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Dear Resident/Property Owner:

August 10, 2009

On Monday, August 24, 2009, from 7:00 p.m. to 9:00 p.m., at the Christ Center Community Church, 2700 South Lemay Avenue, Fort Collins, Colorado, the City of Fort Collins Current Planning Department will conduct a neighborhood information meeting to discuss a development proposal in your neighborhood. The project is referred to as **Christ Center Community Church – Rezoning from R-L (Low Density Residential) to L-M-N (Low Density Mixed-Use Neighborhood)**.

This is a request to rezone the church property. The site is 23 acres in size and located at the southeast corner of East Drake Road and South Lemay Avenue. (Please see map on reverse.)

The existing church is flanked by vacant land that was originally set aside for future expansion for a variety of church-related functions and activities in a campus setting. Christ Center Community Church has now scaled back these future expansion plans and the vacant land is no longer needed for a campus.

The Low Density Mixed-Use Neighborhood District is intended to be a setting for a predominance of low density housing combined with complementary and supporting land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood. The main purpose of the L-M-N is to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices, that invite walking to gathering places, services and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks, and other linkages. A neighborhood center provides a focal point, and attractive walking and biking paths invite residents to enjoy the center as well as the small neighborhood parks. Any new development shall be arranged to form part of an individual neighborhood. Typically, Low Density Neighborhoods will be clustered around and integral with a Medium Density Mixed-Use Neighborhood with a Neighborhood Commercial Center at its core. A neighborhood shall be considered to consist of approximately eighty (80) to one hundred sixty (160) acres.

Sincerely:

A handwritten signature in black ink that reads "Ted Shepard". The signature is fluid and cursive.

Ted Shepard, AICP  
Chief Planner

The meeting will be held in the sanctuary.



# Christ Center Community Church

## Neighborhood Meeting - Vicinity Map

1 inch = 600 feet

