



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

NEIGHBORHOOD MEETING INVITATION

March 8, 2018

Dear Property Owner or Resident:

This letter is being sent to let you know of a potential development proposal near your property and to invite you to the neighborhood meeting where you can learn more about the proposal. Specific information about this development proposal 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/CitizenReview. If you have any questions, please contact me or Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 970-224-6076 or statman-burruss@fcgov.com. Sylvia is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Pete Wray, AICP | Senior City Planner
970.221.6754
pwray@fcgov.com

MEETING TIME AND LOCATION

Thursday, March 22, 2018

6:00–7:30 P.M.

Fort Collins Bible Church,
2550 S. Taft Hill Road, Fort Collins
(NE corner of W. Drake Rd. and
S. Taft Hill Rd.)

PROPOSAL NAME & LOCATION

4101 S. Taft Hill Road Mixed-Use
CDR170078. Site located on SW
intersection of S. Taft Hill Road and
W CR 38E (Please see project location
map on the back of this letter)

PROPOSAL DESCRIPTION

- This proposal has two parts in the review process. First part includes annexation, plan amendment and zoning of a parcel. The proposed Plan Amendment includes a change from Urban Estate to Low Density Mixed-Use Neighborhoods (LMN) land use designation, and LMN zoning.
- The 2nd part is to develop a 2 ½ story mixed-use building on .46 acres.
- Proposed development will include a 5,500 SF building with 4 multi-family dwelling units and 1 commercial retail unit.
- 14 parking spaces will be provided on site.
- Access to the site is from W. CR 38E, and S. Taft Hill Rd.
- This proposal will be subject to review and public hearings by the Planning & Zoning Board and City Council for the Annexation, plan amendment and zoning. The development project is subject to a Type I Administrative Hearing.
- Residents who receive this letter will also receive a letter for the P&Z hearing.

HELPFUL RESOURCES

- This letter is also available at:
fcgov.com/ReviewAgendas



**4101 S Taft Hill Rd
Mixed Use**

1 inch = 500 feet



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. 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.