



CITY OF LONGMONT | Planning Division

### Certificate of Mailing

I, Meaghan Farrell, certify that letters of notification were mailed in accordance with Section 15.02 of the City of Longmont Land Development Code for a

- Neighborhood Meeting
- Notice of Application
- Planning and Zoning Commission Public Hearing to be held on \_\_\_\_\_
- City Council Public Hearing to be held on \_\_\_\_\_

for the application identified as

McDonald's at Sandstone Marketplace

*Project Name*

On the subject property located at

South side of E. Ken Pratt Blvd, between CR1 + Timm Way

*Site Address or Location Description*

The letter(s) was/were sent on 3/14/23

*A copy of the letter and list of recipients is attached.*

I certify that the foregoing information is true and correct.

Meaghan Farrell  
*Signature*

3/14/23  
*Date*



CITY OF LONGMONT | Planning Division

# CERTIFICATE OF PROPERTY POSTING

I, James Waller, certify that 1 sign(s) were posted pursuant to  
*Please Print Name*

the provisions of the City of Longmont Land Development Code, for the application identified as  
McDonald's @ Sandstone Marketplace for a:  
*Project Name*

Neighborhood Meeting

Notice of Application

Planning and Zoning Commission Public Hearing to be held on \_\_\_\_\_

City Council Public Hearing to be held on \_\_\_\_\_

On the subject property located at

SEC of County Line Rd and Ken Pratt Blvd  
*Site Address or Location Description*

Attach photos of posting:

I certify that the foregoing information is true and correct.

James P Waller  
*Signature*

James Waller  
*Printed Name*

3/29/2023  
*Date*



## CITY OF LONGMONT | Planning Division

March 14, 2023

# Notice of Neighborhood Meeting

*If you need interpretation, accommodations, or other special assistance in order to participate in a meeting, please contact the Planning Division at 303-651-8330 or [longmont.planning@longmontcolorado.gov](mailto:longmont.planning@longmontcolorado.gov), at least 48 hours prior to the meeting to make arrangements.*

*Si necesita interpretación, servicios especiales u otra asistencia adicional para participar en alguna reunión, comuníquese con 48 horas de anticipación al Departamento de Planificación Urbana al 303-651-8330 o escribanos a [longmont.planning@longmontcolorado.gov](mailto:longmont.planning@longmontcolorado.gov), para así hacer los pertinentes arreglos.*

## McDonald's at Sandstone Marketplace

**Proposal:** Construction of a McDonald's restaurant with drive-through at Sandstone Marketplace

**Project Location:** South side of E. Ken Pratt Blvd., between CR 1 and Timm Way

**When:** Thursday, April 13, 2023, at 6:00 p.m.

**Where:** Via Livestream at <https://www.youtube.com/@cityoflongmont>

**Property Owner:** SSC Investors, LLC

**Applicant:** Jessica McCallum

**Background:** Applicant proposes development of a 1.33-acre site at Sandstone Marketplace as a McDonald's restaurant with drive-through. The property is zoned Mixed Use Regional Center (MU-R), in which a restaurant with drive-through is a conditional use. Conditional uses require approval by the Longmont Planning and Zoning Commission.

**Future Meetings:** Planning and Zoning Commission, date TBD

The Planning and Zoning Commission is the decision making body on conditional uses. If this project submits an application and goes through the full development review process, public hearings with the following will take place:

- Planning and Zoning Commission Hearing

Additional notification of all public hearings before the Planning & Zoning Commission and the City Council will be provided, as required by City regulations. If you have questions regarding the neighborhood meeting, the development review process, code requirements, or other specific items, please contact the staff member identified below.

**Applicant Contact:**

Jessica McCallum, PE

Kimley-Horn

719-284-7275

[Jessica.McCallum@kimley-horn.com](mailto:Jessica.McCallum@kimley-horn.com)

**City Staff Contact:**

Jennifer Hewett-Apperson, Senior Planner

City of Longmont, Planning Division

303-651-8439

[Jennifer.hewettapperson@longmontcolorado.gov](mailto:Jennifer.hewettapperson@longmontcolorado.gov)



CITY OF LONGMONT | Planning

### Certificate of Mailing

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- Neighborhood Meeting
- Notice of Application
- Planning and Zoning Commission Public Hearing to be held on \_\_\_\_\_
- City Council Public Hearing to be held on \_\_\_\_\_

for the application identified as

McDonalds at Sandstone Marketplace Site Plan  
*Project Name*

On the subject property located at

SE Corner of Ken Pratt Blvd and County Line Rd  
*Site Address or Location Description*

The letter(s) was/were sent on August 16<sup>th</sup>, 2023

A copy of the letter and list of recipients is attached.

I certify that the foregoing information is true and correct.

Meaghan Farrell  
*Signature*

8/16/23  
*Date*

City of Longmont Planning and Development Services Division, 385 Kimbark Street, Longmont, CO 80501, telephone 303-651-8330, fax 303-651-8696, email: Longmont.planning@longmontcolorado.gov website: <http://www.longmontcolorado.gov>



CITY OF LONGMONT | Planning and Development Services

August 25, 2023

## Notice of Application

McDonald's at Sandstone Marketplace Site Plan

(Project File #DV-SITE PLAN-23-00016)

**Proposal:** This site plan proposal is for the construction of a 4,953 +/- SF McDonald's drive-through restaurant.

**Location:** Located at the southeast corner of Ken Pratt Blvd and County Line Road.

**Existing Use:** Undeveloped land

**Zoning:** Mixed-Use Regional Center

**Property Owner:** SSC Investors LLC

**Applicant:** McDonald's USA, LLC

**Any person having an interest in the above application or wishing to obtain additional information may call or email the Planning Division for more information and to obtain electronic copies of the application materials.** With an appointment, any interested party may review the paper application materials on file at the Planning Division, City of Longmont, Development Services Center, 385 Kimbark Street, Longmont, CO 80501.

**If you are interested in submitting written comments to the City for consideration, we ask that you kindly submit written comments no later than 09/13/2023 so that city staff can review comments and feedback prior to completing an analysis of this application.**

**Applicant Contact:**

Jessica McCallum  
Kimley-Horn and Associates  
2 North Nevada Ave Suite 900  
Colorado Springs, CO 80903  
719-284-7275  
jessica.mccallum@kimley-horn.com

**City Staff Planner:**

Kristin Cote  
303-651-8735  
kristin.cote@longmontcolorado.gov

The Planning Division has received and initiated review of the following application. Public hearings before the Planning and Zoning Commission and/or City Council will be held at dates to be determined.

MC LANE WESTERN INC  
PO BOX 6115  
TEMPLE, TX 76503

CONTINENTAL 509 FUND LLC  
W134N8675 EXECUTIVE PKWY  
MENOMONEE FALLS, WI 53051

SANDSTONE VISTAS ONE LLC  
233 E CARRILLO ST STE D  
SANTA BARBARA, CA 93101

DD LONGMONT 12.37 LLC  
403 CORPORATE CENTER DR STE 201  
STOCKBRIDGE, GA 30281

WAL-MART STORES INC  
PO BOX 8050 MS0555  
BENTONVILLE, AR 72716



Certificate of Mailing — Firm

Name and Address of Sender

Kimley-Horn + Associates, Inc  
Jessica McCallum  
2 N. Nevada Ave  
Suite 900  
Colorado Springs, CO 80903

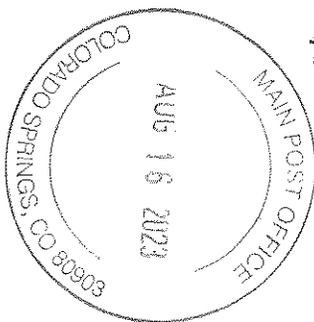
TOTAL NO. of Pieces Listed by Sender

5

TOTAL NO. of Pieces Received at Post Office™

Postmaster, per (name of receiving employee)

Affix Stamp Here  
Postmark with Date of Receipt



USPS Tracking Number  
Firm-Specific Identifier

Address  
(Name, Street, City, State, and ZIP Code™)

1. MC LANE WESTERN INC  
PO BOX 6015  
TEMPLE, TX 76503

2. CONTINENTAL 509 FUND LLC  
W134N 8175 EXECUTIVE PKWY  
MENOMONEE FALLS, WI 53051

3. SANDSTONE VISTAS ONE LLC  
733 E CARILLO ST, STE D  
SANTA BARBARA, CA 93101

4. DD LONGMONT 12.37 LLC  
403 CORPORATE CENTER DR  
SUITE 201  
STOCKBRIDGE, GA 30281

5. WAL-MART STORES INC.  
PO BOX 8050 MS0555  
BENTONVILLE, AR 72716

6. U.S. POSTAGE PAID  
FCM LETTER  
COLORADO SPRINGS, CO  
80903  
AUG 16 23  
AMOUNT



RDC 99

\$1.95  
R2304E105275-15



RDC 99

U.S. POSTAGE PAID  
FCM LETTER  
COLORADO SPRINGS, CO  
80903  
AUG 16 23  
AMOUNT

\$1.95  
R2304E105275-15



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CITY OF LONGMONT | Planning

# Certificate of Property Posting

I, Meaghan Farrell, certify that 1 sign(s) was were posted pursuant to the provisions of the City of Longmont Land Development Code, for the application identified as

McDonalds @ Sandstone Marketplace Site Plan  
*Project Name*

for a

Neighborhood Meeting

Notice of Application

Planning and Zoning Commission Public Hearing to be held on \_\_\_\_\_

City Council Public Hearing to be held on \_\_\_\_\_

On the subject property located at

Hwy 119 - Sandstone Marketplace  
*Site Address or Location Description*

Attach photo(s) of posting – at least one photo for each street frontage (attach additional pages if necessary):

I certify that the foregoing information is true and correct.

Meaghan Farrell  
*Signature*

8/21/23  
*Date*

City of Longmont Planning and Development Services Division, 385 Kimbark Street, Longmont, CO 80501, Telephone 303-651-8330, Email: longmont.planning@longmontcolorado.gov website: <http://www.longmontcolorado.gov>

MC LANE WESTERN INC  
PO BOX 6115  
TEMPLE, TX 76503

CONTINENTAL 509 FUND LLC  
W134N8675 EXECUTIVE PKWY  
MENOMONEE FALLS, WI 53051

SANDSTONE VISTAS ONE LLC  
233 E CARRILLO ST STE D  
SANTA BARBARA, CA 93101

DD LONGMONT 12.37 LLC  
403 CORPORATE CENTER DR STE 201  
STOCKBRIDGE, GA 30281

WAL-MART STORES INC  
PO BOX 8050 MS0555  
BENTONVILLE, AR 72716





CITY OF LONGMONT | Planning

### Certificate of Mailing

I, Meaghan Farrell, certify that letters of notification were mailed in accordance with Section 15.02 of the City of Longmont Land Development Code for a:

- Neighborhood Meeting
- Notice of Application
- Planning and Zoning Commission Public Hearing to be held on June 26
- City Council Public Hearing to be held on \_\_\_\_\_

for the application identified as

McDonald's at Sandstone Marketplace Conditional Use Site Plan  
*Project Name*

On the subject property located at \_\_\_\_\_

Hwy 119 + Timm Way  
*Site Address or Location Description*

The letter(s) was/were sent on June 10, 2024

A copy of the letter and list of recipients is attached.

I certify that the foregoing information is true and correct.

Meaghan Farrell  
*Signature*

6/10/24  
*Date*

City of Longmont Planning and Development Services Division, 385 Kimbark Street, Longmont, CO 80501, telephone 303-651-8330, fax 303-651-8696, email: Longmont.planning@longmontcolorado.gov website: <http://www.longmontcolorado.gov>



June 7, 2024

## Notice of Public Hearing

At its regular meeting to be held **Wednesday, June 26, 2024, at 7:00 PM** in the City Council Chambers of the Civic Center Complex located at 350 Kimbark Street, Planning and Zoning Commission will hold a public hearing on and consider:

- Proposal:** The property owner of Lot 6, Block 1 of the Sandstone Marketplace Subdivision Filing No. 1 proposes to construct a 4,965+/- SF fast food restaurant with a drive-through on approximately 1.19 acres of MU-R (mixed use regional center) zoned land.
- Location:** South of East Ken Pratt Blvd, west of Common Drive and east of County Road 1.
- Area:** 1.25 acres +/-
- Existing Use:** Vacant Land
- Zoning:** Mixed-Use Regional Center
- Property Owner:** SSC Investors LLC
- Applicant:** McDonald's USA, LLC

### Surrounding land uses and zoning

- North:** N-PE (Primary Employment)
- South:** MU-R (mixed use regional center)
- East:** MU-R (mixed use regional center)
- West:** MU-R (mixed use regional center)

**Comprehensive Plan Specifications:** Regional Center

Any person having an interest in the above proceeding is invited to be present and speak at the public hearing or, if unable to attend, submit written comments to the Planning Division, City of Longmont, Development Services Center, 385 Kimbark Street, Longmont CO 80501. Comments submitted to the Planning Division prior to the public hearing will be forwarded to the Planning Commission. If you have any questions, please call the staff planner.

If you are unfamiliar with the Planning Commission Procedures and intend to appear before the Board, please contact the planner listed below for further information.

**Applicant Contact:**

Jessica McCallum  
Kimley-Horn and Associates  
2 North Nevada Ave Suite 900  
Colorado Springs, CO 80903  
719-284-7275  
jessica.mccallum@kimley-horn.com

**City Staff Planner:**

Kristin Cote  
303-651-8735  
kristin.cote@longmontcolorado.gov

**Project File Number:** DV-SITE PLAN-23-00016



Name and Address of Sender

Kimley-Horn & Associates  
2 N. Nevada Ave, Ste 900  
Colo Spgs, CO 80903

TOTAL NO. of Pieces Listed by Sender

6

TOTAL NO. of Pieces Received at Post Office™

Postmaster, per (name of receiving employee)

Affix Stamp Here  
Postmark with Date of Receipt



Certificate of Mailing — Firm

USPS® Tracking Number  
Firm-specific Identifier

Address  
(Name, Street, City, State, and Zip Code™)

1. SSC INVESTORS LLC  
755 DELAWARE AVE, STE A  
LONGMONT CO 80501



RDC 99

U.S. POSTAGE PAID  
FCM LETTER  
COLORADO SPRINGS, CO  
80903  
JUN 10 24  
AMOUNT  
**\$2.00**

2. MC LANE WESTERN INC  
PO BOX 6115  
TEMPLE TX 76503



RDC 99

U.S. POSTAGE PAID  
FCM LETTER  
COLORADO SPRINGS, CO  
80903  
JUN 10 24  
AMOUNT  
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3. DD LONGMONT 12.37 LLC  
403 CORPORATE CENTER DR, STE 201  
STOCKBRIDGE GA 30281



RDC 99

U.S. POSTAGE PAID  
FCM LETTER  
COLORADO SPRINGS, CO  
80903  
JUN 10 24  
AMOUNT  
**\$2.00**  
R2305M1 43943-15

4. CONTINENTAL 509 FUND LLC  
W134N8675 EXECUTIVE PKWY  
MENOMONEE FALLS WI 53051



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U.S. POSTAGE PAID  
FCM LETTER  
COLORADO SPRINGS, CO  
80903  
JUN 10 24  
AMOUNT  
**\$2.00**  
R2305M1 43943-15

5. WAL-MART STORES INC  
PO BOX 8050  
BENTONVILLE AR 72712

6. SANDSTONE VISTAS ONE LLC  
233 E CARRILLO ST STE D  
SANTA BARBARA CA 93101

Faint, illegible markings or bleed-through at the top of the page.

U.S. POSTAGE PAID  
FCM LETTER  
COLORADO SPRINGS, CO  
80903  
JUN 10, 24  
AMOUNT  
**\$2.00**  
R2305M143943-15



RDC 99

U.S. POSTAGE PAID  
FCM LETTER  
COLORADO SPRINGS, CO  
80903  
JUN 10, 24  
AMOUNT  
**\$2.00**  
R2305M143943-15



RDC 99

SSC INVESTORS LLC  
755 DELAWARE AVE, STE A  
LONGMONT CO 80501

MC LANE WESTERN INC  
PO BOX 6115  
TEMPLE TX 76503

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BENTONVILLE AR 72712

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233 E CARRILLO ST STE D  
SANTA BARBARA CA 93101

McDonald's at Sandstone Marketplace – Mailing Area Vicinity Map





CITY OF LONGMONT | Planning

# Certificate of Property Posting

I, Jessica McCallum, certify that 1 sign(s) was/were posted pursuant to the provisions of the City of Longmont Land Development Code, for the application identified as

McDonald's at Sandstone Marketplace - Conditional Use Site Plan  
Project Name

for a

Neighborhood Meeting

Notice of Application

Planning and Zoning Commission Public Hearing to be held on June 26

City Council Public Hearing to be held on \_\_\_\_\_

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Site Address or Location Description

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Jessica McCallum  
Signature

6/12/2024  
Date

City of Longmont Planning and Development Services Division, 385 Kimbark Street, Longmont, CO 80501, Telephone 303-651-8330, Email: longmont.planning@longmontcolorado.gov website: <http://www.longmontcolorado.gov>



THIS SITE  
PROTECTED BY  
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A WIRELESS SECURITY NETWORK  
303.838.5912  
STAY WIRELESS. STAY SECURE.

**Development Proposal**  
**Public Hearing**

**McDonald's at Sandstone Marketplace**

Conditional Use Site Plan

June 26, 2024, 7:00PM - City Council Chambers  
of the Civic Center Complex at 350 Kimbark St

303.651.8330 | longmontcolorado.gov

