



Development Review Center  
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[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

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# NEIGHBORHOOD MEETING INVITATION

September 10, 2015

Dear Property Owner or Resident:

This letter is to invite you to a neighborhood meeting to discuss a prospective developer’s request for a Modification of a zoning standard, to allow residential development to be considered on a property zoned for primarily office/employment uses. If the zoning modification is approved by the Planning and Zoning Board, the developer plans to submit an application for apartment development with approximately 330 units. Information about this request is to the right, on the back, and online. **We welcome and encourage your participation, as your input is an important part of the development review process.**

Check out our online guide of your ways to participate in the development review process by visiting [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview). You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or [sburnett@fcgov.com](mailto:sburnett@fcgov.com). Sarah is available to assist residents who have questions about the review process and how to participate.

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 meeting.

We look forward to your participation at the open house. If you have questions at any time, please feel free to contact us.

Sincerely,

Clark Mapes, AICP  
City Planner  
970-221-6225  
[cmapes@fcgov.com](mailto:cmapes@fcgov.com)

## MEETING TIME AND LOCATION

Thursday, September 24, 2015.  
6:30 to 8:00 p.m., with a presentation at 6:30.  
Mountain Life Church,  
5236 Strauss Cabin Road.

## PROPOSAL NAME & LOCATION

SW Corner Strauss Cabin & Harmony Roads

## PROPOSAL DESCRIPTION

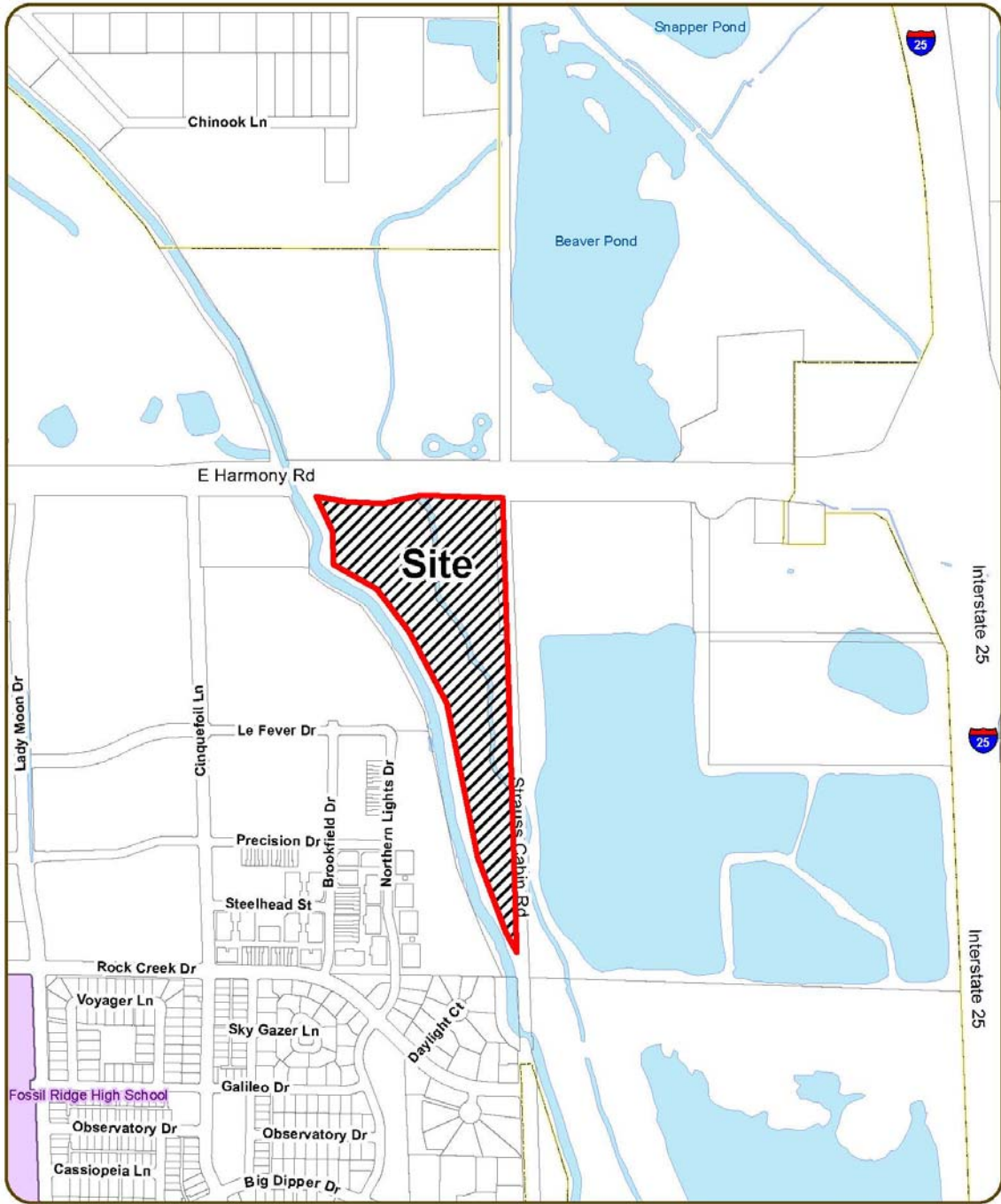
- Request for Modification of a zoning standard that requires at least 75% office/employment use in any development plan. Request is for 100% residential use with zero office/employment use.
- The intent is for 330 multifamily units along the hillside, below the large ditch.
- Wetlands on the flat part of the site would remain.
- 23-acre site.

## ZONING INFORMATION

- Harmony Corridor (H-C) zone district.
- Residential use is ‘Secondary’; ‘Primary’ use is jobs.

## HELPFUL RESOURCES

- This letter and more information are online at: [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)
- Information about the review process: [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



## Strauss Cabin / Harmony Mixed-Use

1 inch = 700 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](mailto:translate@fcgov.com).*