

NOTICE OF HEARING

Notice is hereby given that on Monday, September 28, 2015, at 5:30 p.m. (scheduled as the only item on the agenda), in Conference Rooms C-D, 281 North College Avenue, Fort Collins, Colorado, a Hearing Officer for the City of Fort Collins will conduct an Administrative Public Hearing continued from the September 14, 2015 Administrative Public Hearing to consider a development proposal.

GENERAL DESCRIPTION

The project is referred to as Manhattan Townhomes Second Filing, file #FDP150021. The request proposes changes to the previous, now-expired project, approved in 2006. The changes include: 36 two-story, single-family attached townhomes on individually platted lots; 80 off-street parking spaces, with 58 garage spaces and 22 off-street surface spaces; a detached sidewalk along the east side of Manhattan Avenue with street trees. The project also provides a 6 foot public trail connection from Manhattan Ave. to the Mason Trail. Two Modifications to the Land Use Code are required: an increase in the overall maximum density from 9 units to 16.3 units per acre, due to sale of 8.21 acres for City regional detention facility; and a reduction in the front building setback from 15 feet to 9 feet. The property is located at the east side of Manhattan Avenue, north of Albion Way, and is zoned (L-M-N) Low Density Mixed-Use Neighborhood. Administrative Hearing Notice, Plans, and Staff Report can be found online at: fcgov.com/ReviewAgendas. Information about the review process can be found online at: fcgov.com/CitizenReview.

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