Sunglow Court. (Please see vicinity map on the reverse)

PROPOSAL DESCRIPTION

- Change housing type from single family detached to duplexes.
- Increase the number of units from 7 to 14.
- Increase density from 1.4 to 2.7 dwelling units per acre.
- Reduce interior side yard setbacks from 20 to 15 feet on 4 lots, to 10 feet on 2 lots, and 0 feet on one lot next to a dedicated drainage tract.
- Reduce rear yard setbacks from 25 to 20 feet on Lots 2 and 3.
- Site is vacant.
- Sunglow Court is constructed.
- Site is 5.04 acres

ZONING INFORMATION

- U-E Urban Estate

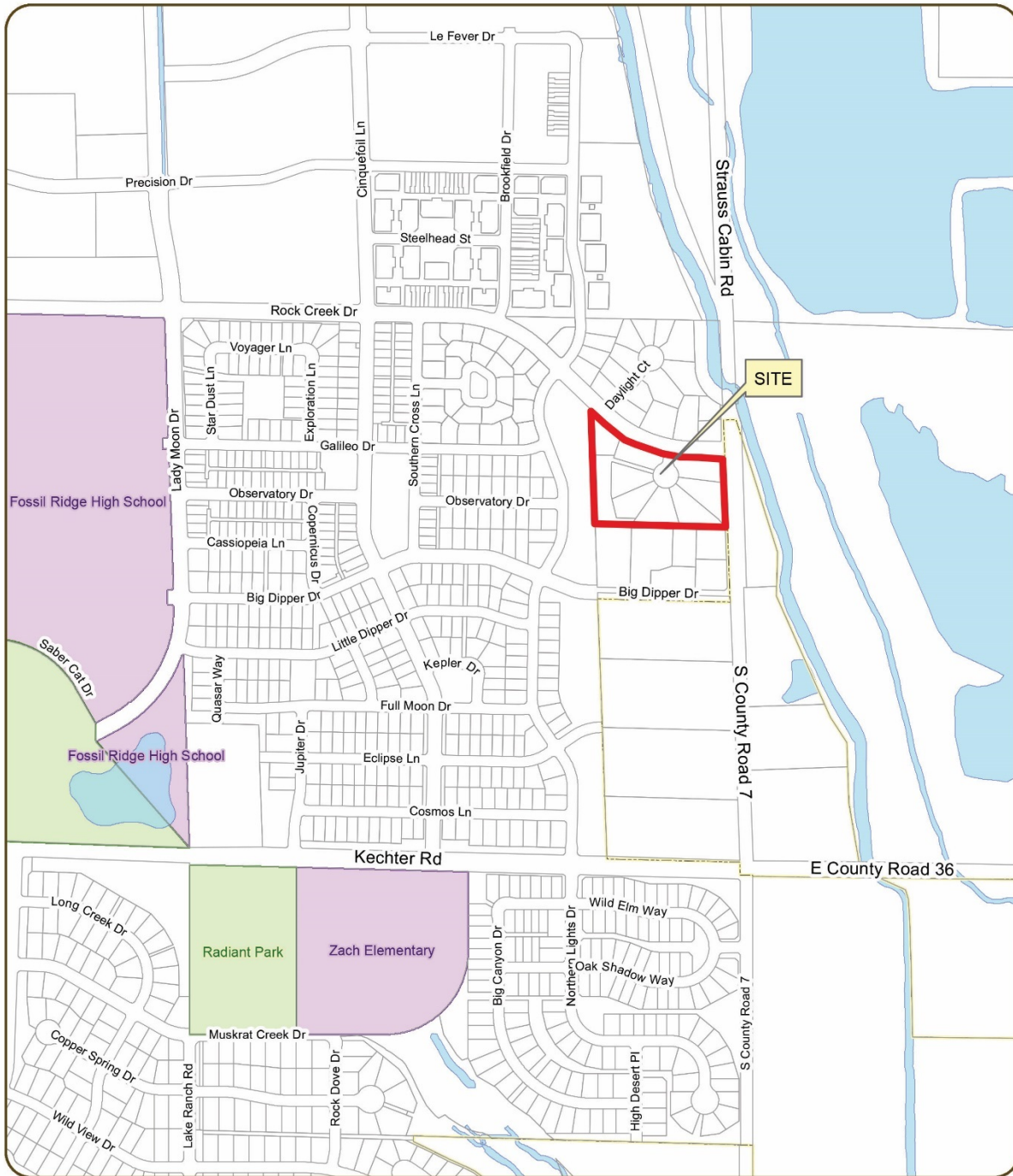
HELPFUL RESOURCES

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



Sunrise Ridge Second Filing Major Amendment

1 inch = 600 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.