



PLANNING & ZONING BOARD HEARING AND NEIGHBORHOOD MEETING NOTICE

November 25, 2014

Dear Property Owner or Resident:

This letter is being sent to let you to provide notice for two meetings on a potential development proposal near your property, Capstone Cottages – Student Oriented Housing. A neighborhood meeting is scheduled for Wednesday, December 10, 2014 where you can learn more about the proposal. **A Planning & Zoning Board Hearing is scheduled for Thursday, December 11 for just the proposed Plan Amendment/Rezoning item.** Specific information about this development proposal is to the right and on the back.

Capstone Collegiate Communities (Applicant) would like to develop a student-oriented housing project northeast of the intersection of Lincoln and Lemay Avenues. The Bank of Colorado is located on the corner and the proposed project would be situated to the north and east of the bank. The proposal includes a plan amendment and rezone of part of the site from Industrial (I) to Medium Density Mixed-Use Neighborhood (M-M-N) in order to develop the project on a total of 26.64 acres. The proposal includes cottage-style student-oriented housing. This means small-scale, single-family and attached single-family units that are rented to 3-5 unrelated people. A roundabout intersection at Lincoln Ave. and a new extension of International Blvd. is also proposed. A proposed interim street and sidewalk connection from the site to 10th and Buckingham Streets is also proposed.

Check out our online guide of your ways to participate in the development review process by visiting fcgov.com/CitizenReview. You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or sburnett@fcgov.com. Sarah is available to assist residents who have questions about the review process and how to participate. This letter and associated preliminary plans are available online at fcgov.com/ReviewAgendas.

We welcome your participation at the neighborhood meeting and the Planning and Zoning Board Hearing. Public comment is encouraged during all phases of the review process. If you have questions at any time, please feel free to contact us.

Sincerely,

Pete Wray, AICP, Senior City Planner
City of Fort Collins, (970) 221-6754
pwwray@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 970-220-6750 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.

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

NEIGHBORHOOD MEETING TIME AND LOCATION

Wednesday, December 10, 2014
6:00 - 7:30 p.m.
Streets Facility Training Room
625 Ninth Street

PLANNING & ZONING BOARD HEARING MEETING TIME AND LOCATION

Thursday, December 11, 2014
6:00 p.m. (City Hall, Council Chambers)
300 Laporte Ave

PROPOSAL NAME & LOCATION

Capstone Cottages - Student Oriented
Housing
1110 East Lincoln Avenue
(This site is located north of E. Lincoln
Ave. and east of N. Lemay Ave.)

PROPOSAL DESCRIPTION

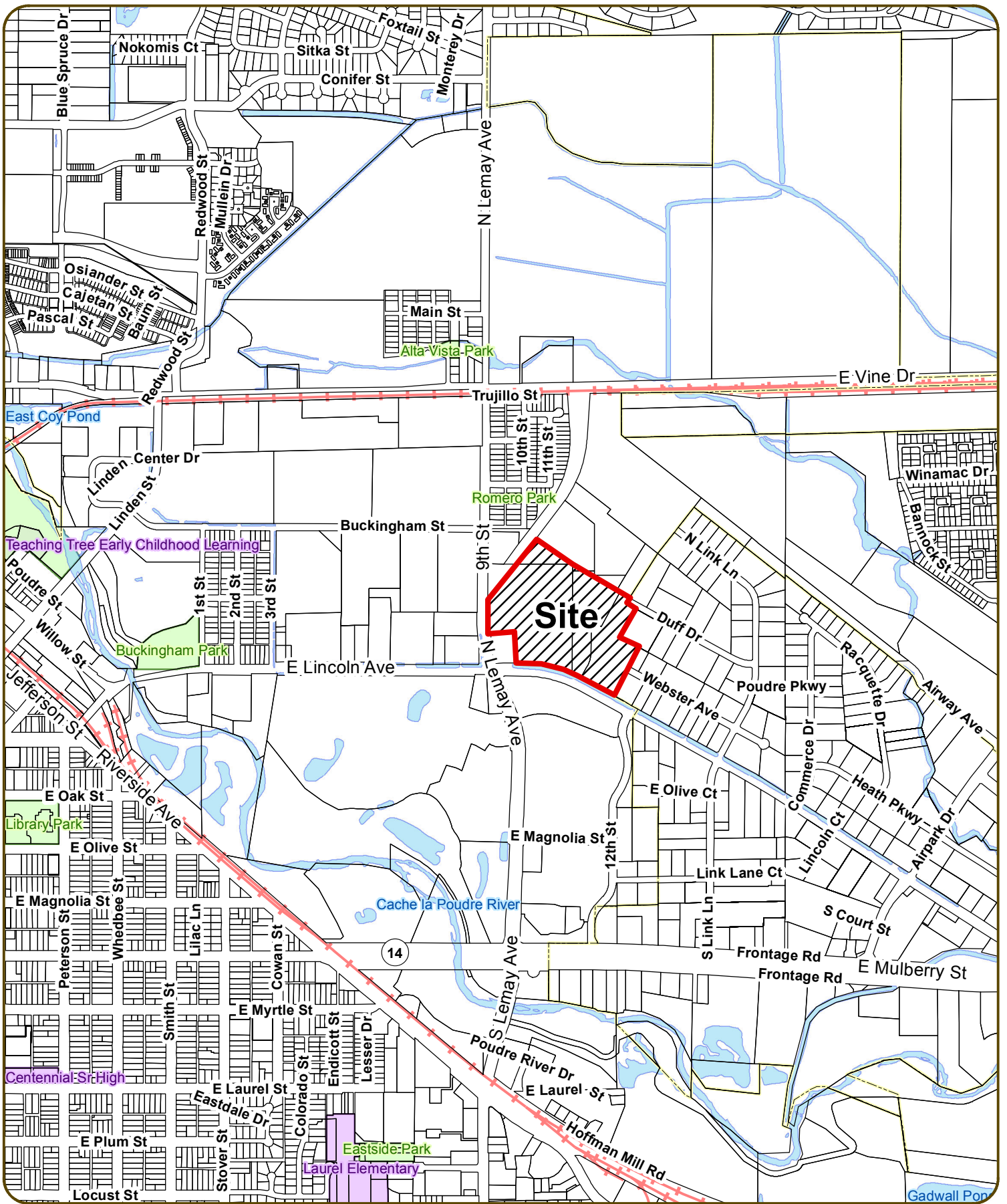
- 26.64 acre site
- Student-oriented housing
- Approximately 185 dwelling units with 800 plus bedrooms
- Approximately 800 parking spaces proposed
- Roundabout Intersection at Lincoln Ave/International Blvd.
- Proposed interim street/sidewalk connection from site to 10th & Buckingham Streets
- Plan Amendment/Rezoning from Industrial to Medium Density Mixed-Use Neighborhoods

ZONING INFORMATION

- Medium Density Mixed Use Neighborhood District (M-M-N)
- Industrial District (I)

HELPFUL RESOURCES

- Project Development Plan/
Comments for this proposal:
<http://www.fcgov.com/developmentreview/agendas.php>
- East Mulberry Corridor Plan
- Information About the Review Process:
fcgov.com/CitizenReview



1 inch = 1,200 feet

Capstone Cottages

