



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

September 12, 2017

Dear Property Owner or Resident:

This letter is being sent to let you know of a potential rezoning proposal near your property and to invite you to the neighborhood meeting.

This is a request to shift the zone district boundary line between two zones within the subject site. The site is 19.55 acres in size and divided between 10.25 acres zoned Medium Density Mixed-Use Neighborhood, M-M-N, and 9.3 acres zoned Neighborhood Commercial, N-C.

The request is to shift the zone district boundary line such that the M-M-N gains 4.8 acres and the N-C correspondingly loses 4.8 acres.

The result is that the M-M-N ground would be enlarged to 15.05 acres and the N-C ground would be reduced to 4.5 acres. Also, the result is that the N-C ground is moved further south in order to be bisected by the future extension of Stuart Street. This proposal to shift the boundary line between two zone districts is in anticipation of a land development project. It is important to emphasize that such a land development project has not yet been submitted to the City's Planning Department.

More information can be found by visiting [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview). If you have any questions, please contact me or Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 224-6076 or [statman-burruss@fcgov.com](mailto:statman-burruss@fcgov.com).

Sincerely,

A handwritten signature in black ink that reads "Ted Shepard".

Ted Shepard, Chief Planner  
[tshepard@fcgov.com](mailto:tshepard@fcgov.com)

### MEETING TIME AND LOCATION

Tuesday, September 26, 2017

7:00 - 8:30 P.M.

Plymouth Congregational Church

916 W. Prospect Road

Fort Collins, CO 80526

### PROPOSAL NAME & LOCATION

Spring Creek Mixed Use

Development, Rezone-REZ170001

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

### PROPOSAL DESCRIPTION

- This is a proposal to shift the zone district boundary line between two existing zones.
- M-M-N gains 4.8 acres.
- N-C loses 4.8 acres.
- The site is 19.55 acres.
- The N-C zone moves further south.
- This proposal will be subject to a review and public hearing by the Planning & Zoning Board (P&Z).
- Residents who receive this letter will also receive a letter for the P&Z hearing.

### HELPFUL RESOURCES

- This letter is also available at:  
[fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)

# Spring Creek Zoning Request



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data accept same AS IS, WITH ALL FAULTS, and assume all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.



*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).*