



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

NEIGHBORHOOD MEETING INVITATION

July 26, 2018

Dear Property Owner or Resident:

Second Neighborhood Meeting: This letter is being sent to let you know of a potential development proposal near your property and to invite you to the second neighborhood meeting where you can learn more about the proposal.

As proposed, this is a request to allow a Professional Office as a legal land use within the existing house at 200 East Swallow Road. The request is to use 100% of the house for a Professional Office versus the 50% which is allowed under the Home Occupation License. Professional Office is defined as: “an office for professionals such as physicians, dentists, lawyers, architects, engineers, artists, musicians, designers, teachers, accountants or others who through training are qualified to perform services of a professional nature and where no storage or sale of merchandise exists.”

The request for a Professional Office at 200 E. Swallow Road will be considered as an Addition of Permitted Use. This is not a request to rezone the property to a higher classification of zone district where Professional Office is a use by right. Instead, as an Addition of Permitted Use, the underlying zoning would remain Low Density Residential (R-L) but only Professional Office would be added as an allowable land use, and no other uses, over and above the permitted uses in the R-L. A request for an Addition of Permitted Use in the R-L zone requires two neighborhood information meetings.

Note the new room location for this second meeting.

More information can be found by visiting fcgov.com/CitizenReview. If you have any questions, please contact me.

Sincerely,

Ted Shepard, Chief Planner
970-221-6343
tshepard@fcgov.com

MEETING TIME AND LOCATION

Thursday, August 9, 2018

7:00–8:00 P.M.

Room 107, Main Level, East Wing

Christ United Methodist Church

301 E. Drake Road

Fort Collins, CO 80525

PROPOSAL NAME & LOCATION

200 East Swallow Road – Request for Addition of Permitted Use for Professional Office, APU180001

Northeast Corner of E. Swallow Rd. and Remington St. (Please see project location map on the back of this letter)

PROPOSAL DESCRIPTION

- House is 2,782 square feet.
- 5 parking spaces along Remington.
- R-L zoning would not change.
- Only Professional Office is being requested.
- No structural changes or additions.
- Hours limited to normal business hours.
- This proposal will be subject to a review and public hearing by the Planning & Zoning Board (P&Z) and City Council.
- Residents who receive this letter will also receive a letter for the P&Z hearing.

HELPFUL RESOURCES

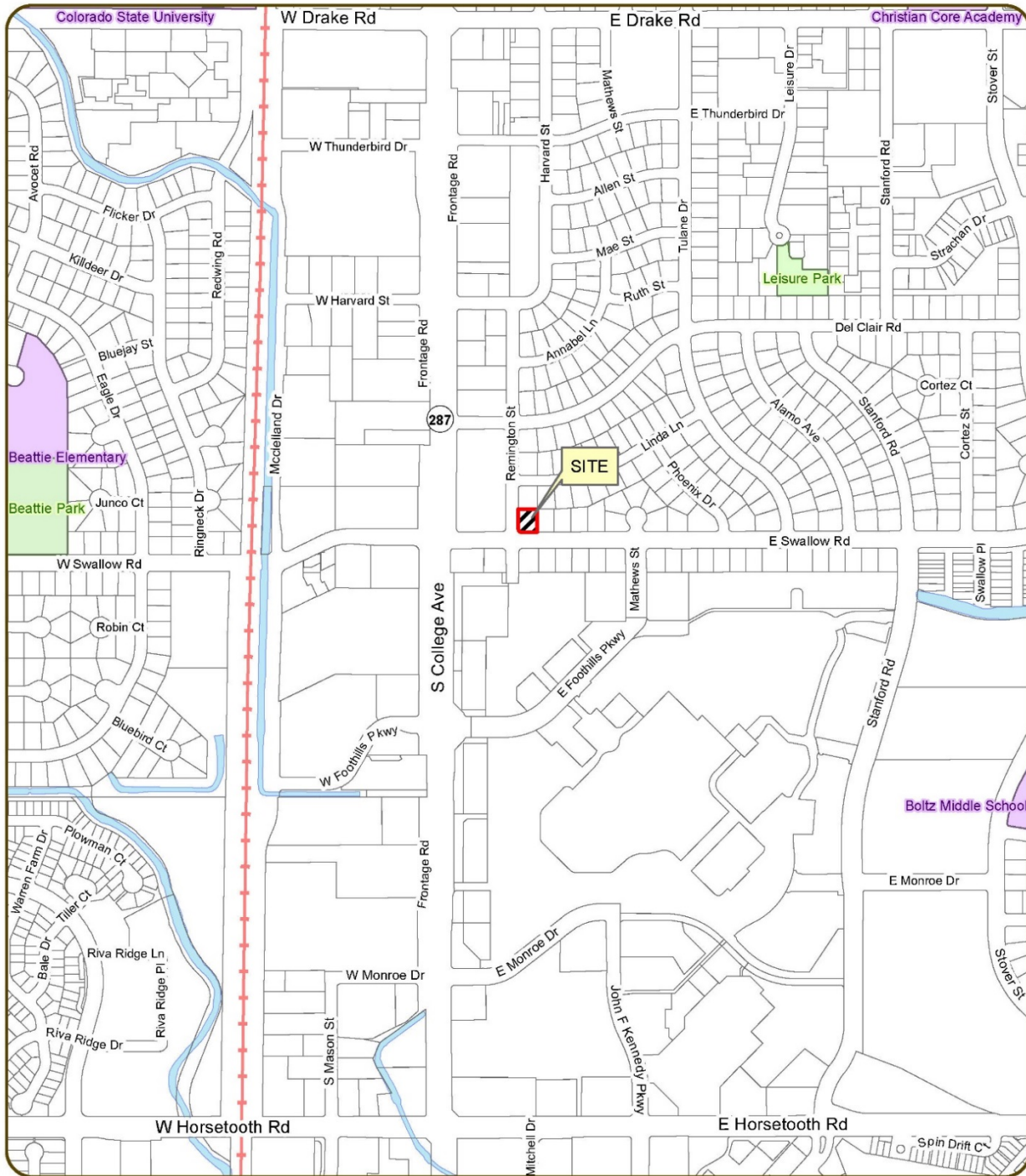
- This letter is also available at: fcgov.com/ReviewAgendas



200 E Swallow

Request for Addition of Permitted Use for Professional Office

1 inch = 600 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.