



# NEIGHBORHOOD MEETING INVITATION

May 6, 2015

On Wednesday, May 20, 2015, from 6:00 to 7:30 p.m., at Christ Community Church 220 East Oak Street, the City of Fort Collins Planning Department will conduct a neighborhood information meeting for a development proposal in your neighborhood. The project is referred to as **215 Mathews Street – Office Building - Redevelopment**.

As proposed, the existing house would be demolished and replaced by a three-story office building. The building would be approximately 9,000 square feet in size. Parking would be at-grade and comprise the first floor with two stories of occupied space above. Access to the parking would be from the alley only as the existing driveway would be removed allowing for additional on-street parking spaces. An office building is a permitted use in the N-C-B, Neighborhood Conservation District zone district.

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

Check out our online guide explaining how you can participate in the development review process by visiting [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview). You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or [sburnett@fcgov.com](mailto:sburnett@fcgov.com). Sarah is available to assist residents who have questions about the review process and how to participate.

Sincerely:

Ted Shepard  
Chief Planner  
221-6343  
[tshepard@fcgov.com](mailto:tshepard@fcgov.com)

*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.*

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)

*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: [titlesix@fcgov.com](mailto:titlesix@fcgov.com).*

## MEETING TIME AND LOCATION

Wednesday, May 20, 2015  
6:00 – 7:30 p.m.  
Christ Community Church  
220 East Oak Street  
Fort Collins, CO.

## PROPOSAL NAME & LOCATION

215 Mathews Street  
Demolition of Existing House  
Construction of New Office Building

## PROPOSAL DESCRIPTION

- Three-story Office Building
- 9,000 square feet
- First floor parking
- Two occupied floors above
- Access from the alley only
- Existing house is not historic

## ZONING INFORMATION

- N-C-B
- Modifications Requested:
  - Floor-to-area ratio, total site
  - Floor-to-area ratio, rear 1/2 of lot
  - Front yard setback
  - Sideyard setback
  - Parking lot drive width
  - Vicinity Map on reverse
- Information About the Review Process:
  - [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)
  - Submitted as PDR150005 - [http://www.fcgov.com/developmentreview/pdf/215\\_mathews\\_office\\_pdr.pdf](http://www.fcgov.com/developmentreview/pdf/215_mathews_office_pdr.pdf)



# 215 Mathews

