



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

NEIGHBORHOOD MEETING INVITATION

January 27, 2016

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. Specific information about this development proposal 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. You can also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or sburnett@fcgov.com.

We also want to make sure you're aware of other long-range planning projects going on around the City in 2015 and 2016. Please see the following links for preliminary information about these projects and ways to get involved and provide input. You can also enter your email address at these websites and we'll email you progress updates and information about upcoming public meetings. **We welcome and encourage your participation, as your input is an important part of the planning process.** If you have questions at any time, please feel free to contact us.

Old Town Neighborhoods Plan Update:
<http://fcgov.com/otnp>

Downtown Plan Update:
<http://fcgov.com/downtown>

Sincerely,

Ryan Mounce | City Planner
970.224.6186
rmounce@fcgov.com

MEETING TIME AND LOCATION

Wednesday, February 10, 2016
7:00-8:30pm
Community Room, 215 N. Mason St

PROPOSAL NAME & LOCATION

Faith Family Hospitality Group Home
317 & 321 S Sherwood Street

PROPOSAL DESCRIPTION

- City-owned building. Used to house the Crossroads Safehouse group home.
- Re-permit buildings as a group home for up to 8 families as transitional housing.
- No exterior building alterations or additions to primary structure.
- Add 4-6 parking spaces in the rear, accessed from the alley.

MODIFICATIONS REQUESTED

- The proposal may require several modification to the Fort Collins Land Use Code, including:
- Floor Area Ratio
- Group Home Separation Distance
- Group Home Maximum Residents

ZONING INFORMATION

- The proposal is located in the Neighborhood Conservation, Medium Density (NCM) district.
- Group homes and large group care facilities are permitted subject to Administrative (Type 1) review in the NCM district.

HELPFUL RESOURCES

- Conceptual Review Plans and Comments for this proposal:
fcgov.com/ConceptualReview
(Select January 4)
- Check out the online guide about the review process and ways to participate:
fcgov.com/CitizenReview



317 & 321 S Sherwood St Group Home

1 inch = 300 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.