



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

# NOTICE OF PUBLIC HEARING

December 27, 2018

Dear Property Owner or Resident:

On Thursday, January 10, 2019, at 5:30 P.M., in conference room A at 281 North College Avenue, the City of Fort Collins Administrative Hearing Officer will conduct a public hearing to consider a development proposal near your property. The project is referred to as **Waterfield 4<sup>th</sup> Filing, Amended Project Development Plan, #PDP180009**.

This is a request for an Amended Project Development for a parcel of land located generally at the northwest corner of East Vine Drive and North Timberline Road. The O.D.P. includes Suniga Road as the new east-west arterial street.

The parcel includes two zone districts: 72.37 acres are zoned LMN, Low Density Mixed-Use Neighborhood and 10.86 acres are zoned MMN, Medium Density Mixed-Use Neighborhood for a total of 83.23 acres. There would be a total of 498 dwelling units divided among four housing types. This request for an Amended Project Development was preceded by a request to amend the Overall Development which was approved by the Planning and Zoning Board on December 20, 2018.

Please see the online guide with more information on the development review process by at [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview). You may also contact me or Sylvia Tatman-Burrus, Neighborhood Development Review Liaison, at 970-224-6076 or [statmanburrus@fcgov.com](mailto:statmanburrus@fcgov.com) for further information.

Sincerely,

Ted Shepard, Chief Planner  
City of Fort Collins  
281 North College Avenue  
Fort Collins, CO 80522  
970-221-6343  
[tshepard@fcgov.com](mailto:tshepard@fcgov.com)

## HEARING TIME AND LOCATION

Thursday, January 10, 2019

5:30 P.M.

Conference Room A

281 N. College Avenue

Fort Collins, CO

## PROPOSAL NAME & LOCATION

Waterfield 4<sup>th</sup> Filing, Amended

Project Development Plan,

PDP180009.

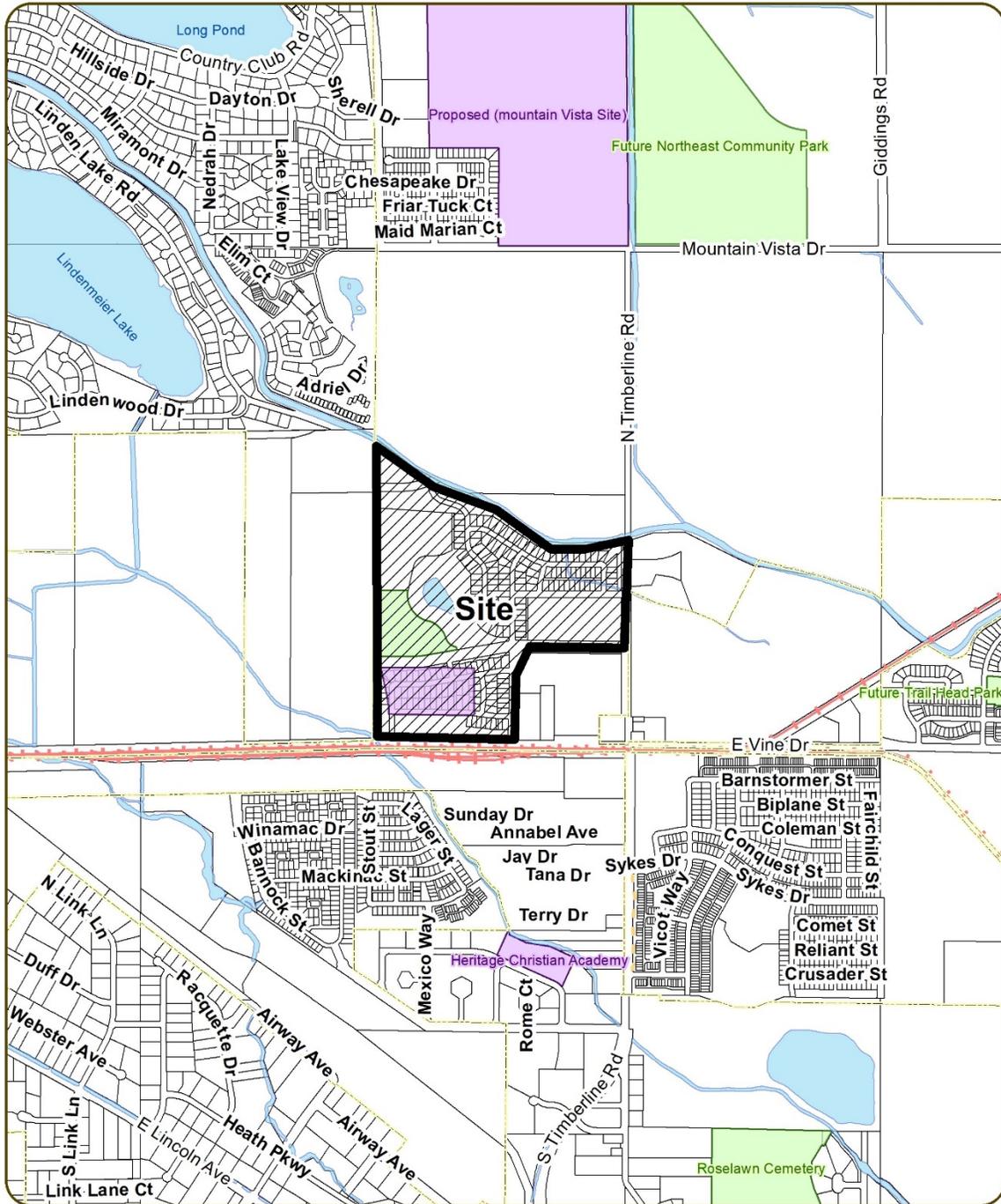
Generally located at the northwest corner of N. Timberline Road and E. Vine Drive (please see map on reverse).

## PROPOSAL DESCRIPTION

- Amends the 3<sup>rd</sup> Filing approved in 2014 by increasing the density.
- 83.22 total acres.
- Proposed land uses:
  - 498 total dwelling units:
    - 37 Single family detached
    - 245 single family detached – alley-load
    - 34 two-family
    - 182 single family attached.
- The site is zoned LMN and MMN.

## HELPFUL RESOURCES

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



1 inch = 1,333 feet

## Waterfield 4th Amended Project Development Plan



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).