



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

NEIGHBORHOOD MEETING INVITATION

September 22, 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.

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,

Seth Lorson, AICP | City Planner
970.224.6189
slorson@fcgov.com

MEETING TIME AND LOCATION

Tuesday, October 6, 2015
6:00 - 7:30 p.m.
Plymouth Congregational Church
916 W. Prospect Rd.

PROPOSAL NAME & LOCATION

Prospect Station Phase II

303 W. Prospect Rd.

(Please see project location map on the back of this letter)

PROPOSAL DESCRIPTION

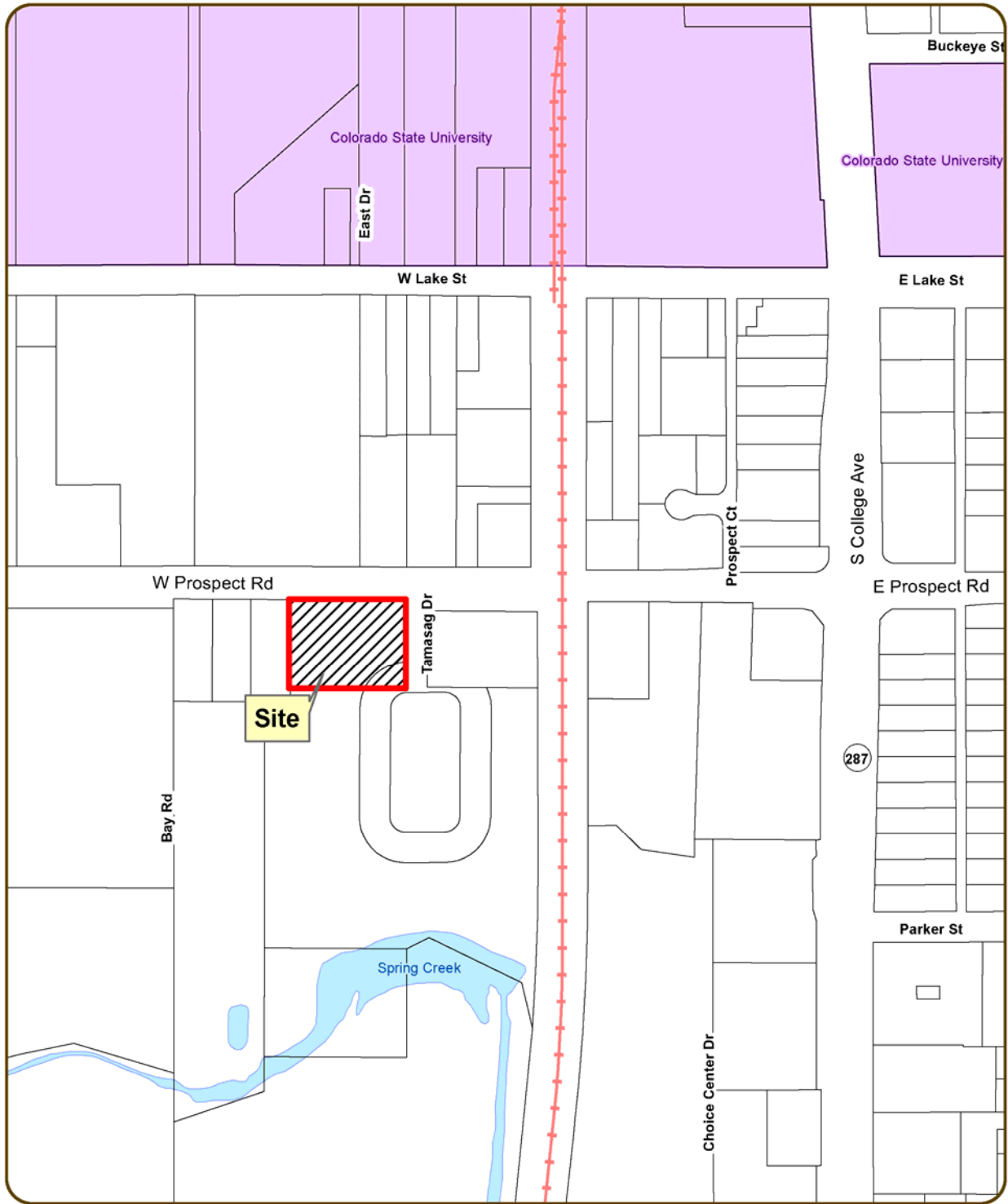
- Approximately 1-acre site
- Proposal for a 3-story multi-family residential building containing 36 units (54 beds), with 45 parking spaces provided
- Similar to the existing Prospect Station building to the east of the site
- The site is zoned Employment (E).
- Multi-family dwellings are a permitted use in the E zone district, subject to review and approval by the Planning & Zoning Board

MODIFICATIONS REQUESTED

- The proposal includes a modification to the City Land Use Code, requesting an exemption from the standard that secondary uses (including multi-family dwellings) may occupy only 25 percent of the site in the E zone district.

HELPFUL RESOURCES

- This letter is available at: fcgov.com/ReviewAgendas
- Preliminary Design Review documents (May 20, 2015): fcgov.com/ConceptualReview
- Check out the online guide about the review process and ways to participate: fcgov.com/CitizenReview



Prospect Station - 303 W. Prospect Rd. Vicinity Map

1 inch = 250 feet



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: translate@fcgov.com.