



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6689
fcgov.com/DevelopmentReview

NOTICE OF VIRTUAL PUBLIC HEARING

January 7, 2021

Dear Property Owner or Resident:

This letter is to inform you the Planning and Zoning Board will conduct a public hearing to consider a development proposal near your property. **The hearing will be held virtually through Zoom.** Specific information about this development proposal is to the right and on the back of this letter. A decision regarding the approval or denial of the proposal will be made at the hearing.

City Council has authorized the use of remote technology for select hearings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, iPad, or computer. **Virtual participation information will be available at fcgov.com/developmentreview/proposals at least 48 hours in advance of the meeting.** You do not need a paid Zoom account to participate.

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 public hearing so they can attend. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

We welcome your participation in the development review process. More information can be found by visiting fcgov.com/CitizenReview. If you have any questions, please contact me or Alyssa Stephens at 970-224-6076 or devreviewcomments@fcgov.com. Alyssa is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Kai Kleer, AICP | City Planner
970.416.4284
kkleer@fcgov.com

HEARING TIME AND LOCATION

Thursday January 21, 2020, 6:00 P.M.

Virtual Meeting

Virtual meeting information will be posted 48 hours prior to the meeting at fcgov.com/developmentreview/proposals.

PROPOSAL NAME & LOCATION

King Soopers Midtown Gardens Marketplace, PDP200012

Northwest Corner of S. College Avenue and Drake Road

Sign #326, Parcel #s 9723410001, 9723410002, 9723410004

(Project location map on the reverse).

PROPOSAL INFORMATION

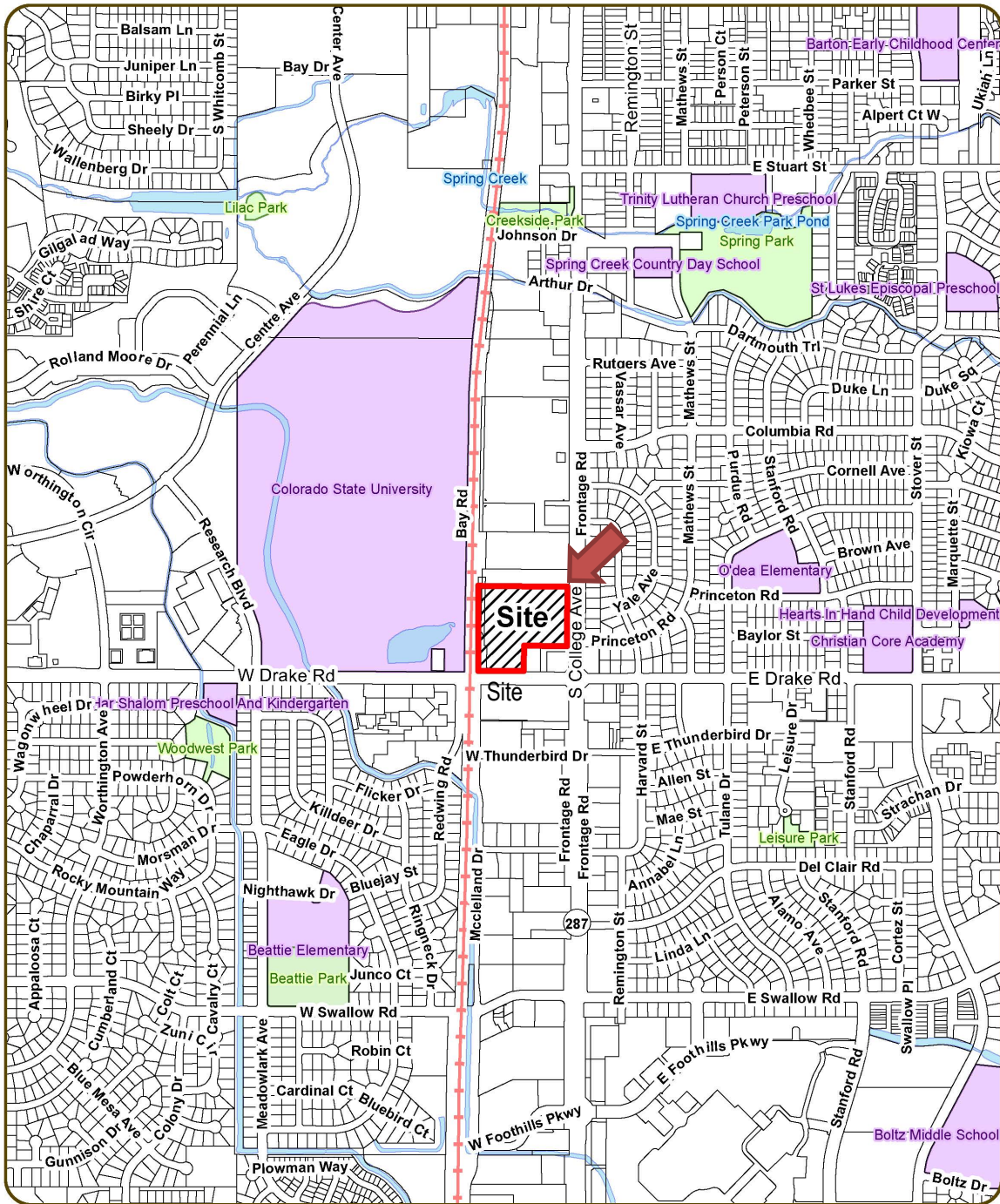
- This is a proposal to demolish the former Kmart building and construct a new 124,000 square foot supermarket including a drive-thru pharmacy, grocery pick-up and café.
- The project also proposes the demolition of the existing gas station and former Radio Shack building which would be replaced by a commercial pad site along Drake and a gas station along College.
- The parking lot will be reconfigured to provide 452 parking spaces in which 100 will be shared with the Max Drake Station.

ZONING INFORMATION

- The site is in the General Commercial (C-G) Zone District.

HELPFUL RESOURCES

- Plans and Staff Report: fcgov.com/cityclerk/planning-zoning
- This letter is also available at: fcgov.com/developmentreview/proposals
- Information about the review process: fcgov.com/CitizenReview



1 inch = 1,000 feet

King Soopers College & Drake



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.