



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

# NOTICE OF PUBLIC HEARING

August 1, 2019

Dear Property Owner or Resident:

This letter is being sent to let you know the Planning and Zoning Board will conduct a public hearing to consider a development proposal near your property. 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.

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.

If you are unable to attend the meeting or would like to provide comments in advance, please contact me or Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 970-224-6076 or [statman-burruss@fcgov.com](mailto:statman-burruss@fcgov.com). Sylvia is available to assist residents who have questions about the review process and how to participate.

We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Pete Wray, AICP | Senior City Planner  
970.221.6754  
[pwray@fcgov.com](mailto:pwray@fcgov.com)

## HEARING TIME AND LOCATION

Thursday, August 15, 2019  
6:00 P.M.  
City Hall, 300 Laporte Avenue

## PROPOSAL NAME & LOCATION

Dutch Bros PDP190008,  
121 Kensington Drive, Fort Collins  
(Please see project location map on reverse)

## PROPOSAL INFORMATION

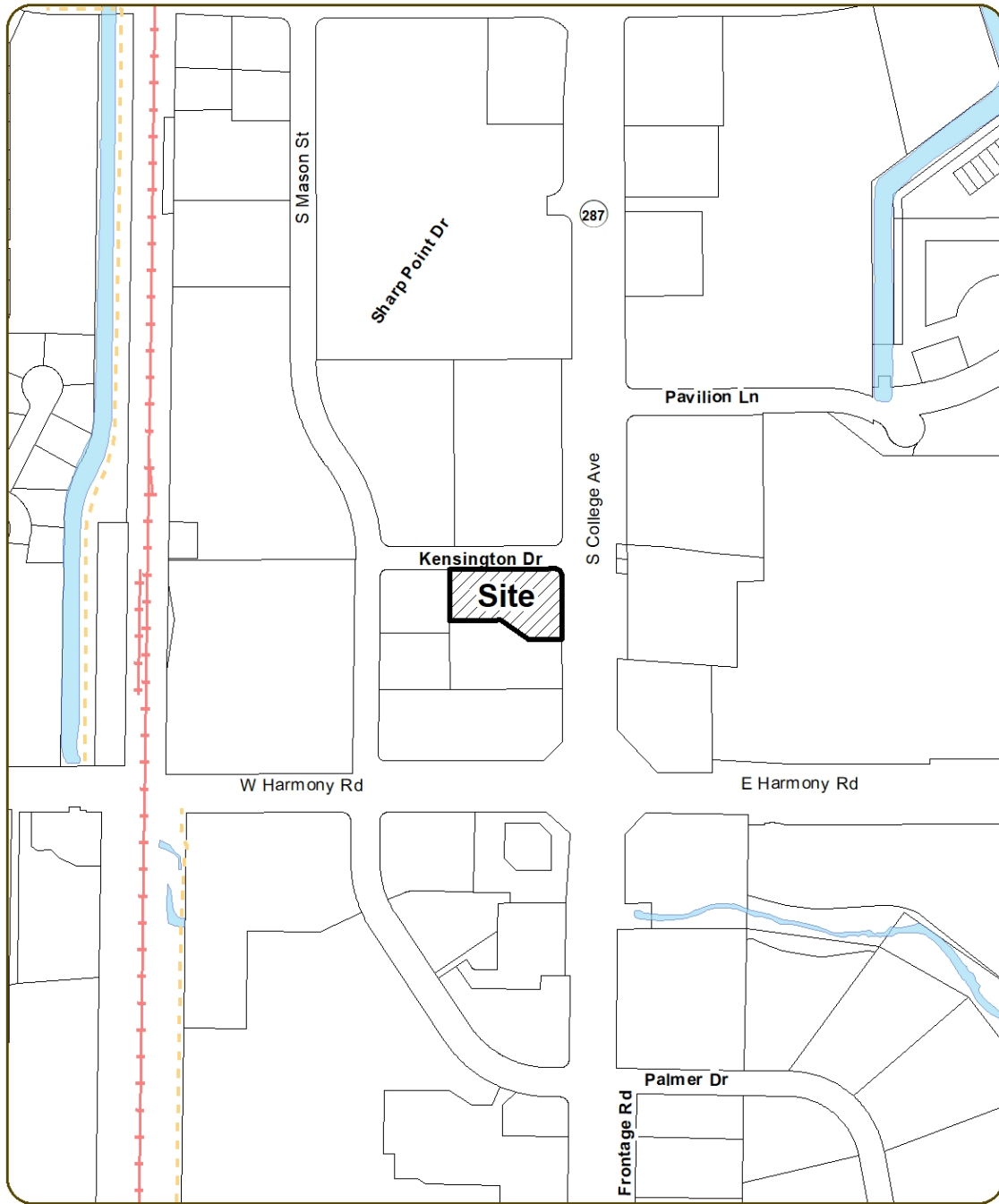
- This is a Project Development Plan (PDP) to build a new coffee shop with drive-thru, located north of the existing Jiffy Lube lot.
- 19 parking spaces will be provided on site for both Dutch Bros and Jiffy Lube.
- Primary access to the site is from the alley off Kensington Drive.
- The project is subject to review and approval by the Planning and Zoning Board (Type II) review and public hearing.

## ZONING INFORMATION

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

## HELPFUL RESOURCES

- Plans and Staff Report:  
[fcgov.com/cityclerk/planning-zoning](http://fcgov.com/cityclerk/planning-zoning)
- Information About the Review Process:  
[fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



## Dutch Bros Drive-Thru Vicinity Map



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](mailto:translate@fcgov.com).