



Planning, Development and
Transportation Services
Current Planning
281 N. College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970.221.6750
970.224.6134 - fax
fcgov.com/currentplanning

December 1, 2009

Dear Resident:

On **Wednesday, December 16, 2009, beginning at 6:30 p.m. at Bennett Elementary School, 1125 Bennett Drive***, the City of Fort Collins Planning Department will conduct a neighborhood information meeting to discuss a development proposal in your neighborhood.

The potential development, known as **The Grove at Fort Collins**, would be located at the southwest corner of Centre Avenue and Rolland Moore Drive, directly south of the Gardens on Spring Creek, in the Centre for Advanced Technology. The applicant proposes to develop a multi-family residential, student housing project containing 212 dwelling units in 11 buildings + 1 manager's unit in a clubhouse building. There would be about 564 parking spaces on-site. The property is about 28 - 30 acres in size. It is located in the MMN - Medium Density Mixed-Use Neighborhood and E - Employment Zoning Districts. A "vicinity" map identifying and locating the proposed project site is attached. A more detailed Site Plan will be presented at the meeting.

The purpose of this meeting on December 16th is to give all participants the opportunity to ask questions of the applicant and express their concerns in an informal setting. **A formal development request has not yet been made to the City; and, no decisions will result from this meeting. Once submitted for review by the City the development request must comply with the requirements & standards as set forth in the City's Land Use Code. It must complete the standard development review process, ending with a public hearing where a decision on the project will be made.** The applicant will be present to introduce his proposal. Also, City representatives will be present to respond to questions about the proposed development, City policies and regulations, and to record notes of the meeting.

The list of affected property owners for this public information meeting is derived from official records of the Larimer County Assessor. Because of the lag time between home occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of this pending meeting so all neighbors may have the opportunity to attend. If you are unable to attend this meeting, written comments are welcome.

If you have any questions regarding this matter, please call our office at 221-6750.

Sincerely,


Stephen Olt,
City Planner

***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 221-6750 for assistance.**

