



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

NEIGHBORHOOD MEETING INVITATION

December 5, 2016

On Monday, December 19, 2016, from 6:00 to 8:00 p.m., in Room 214 of the Timberline Church, 2908 S. Timberline Rd., Fort Collins, the City of Fort Collins Planning Department will hold a neighborhood information meeting to discuss a development proposal in your neighborhood. The project is now referred to as **Gateway at Prospect Rezoning and Amended Overall Development Plan** (Request to Rezone 20.8 Acres from Low Density Mixed-Use Neighborhood, and Employment, to Medium Density Mixed-Use Neighborhood).

This item was formerly a Request for an Addition of Permitted Use to allow multi-family on 12.4 acres of land zoned L-M-N due to the request exceeding three development standards. Since multi-family is already a permitted use in the L-M-N, the development review process has now been adjusted to delete this request. This item now consists of a Rezoning of 12.4 acres of L-M-N and 8.4 acres E, Employment, a total of 20.8 acres, to M-M-N.

This item is also being submitted in conjunction with an Amended Overall Development Plan (O.D.P.) on 177 acres land located generally at the northwest quadrant of I-25 and East Prospect Road. This area was formerly known as Interstate Lands O.D.P. The requests for Rezoning and an Amended O.D.P. would have the effect of reducing the L-M-N zone from 68 to 55.6 acres, reducing the E zone from 60 to 51.6 acres and adding 20.8 acres of M-M-N zoning.

We welcome and encourage your participation, as your input is an important part of the development review process. Check out our online guide explaining how you can participate in the development review process by visiting fcgov.com/CitizenReview. You may also contact me or Delynn Coldiron, Neighborhood Services Manager, at 970-221-6676 (decoldiron@fcgov.com) who can assist residents who have questions about the review process.

Sincerely:

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

MEETING TIME AND LOCATION

Monday, December 19, 2016
6:00–8:00 P.M.
Room 214, Timberline Church
2908 S. Timberline Road
Fort Collins, CO 80525

PROPOSAL NAME & LOCATION

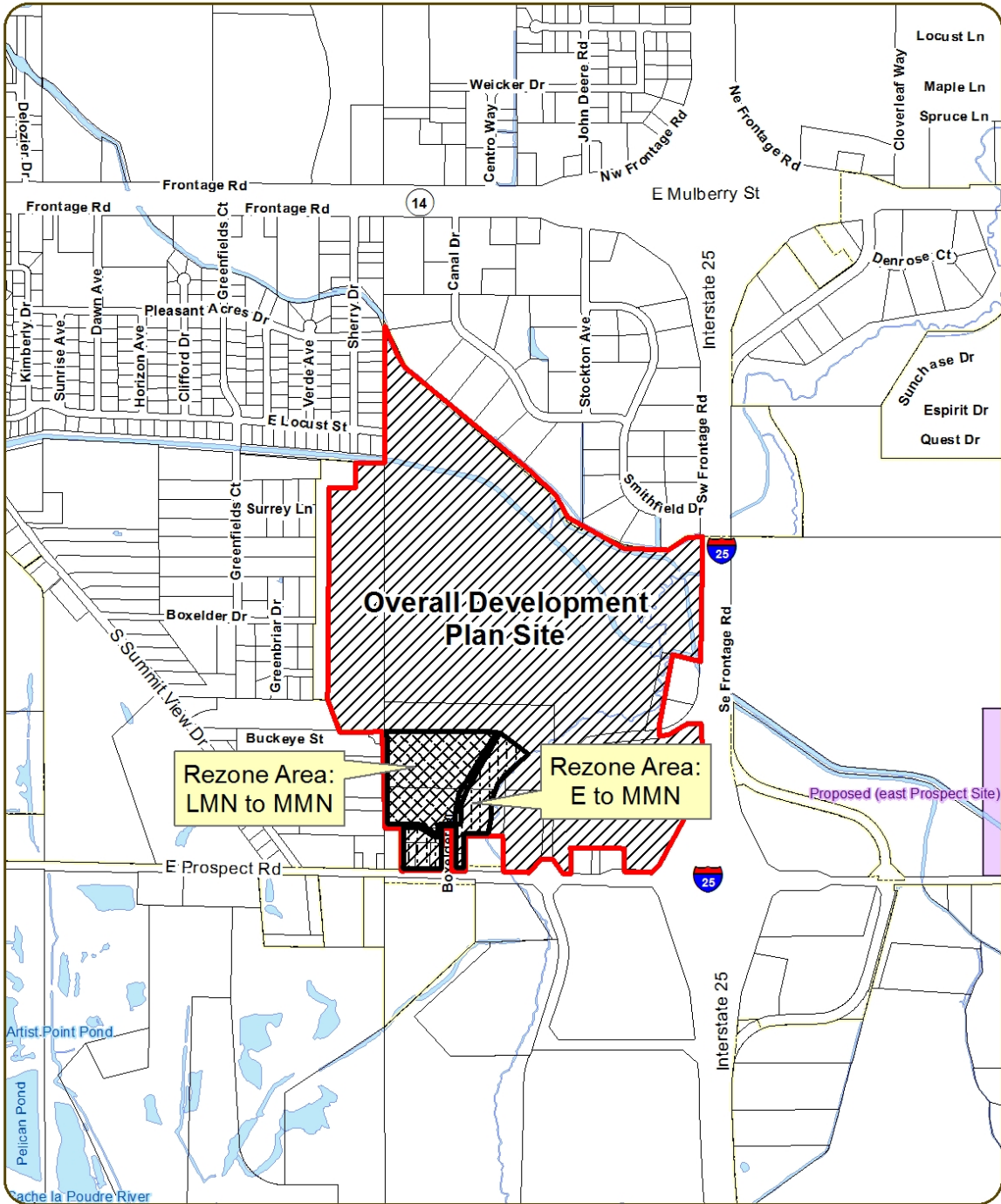
Gateway at Prospect Rezoning and Amended Overall Development Plan
(Vicinity Map on reverse)

PROPOSAL DESCRIPTION

- Rezoning 12.4 acres of L-M-N
- Rezoning 8.4 acres of E
- Adding 20.8 acres of M-M-N
In conjunction with an Amended O.D.P. on 177 acres including:
 - C-G, Commercial, 27 acres
 - E, Employment, 51.6 acres
 - M-M-N, Medium Density Mixed-Use Neighborhood, 20.8 acres
 - L-M-N, Low Density Mixed-Use Neighborhood, 55.6 acres
 - U-E, Urban Estate, 22 acres

HELPFUL RESOURCES

- This letter is also available at: fcgov.com/ReviewAgendas
- Information about the review process and ways to participate: fcgov.com/CitizenReview



Gateway at Prospect Overall Development Plan & Rezoning

1 inch = 1,000 feet



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.