



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

September 2, 2015

Dear Property Owner or Resident:

This letter is being sent to let you know of a potential development proposal near your property and to invite you to the neighborhood meeting where you can learn more about the proposal. Specific information about this development proposal is to the right and on the back of this letter.

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 neighborhood meeting so they can attend. You can also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or [sburnett@fcgov.com](mailto:sburnett@fcgov.com).

We also want to make sure you're aware of other long-range planning projects going on around the City in 2015 and 2016. Please see the following links for preliminary information about these projects and ways to get involved and provide input. You can also enter your email address at these websites and we'll email you progress updates and information about upcoming public meetings. We welcome and encourage your participation, as your input is an important part of the planning process. If you have questions at any time, please feel free to contact us.

Old Town Neighborhoods Plan Update:  
<http://fcgov.com/otnp>

Downtown Plan Update:  
<http://fcgov.com/downtown>

Sincerely,

Jason Holland, PLA | City Planner  
970.224.6126  
[jholland@fcgov.com](mailto:jholland@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 970-221-6750 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](mailto:titlesix@fcgov.com).*

### MEETING TIME AND LOCATION

Wednesday, September 16, 2015

7 - 8:30 p.m.

City of Fort Collins Streets Department  
main facility building, 625 North Lemay  
Avenue (also known as 625 East 9th  
Street)

### PROPOSAL NAME & LOCATION

Waters' Edge Subdivision

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

### PROPOSAL DESCRIPTION

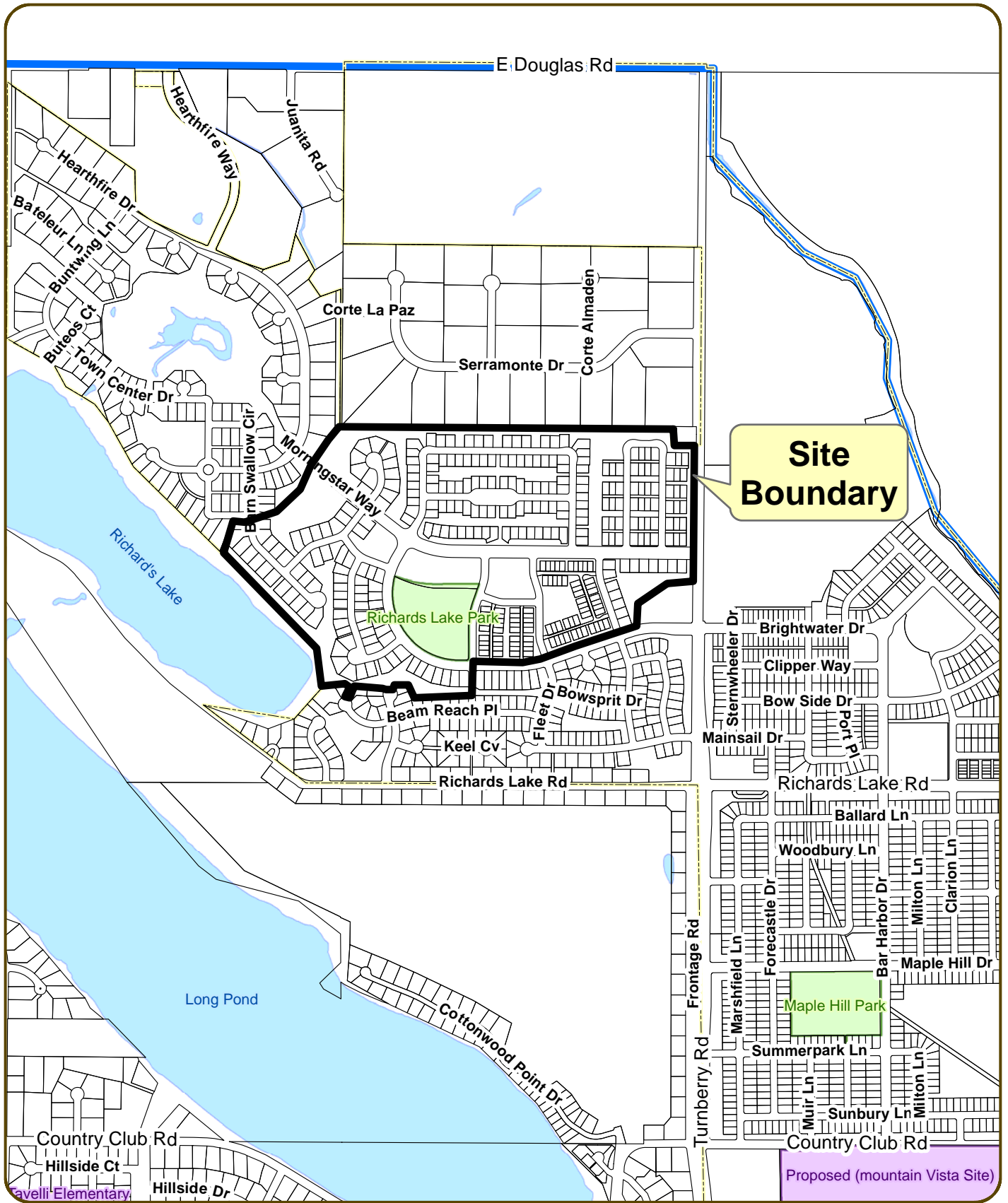
- Approximately 108 acre site
- The development approval that was originally obtained in 2010 has expired, requiring that the plans be reapproved by the Planning and Zoning Board
- The map on the back of the this letter shows the old (expired) site plan layout which was approved and not constructed
- Proposed housing: 254 single family dwellings, 82 townhomes, 48 multi-family dwellings
- The site is zoned Low Density Mixed Use Neighborhood (L-M-N) and Urban Estate (U-E).

### MODIFICATIONS REQUESTED

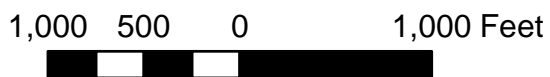
- The proposal includes a modification to the City Land Use Code, requesting a reduced Oil and Gas Buffer Yard from 350 feet to 150 feet with reduced buffer yard landscaping, and to allow public streets within portions of the oil and gas buffer yards.

### HELPFUL RESOURCES

- This letter is also available at: [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)
- Check out the online guide about the review process and ways to participate: [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



# Waters' Edge Subdivision



1 inch = 1,000 feet

