



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

NOTICE OF RE-OPENED VIRTUAL PUBLIC HEARING

March 22, 2021

Dear Property Owner or Resident:

This letter is to inform you that a **virtual public hearing held on March 15, 2021 will be re-opened and continued on April 5, 2021** to consider a development proposal near your property. City staff has been alerted to an issue with the public notice for the previous hearing, so the re-opened hearing will provide an additional opportunity for public participation and testimony related to the project. The recording and materials from the previous hearing are available at: fcgov.com/developmentreview/proposals.

Some basic information about this development proposal is to the right and on the back of this letter. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following the re-opened hearing.

City Council has authorized the use of remote technology for select hearings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, iPad, or computer. **Virtual participation information will be available at fcgov.com/developmentreview/proposals at least 48 hours in advance of the meeting.** You do not need a paid Zoom account to participate. If you do not have access to the internet or need assistance, please contact City staff listed in this letter.

You received this notice because records from the Larimer County Assessor's Office indicate you own property near the proposed development site. Please feel free to notify your neighbors of the public hearing 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.

Please contact me, or Rebecca Everette at reverette@fcgov.com or 970-416-2625 if you are unable to attend the meeting or would like to provide comments in advance. We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Clark Mapes | City Planner
970-221-6225 o 214-1698 c | cmapes@fcgov.com

RE-OPENED HEARING DATE & TIME

Monday, April 5, 2021

5:30 P.M.

Remote/Virtual Meeting

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

PROPOSAL NAME & LOCATION

Harmony Technology Park Medical Office Buildings, #PDP200021
located at the southwest corner of Timberwood and Lady Moon Drives. #591, Parcel #8604209002).

(Location map on back of this letter.)

PROPOSAL DESCRIPTION

- Two medical office buildings—a first phase building of 34,000 sq. ft. in two stories, and a second phase building of 51,000 sq. ft. in three stories.
- 4.6 acres.
- Access is from both Lady Moon and Timberwood Drives.
- Includes parking, walkways, and landscaping.

ZONING INFORMATION

- The site is located within the Harmony Corridor Zone District.
- The proposal is a permitted use in this district and requires a public Administrative Hearing.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: fcgov.com/developmentreview/proposals
- Information About the Review Process: fcgov.com/CitizenReview



HARMONY TECHNOLOGY PARK MEDICAL OFFICE BUILDINGS 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. 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.



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

NOTICE OF VIRTUAL PUBLIC HEARING

March 1, 2021

Dear Property Owner or Resident:

This letter is to inform you a **virtual public hearing on March 15** has been scheduled to consider a development proposal near your property. Some basic information is to the right and on the back of this letter. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following the hearing.

City Council has authorized the use of remote technology for select hearings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, iPad, or computer. **Virtual participation information will be available at fcgov.com/developmentreview/agendas at least 48 hours in advance of the meeting.** You do not need a paid Zoom account to participate. If you do not have access to the internet or need assistance, call 970-224-6076.

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 public hearing 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.

Please contact me, or Alyssa Stephens at devreviewcomments@fcgov.com or 970-224-6076 if you are unable to attend the meeting or would like to provide comments in advance. We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Clark Mapes | City Planner
970-221-6225 o 214-1698 c | cmapes@fcgov.com

HEARING DATE AND TIME

Monday, March 15, 2021

5:30 P.M.

Remote/Virtual Meeting

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

PROPOSAL NAME & LOCATION

Harmony Technology Park Medical Office Buildings, #PDP200021, located at the southwest corner of Timberwood and Lady Moon Drives.

Sign #591, Parcel #8604209002).

(Location map on back of this letter.)

PROPOSAL DESCRIPTION

- Two medical office buildings—a first phase building of 34,000 sq. ft. in two stories, and a second phase building of 51,000 sq. ft. in three stories.
- 4.6 acres.
- Access is from both Lady Moon and Timberwood Drives.
- Includes parking, walkways, and landscaping.

ZONING INFORMATION

- The site is located within the Harmony Corridor Zone District.
- The proposal is a permitted use in this district and requires a public Administrative Hearing.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report:
fcgov.com/developmentreview/proposals
- Information About the Review Process:
fcgov.com/CitizenReview



HARMONY TECHNOLOGY PARK MEDICAL OFFICE BUILDINGS 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. 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.