



City Clerk
300 LaPorte Avenue
PO Box 580
Fort Collins, CO 80522
970.221.6515
970.221-6295 - fax
fcgov.com/cityclerk

PUBLIC HEARING NOTICE

Appeal of the Planning and Zoning Commission Decision regarding the Polestar Development – PDP220010 located at the western end of both Orchard Place and Plum Street, about ¼ mile east of Overland Trail

The Fort Collins City Council will hold a public hearing on the enclosed appeal.

Appeal Hearing Date: February 6, 2024

Time: 6:00 pm (or as soon thereafter as the matter may come on for hearing)

Location: Council Chambers, City Hall, 300 LaPorte Avenue, Fort Collins, CO

Agenda Materials: Available after 3 pm, February 1, 2024, in the City Clerk's office and at fcgov.com/agendas.

Why am I receiving this notice? City Code requires that a Notice of Hearing be provided to Parties-in-Interest, which means you are the applicant of the project being appealed, have a possessory or proprietary interest in the property at issue, received a City mailed notice of the hearing that resulted in the decision being appealed, submitted written comments to City staff for delivery to the decision maker prior to the hearing resulting in the decision being appealed, or addressed the decision maker at the hearing that resulted in the decision being appealed.

Further information is available in the Appeal guidelines online at fcgov.com/appeals.

The Notice of Appeal and any attachments, any new evidence that has been submitted and presentations for the Appeal Hearing can be found at fcgov.com/appeals.

If you have questions regarding the appeal process, please contact the City Clerk's Office (970.221.6515). For questions regarding the project itself, please contact Paul Sizemore, Community Development and Neighborhood Services Director (psizemore@fcgov.com or 970.224.6140).

Upon request, the City of Fort Collins will provide language access services for individuals who have limited English proficiency, or auxiliary aids and services for individuals with disabilities, to access City services, programs and activities. Contact 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance. Please provide advance notice. Requests for interpretation at a meeting should be made by noon the day before.

A solicitud, la Ciudad de Fort Collins proporcionará servicios de acceso a idiomas para personas que no dominan el idioma inglés, o ayudas y servicios auxiliares para personas con discapacidad, para que puedan acceder a los servicios, programas y actividades de la Ciudad. Para asistencia, llame al 970.221.6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione aviso previo cuando sea posible. Las solicitudes de interpretación en una reunión deben realizarse antes del mediodía del día anterior.

A handwritten signature in black ink, appearing to read "Anissa Hollingshead".

Anissa Hollingshead, City Clerk

Notice Mailed: January 16, 2024

Cc: City Attorney
Community Development and Neighborhood Services
Planning and Zoning Commission

NOTICE OF APPEAL

Action Being Appealed: PDP220010 - Polestar Development

FOR CITY CLERK'S
USE ONLY:

DATE FILED: 12/1/2023

INITIALS: JAE

Date of Action: 12/17/23 Decision Maker: Planning & Zoning Commission

Appellant/Appellant Representative (if more than one appellant):

Name: Charles Thompson

Phone #: 714 883 3378

Address:

517 Louise Ln Fort Collins CO 80521

Email:

charleslucasthompson@gmail.com

INSTRUCTIONS

For each allegation marked below, attach a separate summary of the facts contained in the record which support the allegation of no more than two pages, Times New Roman 12-point font. Please restate allegation at top of first page of each summary.

GROUND S FOR APPEAL

The Decision Maker committed one (1) or more of the following errors (check all that apply):



Failure to properly interpret and apply relevant provisions of the City Code, the Land Use Code, and Charter. List relevant Code and/or Charter provision(s) here, by specific Section and subsection/subparagraph:

Land Use Code

Article 3

Division 3.6.2

-(A)

-(I)

4.5(A)

4.4(B)(c)

Failure to conduct a fair hearing in that:



(a) The Board, Commission, or other Decision Maker exceeded its authority or jurisdiction as contained in the Code or Charter. [New evidence not allowed]



(b) The Board, Commission or other Decision Maker substantially ignored its previously established rules of procedure. [New evidence not allowed]



(c) The Board, Commission or other Decision Maker considered evidence relevant to its findings which was substantially false or grossly misleading. [New evidence allowed]



(d) The Board, Commission or other Decision Maker improperly failed to receive all relevant evidence offered by the appellant. [New evidence allowed]



(e) The Board, Commission or other Decision Maker was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence of judgment. [New evidence allowed]

NEW EVIDENCE

All new evidence the appellant wishes Council to consider at the hearing on the appeal must be submitted to the City Clerk within seven (7) calendar days after the deadline for filing a Notice of Appeal and must be clearly marked as new evidence. No new evidence will be received at the hearing in support of these allegations unless it is submitted to the City Clerk by the deadline (7 days after the deadline to file appeal) or offered in response to questions posed by Councilmembers at the hearing.

APPELLANTS

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- A City Councilmember.

Signature: <i>Ken P. Isaac</i>	Date: <i>11-30-2023</i>
Name: <i>Ken P Isaac</i>	Email:
Address: <i>508 Louise Lane, FTC</i>	Phone #:
Describe how you qualify as a party-in-interest: <i>Homeowner</i>	

Signature: <i>Kathy Bruce</i>	Date: <i>11-30-2023</i>
Name: <i>Kathy Bruce</i>	Email: <i>KathyWBruce@gmail.com</i>
Address: <i>505 Louise Lane</i>	Phone #:
Describe how you qualify as a party-in-interest: <i>Homeowner</i>	

Signature: <i>Matt</i>	Date: <i>11/30/23</i>
Name: <i>Matt Bruce</i>	Email: <i>MattCurtisBruce@gmail.com</i>
Address: <i>505 Louise Ln</i>	Phone #:
Describe how you qualify as a party-in-interest: <i>Homeowner</i>	

ATTACH ADDITIONAL SIGNATURE SHEETS AS NECESSARY

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Signature: <i>Daniel Bennett</i>	Date: <i>11/29/2023</i>
Name: <i>Daniel Bennett</i>	Email: <i>dbn11@gmail.com</i>
Address: <i>712 Kimball Road</i>	Phone #: <i>970-402-6604</i>
Describe how you qualify as a party-in-interest:	

Signature: <i>Susan Bennett</i>	Date: <i>11/29/23</i>
Name: <i>712 Kimball Rd</i>	Email: <i>susibenett@gmail.com</i>
Address:	Phone #: <i>970-402-4897</i>
Describe how you qualify as a party-in-interest: <i>Live in area red notice</i>	

Signature: <i>Cheyenne Hope</i>	Date: <i>11/30/2023</i>
Name: <i>Cheyenne Hope</i>	Email: <i>hopec.coffa@gmail.com</i>
Address: <i>716 Kimball Road Fort Collins, CO 80521</i>	Phone #: <i>719-760-9442</i>
Describe how you qualify as a party-in-interest: <i>Area resident</i>	

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Signature: <i>Ryan Sandel</i>	Date: <i>11/30/23</i>
Name: <i>Ryan Sandel</i>	Email: <i>shortstuff_ryan@yahoo.com</i>
Address: <i>716 Kimball Rd</i>	Phone #: <i>(719)287-7976</i>
Describe how you qualify as a party-in-interest: <i>area resident</i>	

Signature: <i>Gelly Landman</i>	Date: <i>11-30-23</i>
Name: <i>Gelly Landman</i>	Email: <i>gelly-b@comcast.net</i>
Address: <i>732 Kimball</i>	Phone #: <i>970 690 7881</i>
Describe how you qualify as a party-in-interest: <i>home owner area resident</i>	

Signature: <i>Linda Leman</i>	Date: <i>11-30-23</i>
Name: <i>Linda Leman</i>	Email: <i>petalpaper567@gmail.com</i>
Address: <i>732 Kimball</i>	Phone #: <i>510-407-8326</i>
Describe how you qualify as a party-in-interest: <i>area resident</i>	


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Signature: 	Date: 11/28/2023
Name: Brian Adams	Email: brianuk-adams@hotmail.com
Address: 705 Louise Ln	Phone #: 970 420 9494
Describe how you qualify as a party-in-interest: Home owner	

Signature: 	Date: 11/28/2023
Name: Amy Adams	Email: amyfehrn@hotmail.com
Address: 705 Louise Ln	Phone #: 970 217 2019
Describe how you qualify as a party-in-interest: Homeowner	

Signature: 	Date: 11/28/2023
Name: Dan Saporita	Email: dan.saporita@gmail.com
Address: 712 Louise Ln	Phone #: 970-222-3224
Describe how you qualify as a party-in-interest: Home owner	

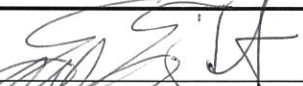
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Signature: 	Date: 11/28/23
Name: EVE ENRIGHT	Email:
Address: 221 LOUISE LN, FT COLLINS	Phone #: 970 493 4800
Describe how you qualify as a party-in-interest: Home Owner	

Signature: 	Date: 11/28/23
Name: Andrew S Carnegie	Email:
Address: 504 LOUISE LN	Phone #: 970-297-9796
Describe how you qualify as a party-in-interest: Resident of Louise Ln	

Signature: 	Date: 11/28/23
Name: Kasey L Rorabaugh	Email: Kasey.rorabaugh13@gmail.com
Address: 730 PANDEROSA PR. UNIT C2	Phone #: 814- 553 553-7417
Describe how you qualify as a party-in-interest: Home Owner	


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Signature: 	Date: 11/28/2023
Name: Carolyn C Gillis	Email: cachgillis@gmail.com
Address: 601 Louise Lane	Phone #: 970 420 8397
Describe how you qualify as a party-in-interest: Home owner	

Signature: 	Date: 11/28/23
Name: Jennifer Rushton	Email: RushtonJ415@gmail.com
Address: 2518 woodvalley ct	Phone #: 267 337 5526
Describe how you qualify as a party-in-interest: resident	

Signature: 	Date: 11.28.23
Name: Elizabeth Marie Raul	Email: lz.marieraul@gmail.com
Address: 2910 W Mulberry FC 30521	Phone #: 970.324.9338
Describe how you qualify as a party-in-interest: Resident in neighborhood	


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APPELLANTS

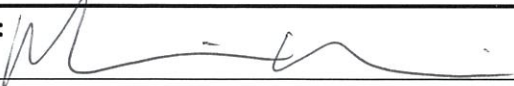
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Signature: 	Date: 30 NOV 2023
Name: RICHARD C. RIZZOTTO	Email: R_MONTALCINO@YAHOO.COM
Address: 836 KIMBALL RD FORT COLLINS	Phone #: 781-264-1130
Describe how you qualify as a party-in-interest: HOME-OWNER	

Signature: 	Date: 30 NOV 2023
Name: LYNN T. RIZZOTTO	Email: R_MONTALCINO@YAHOO
Address: 836 KIMBALL RD FORT COLLINS	Phone #: 781-264-1130
Describe how you qualify as a party-in-interest: HOME-OWNER	

Signature: 	Date: 11/20/23
Name: Melissa Markarian	Email: Melissa.Markarian@yahoo.com
Address: 517 Louise Lane Fort Collins CO 80521	Phone #: 851-234-4012
Describe how you qualify as a party-in-interest: Home owner	


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Signature: 	Date: 11/28/23
Name: Jeret Benson	Email: jeret.ammun@gmail.com
Address: 724 Louist Grove Drive	Phone #: 720 255 5403
Describe how you qualify as a party-in-interest: Home owner	

Signature: 	Date: 11/28/23
Name: Matt Benson	Email: matthewbenson19@gmail.com
Address: 724 Louist Grove Drive	Phone #: 719-330-0642
Describe how you qualify as a party-in-interest: Home owner	

Signature: 	Date: 11/29/23
Name: Eric Sheffer	Email: ericsheffer.11@gmail.com
Address: 709 Course LN	Phone #: 619-306-0221
Describe how you qualify as a party-in-interest: Property owner / received mail notice	

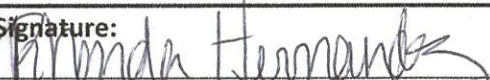
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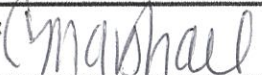
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Signature: 	Date: 11/30/23
Name: Rhonda Hernandez	Email: rhernandez43@comcast.com
Address: 116 Louise Lane	Phone #: 970-556-2610
Describe how you qualify as a party-in-interest: home-owner	

Signature: 	Date: 11/30/23
Name: Candine Marshall	Email: marshallce@gmail.com
Address: 904 Gallup Rd	Phone #: (703) 598-7216
Describe how you qualify as a party-in-interest: homeowner	

Signature: 	Date: 11/30/23
Name: Christopher Blaney	Email: cblaneytx@gmail.com
Address: 904 Gallup Rd	Phone #: (970) 792-9033
Describe how you qualify as a party-in-interest: Tenant	


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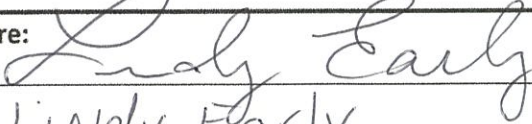
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Signature: 	Date: 11/30/2023
Name: JENNY MORSE	Email: jnmorse15@gmail.com
Address: 605 LOUISE LANE	Phone #: 720-254-8161
Describe how you qualify as a party-in-interest: traffic would be on my street	

Signature: 	Date: 11/30/2023
Name: Jesse S Frasier	Email: jfrasier76@gmail.com
Address: 2609 Orchard Pl. 80521	Phone #: 970-222-9613
Describe how you qualify as a party-in-interest:	

Signature: 	Date: 11-30-23
Name: Lindy Early	Email:
Address: 2609 Orchard Pl 80521	Phone #: 970-846-9895
Describe how you qualify as a party-in-interest: live very close / traffic	

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Signature: <i>Van Jewell</i>	Date: <i>11/30/23</i>
Name: <i>Vanessa Jewell</i>	Email: <i>VLJewell@gmail.com</i>
Address: <i>712 Louise Ln FTC, CO</i>	Phone #: <i>970-412-6936</i>
Describe how you qualify as a party-in-interest: <i>Neighbor</i>	

Signature: <i>Mary Jane Yahn-Hull</i>	Date: <i>11/30/23</i>
Name: <i>Mary Jane Yahn-Hull</i>	Email: <i>tgirlgus@yahoo.com</i>
Address: <i>725 Kimball Rd.</i>	Phone #: <i>970-631-6867</i>
Describe how you qualify as a party-in-interest: <i>Neighbor to property.</i>	

Signature: <i>[Signature]</i>	Date: 11/29 <i>11/30/23</i>
Name: <i>Jose Hernandez</i>	Email: <i>joehernandez96@gmail.com</i>
Address: <i>716 Louise Lane</i>	Phone #: <i>970-692-4424</i>
Describe how you qualify as a party-in-interest: <i>occupant of house</i>	

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Signature: <i>Megan Nagel</i>	Date: 11/29/23
Name: Megan Nagel	Email: megannagel2@gmail.com
Address: 709 Louise Lane	Phone #: 215-260-8214
Describe how you qualify as a party-in-interest: Home Owner / received mail notice	

Signature: <i>Deniz Holl</i>	Date: 11/29/23
Name: Deniz Holl	Email: dclholl24@msu.com
Address: 725 Kimball RD	Phone #: (970) 420-9632
Describe how you qualify as a party-in-interest: Home owner	

Signature: <i>Nathan Pettit</i>	Date: 11/30/23
Name: Nathan Pettit	Email: nathanpettitchetw@msu.com
Address: 850 S Overland Trl Apt 9	Phone #: 402-213-3196
Describe how you qualify as a party-in-interest: Live in same Neighborhood	


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Signature: 	Date: 11/30/23
Name: Merlyn Jones	Email: jms FCC 500@comcast.net
Address: 500 Louise Lane Ft Collins, CO	Phone #: 970-484-3115
Describe how you qualify as a party-in-interest: Homeowner	

Signature: 	Date: 11/30/2023
Name: Katie Hecker	Email: hecker.kt@gmail.com
Address: 501 Louise Ln Fort Collins, CO 80521	Phone #: 707 953 9698
Describe how you qualify as a party-in-interest: Home owner	

Signature: 	Date: 11/30/2023
Name: Elizabeth Croft	Email: emcroft2@gmail.com
Address: 501 Louise Lane Fort Collins, CO 80521	Phone #: 919 996 0681
Describe how you qualify as a party-in-interest: Home owner	


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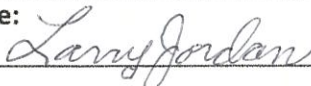
APPELLANTS

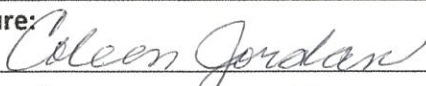
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Signature: 	Date: 11/30/23
Name: LINDA G. MOORE	Email: jakrip@me.com
Address: 2704 W. Mulberry St	Phone #: 970/227-4969
Describe how you qualify as a party-in-interest: HOMEOWNER	

Signature: 	Date: 11-30-23
Name: LARRY JORDAN	Email: NONE
Address: 509 LOUISE LANE	Phone #: 970-482-9644
Describe how you qualify as a party-in-interest: HOME OWNER	

Signature: 	Date: 11-30-23
Name: COLEEN JORDAN	Email: None
Address: 509 Louise Lane	Phone #: 970-482-9644
Describe how you qualify as a party-in-interest: Home Owner	

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Signature: <i>Marigaye Barnes</i>	Date: 11-30-23
Name: Marigaye Barnes	Email: hummintflutterby@yahoo.com
Address: 515 Louise Lane	Phone #: 970-581-5414
Describe how you qualify as a party-in-interest: Homeowner	

Signature: <i>Kathy Grubb</i>	Date: 11-30-23
Name: Kathy Grubb	Email: Kathy.grubbs953@outlook.com
Address: 613 Louise Lane	Phone #: 970-227-2324
Describe how you qualify as a party-in-interest: homeowner	

Signature: <i>Brook Yockey</i>	Date: 11-30-23
Name: Brook Yockey	Email: brookyockey@yahoo.com
Address: 2907 RADCLIFF CIRCLE	Phone #: 970-567-0979
Describe how you qualify as a party-in-interest: HOME OWNER	

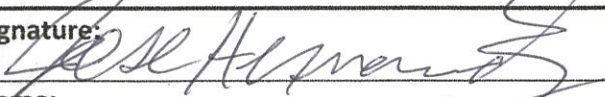
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Signature: 	Date: 11-30-23
Name: Jose Hernandez	Email: rjhernandez43@wsh
Address: 716 Louise Ln.	Phone #: 970-484-7565 .com
Describe how you qualify as a party-in-interest: Home owner Resident	

Signature: 	Date: 11/30/23
Name: Andrea Coy	Email: franklinandreal@gmail.com
Address: 514 Louise Ln. Fort Collins, CO 80521	Phone #: 970 556 1201
Describe how you qualify as a party-in-interest: Home owner / resident	

Signature: 	Date: 11/30/23
Name: Dustin Coy	Email: Coyandreal@gmail.com
Address: 514 Louise Ln. Fort Collins, CO	Phone #: 970 430 2568
Describe how you qualify as a party-in-interest: Home owner and resident	


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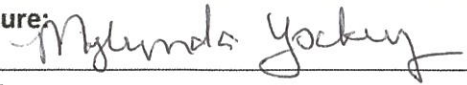
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Signature: 	Date: 11/30/23
Name: Claudia Santillan-Lensink	Email: cesantillanlensink@gmail.com
Address: 2906 Radcliff Circle	Phone #: 720 333 5109
Describe how you qualify as a party-in-interest: Neighbor near/on most affected blocks with young children concerned about traffic/speeds	

Signature: 	Date: 11/30/23
Name: David Lensink	Email: lensink77@yahoo.com
Address: 2906 Radcliff Cir	Phone #: 720-999-6297
Describe how you qualify as a party-in-interest: Neighbor. Concerned about traffic. Should be traffic connection from Elizabeth and/or Overland, not through side streets only.	

Signature: 	Date: 11/30/23
Name: Mylynda Yockey	Email: mylyndayockey@gmail.com
Address: 2907 Radcliff Cir	Phone #: 720-839-8243
Describe how you qualify as a party-in-interest: Property owner adjacent to development.	

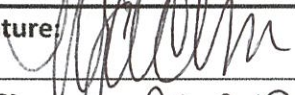
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Signature:  Katherine Jackson	Date: 11.30.23
Name: 2919 Radcliff Circle	Email: KKjackson77@outlook.com
Address: Fort Collins Co 80521	Phone #: 970 310 8932
Describe how you qualify as a party-in-interest: owner by property development	

Signature:  Nancy Wiltzhus	Date: 11-30-23
Name: NANCY WILTZHUS	Email: momwiltzhus@msn.com
Address: 2919 Radcliff Cir	Phone #: 970-217-4529
Describe how you qualify as a party-in-interest: PROPERTY OWNER ADJACENT TO DEVELOPMENT	

Signature:  Jordan Jackson	Date: 11-30-23
Name: Jordan Jackson	Email: JtJackson7777@gmail.com
Address: 2919 Radcliff Cir.	Phone #: 970-692-9816
Describe how you qualify as a party-in-interest: I rent. Neighbor affected of development!	


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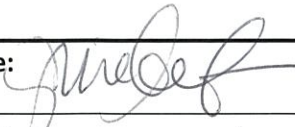
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Signature: 	Date: 11-30-2023
Name: Mary H. Davidson Isaac	Email:
Address: 508 Louise Lane Fort Collins, CO	Phone #: 970-481-7866
Describe how you qualify as a party-in-interest: Homeowner of affected property	

Signature: 	Date: 11-30-23
Name: Sharon A. Buchanan	Email: sadre504@proton mail.com
Address: 504 Louise Lane	Phone #: 970-224-3806
Describe how you qualify as a party-in-interest: home owner	

Signature: 	Date: 11-30-23
Name: Gina Santoro	Email: AirBudlandB@gmail.com
Address: 741 Kimball Rd	Phone #: 970481-9834
Describe how you qualify as a party-in-interest: Home owner	


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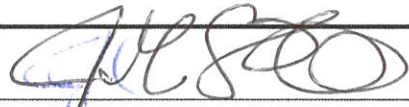
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Signature: 	Date: Dec 1 2023
Name: JOHN SNEIDER	Email: JSNEIDER
Address: 512 LOUISE LANE	Phone #: 970 568-6060
Describe how you qualify as a party-in-interest: Homeowner	

Signature: 	Date: 12/1/03
Name: 630 Locust John Stewart	Email: JBStewartnha@gmail.com
Address: 630 Locust Grove Dr.	Phone #: 970-310-8664
Describe how you qualify as a party-in-interest:	

Signature: 	Date: 12/01/2023
Name: CHARLES THOMPSON	Email: CTHOMPSON92833@GMAIL.COM
Address: 820 GALLUP RD. Fort Collins, CO 80521	Phone #: 974-883-6846
Describe how you qualify as a party-in-interest: Homeowner affected by Development	

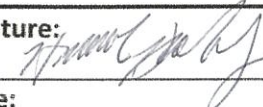
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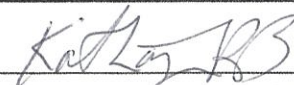
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Signature: 	Date: 11-30-2023
Name: HANNAH HARGY	Email: INTOTHEMINDSGY@ICLOUD.COM
Address: 2507 W LAUREL ST FORT COLLINS, CO 80521	Phone #: (970) 617-0603
Describe how you qualify as a party-in-interest: OCCUPANT	

Signature: 	Date: 11/30/2023
Name: Kathryn R. Benessa	Email: KathrynBenessa ¹⁶ @gmail.com
Address: 908 Rocky Rd.	Phone #: 970-290-1162
Describe how you qualify as a party-in-interest: I live in the neighborhood.	

Signature:	Date:
Name:	Email:
Address:	Phone #:
Describe how you qualify as a party-in-interest:	


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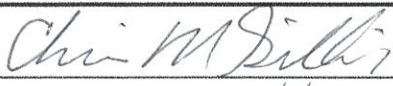
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Signature: 	Date: 11-30-23
Name: Dan Terry	Email: Dterry10877@gmail.com
Address: 512 Louise Lane	Phone #: 970-308-3675
Describe how you qualify as a party-in-interest: Resident	

Signature: 	Date: Nov 30, 2023
Name: Chris Gillis	Email: chgillis523@gmail.com
Address: 601 Louise Ln	Phone #: 970-556-8026
Describe how you qualify as a party-in-interest: Resident	

Signature:	Date:
Name:	Email:
Address:	Phone #:
Describe how you qualify as a party-in-interest:	

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