



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6689
fcgov.com/DevelopmentReview

NEIGHBORHOOD MEETING INVITATION

January 17, 2019

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. Some basic information is to the right and on the back of this letter.

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. 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. Sylvia is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Clark Mapes | City Planner
970.221.6225
cmapes@fcgov.com

MEETING TIME AND LOCATION

Thursday, January 31, 2019
6:00 – 7:30 P.M.
Timberline Church
2908 S. Timberline Drive
Fort Collins, CO

PROPOSAL NAME & LOCATION

Volunteers of America Senior Housing
Intersection of Drake Road and Joseph Allen Drive, west side
(location map on the back of this letter)

PROPOSAL DESCRIPTION

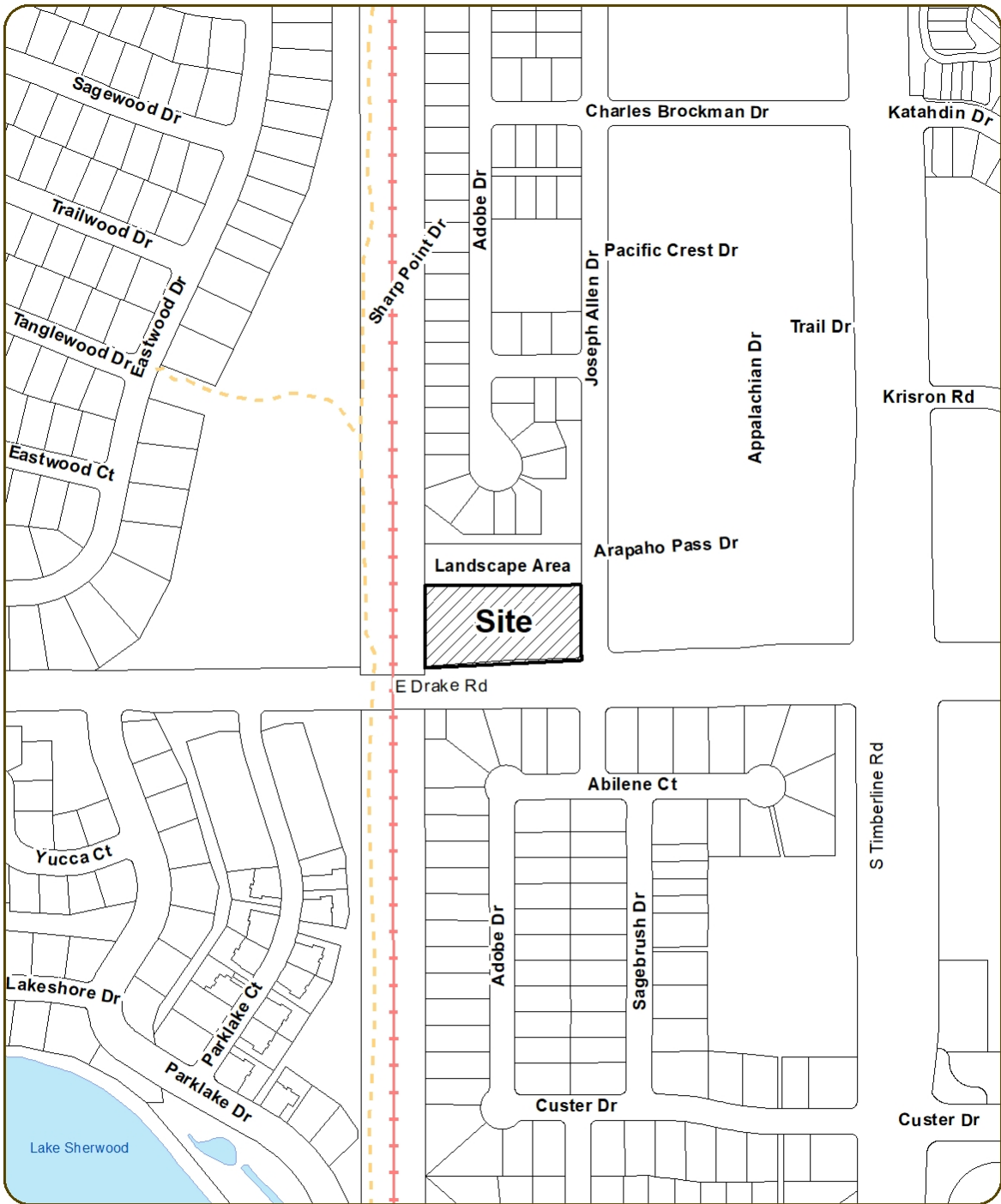
- New 55-unit Affordable Senior Housing apartment building.
- 3 stories with elevator.
- Unit and parking counts would depend on further review.
- The building would be placed along Drake Road with a landscaped and screened parking lot on the north side.

ZONING INFORMATION

- Modifications of zoning standards are required: The Low-Density Mixed-Use Neighborhood (LMN) zoning limits buildings to 12 units per building; limits density to 12 units per acre; and limits floor area in a building to 14,000 square feet. The proposal exceeds these limits. Affordable Senior Housing is an allowable criterion to consider in evaluating the Modifications per the Land Use Code.

HELPFUL RESOURCES

- Conceptual Plans and this letter are available at:
fcgov.com/ReviewAgendas



VOA Senior Housing Location Map



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.