



Development Review Center  
Planning Services  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6689  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

## VIRTUAL HEARING NOTICE OF DECISION

December 30, 2021

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **Office and Light Industrial on Technology Parkway Project Development Plan #PDP200016**. Attached to this letter you will find a copy of the Type 1 Administrative Hearing Decision approving the project.

This final decision of the Administrative Hearing Officer may be appealed to the City Council, in accordance with Chapter 2, Article II, Division 3 of the City Code, within 14 calendar days of the decision (dated December 29, 2021) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on January 12, 2022. An Appeal Form and Guidelines explaining the appeal process, including the Code provisions noted above, can be found online at <https://www.fcgov.com/cityclerk/appeals>, or may be obtained in the City Clerk's Office at 300 Laporte Avenue.

There may be an instance where someone may have attended the hearing but did not sign in and therefore will not receive this letter. Please feel free to share this information with them. Additionally, you may contact Yani Jones, at 970-224-6076 or [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com). Yani is available to assist residents who have questions about the review process, hearing officer decisions or how to appeal a decision to City Council. Thank you for participating in the development review process.

Sincerely,

Kai Kleer, AICP | City Planner  
970.416.4284 | [kkleer@fcgov.com](mailto:kkleer@fcgov.com)

*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](mailto: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](mailto:translate@fcgov.com).*

### HEARING DATE AND TIME

**Wednesday, December 15, 2021**

5:30 P.M.

**Remote/Virtual Meeting**

### PROPOSAL NAME AND LOCATION

Office and Light Industrial on  
Technology Parkway, PDP200016

This site is bordered by Precision Drive on the north, Rock Creek Drive on the south, and Technology Parkway on the east.

Sign # 583, Parcel # 8604000003.

### PROPOSAL DESCRIPTION

- The proposal is to develop a 1-story flex commercial/industrial building to complement the existing building to the east.
- The plan proposes a 52,000 ft building, 155 parking spaces, and 24 bicycle spaces.
- The proposal requires one modification of standard to allow for vehicle parking between the building and the street.

### ZONING INFORMATION

- Property is located within the Harmony Corridor (HC) Zone District.
- The proposal is a permitted use in this district and is subject to an Administrative Hearing.

### HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)
- Appeals Process: [www.fcgov.com/appeals](http://www.fcgov.com/appeals)
- Appeal Guidelines: <http://www.fcgov.com/cityclerk/pdf/appeal-guidelines.pdf>
- Information About the Review Process: [fcgov.com/ResidentReview](http://fcgov.com/ResidentReview)
- If you need assistance accessing documents, call Yani Jones at 970-224-6076.