



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

# NEIGHBORHOOD MEETING INVITATION

August 19, 2015

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. You can also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or [sburnett@fcgov.com](mailto:sburnett@fcgov.com).

We also want to make sure you're aware of other long-range planning projects going on around the City in 2015 and 2016. Please see the following links for preliminary information about these projects and ways to get involved and provide input. You can also enter your email address at these websites and we'll email you progress updates and information about upcoming public meetings. We welcome and encourage your participation, as your input is an important part of the planning process. If you have questions at any time, please feel free to contact us.

Old Town Neighborhoods Plan Update:  
<http://fcgov.com/otnp>

Downtown Plan Update:  
<http://fcgov.com/downtown>

Sincerely,

Jason Holland, PLA | City Planner  
 City of Fort Collins  
 970.224.6126  
[jholland@fcgov.com](mailto:jholland@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](mailto:titlesix@fcgov.com).*

## MEETING TIME AND LOCATION

Wednesday, September 2, 2015  
 7 - 8:30 p.m. at the Harmony Presbyterian Church, 400 East Boardwalk Drive, Fort Collins, CO 80525

## PROPOSAL NAME & LOCATION

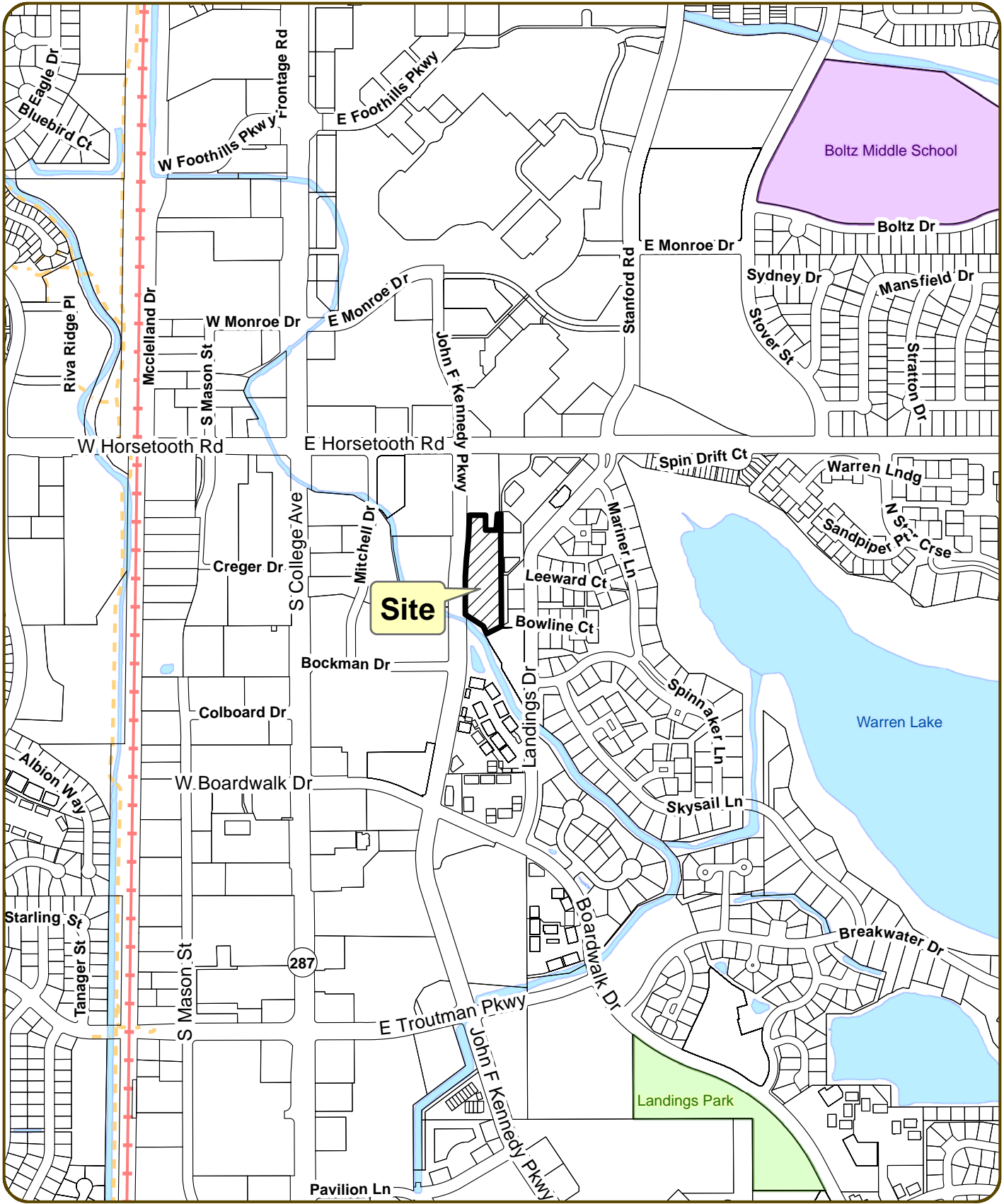
JFK Luxury Apartments (Please see project location on the back of this letter)

## PROPOSAL DESCRIPTION

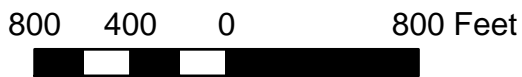
- The site is located in the Employment (E) zone district
- The preliminary design for the project proposes 84 residences and 16,000 square feet of commercial space in three buildings.
- Two modifications to the City Land Use Code are being requested with this proposal
- These modifications will likely be requested for approval prior to the development plan approval, as "stand-alone" modification requests
- The first Modification requests approximately 22% primary uses and 78% secondary uses on the site (the Employment District limits secondary uses to 25%, and residential uses are a secondary use unless above a ground-floor primary use such as offices)
- The second modification requests a five story building height; the maximum building height in the Employment zone is four stories
- The site is currently a vacant lot, approximately 3 acres total
- The modification requests and subsequent development plan application are subject to review and approval at a public hearing

## HELPFUL RESOURCES

- This letter is also available at: [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)
- Check out the online guide about the review process and ways to participate: [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



# JFK Luxury Apartments



1 inch = 800 feet

