



Development Review Center
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fcgov.com/DevelopmentReview

«Name»
«Name1»
«Address»
«City», «State» «Zipcode»
100.803100.549110

NEIGHBORHOOD MEETING INVITATION

December 20, 2016

Dear Property Owner or Resident:

On Tuesday, January 3, 2017, at the Peace with Christ Lutheran Church, 1412 West Swallow Road, the City of Fort Collins Planning Department will hold the second neighborhood information meeting to discuss a development proposal in your neighborhood. The project is referred to as the **Copperleaf (formerly known as 3425 South Shields Street Multi-Family)**.

Adjustments to the site plan have been made that will be reviewed at the meeting. The project consists of developing a parcel of land that is currently being used for outside storage of vehicles, boats, trailers, R.V.'s, etc. at 3425 South Shields Street. As proposed, the project consists of 94 apartments divided among three buildings on approximately 2.89 acres. The number of parking spaces is 147 with 25 of these in garages. The parcel currently contains an existing house and outbuilding both of which would be removed. The buildings would vary in height between two and three stories. Access would be gained from Shields Street and Richmond Drive.

We welcome and encourage your participation, as your input is an important part of the development review process. Check out our online guide explaining how you can participate in the development review process by visiting fcgov.com/CitizenReview. You may also contact me or Delynn Coldiron, Neighborhood Services Manager, at 970-221-6676 (decoldiron@fcgov.com), who can assist residents who have questions about the review process.

Sincerely,

Ted Shepard
Chief Planner
221-6343
tshepard@fcgov.com

MEETING TIME AND LOCATION

Tuesday, January 3, 2017
6:30 - 8:30 P.M.
Peace with Christ Lutheran Church
1412 West Swallow Road
Fort Collins, CO

PROPOSAL NAME & LOCATION

Copperleaf

Please see vicinity map on the reverse.

PROPOSAL DESCRIPTION

- 94 total dwelling units
- 2.89 acres
- 147 Parking Spaces
- Access from Shields Street
- Access from Richmond Drive

ZONING INFORMATION

- M-M-N –Medium Density Mixed-Use Neighborhood
- Vicinity Map on reverse

HELPFUL RESOURCES

- This letter is also available at:
fcgov.com/ReviewAgendas
- Information About the Review Process:
fcgov.com/CitizenReview



Copperleaf Apartments

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.