



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

NEIGHBORHOOD MEETING INVITATION

April 7, 2016

Dear Property Owner or Resident:

On Thursday, April 21, 2016, from 7:00 to 8:30 p.m., at the America's Best Value Inn and Suites, 4333 East Mulberry Street, Fort Collins, Colorado, the City of Fort Collins Planning Department will conduct a neighborhood information meeting for a development proposal in your neighborhood. The project is referred to as **The Gateway at Prospect Road Overall Development Plan and Addition of Permitted Use**.

As proposed, the project consists of developing the vacant land located generally at the northwest quadrant of I-25 and East Prospect Road (please see map on reverse). This area includes 177 acres and was formerly known as Interstate Lands O.D.P. The site is zoned, from east to west, C-G, General Commercial, E, Employment, L-M-N, Low Density Mixed-Use Neighborhood, and U-E, Urban Estate.

The purpose of an Overall Development Plan is to establish general planning and development control parameters for projects that will be developed in phases, with multiple submittals while allowing sufficient flexibility to permit detailed planning in subsequent submittals. Approval of an O.D.P. does not establish any vested right to develop property in accordance with the plan.

The request also includes an Addition of Permitted Use to allow multi-family dwellings with greater than 12 units per building, and with buildings exceeding 14,000 square feet in size, to be allowed on 12.4 acres within the L-M-N, Low Density Mixed-Use Neighborhood zone. Per the City's Land Use Code, multi-family is permitted in the L-M-N zone but capped at the aforementioned parameters. Therefore, the applicant is requesting an Addition of Permitted Use to allow multi-family apartments in buildings that are larger than would otherwise be permitted on 12.4 acres in the L-M-N zone.

Sincerely:

A handwritten signature in black ink that reads "Ted Shepard".

Ted Shepard, Chief Planner
221-6343
tshepard@fcgov.com

MEETING TIME AND LOCATION

Thursday, April 21, 2016
7:00 - 8:30 P.M.
America's Best Value Inn & Suites
4333 East Mulberry Street
Fort Collins, CO. 80524

PROPOSAL NAME & LOCATION

Gateway at Prospect

Overall Development Plan

Addition of Permitted Use in L-M-N

(Please see project location map on the back of this letter)

PROPOSAL DESCRIPTION

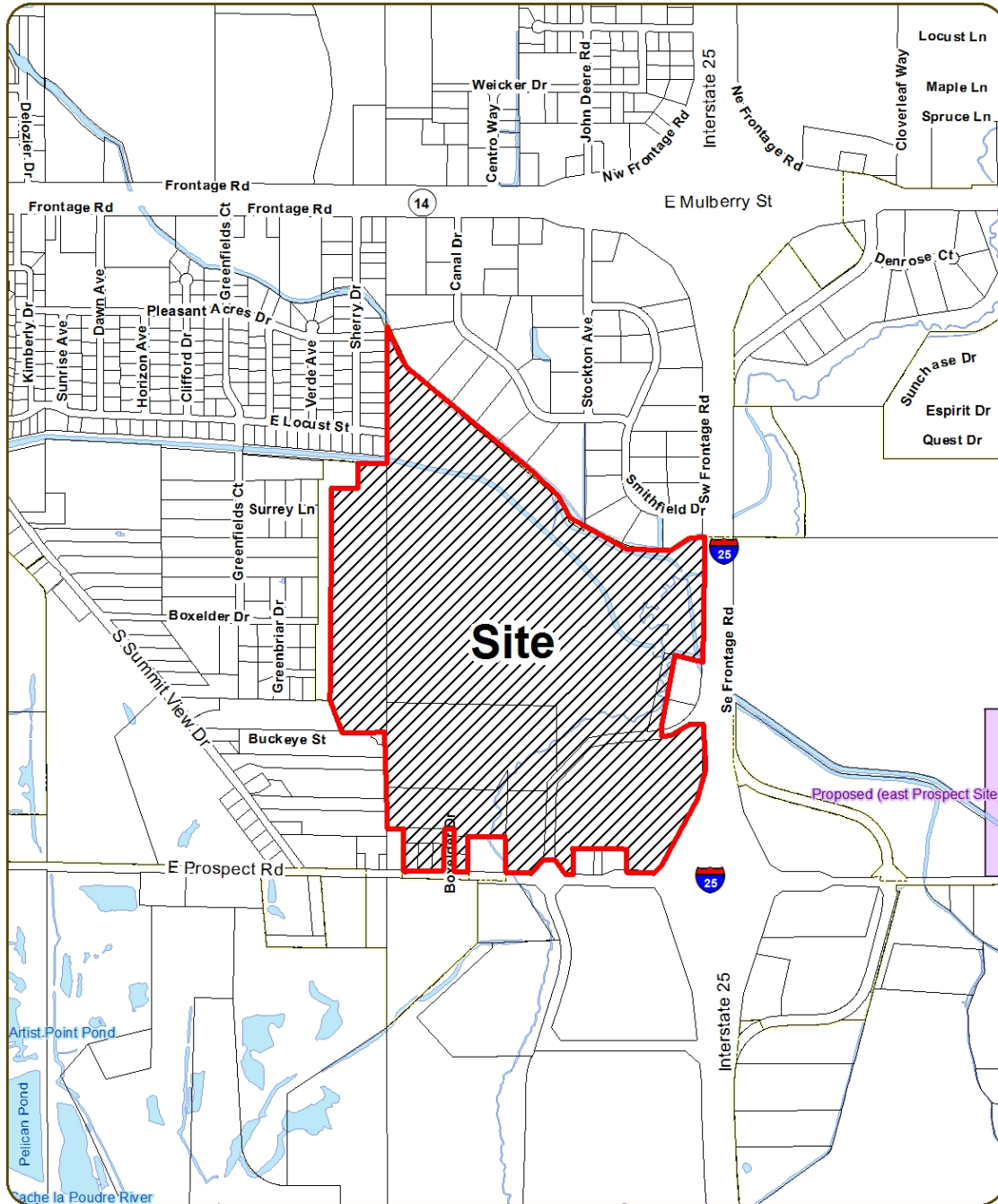
- 177 acres
- 4 zone districts:
 - C-G, General Commercial, 26.6 acres
 - E, Employment, 60.5 acres
 - L-M-N, Low Density Mixed-Use Neighborhood, 67.6 acres
 - U-E, Urban Estate, 22 acres
- Addition of Permitted Use for Multi-Family on 12.4 acres to allow:
 - More than 12 units per building
 - More than 14,000 square feet per building

ZONING INFORMATION

- C-G, General Commercial
- E, Employment
- L-M-N, Low Density Mixed-Use Neighborhood
- U-E, Urban Estate

HELPFUL RESOURCES

- Information About the Review Process:
fcgov.com/CitizenReview



Gateway at Prospect Overall Development and Apartments

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.