

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

11/13/2025 10:15 AM

Project Name

Harmony Tech Park ODP
CDR250076

Applicant

Bruce O'Donnell
303-810-3674
bodonnell@starboardrealtygroup.com

Planner: Kai Kleer

Engineer: Shawn Mellinger

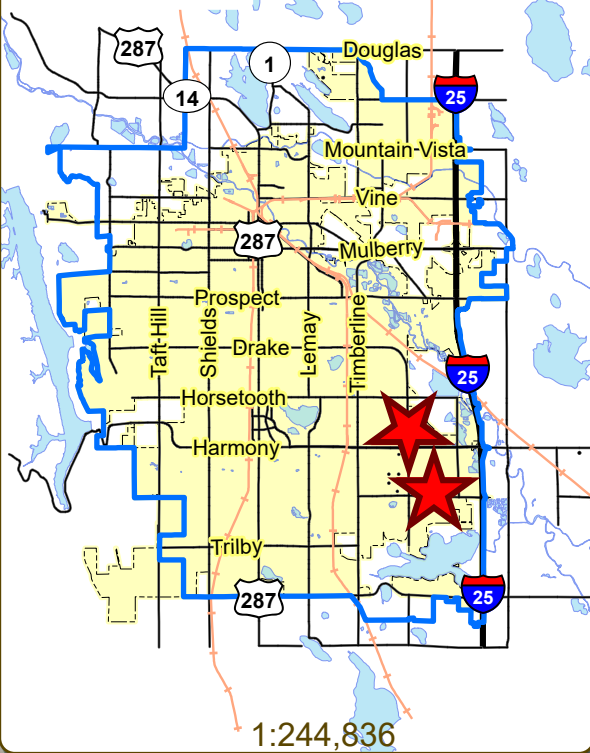
DRC: Todd Sullivan

Description

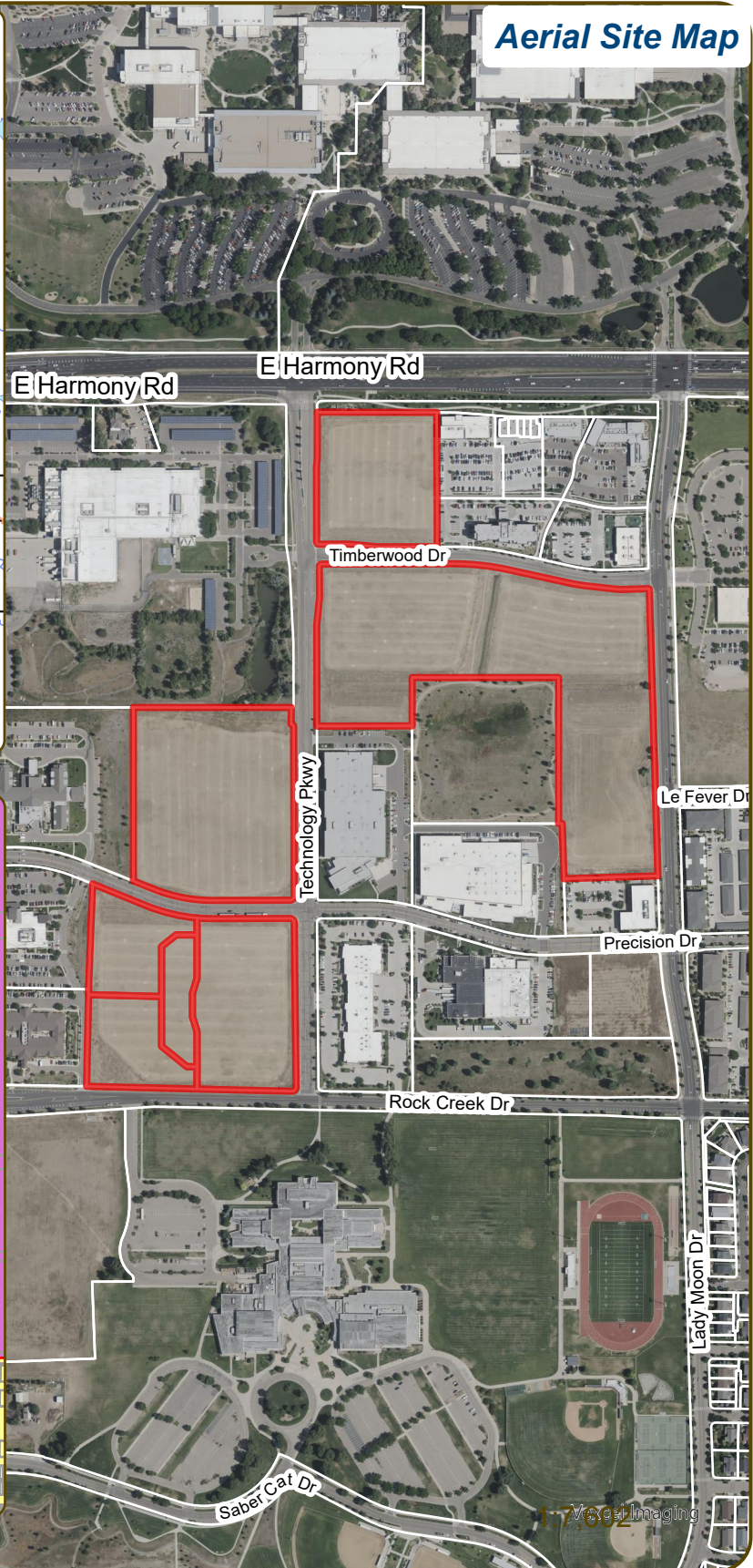
This is a request to modify the Overall Development Plan (ODP) at Harmony Tech Park (parcel #s 8604000003, 8604221002, 8604221003, 8604221001, 8604209002, 8604215007). The applicant is requesting to increase the allocation of secondary uses in conformance with updates to the LUC allowing 50% of ODP land area to be secondary uses. Access can be taken from E Harmony Rd. The property is directly south of E Harmony Rd and approximately 0.10 mi east of Ziegler Rd. The site is located in the Harmony Corridor District (HC) and the project is subject to a Type 2 Major Amendment (MJA).

Harmony Tech Park ODP- Secondary Uses

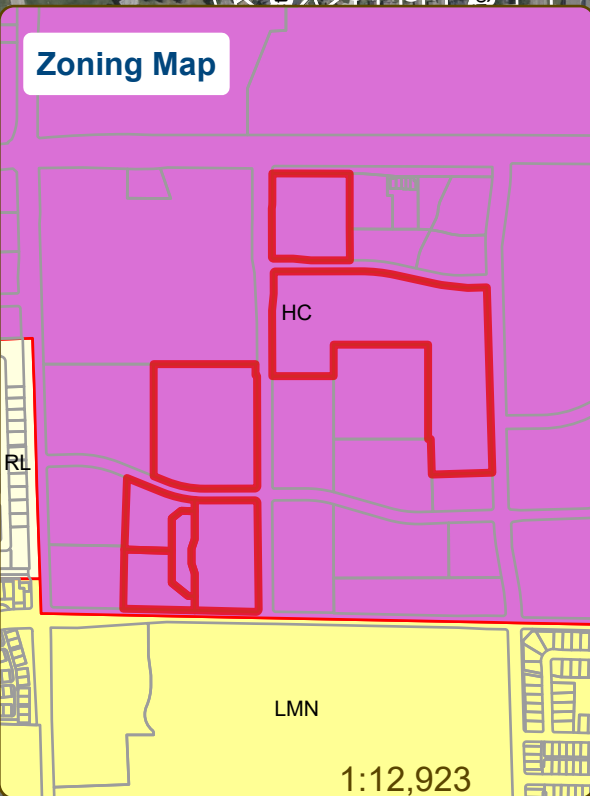
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.** The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date.** Application materials must be e-mailed to preappmeeting@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED **The more info provided, the more detailed your comments from staff will be.**

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Are you a small business? ☐ Yes ☐ No **Business Name** (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ **Existing Use** _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? ☐ Yes ☐ No If yes, then at what risk is it? _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area _____ S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

EXHIBIT A

Secondary Use Location Assessor Parcel Numbers

Assessor Parcel Numbers

8604000003

8604221002

8604221003

8604221001

8604209002

8604215007



EXHIBIT B

Harmony Technology Park ODP Amendment Conceptual Review Supporting Narrative and Mapping

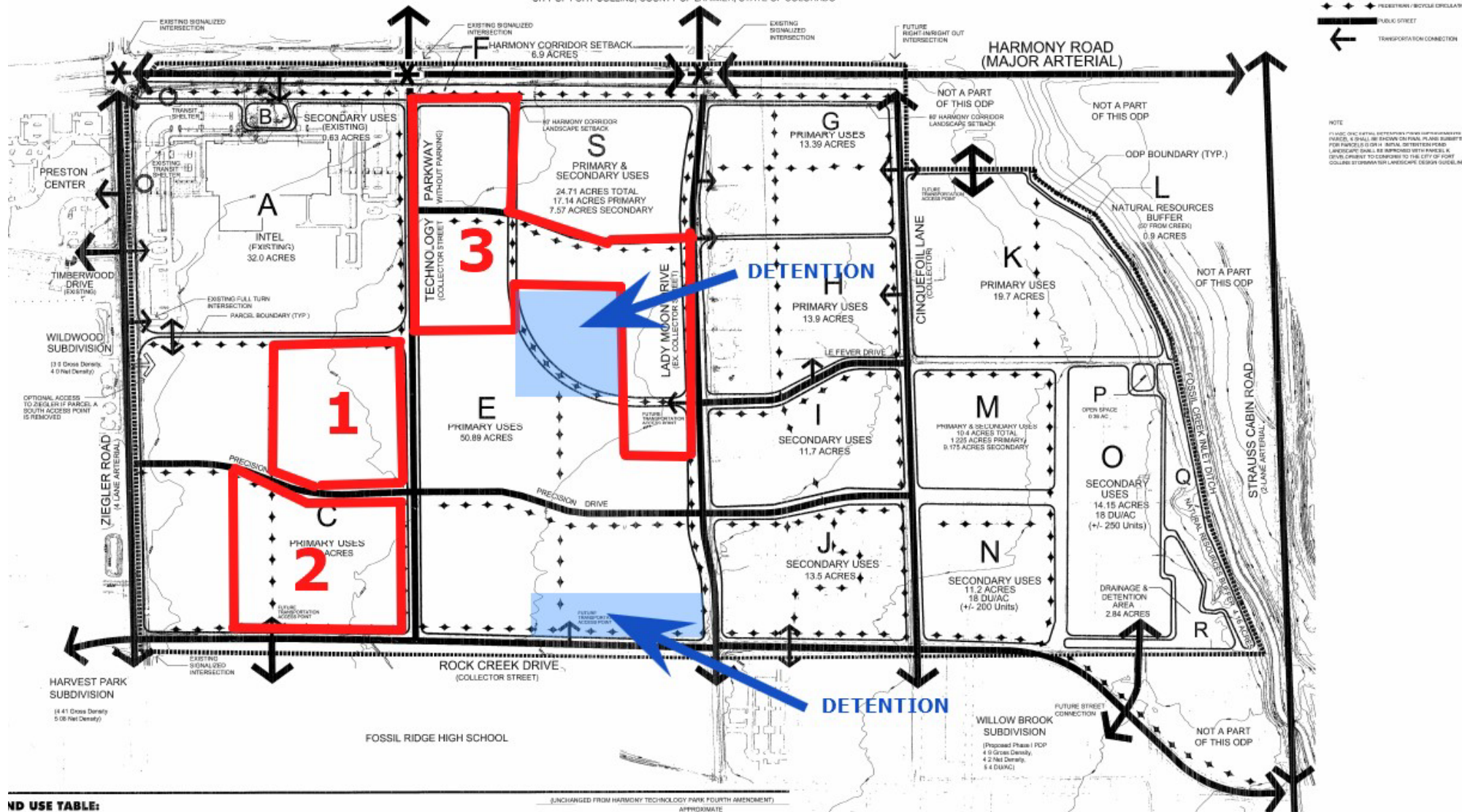
The Harmony Technology Park (“HTP”) ODP Amendment contemplated in this Conceptual Review Application is in anticipation of the City of Fort Collins’ Land Use Code updates for Commercial Corridors and Centers which, among other changes, will allow Secondary Uses to occupy up to 50% of the net land area in an approved ODP that has underlying HC zoning.

The sole Applicant is Harmony Technology Park, LLC, the master developer of HTP and the owner of all the vacant undeveloped HC zoned parcels located within HTP, which total approximately 43 acres out of the 274 total acres in the ODP (16%). This HTP owned and undeveloped land is identified as Parcels 1, 2, and 3 in the accompanying Map #1. Map #2 shows that all other HTP property is either fully developed or serves as regional stormwater detention facilities.

As a step towards implementing recommendations and goals in CITY PLAN, the City of Fort Collin’s comprehensive master plan, HTP, LLC proposes to amend the ODP only with regard to HTP owned property, providing flexibility so that all the undeveloped HTP land can be developed as either Primary or Secondary Uses as detailed in the table below:

SUBJECT	NOTES
GOAL:	Amend the HTP ODP so that 100% of the vacant undeveloped land (net of required detention areas) shown as Parcels 1, 2 and 3 in Map #1 have complete flexibility to develop with all the Uses allowed in HC zoning regardless of if they are Primary Uses or Secondary Uses. This can be accomplished as, when Secondary Uses are allowed to occupy up to 50% of the ODP land area, the 43 acres of identified vacant HTP property, combined with existing Secondary Uses in the ODP will fall well below this 50% threshold.
IMPACTS ON INFRASTRUCTURE:	NONE – HTP is completely served by existing public roads and utilities. Stormwater detention facilities have been established and are sized to accommodate developed flows from future development.
APPLICANT:	Harmony Technology Park, LLC is the sole applicant for this ODP amendment. There is sufficient undeveloped land within the ODP that other property owners are unaffected by this request.
PROCESS:	Similar to previous ODP amendments, HTP believes that this ODP Amendment can be achieved via administrative review and approval and not require public hearings.

MAP #1



LAND USE TABLE:

UNCHANGED FROM HARMONY TECHNOLOGY PARK FOURTH AMENDMENT

SL	PROPOSED USES	APPROXIMATE ACREAGE	PERCENTAGE
1	Office/Manufacturing (existing)	32.0 ac	11.7%
2	Secondary	0.63 ac	0.2%
3	Child Care Center (existing)		
4	Primary	42.55 ac	15.0%
5	NA		
6	Primary	54.1 ac	19.5%
7	Open Space	0.9 ac	0.3%
8	Harmony Corridor Setback		
TOTALS (PARCELS A-F)		135.15 ac	49.7%
Primary		128.85 ac	47.6%
Secondary		6.3 ac	0.3%

UNCHANGED PER HARMONY TECHNOLOGY PARK FIFTH AMENDMENT

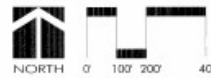
PARCEL	PROPOSED USES	APPROXIMATE ACREAGE	PERCENTAGE
D	Primary	13.39 ac	4.9%
H	Primary	13.9 ac	5.1%
I	Secondary	11.7 ac	4.3%
J	Secondary	13.5 ac	4.9%
K	Primary	19.7 ac	7.2%
L	Open Space Natural Resource Buffer	0.9 ac	0.3%
M	Primary	12.9 ac	0.49%
	Secondary	0.175 ac	0.06%
SUB-TOTALS (PARCELS G-R)		83.49 ac	30.0%
Primary		48.21 ac	17.6%
Secondary		35.28 ac	12.4%

UNCHANGED FROM HARMONY TECHNOLOGY PARK FOURTH AMENDMENT

PARCEL	PROPOSED USES	APPROXIMATE ACREAGE	PERCENTAGE
N	Secondary	14.15 ac	5.2%
O	Secondary	0.36 ac	0.1%
Q	Open Space	4.16 ac	1.5%
R	Open Space Natural Resource Buffer	2.84 ac	1.0%
S	Primary	13.83 ac	5.1%
	Secondary	7.57 ac	2.8%
SUB-TOTALS (PARCELS N-S)		54.21 ac	19.0%
Primary		13.83 ac	5.1%
Secondary		40.38 ac	13.9%
TOTALS (ALL PARCELS)		273.85 ac	100%
Primary		180.15 ac	65.7%
Secondary		93.70 ac	34.3%

NOTES:

- PRIMARY, SECONDARY AND ACCESSORY USES SHALL BE AS DEFINED BY THE CITY OF FORT COLLINS LAND USE CODE.
- FUTURE DEVELOPMENT WITHIN THIS OVERALL DEVELOPMENT PLAN SHALL BE SUBJECT TO THE UPDATING HARMONY CORRIDOR ZONE DISTRICT REQUIREMENTS AND DEVELOPMENT STANDARDS EFFECTIVE AT THE TIME OF FORMAL DEVELOPMENT APPLICATION.
- WATERSHED PROVIDED BY THE CITY OF FORT COLLINS AND SOUTHWESTERN IS PROVIDED BY THE SOUTHWEST COLLINS SANITATION DISTRICT.



OVERALL DEVELOPMENT PLAN

SEVENTH AMENDMENT TO HARMONY TECHNOLOGY PARK OVERALL DEVELOPMENT PLAN
FORT COLLINS, COLORADO

PREPARED BY: bha | 1000 CHAMBERLAIN DRIVE | FORT COLLINS, CO 80502 | TEL: (970) 225-1777

SHEET 1 of 1
AUGUST 12, 2014

MAP #2

Current HTP aerial photo showing developed and vacant parcels.

