



PUBLIC HEARING NOTICE

January 13th, 2014

Dear Property Owner or Resident:

This letter is being sent to let you know about a development proposal near your property and to invite you to the public hearing where you can provide the hearing officer with your comments regarding the development project. Specific information about this development proposal is to the right and on the back of this letter. We welcome and encourage your participation, as your input is an important part of the development review process.

Check out our online guide of your ways to participate in the development review process by visiting fcgov.com/CitizenReview. You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or sburnett@fcgov.com. Sarah is available to assist residents who have questions about the review process and how 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 neighborhood meeting so they can attend.

We look forward to your participation at the public hearing. Public comment is encouraged during all phases of the review process. If you are unable to attend the hearing, but would like to provide input, please feel free to write me at the address above or e-mail me at nbeals@fcgov.com. If you have questions at any time, please feel free to contact us.

Sincerely,

Noah Beals, LEED GA
City Planner
970.416.2313
nbeals@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. Please call 970-220-6750 for assistance.

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: titlesix@fcgov.com.

Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6750
fcgov.com/DevelopmentReview

HEARING TIME AND LOCATION

Thursday January 30th, 2014

5:00 p.m.

Conference Room A

281 North College Avenue, Fort Collins

PROPOSAL NAME & LOCATION

Cargill Expansion

2540 E Drake Road

(The site is located on the north side of the T-intersection of Kansas Drive and Drake Rd)

PROPOSAL DESCRIPTION

- Expansion of the existing Cargill campus
- Office building (16,791 sq. ft.) with an attached warehouse (16,305 sq. ft.) and attached growth room (9,386 sq. ft.)
- Two additional greenhouses (11,323 sq. ft. each)
- 81 Parking spaces and 8 bike racks
- New vehicle entrance to the site, west of the existing entrance. Existing entrance to be gated for emergency access only

MODIFICATIONS REQUESTED

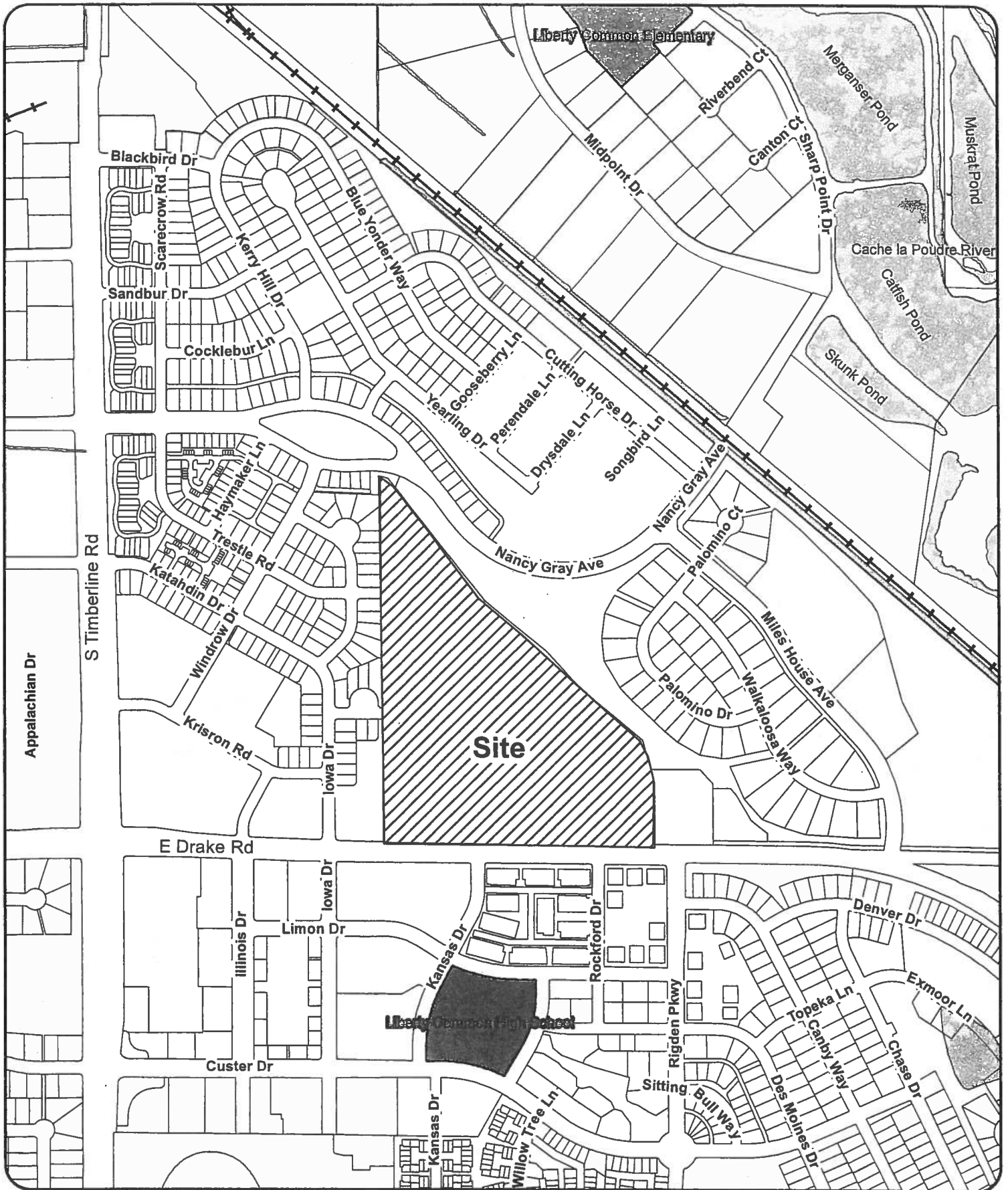
- Permission to allow an additional setback of 71 ft (instead of 25 ft.) and parking area between the building and the street.
- Permission to allow building masses to exceed a 10,000 sq ft. minimum and the footprint of the building to exceed 20,000 sq ft.

ZONING INFORMATION

- Low Density Mixed-Use Neighborhood District (L-M-N)
- Cargill is an Existing Limited Permitted Use in the L-M-N District

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: fcgov.com/ReviewAgendas (for administrative hearings)
- Information About the Review Process:
fcgov.com/CitizenReview



CARGILL 2540 E Drake Road

1 inch = 600 feet

