



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

April 14, 2016

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 a 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 2016. Please see the following links for 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,

Ryan Mounce | City Planner  
970.224.6186  
[rmounce@fcgov.com](mailto:rmounce@fcgov.com)

### MEETING TIME AND LOCATION

Thursday, April 28th, 2016  
Open House 7:00 to 9:00 PM  
Drop by anytime.  
Council Tree Covenant Church  
4825 S. Lemay Avenue

### PROPOSAL NAME & LOCATION

Oakridge Crossing  
East of the intersection of Pleasant Oak Drive & McMurry Avenue  
(Please see project location map on the back of this letter)

### PROPOSAL DESCRIPTION

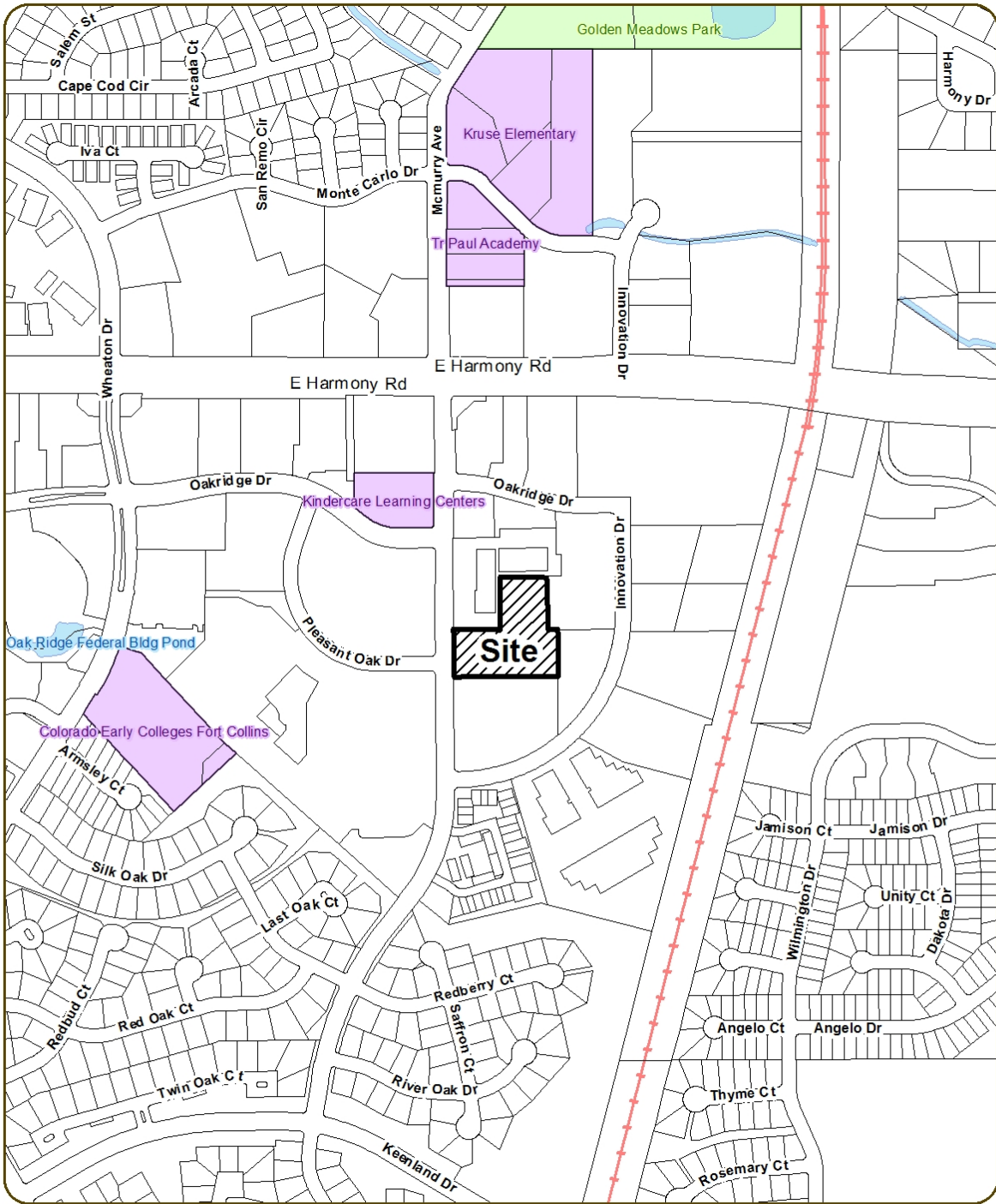
- Development site: 2.6 acres
- Construct new mixed-use building; ground floor office (5,000 sf) and 110 senior multifamily units above
- Height: 3 stories
- 88 parking spaces
- New plaza, landscaping, and stormwater detention areas
- Site is zoned Harmony Corridor (H-C) District. Mixed-use projects with 50 or more multifamily units permitted subject to Planning & Zoning Board review.

### MODIFICATIONS REQUESTED

- The proposal includes two modifications to the City Land Use Code, requesting a reduction in the number of project parking spaces and the utilization of a private versus public gathering space.

### HELPFUL RESOURCES

- This letter is 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)



1 inch = 500 feet

## Oakridge Crossing



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](mailto:translate@fcgov.com).