



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

January 14, 2025

Dear Property Owner or Resident:

This letter is to invite you to a **hybrid neighborhood meeting on Wednesday, January 29th for a proposed urban farm** at 408 S. Impala Dr., near property you own. **The meeting will be held on-site at the Senior Center Twinberry Auditorium, 1200 Raintree Dr., as well as virtually through Microsoft Teams.** 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. If you have any questions, please contact me or Em Myler at 970-224-6076 or devreviewcomments@fcgov.com. Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Jill Baty, City Planner
970-416-8017 jbaty@fcgov.com

MEETING DATE AND LOCATION

Wednesday, January 29, 2025

6:00 - 7:30 P.M.

Virtual & In-Person Meeting Options

Senior Center Twinberry Auditorium,
1200 Raintree Dr.

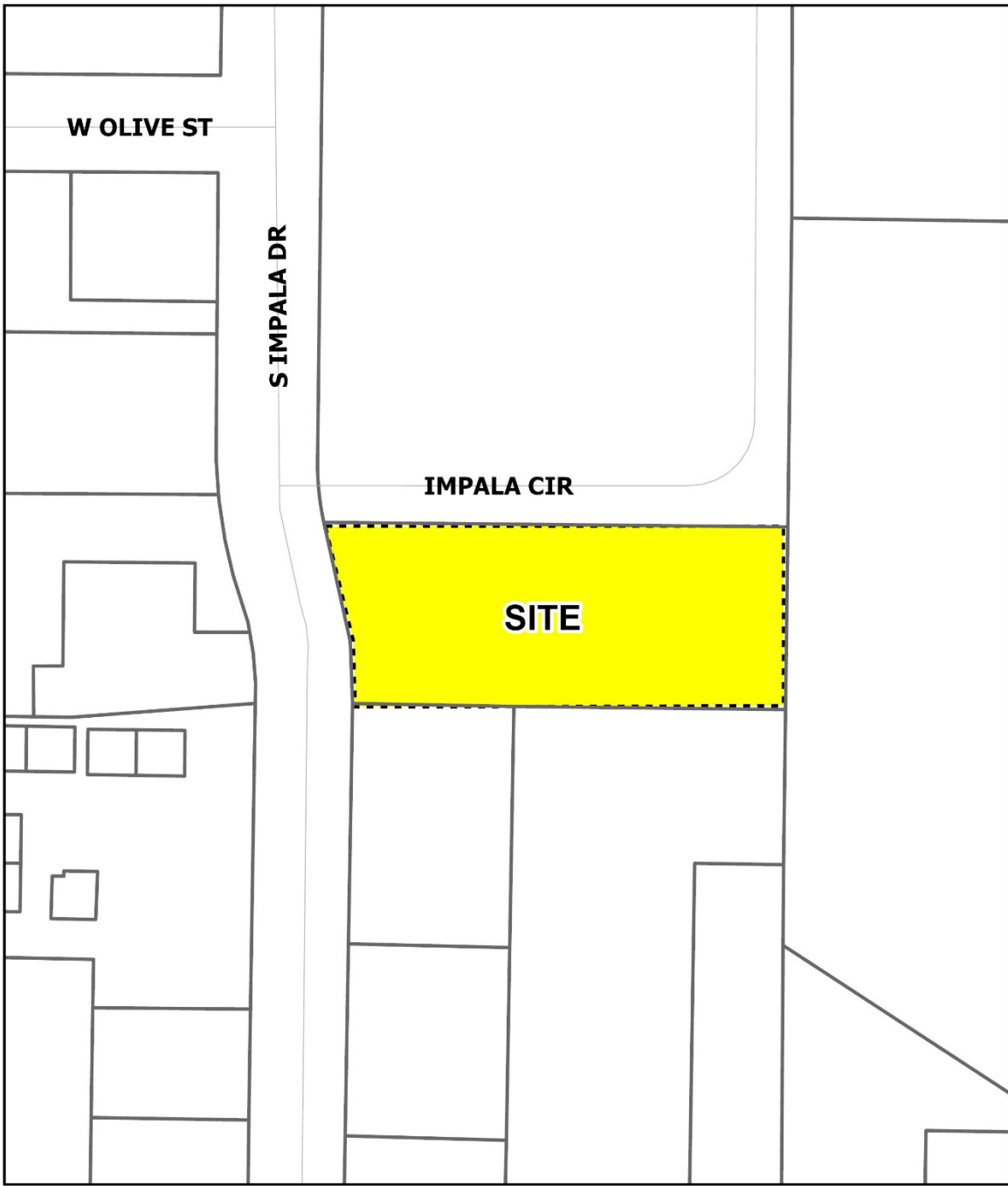
Virtual meeting information will be posted 48 hours prior to the meeting at fcgov.com/developmentreview/proposals.

PROPOSAL NAME AND LOCATION

Little Sun Farm, LLC, 408 Impala Dr.
(location map on the back of this letter).
Sign #817, Parcel # 9709403019.

PROPOSAL DESCRIPTION

- A 0.4-acre portion of the yard at 408 S. Impala Dr. would be used for growing vegetables to be sold at the Larimer County Farmer's Market.
- No manure will be produced or used on-site.
- Fertilizers and pest control are proposed to be organic or manual.
- No tractors or heavy equipment are proposed to be used on the site. Lawn mowers or weed whackers may be used during weekday hours, 8 a.m. – 5 p.m.
- The site is in the Low-Density Mixed-Use Neighborhood (LMN) zone district.
- This proposal will be approved or denied by the Director of Community Development and Neighborhood Services.
- This letter is also available at: fcgov.com/developmentreview/proposals



408 S. Impala - Urban Agriculture License Request
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.