



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)

«Name»  
«Name1»  
«Address»  
«City», «State» «Zipcode»  
100.803100.549110

# NOTICE OF PUBLIC HEARING

May 10, 2017

Dear Property Owner or Resident:

This letter is being sent to let you know a public hearing has been scheduled to consider a development proposal near your property. Specific information about this development proposal is to the right and on the back of this letter. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following the hearing.

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 public hearing 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.

If you are unable to attend the meeting or would like to provide comments in advance, 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.

We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Ryan Mounce | City Planner  
970.224.6186  
[rmounce@fcgov.com](mailto:rmounce@fcgov.com)

## HEARING TIME AND LOCATION

Wednesday, May 24, 2017, 5:30 P.M.  
(FIRST ITEM ON AGENDA)  
215 N. Mason St., Community Room

## PROPOSAL NAME & LOCATION

Faith Family Hospitality Transitional House

Located at 317 & 321 S. Sherwood St.  
(Please see map on reverse)

## PROPOSAL DESCRIPTION

- Use existing City-owned structure as a group home for families transitioning out of homelessness:
  - 8,974 square feet
  - Up to 7 families / 21 individuals
  - On-site manager
  - Repair or replace exterior building elements (no structural changes or additions proposed)
- 8 parking spaces, including new 6-space rear parking lot and alley improvements
- City Council must separately approve a lease agreement at a future Council meeting

## MODIFICATIONS REQUESTED

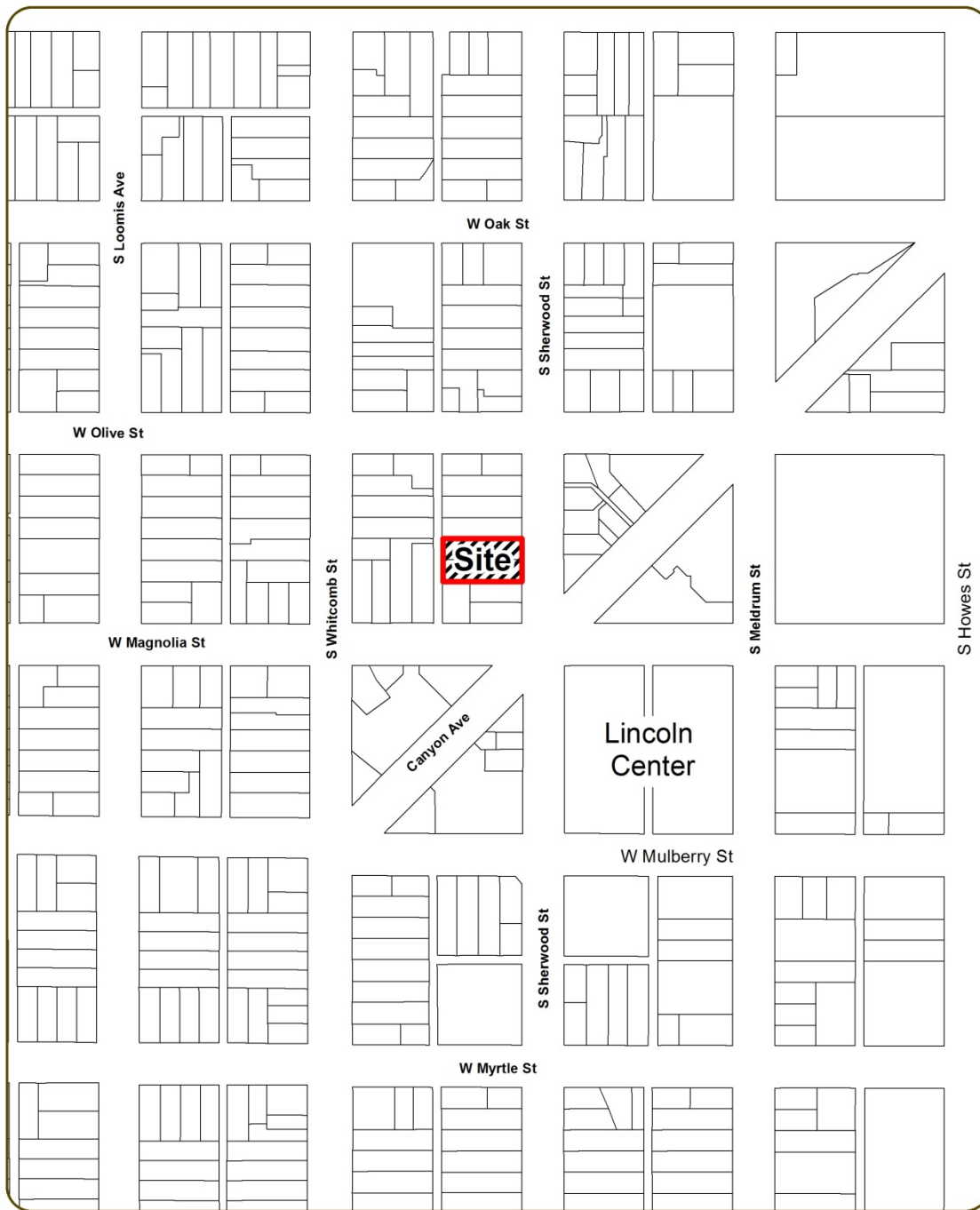
- The proposal includes modification of standard requests to the Fort Collins Land Use Code relating to:
  - Floor area and height of the existing structure
  - Maximum number of group home residents
  - Separation distance from an existing group home

## ZONING INFORMATION

- Neighborhood Conservation, Medium Density Zone District (NCM)

## HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)
- Information About the Review Process: [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



1 inch = 300 feet

## Faith Family Hospitality Transitional House



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).