



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

NEIGHBORHOOD MEETING INVITATION

March 27, 2017

Dear Property Owner or Resident:

On Monday, April 10, 2017, from 7:00 to 9:00 p.m., at the Council Tree Library, 2733 Council Tree Avenue, the City of Fort Collins Planning Department will hold a neighborhood information meeting to discuss a development proposal in your neighborhood. The project is referred to as the **Strauss Lake Annexation, Structure Plan Amendment, Zoning and Overall Development Plan**.

As proposed, this is a request to develop 133 acres located on the east side of Ziegler Road between Horsetooth Road on the south and Environmental Drive on the north. The project requires 116 acres to be annexed into the City to be combined with 17 acres already in the City and zoned L-M-N, Low Density Mixed-Use Neighborhood. For the land being annexed, 86 acres would be zoned L-M-N and 30 acres would be zoned M-M-N, Medium Density Mixed-Use Neighborhood. Requesting these two zone districts will require an amendment to the City's Structure Plan Map, an element of the City's comprehensive plan. In addition, the request includes an Overall Development Plan on all 133 acres. The purpose of an O.D.P. is to establish general planning and development control parameters for projects that will be developed in phases, with multiple submittals, while allowing sufficient flexibility to permit detailed planning in subsequent submittals.

We welcome your participation in the development review process. For further information, please see fcgov.com/CitizenReview. You may also contact me or Delynn Coldiron, Neighborhood Services Manager (interim Neighborhood Development Review Liaison), at 970-221-6676 (decoldiron@fcgov.com), who can assist residents who have questions about the review process.

Sincerely,

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

Ted Shepard
Chief Planner
221-6343
tshepard@fcgov.com

MEETING TIME AND LOCATION

Monday, April 10, 2017
7:00 - 9:00 P.M.
Council Tree Library
2733 Council Tree Ave.
Fort Collins, CO 80525

PROPOSAL NAME & LOCATION

Strauss Lake Annexation, Structure
Plan Amendment, Zoning and Overall
Development Plan

Please see vicinity map on the reverse.

PROPOSAL DESCRIPTION

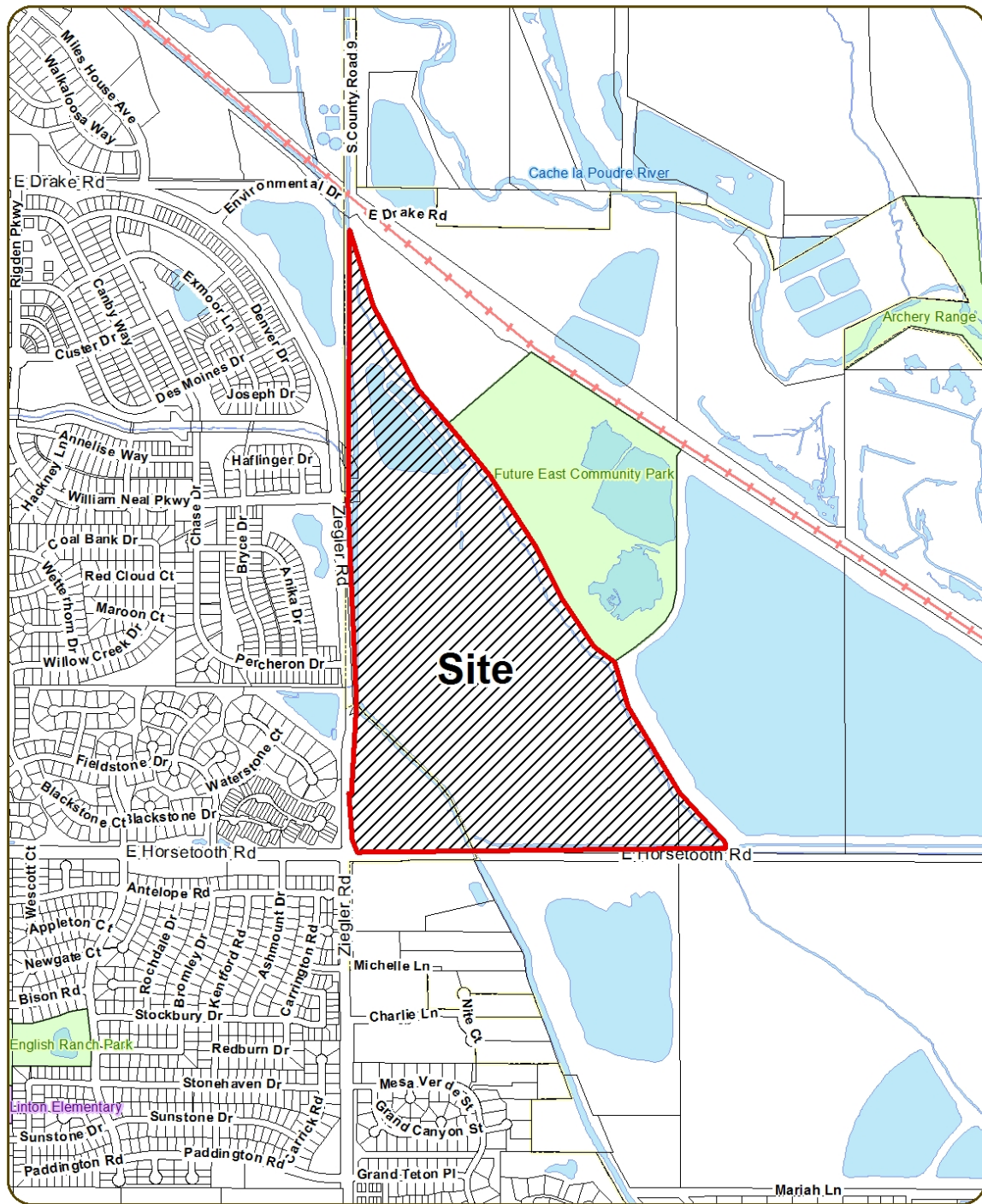
- 133 total acres
- East of Ziegler Rd.
- North of Horsetooth Rd.
- South of Environmental Dr.
- East of Boxelder Ditch
- East of railroad on the north
- Access from two public streets:
 - Wm. Neal Pkwy.
 - Percheron Dr.
- 116 acres to be annexed
- May include Long Term Care or
- Senior / Independent Apartments

ZONING INFORMATION

- Existing: 17 acres L-M-N
- Proposed: 86 acres L-M-N
- Proposed 30 acres M-M-N

HELPFUL RESOURCES

- This letter is also available at:
fcgov.com/ReviewAgendas
- Information About the Review
Process:
fcgov.com/CitizenReview



Strauss Lake Annexation & Overall Development Plan

1 inch = 1,000 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. 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.