



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 14, 2017

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. Additional information about this development proposal is to the right and on the back of this letter.

This is a proposal for an Overall Development Plan (ODP) for the Vineyard Church and Fossil Creek Apartments sites north of the Skyview neighborhood. A neighborhood meeting was held previously for the apartments on August 17, 2015 (at that time, referred to as Goldelm Apartments). The purpose of the ODP is to establish general planning elements including future uses for the entire property as well as establish mutual trail connections, transportation connections, conceptual drainage, utilities, natural features and buffers.

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. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

We welcome your participation in the development review process. 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 970-224-6076 or [statman-burruss@fcgov.com](mailto:statman-burruss@fcgov.com). Sylvia is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Jason Holland, City Planner  
970-224-6126  
[jholland@fcgov.com](mailto:jholland@fcgov.com)

## MEETING TIME AND LOCATION

Thursday, September 28, 2017

6:30 – 8:30 P.M.

Snowy Ridge Church

320 W Trilby Rd.

Fort Collins, CO 80525

## PROPOSAL NAME & LOCATION

Vineyard / Fossil Creek Overall

Development Plan, ODP170001

Located on the west side of S.

College, adjacent to and south of the

Redtail Grove Natural Area

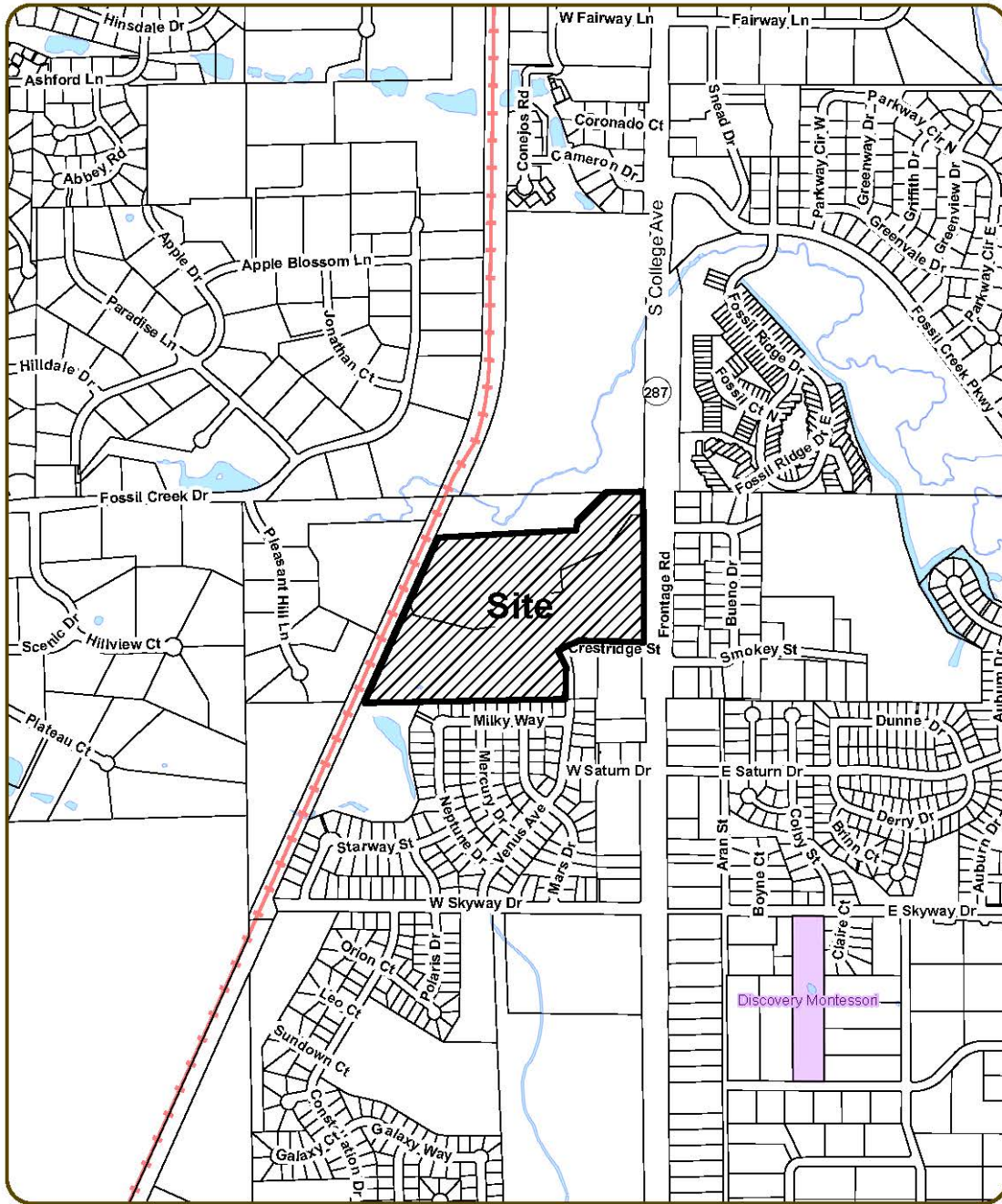
(Please see vicinity map on the reverse)

## PROPOSAL DESCRIPTION

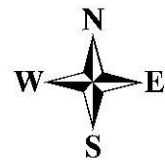
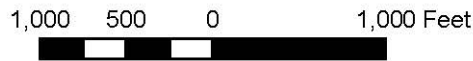
- The Overall Development Plan (ODP) proposes three development areas that will be developed in phases. The first phase includes a 13.5 acre multi-family development called Fossil Creek Apartments. (formerly referred to as Goldelm Apts.) The second phase includes 6 acres along S. College Avenue for commercial uses. The third phase is the 16 acre Vineyard Church site.
- The ODP proposes public access for a trail spur that will connect the Skyview neighborhood to the Fossil Creek trail. The trail spur will be built and maintained by the City; however City funding for the trail spur has not yet been established.
- The ODP is located in the Medium Density Mixed-Use Neighborhood zone district (M-M-N) and General Commercial zone district (C-G).
- Primary access to the sites will be from South College Avenue; Crestridge Street is proposed to be re-aligned and signalized.
- The ODP is subject to review and approval by the Planning and Zoning Board.

## HELPFUL RESOURCES

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



## Vineyard Overall Development Plan



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).