



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6689
fcgov.com/DevelopmentReview

NEIGHBORHOOD OPEN HOUSE INVITATION

April 26, 2024

Dear Property Owner or Resident:

This letter is to invite you to a **neighborhood open house meeting** on **May 13th** for a **proposed project named Strauss Lakes, on approximately 120 acres that would include Annexation, Zoning, and a multi-phase Planned Unit Development.** This project would provide areas for a **mix of residential housing types and densities and neighborhood commercial with access to the future City-owned east community park** near property you own.

At this in-person open house, you can stop by anytime between 4 and 7:30 PM to learn more about the development proposal and speak one-on-one with the Applicant's team on various topics. City Staff will attend to assist with questions related to process, codes, and standards. Specific information about this proposed development 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. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

We welcome your participation in the development review process. More information can be found by visiting fcgov.com/ResidentReview. If you have any questions, please contact me or Em Myler, our Development Review Neighborhood Services Liaison, at devreviewcomments@fcgov.com. Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Kim Meyer, AICP | Principal Planner
970.416.8089, kimeyer@fcgov.com

OPEN HOUSE DATE AND LOCATION:

Monday, May 13, 2024

4:00 - 7:30 PM.

Timberline Church, 2908 S Timberline Rd., Fort Collins, CO 80525

In-person Open House format

Meeting information will be posted at fcgov.com/developmentreview/proposals 48 hours prior to the meeting.

PROPOSAL NAME AND LOCATION:

Strauss Lakes, PDR240002

Located north and east of the Ziegler Rd and Horsetooth Rd intersection (location map on the back of this letter).

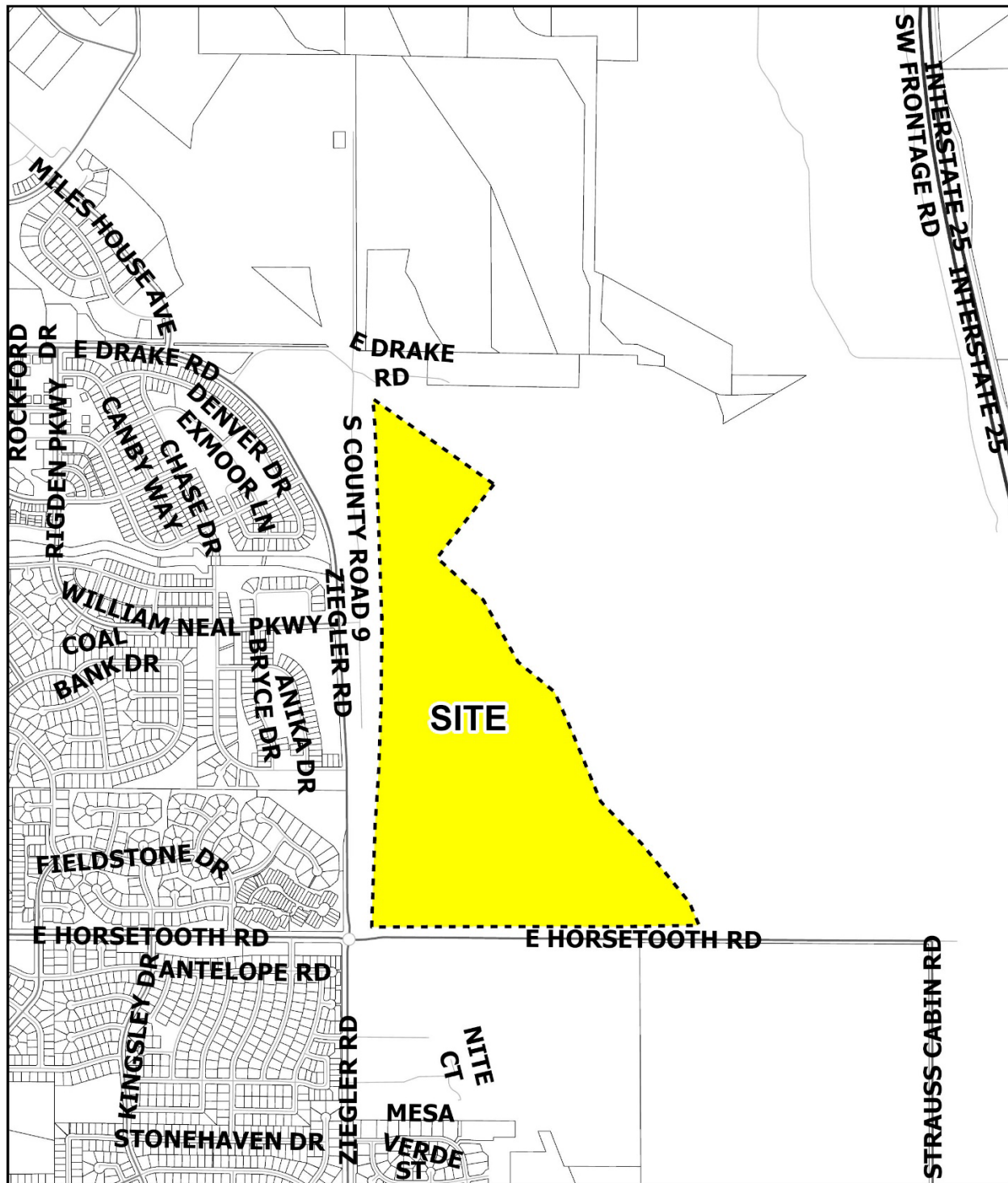
Sign # 761, Parcels #: 8728000003, 8728000009, 8728200903

PROPOSAL DESCRIPTION:

- Develop a walkable mixed-use neighborhood with a 6.91-ac neighborhood commercial area, approximately 1300 dwelling units, trails, neighborhood parks, and open space, and include affordable and attainable housing.
- Access into the neighborhood would be from Horsetooth Rd. & Ziegler Rd.
- Proposed zoning includes Low Density Mixed-Use Neighborhood (LMN), Medium Density Mixed-Use Neighborhood (MMN), and Neighborhood Commercial (N-C).
- Annexation would be required.
- Residents who receive this letter will also receive a letter for future development-related hearings.

HELPFUL RESOURCES:

- This letter is also available at: fcgov.com/developmentreview/proposals
- If you need assistance accessing documents, contact Em at: devreviewcomments@fcgov.com



Strauss Lakes Annexation, Zoning, & PUD Overlay -
VICINITY MAP



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. Contact Shar Manno, Manager, Customer Support, smanno@fcgov.com or 970-221-6767 (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.