



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

VIRTUAL HEARING NOTICE OF DECISION

April 25, 2024

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **Heartside Hill Community Facility Project Development Plan # PDP230016**. Attached to this letter you will find a copy of the Type 1 Administrative Hearing Decision approving the project with one condition.

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 April 22, 2024) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on May 6, 2024. 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. If you have any questions, please contact me or our Development Review Neighborhood Services Liaison, Em Myler, at devreviewcomments@fcgov.com. Em is available for 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,

Katelyn Puga | City Planner
 970.221.6343
kpuga@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 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.

HEARING DATE AND TIME

Monday, April 8, 2024, 5:30 P.M.
 Remote/Virtual 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

- This is a proposal to develop an accessory building for the Heartside Hill residential community (Phase I) and childcare center (Phase II) at the vacant property adjacent to the Heart of the Rockies Church.
- The proposed accessory building is 3,958-sf and includes patio space. The proposed childcare center is 8,266-sf and includes a 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 in the Low-Density Mixed-Use Neighborhood (LMN) Zone District.
- The proposed use is permitted in this zone district and is subject to an Administrative Hearing.

HELPFUL RESOURCES

- Hearing Notice, Plans, & Staff Report: fcgov.com/developmentreview/proposals
- Appeals Process: www.fcgov.com/appeals
- Appeal Guidelines: <http://www.fcgov.com/cityclerk/pdf/appeal-guidelines.pdf>
- Information About the Review Process: fcgov.com/ResidentReview
- If you need assistance accessing documents, contact Em: devreviewcomments@fcgov.com