



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

April 13, 2021

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **Bachus & Schanker Law Office Building Project Development Plan/Final Plan – #FDP200031**. Attached to this letter you will find a copy of the Type 1 Administrative Hearing Decision 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 April 8, 2021) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on April 22, 2021. An Appeal Form and Guidelines explaining the appeal process, including the Code provisions noted above, can be found online at fcgov.com/cityclerk/appeals.php, or may be obtained in the City Clerk’s Office at 300 Laporte Avenue.

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. Additionally, you may contact Alyssa Stephens, at 970-224-6076 or devreviewcomments@fcgov.com. Alyssa is available to assist 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,

Jason Holland, PLA | City Planner
 970.224.6126 jholland@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 TIME & LOCATION

Thursday, March 25, 2021

5:30 P.M.

Remote/Virtual Meeting

PROPOSAL NAME & LOCATION

Bachus & Schanker Law Office Building – FDP200031

This site is located at the southeast corner of E. Drake Road and Illinois Drive. The site is currently addressed as 2630 Illinois Dr.

Sign #594, (parcel # 8729213001).

PROPOSAL DESCRIPTION

- This is a combination Project Development Plan and Final Development Plan proposing to replat Lot 1 of the Warren Federal Credit Union-East Drake Subdivision creating two new lots which will be used for commercial and office uses.
- Two buildings are proposed, one-story in height, with a total of 5,400 square feet of floor area.
- 28 parking spaces are available with the existing commercial parking lot adjacent to the east of the property.
- The proposal is within the Neighborhood Commercial (N-C) 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/CitizenReview