



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

NOTICE OF DIRECTOR LISTENING SESSION

April 6th, 2015

Dear Property Owner or Resident:

This letter is being sent to let you know the Planning and Zoning Board **will not** be hearing the 201 E Elizabeth Street proposal. After the last Planning and Zoning Board hearing in March city staff reviewed the review process of the proposal and presented conclusions to the Planning and Zoning Board at the work-session on April 3, 2015. As a result the initial review was incorrectly processed as a Minor Amendment and we do apologies for the mistake.

The Land Use Code allows for the re-occupancy of the Fraternity use at 201 E Elizabeth Street without a public hearing. The decision to issue a change of use permit is made by the Director of Community Development and Neighborhood Services, Laurie Kadrich. The public can offer comments and concerns to city Staff through emails, phone calls or by appointment. City staff has received emails on this subject and the Director will be conducting a listening session immediately following the Planning and Zoning Board Meeting on April 9th 2015. The Director will be issuing a decision by the end of the day on April 14th, 2015.

Additional specific information about this development proposal is to the right and on the back.

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 public hearing so they can attend.

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.

We look forward to your participation at the Planning and Zoning Board meeting. If you have questions at any time, please feel free to contact us.

Sincerely,

Noah Beals, LEED GA
City Planner
970-416-2313
nbeals@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.

DIRECTOR LISTENING SESSION
Thursday, April 9th, 2015
10 minutes following the conclusion of the Planning and Zoning Board Hearing.
City Hall – Council Chambers
300 Laporte Avenue

PROPOSAL NAME & LOCATION
201 E Elizabeth Street

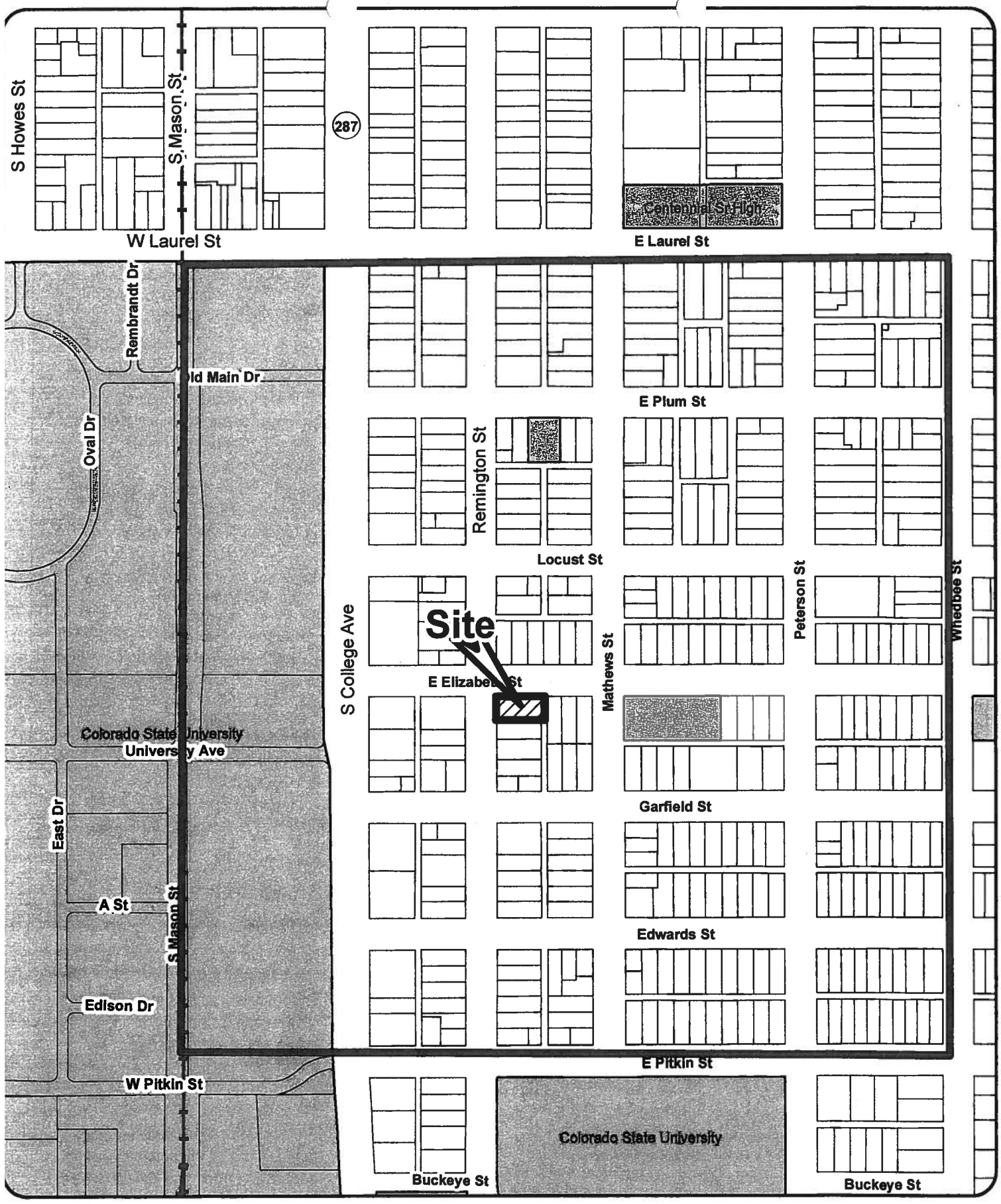
Located at the south east corner of the E Elizabeth Street and Remington Street (201 E Elizabeth Street)

- PROPOSAL DESCRIPTION
- Request to re-occupy the property with a fraternity use
 - 9 bedrooms
 - 24 Occupants
 - 8 off-street parking spaces
 - 24 Bicycle parking spaces
 - Fraternity meetings held on site

- MODIFICATIONS REQUESTED
- No modification requests

- ZONING INFORMATION
- Neighborhood Conservation Buffer District (N-C-B)
 - Fraternity is a permitted use in the N-C-B zone district. Additionally the property was used as a fraternity in past.

- HELPFUL RESOURCES
- Project Plans Available at: fcgov.com/cityclerk/planning-zoning
 - Information About the Review Process: fcgov.com/CitizenReview



287

Centennial St High

Site

1 inch = 402 feet

201 E Elizabeth Street

