



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

HYBRID NEIGHBORHOOD MEETING INVITATION

April 16, 2025

Dear Property Owner or Resident:

This letter is to invite you to a **hybrid neighborhood meeting on Thursday, May 1, 2025, to discuss a proposed rezoning** at the Southwest Corner of Mulberry & Taft Hill. near property you own. **The meeting will be held on-site at Club Tico, 1599 City Park Dr. as well as virtually through Microsoft Teams.** At the meeting, you can learn more about the development proposal. Basic information about this proposed development is to the right and on the back of this letter.

For remote participation, a link is provided. You can participate over the phone, on the internet, or through the Teams app on a smartphone, tablet, or computer. At least 48 hours before the meeting, **virtual participation information will be available at fcgov.com/developmentreview/proposals**. If you do not have access to the internet or need help accessing documents, call our Neighborhood Development Liaison, Em Myler, at 970-224-6076.

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, May 1, 2025

6:00 - 7:30 P.M.

Virtual & In-Person Meeting Options

Club Tico, 1599 City Park Drive

Virtual meeting information will be posted 48 hours prior to the meeting at fcgov.com/developmentreview/proposals.

PROPOSAL NAME AND LOCATION

Southwest Corner Mulberry & Taft Hill Rezoning

(location map on the back of this letter).

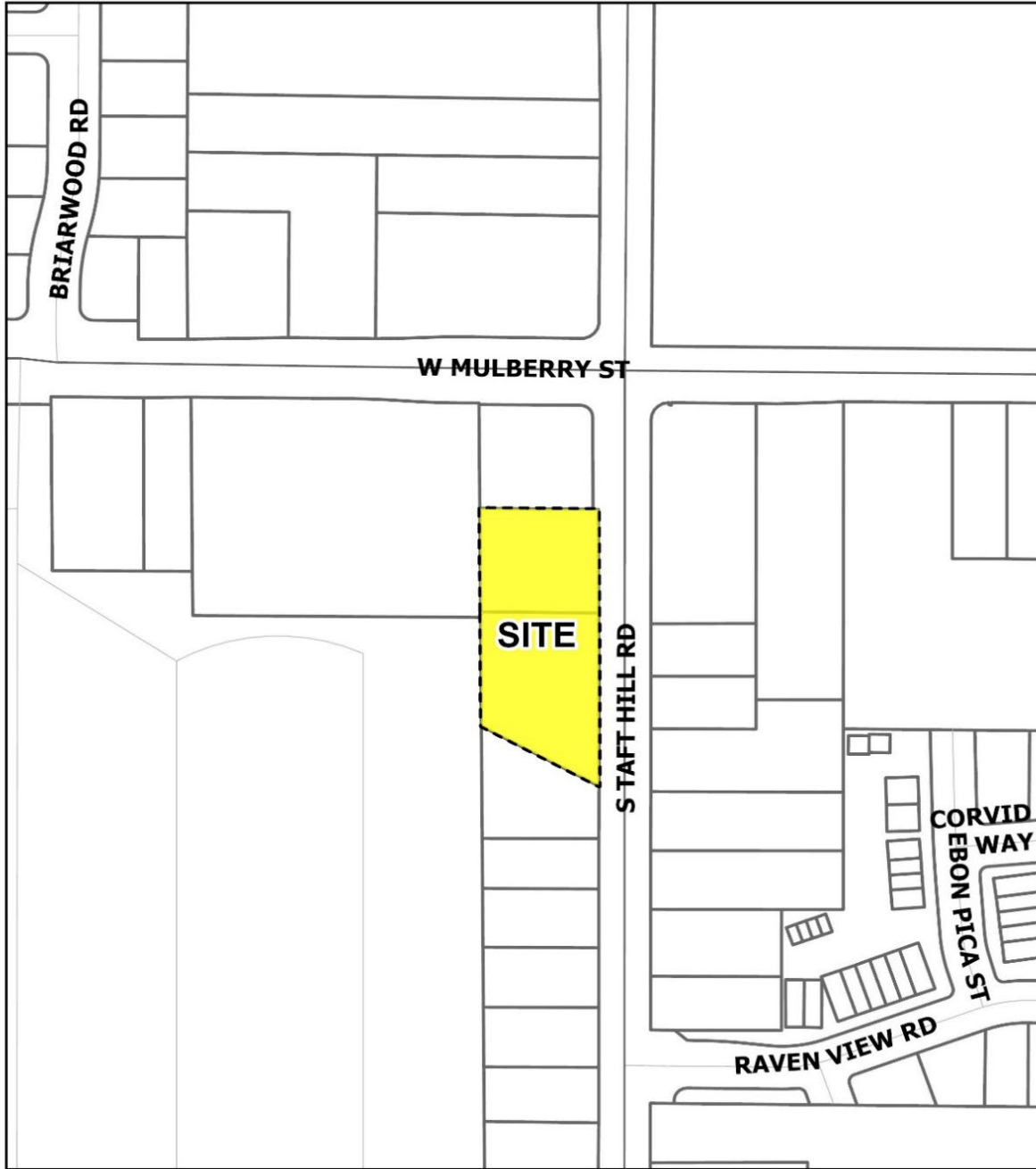
Sign #829, Parcel #s 9716100018, 9716161001.

PROPOSAL DESCRIPTION

- Rezone two (2) parcels from the current Low Density Mixed Use (LMN) zone district to the Limited Commercial (CL) zone district.
- The CL zone district is intended for commercial uses adjacent to residential neighborhoods. The CL district permits a wider variety of commercial land uses than the current LMN zoning.
- This proposal requires two public hearings, including a recommendation from the Planning & Zoning Commission (P&Z) and a final decision by City Council.
- Residents who receive this letter would also receive letters for future public hearings.

HELPFUL RESOURCES

- This letter is also available at: fcgov.com/developmentreview/proposals



Southwest Corner Mulberry &
Taft Hill Rezoning - Location Map



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.