

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

N E I G H B O R H O O D M E E T I N G I N V I T A T I O N

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 is 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 <u>fcgov.com/CitizenReview</u>. If you have any questions, please contact me or Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 224-6076 or <u>statman-burruss@fcgov.com</u>.

Sincerely,

Ted Shepard, Chief Planner tshepard@fcgov.com

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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)

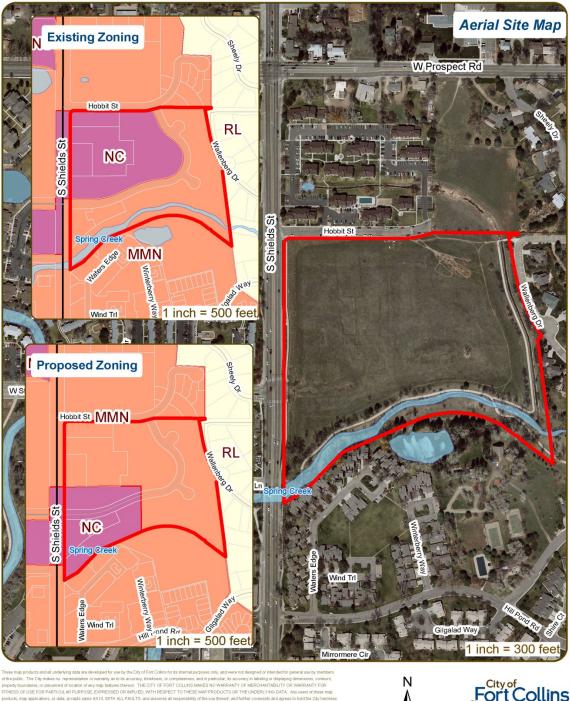
PROPOSAL DESCRIPTION

- 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: fcqov.com/ReviewAgendas

Spring Creek Zoning Request







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: <u>translate@fcgov.com</u>.