



WINGSHADOW, INC.

BOARD OF DIRECTORS

July 11, 2002

LARRY ABRAHAMSON

City of Fort Collins
Current Planning Dept.
281 North College Avenue
Fort Collins, CO 80524

STEVE BOLTON

CLIFF BUCHHOLZ

RE: Request for Rezoning of 1225 Redwood Street

E. JOE DEANDA

To Whom It May Concern:

BRAD EADS

We are submitting our request to rezone the property located at 1225 Redwood Street from its current zoning of Industrial (I) to either the Community Commercial – North College District (C-C-N) or Low Density Mixed-Use Neighborhood District (L-M-N.) We would be using the existing facility at this location for the purposes of providing the following services:

CARLENE GRANDIN

KEITH HESS

- ❖ Classrooms and support areas for Frontier High School
- ❖ Childcare center servicing not more than 60 children from Infancy through Kindergarten
- ❖ Offices for Wingshadow, Inc
- ❖ Day treatment Center
- ❖ Homeless Shelter (Large Group Home) which is designed to house eighteen boys and girls
- ❖ Related services, including maintenance and a kitchen/dining room that would serve the students and faculty of Frontier High School, the children and staff of the Childcare Center, and the residents and staff of the Group Home.

AL MANES

EX-OFFICIO

TOM HOOGENDYK

CAROLYN LARRABEE

RICK OLMSTEAD

The existing facility is located on approximately six (6) acres and most recently functioned as an assisted living facility. With minor interior remodeling, we can provide the necessary rooms for Frontier High School in the southwest wing, the Childcare Center in the northwest wing (which is located closest to the existing residential development to the north) and the Group Home on the southeast end of the building. Offices and support services will be scattered throughout.

BOB POWELL

LEE SOUTHARD

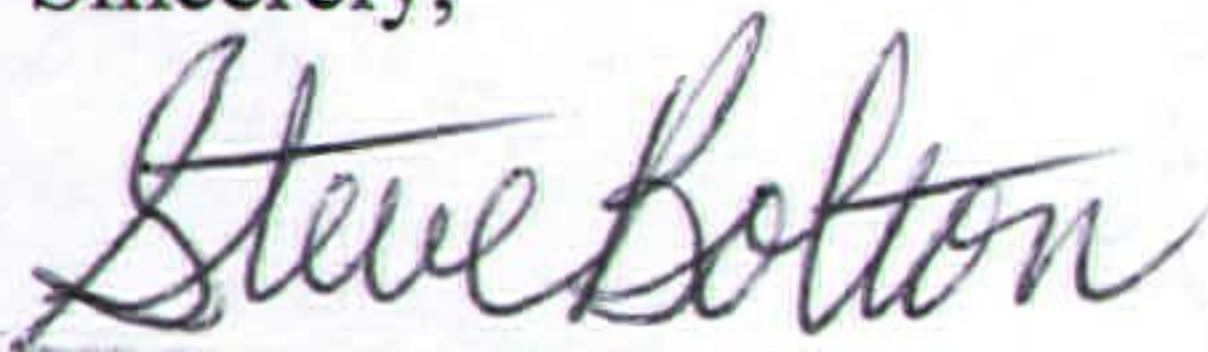
It appears that either of the zones requested would allow all of the uses identified above. The existing Industrial zoning for the parcel does not allow a group home

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facility, thus creating the need for rezoning. From our perspective, it would seem more reasonable to rezone this parcel to the C-C-N district since the existing facility is for the most part not what we would characterize as residential in nature, either by appearance or by function. It is not incompatible with the C-C-N zoning since this zone seems to (by design) acknowledge that it is in fact a transitional zone from the downtown area to adjacent residential neighborhoods. C-C-N zoning currently exists to the south of this site, with L-M-N zoning existing to the east and to the north of this parcel. Rezoning to either district would not create spot zoning and would apparently meet both the intent and the written guidelines contained within the City Plan for Fort Collins.

In conclusion, we are requesting a rezoning of this parcel so that we may continue to provide services to kids at risk. For ten (10) years we have been providing services for teenagers and young adults in this community. We take a comprehensive approach that includes options for education, daycare, counseling, and now, a safe place for them to stay when there is nowhere else to go. With the acquisition and remodeling of this building, we will be able to provide more services to the community. We ask that you look favorably on our request so that we can continue to provide services to a portion of our local population that is frequently overlooked and underrepresented.

Sincerely,



Steve Bolton
President
Wingshadow, Inc