



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6689
fcgov.com/DevelopmentReview

IN - PERSON NEIGHBORHOOD MEETING INVITATION

December 20, 2022

Dear Property Owner or Resident:

This letter is to invite you to an **in-person neighborhood meeting on January 5th** to discuss an amendment to the Ziegler-Corbett Overall Development Plan (ODP), previously approved in February 2022. **The neighborhood meeting will be held in the Community Room at the Council Tree Library, 2733 Council Tree Ave, beginning at 6:00pm. There will be no opportunity to attend the meeting virtually.**

The proposed amendment incorporates additional property into the ODP boundary but does not change the proposed number of residential units or commercial square footage. The additional property also creates an opportunity to shift the site's primary access along Ziegler Road north to align with Hidden Pond Drive with the potential for a privately funded stoplight. **City Planning, Engineering, and Traffic Operations staff are seeking your input on this access change and/or other traffic and connectivity scenarios as a part of this meeting.**

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 neighborhood meeting 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.

We welcome your participation in the development review process. More information can be found by visiting fcgov.com/ResidentReview. If you have any questions, please contact me or Em Myler at 970-224-6076 or devreviewcomments@fcgov.com. Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Ryan Mounce | City Planner
970.224.6186 | rmounce@fcgov.com

MEETING DATE AND LOCATION

Thursday, January 5, 2023

6:00 - 7:30 P.M.

In-Person Meeting

Council Tree Library,
2733 Council Tree Avenue

PROPOSAL NAME AND LOCATION

Ziegler-Corbett Overall Development
Plan Major Amendment, MJA220004

(location map on the back of this letter).

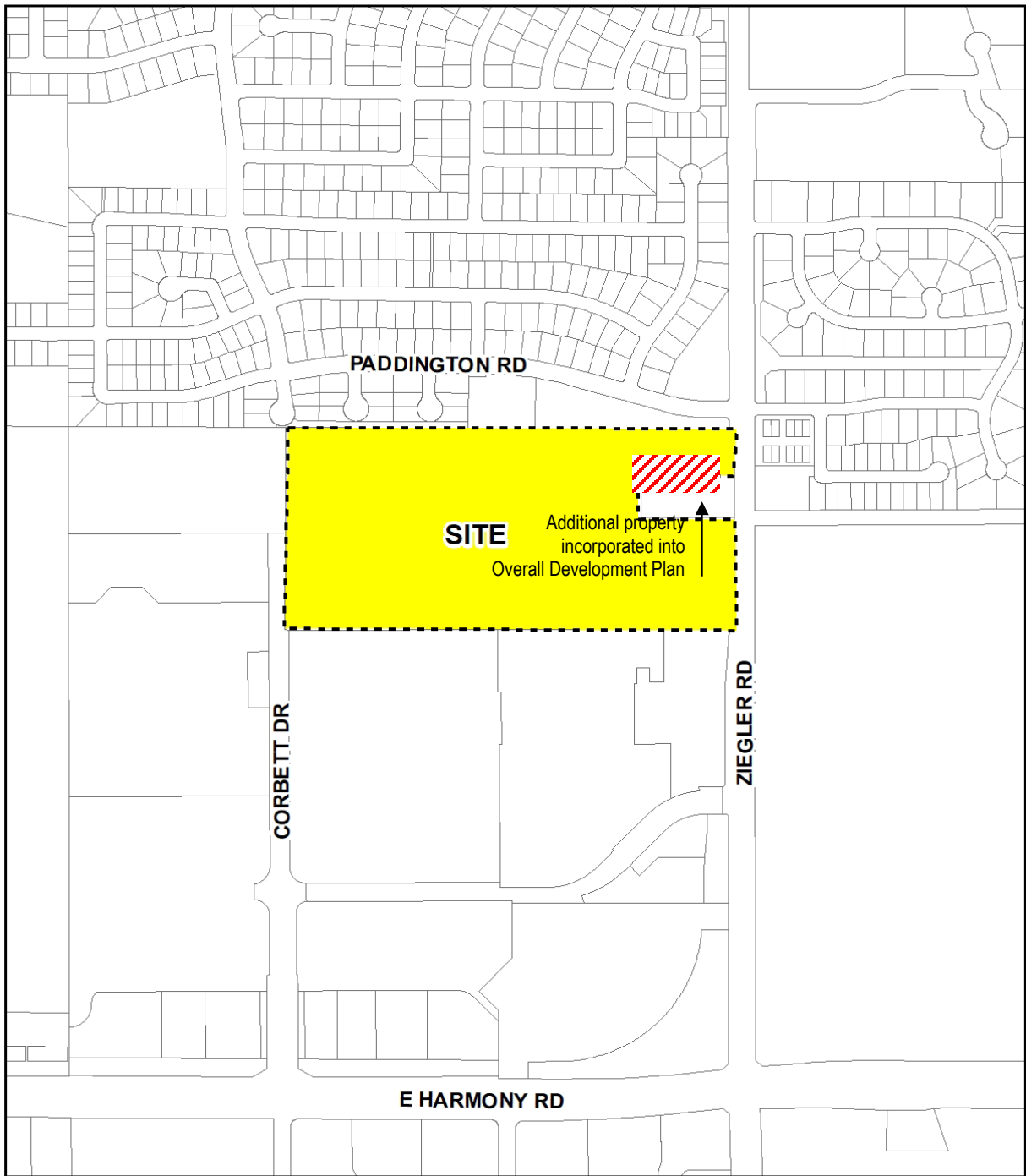
Sign #719, Parcel #s: 8732000002,
8732000009, 8732400008

PROPOSAL DESCRIPTION

- Incorporate additional property into the boundaries of the overall development plan.
- No changes to previously approved land uses, number of residential units or commercial square footage.
- Primary site access off Ziegler Road shifts north to align with Hidden Pond Drive, with potential for privately funded stoplight.
- This amendment requires a review and public hearing by the Planning & Zoning Commission (P&Z).
- Residents who receive this letter will also receive a letter for the P&Z hearing.

HELPFUL RESOURCES

- This letter is also available at: fcgov.com/developmentreview/proposals
- If you do not have access to the internet or need assistance accessing documents, call Em at 970-224-6076.



ZIEGLER & CORBETT MIXED-USE OVERALL 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. Contact Shar Manno, Manager, Customer Support, smanno@fcgov.com or 970-221-6767 (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.