



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

# NOTICE OF VIRTUAL PUBLIC HEARING

March 22, 2024

Dear Property Owner or Resident:

This letter is to inform you that a **virtual public hearing on April 8, 2024**, has been scheduled to consider a development proposal near your property. 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 hearing.

You may attend and participate in this hearing over the phone, on the internet, or through the Zoom app on a smartphone, tablet, or computer. **Virtual participation information will be available at [fcgov.com/developmentreview/proposals](http://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 help accessing documents, contact our Development Review Neighborhood Services Liaison, Em Myler, at [devreviewcomments@fcgov.com](mailto: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 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.

We welcome and encourage your participation, as your input is an important part of the development review process. If you are unable to attend the meeting or would like to provide comments in advance, please contact me, or Em Myler at [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com). Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Katelyn Puga | City Planner  
970.221.6343  
[kpuga@fcgov.com](mailto:kpuga@fcgov.com)

## HEARING DATE AND TIME

**Monday, April 8, 2024**

5:30 P.M.

### Remote/Virtual Meeting

Meeting information will be posted at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals) 48 hours prior to the meeting.

## PROPOSAL NAME AND LOCATION

Heartside Hill Community Facility,  
PDP230016

Generally located NE of Brittany St and E Trilby Rd (location map on back).

Sign # 754, Parcel # 9612434001.

## PROPOSAL DESCRIPTION

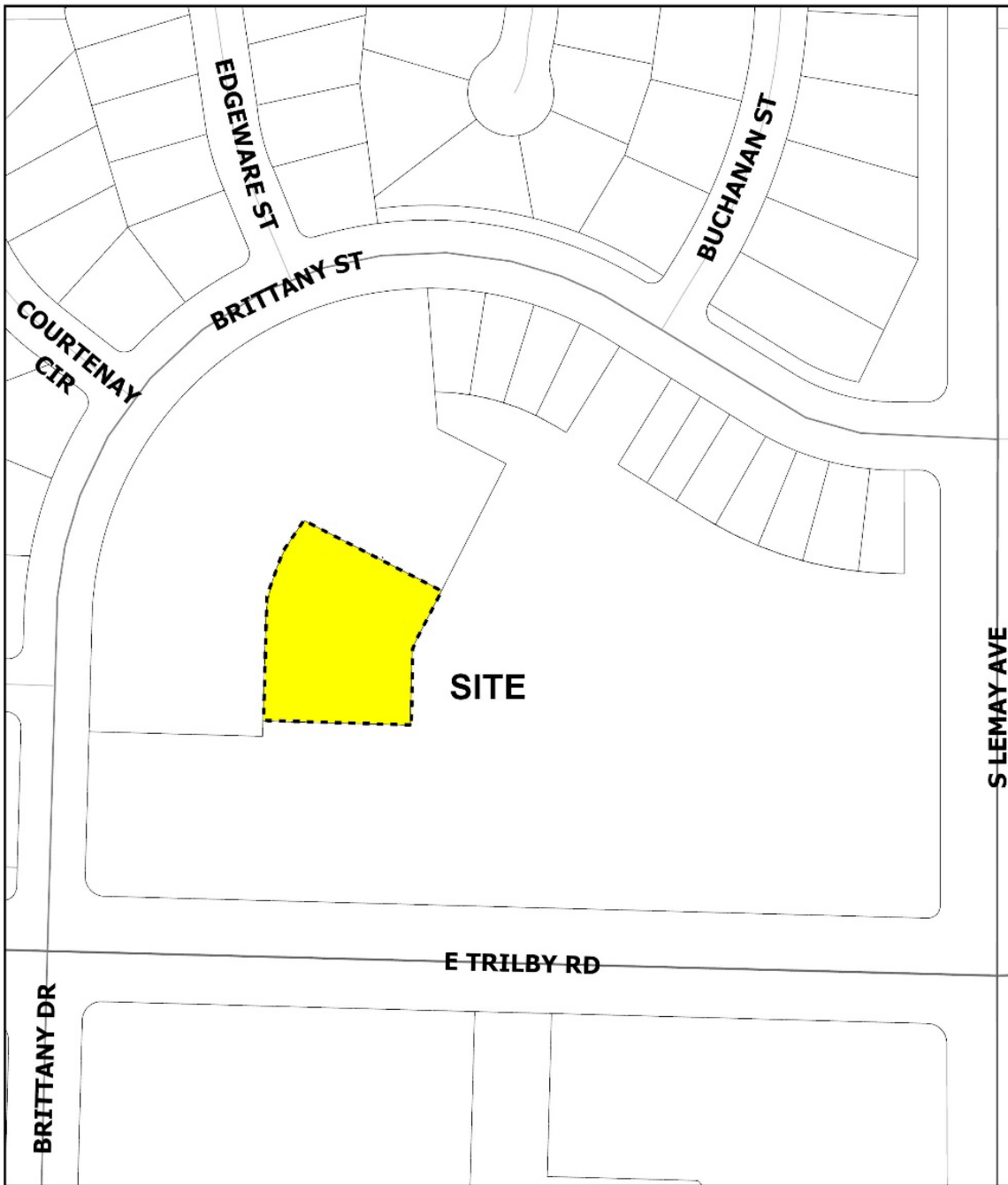
- The proposal is to develop a community facility (Phase I) and childcare center (Phase II) at the vacant property adjacent to the Heart of the Rockies Church.
- The proposed community center includes a 3,958 sf building and patio space. The proposed childcare center includes a 8,266 sf building and 6,958 sf play yard.
- The proposal will utilize existing parking and access that serves the church property and the approved parking for the Heartside Hill Residential Development.

## ZONING INFORMATION

- Property is located in the Low Density Mixed-Use Neighborhood (L-M-N) 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)
- Information About the Review Process: [fcgov.com/ResidentReview](http://fcgov.com/ResidentReview)
- If you need assistance accessing documents, contact Em at [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)



## Heartside Hill Community Facility PDP VICINITY 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](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).