



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

NEIGHBORHOOD MEETING INVITATION

July 17, 2015

On Thursday, July 30, 2015, from 7:00 to 8:30 p.m., at the Southgate Church, 6541 South College Avenue, the City of Fort Collins Planning Department will conduct a neighborhood information meeting to discuss a development proposal in your neighborhood. The project is referred to as **Mountain West Landscapes and Home Site at 6805 South College Avenue.**

As proposed, the project consists of redeveloping the property at 6805 South College Avenue in such a way as to preserve the existing house and the home-based landscape business east of the irrigation ditch and create one new lot for the future construction of one single-family detached home west of the ditch. The proposal is two-fold. First, the request is to establish the home-based landscape business as a permitted use on the property. Second, the request includes a *Project Development Plan* to subdivide the property to create one, new, three-acre lot west of the irrigation ditch for a new house.

Per the City's Land Use Code, a home-based landscape business is not listed as a permitted use in the L-M-N, Low Density Mixed-Use Neighborhood zone district. Therefore, the applicant is requesting an Addition of Permitted Use to allow a home-based landscape business shop and yard on this parcel only. Please note that the request is specific to the subject parcel only and would not result in re-zoning the parcel, and would not result in a home-based landscape business on any other property in the L-M-N zone city-wide.

Both the Addition of Permitted Use and the Project Development Plan must be considered by the Planning and Zoning Board at a future public hearing.

Check out our online guide explaining how you can participate in the development review process by visiting fcgov.com/CitizenReview or contact me or Sarah Burnett, Neighborhood Liaison, at 224-6076 or sburnett@fcgov.com if there are questions about the review process.

Sincerely:

Ted Shepard
 Chief Planner, 221-6343 tshepard@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 970-221-6750 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.

MEETING TIME AND LOCATION

Thursday, July 30, 2015
 7:00 – 8:30 p.m.
 Southgate Church
 6541 South College Avenue
 Fort Collins, CO

PROPOSAL NAME & LOCATION

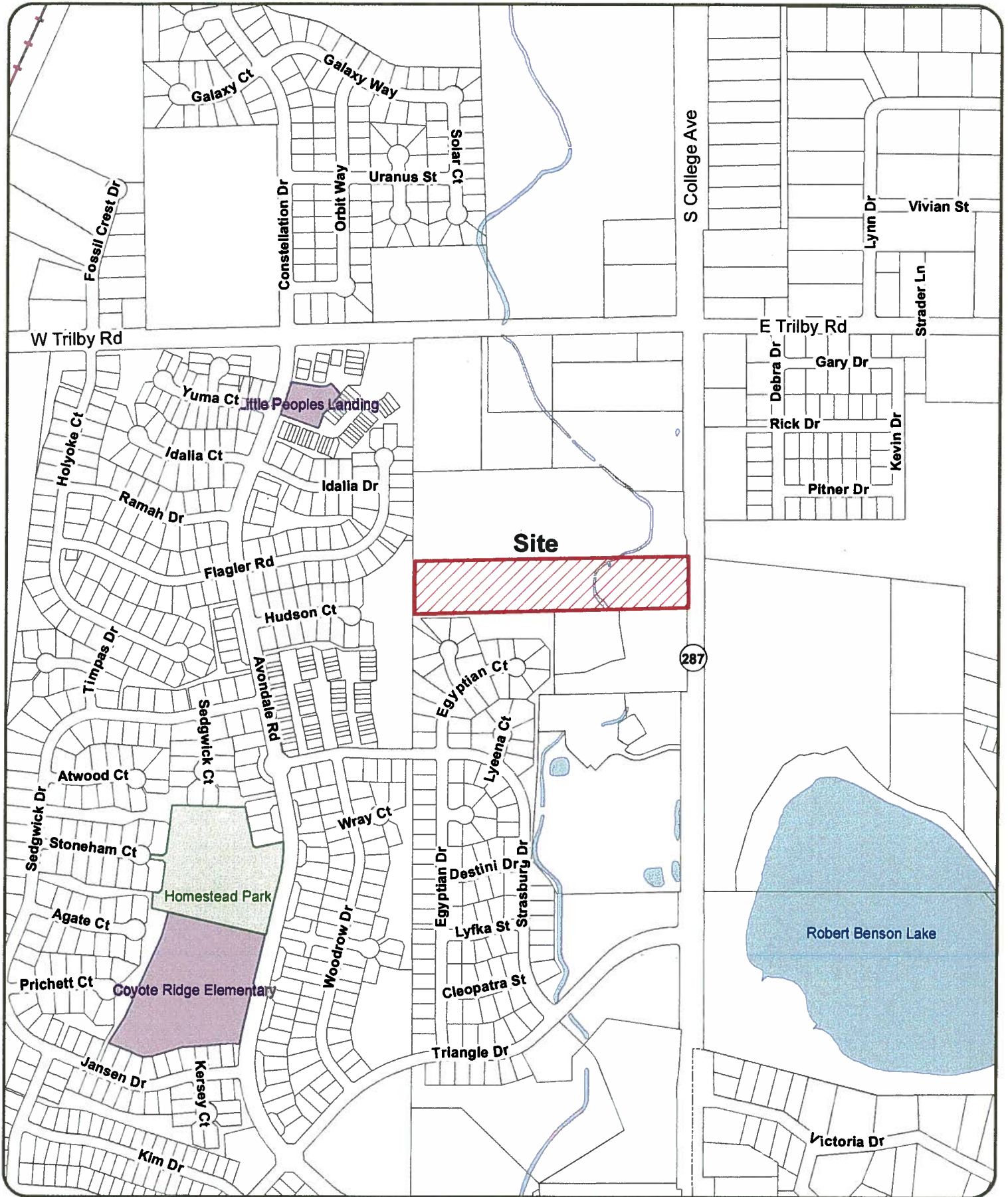
Mountain West Landscapes and Home Site at 6805 S. College Ave.

PROPOSAL DESCRIPTION

- Addition of Permitted Use and Project Development Plan
- Home-Based Landscape Business
- Preserve existing house
- Create one new 3-acre lot, west of ditch, for a new house
- Total parcel size – 7.2 acres
- No new access from S. College Ave.

ZONING INFORMATION

- Low Density Mixed-Use Neighborhood (L-M-N)
- Vicinity Map on reverse
- Information About the Review Process:
fcgov.com/CitizenReview
- Conceptual Review Letter:
http://www.fcgov.com/developmentreview/pdf/conceptual_review_1.26.15.pdf



Mountain West Landscapes and Home Site

6805 S. College Ave.

Addition of Permitted Use + Project Development Plan

1 inch = 600 feet

