



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

# NEIGHBORHOOD MEETING INVITATION

June 14, 2017

Dear Property Owner or Resident:

On Wednesday, June 28, 2017, from 6:00 to 8:00 p.m., at the Fort Collins Bible Church, 2550 South Taft Hill Road, the City of Fort Collins Planning Department will hold the second neighborhood information meeting to discuss a development proposal in your neighborhood. The project is referred to as the **Mountain's Edge Project Development Plan**.

As proposed, the project consists of 107 townhomes and 16 single family detached dwellings for a total of 123 dwelling units on 18.52 acres located at the northeast corner of W. Drake Road and S. Overland Trail. The townhomes would be distributed over 20 buildings and the number of units per building would range from 4-7. The 16 single family lots are arranged along the east property line.

The primary access to the site would be via existing Bluegrass Drive which would be extended west to Overland Trail. Other streets within the project would be a mix of public and private streets including alleys to serve rear-loaded garages. There would be no lots southwest of Dixon Creek which instead would be developed as stormwater detention and open space.

We welcome your participation in the development review process. More information can be found by visiting [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview). If you have any questions, please contact me or Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 970-224-6076 or [statman-burruss@fcgov.com](mailto:statman-burruss@fcgov.com). Sylvia is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Ted Shepard  
Chief Planner  
221-6343  
[tshepard@fcgov.com](mailto:tshepard@fcgov.com)

## MEETING TIME AND LOCATION

Wednesday, June 28, 2017  
6:00 - 8:00 P.M.  
Fort Collins Bible Church  
2550 S. Taft Hill Road  
Fort Collins, CO 80526

## PROPOSAL NAME & LOCATION

Mountain's Edge  
NE corner of W. Drake Rd. and  
S. Overland Trail  
(Please see vicinity map on the reverse.)

## PROPOSAL DESCRIPTION

- 123 total dwelling units
- 18.52 acres
- 16 Single Family Detached
- 107 Townhomes
- Access from Bluegrass Drive

## ZONING INFORMATION

- L-M-N – Low Density Mixed-Use Neighborhood
- Vicinity Map on reverse

## HELPFUL RESOURCES

- This letter, and the Summary Notes of the first Neighborhood Meeting held on January 25, 2016, can be found at:  
[fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)



1 inch = 800 feet

## Mountain's Edge P.D.P.



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](mailto:translate@fcgov.com).