



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

X 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, 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, 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

City Staff Contact:

Jennifer Hewett-Apperson, Senior Planner

City of Longmont, Planning Division

303-651-8439

Jennifer.hewettapperson@longmontcolorado.gov



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 _____

☐ 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 16th, 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

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

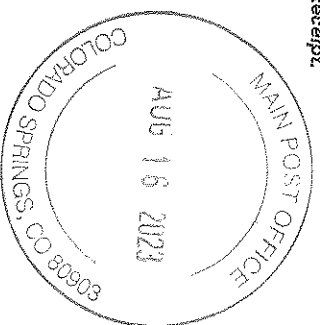
TOTAL NO.
of Pieces Listed by Sender

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 6415 TEMPLE, TX 76503
2.	CONTINENTAL 509 FUND LLC W134N 81675 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.	



RDC 99

U.S. POSTAGE PAID
FCM LETTER
COLORADO SPRINGS, CO
80903
AUG 16 23
AMOUNT
\$1.95
R2304E105275-15



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AMOUNT
\$1.95
R2304E105275-15



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
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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
Project Name Site Plan

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 Regional Center
Specifications:

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



Certificate of Mailing — Firm

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™

Affix Stamp Here
Postmark with Date of Receipt



USPS® Tracking Number

Firm-specific identifier

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

SSC INVESTORS LLC

755 DELAWARE AVE, STE A

LONGMONT CO 80501

MC LANE WESTERN INC

PO BOX 6115

TEMPLE TX 76503

DD LONGMONT 12.37 LLC

403 CORPORATE CENTER DR, STE 201

STOCKBRIDGE GA 30281

CONTINENTAL 509 FUND LLC

W134N8675 EXECUTIVE PKWY

MENOMONEE FALLS WI 53051

WAL-MART STORES INC

PO BOX 8050

BENTONVILLE AR 72712

SANDSTONE VISTAS ONE LLC

233 E CARRILLO ST STE D

SANTA BARBARA CA 93101



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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
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A WIRELESS SECURITY NETWORK
303.838.5912
STAY SAFE. STAY ALERT.

**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