



NEIGHBORHOOD MEETING INVITATION

September 8, 2014

Dear Property Owner or Resident:

This letter is to invite you to a neighborhood open house to discuss a prospective developer's request for a Modification of a zoning standard, to allow a residential use to be considered on a property zoned for primarily office/employment uses. If the zoning modification is approved by the Planning and Zoning Board, the developer plans to submit a development application for a senior housing apartment development with approximately 155 units. Information about this request is to the right, on the back, and online. **We welcome and encourage your participation, as your input is an important part of the development review process.**

Check out our online guide of your ways to participate in the development review process by visiting fcgov.com/CitizenReview. You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or sburnett@fcgov.com. Sarah is available to assist residents who have questions about the review process and how to participate.

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 meeting.

We look forward to your participation at the open house. If you have questions at any time, please feel free to contact us.

Sincerely,

Clark Mapes, AICP
City Planner
970-221-6225
cmapes@fcgov.com

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. Please call 970-220-6750 for assistance.

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: titlesix@fcgov.com.

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

MEETING TIME AND LOCATION

Monday, September 22, 2014.
6:30 to 8:00 p.m., with the presentation beginning at 6:30.
Council Tree Library, 2733 Council Tree Avenue (In Front Range Village Shopping Center, Harmony and Ziegler Roads).

PROPOSAL NAME & LOCATION

Affinity Senior Housing Modification of Standard.
North of Front Range Village, between Lowe's home improvement store and English Ranch South subdivision.

PROPOSAL DESCRIPTION

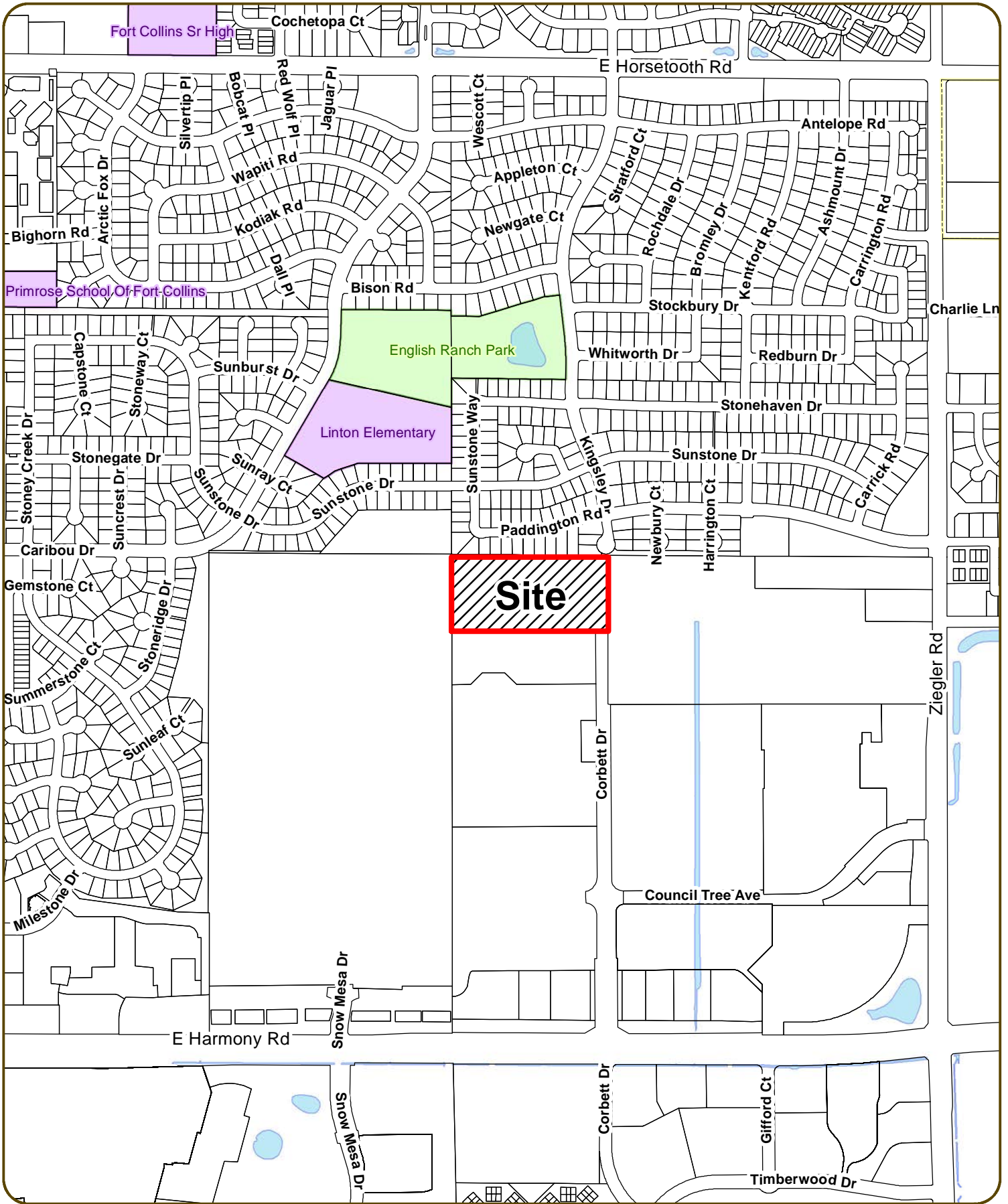
- § Request for Modification of a zoning standard that requires at least 75% office/employment use in any development plan. Request is for 100% residential use with zero office/employment use.
- § 7-acre site.

ZONING INFORMATION

- § Harmony Corridor (H-C) zone district.
- § Residential use is 'Secondary'; allowed up to 25% of any development plan. ("Primary" use is jobs.)

HELPFUL RESOURCES

- § This letter and more information are online at:
fcgov.com/ReviewAgendas
- § Information about the review process:
fcgov.com/CitizenReview



1 inch = 700 feet

Front Range Village Multifamily

