



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

VIRTUAL HEARING NOTICE OF DECISION

December 14, 2022

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **Kum and Go #0951 Project Development Plan PDP210013**. Attached to this letter you will find a copy of the Type 1 Administrative Hearing Decision conditionally approving the project.

This final decision of the Administrative Hearing Officer may be appealed to the City Council, in accordance with Chapter 2, Article II, Division 3 of the City Code, within 14 calendar days of the decision (dated December 11, 2022) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on December 25, 2022. An Appeal Form and Guidelines explaining the appeal process, including the Code provisions noted above, can be found online at <https://www.fcgov.com/cityclerk/appeals>, or may be obtained in the City Clerk's Office at 300 Laporte Avenue. Any filing of an appeal outside of standard business hours must be emailed to cityclerk@fcgov.com, and the appeal fee must be paid on or before the next business day.

There may be an instance where someone may have attended the hearing but did not sign in and therefore will not receive this letter. Please feel free to share this information with them. If you have any questions, please contact me or our Development Review Neighborhood Services Liaison, Em Myler, at 970-224-6076 or use devreviewcomments@fcgov.com. Em is available for residents who have questions about the review process, hearing officer decisions or how to appeal a decision to City Council. Thank you for participating in the development review process.

Sincerely,

Kai Kleer, City Planner
970-416-4284 kkleer@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. Auxiliary aids and services are available for persons with disabilities. Contact Shar Manno, Manager, Customer Support, smanno@fcgov.com or 970-221-6767 (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.

HEARING DATE AND TIME

Wednesday, November 30, 2022

5:30 P.M.

Remote/Virtual Meeting

PROPOSAL NAME AND LOCATION

Kum and Go #0951, PDP210013

SW corner of S Lemay Ave and E Prospect Road.

Sign #705, Parcel #s 9724106905, 9724106017, 9724105001, and 9724106016.

PROPOSAL DESCRIPTION

- The is a proposal to redevelop 945, 947, 949 E. Prospect Rd, and 1607 S. Lemay Ave with a 4,000-sf convenience store with fuel canopy and 4 fuel dispensers.
- The project will consolidate 6 points of access into one which will be located on S. Lemay Ave.
- Included is a request to modify convenience retail stores with fuel sales ¾ mile separation requirement.
- The decision includes three conditions of approval that will require additional bicycle parking, landscaping, and limits the hours of operation and deliveries.

ZONING INFORMATION

- Property is in the Neighborhood Commercial Zone District.
- The proposed use is permitted in this zone district and is subject to an Administrative Hearing.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: fcgov.com/developmentreview/proposals
- Appeals Process: www.fcgov.com/appeals
- Appeal Guidelines: <http://www.fcgov.com/cityclerk/pdf/appeal-guidelines.pdf>
- Information About the Review Process: fcgov.com/ResidentReview
- If you need assistance accessing documents, call Em at 970-224-6076.