



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

HYBRID NEIGHBORHOOD MEETING INVITATION

December 30, 2024

Dear Property Owner or Resident:

This letter is to invite you to a **hybrid neighborhood meeting on January 15th for a proposed commercial development at Pedersen Toyota, 4455 S College Ave.** near property you own. **The meeting will be held at 4455 S College Ave. as well as virtually through Zoom.** At the meeting, you can learn more about the development proposal. Basic information about this proposed development is to the right and on the back of this letter.

For remote participation, a Microsoft Teams link is provided. You can participate over the phone, on the internet, or through the Teams app on a smartphone, tablet, or computer. At least 48 hours before the meeting **virtual participation information will be available at fcgov.com/developmentreview/proposals.** If you need assistance, contact our Neighborhood Development Liaison, Em Myler, at devreviewcomments@fcgov.com.

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. 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/ResidentReview. If you have any questions, please contact me, or Em Myler, at devreviewcomments@fcgov.com. Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Arlo Schumann, City Planner
970-221-6599
aschumann@fcgov.com

MEETING DATE AND LOCATION

Wednesday, January 15, 2025

6:00 - 7:30 P.M.

Virtual & In-Person Meeting Options

Pedersen Toyota, 4455 S College Ave.

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

PROPOSAL NAME AND LOCATION

Pedersen Toyota Expansion

CDR 240071, 4455 S College Ave

(location map on the back of this letter).

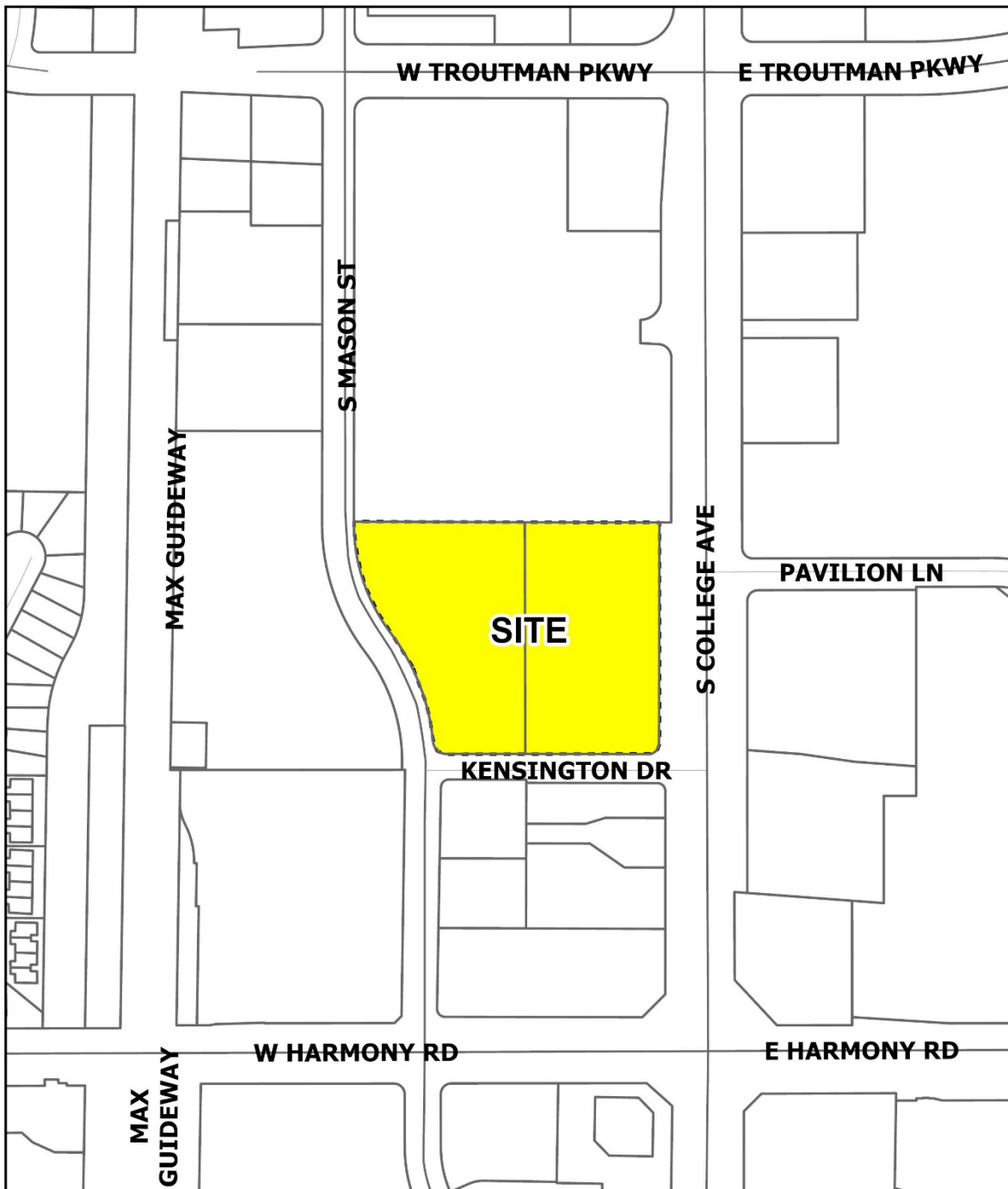
Sign #815, Parcel #9735445001.

PROPOSAL DESCRIPTION

- Proposing the expansion of the existing auto dealership along with inventory parking. This includes the replat of two existing parcels. The development is subject to a major amendment review.
- The site is in the General Commercial District (CG)
- This proposal will require a review and public hearing by the Planning & Zoning Commission (P&Z).
- Residents who receive this letter would also receive a letter for the P&Z hearing.

HELPFUL RESOURCES

- This letter is also available at: fcgov.com/developmentreview/proposals
- If you need assistance accessing documents, contact Em at devreviewcomments@fcgov.com



Pedersen Toyota Expansion - Neighborhood Meeting
LOCATION 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. 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.