



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

NEIGHBORHOOD MEETING INVITATION

January 11, 2017

Dear Property Owner or Resident:

On Wednesday, January 25, 2017, from 6:30 to 8:30 p.m., at the Fort Collins Bible Church, 2550 South Taft Hill Road, the City of Fort Collins Planning Department will hold a neighborhood information meeting to discuss a development proposal in your neighborhood. The project is referred to as the **Mountain's Edge Project Development Plan.**

As proposed, the project consists of 111 townhomes and 17 single family detached dwellings for a total of 128 dwelling units on 18.52 acres located at the northeast corner of W. Drake Road and S. Overland Trail. The townhomes would be distributed over 19 buildings and the number of units per building would range from 5-7. The 17 single family lots are arranged along the east property line.

The primary access to the site would be via existing Bluegrass Drive which would be extended west to Overland Trail. Other streets within the project would be a mix of public and private streets including alleys to serve rear-loaded garages. There would be no lots southwest of Dixon Creek which instead would be developed as stormwater detention and open space.

We welcome your participation in the development review process. Check out our online guide regarding 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

Wednesday, January 25, 2017

6:30 - 8:30 P.M.

Fort Collins Bible Church

2550 S. Taft Hill Road

Fort Collins, CO 80526

PROPOSAL NAME & LOCATION

Mountain's Edge

NE corner of W. Drake Rd. and S.

Overland Trail

Please see vicinity map on the reverse.

PROPOSAL DESCRIPTION

- 128 total dwelling units
- 18.52 acres
- 17 Single Family Detached
- 111 Townhomes
- Access from Bluegrass Drive

ZONING INFORMATION

- L-M-N – Low 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



1 inch = 800 feet

Mountain's Edge P.D.P.



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.