



Planning, Development and  
Transportation Services  
Current Planning  
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July 23, 2008

Dear Resident/Property Owner:

On Wednesday, August 6<sup>th</sup>, at 5:00 p.m., in conference room C of 281 North College Avenue, Fort Collins, Colorado, the City of Fort Collins Current Planning Director will conduct a public hearing to consider a development proposal in your neighborhood. The project is referred to as **Odell Brewing Company - Request for Modification of Standard, #17-08**.

This is a request to modify the standard that requires an 80-foot wide landscaped buffer yard from any property line that adjoins a residential neighborhood. In the case of Odell Brewing Company, their west property line adjoins the Buckingham Neighborhood which is zoned residential.

The request is to reduce the landscaped yard from 80 to 40 feet along the west property line. This landscape yard is needed to accommodate the future expansion of the brewery which includes a new parking lot on the western portion of the property. The proposal to expand the brewery will be the subject of a future public hearing. At this time, the only action under consideration is the Request for Modification of Standard to reduce the landscaped yard along the west property line from 80 to 40 feet. (Section 4.28(E)(3)(a)3. of the Land Use Code.) As proposed, the resulting 40-foot wide yard would feature an earthen berm and a variety of trees and shrubs.

The City Current Planning Staff and Director consider your interest and input in this matter, as well as your neighbor's input, an important part of the City's review of this proposal. If you are unable to attend, written comments are welcome.

The list of affected property owners for this public meeting is derived from official records of the Larimer County Assessor. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of this pending meeting so all neighbors may have the opportunity to attend.

Sincerely:

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

Ted Shepard, AICP  
Chief Planner

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.



# # 17-08 Odell Brewing Co. Expansion Modification of Standard

1 inch equals 300 feet

July 14, 2008

