



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6750
fcgov.com/DevelopmentReview

NOTICE OF PUBLIC HEARING

February 17, 2016

Dear Property Owner or Resident:

On Wednesday, March 2, 2016, at 5:30 p.m., in conference room A at 281 North College Avenue, the City of Fort Collins Hearing Officer will conduct a public hearing to consider a development proposal near your property. The project is referred to as **Eye Center of Northern Colorado, #PDP 150029**.

This is a request for a 32,903 square foot, one-story medical office building located on 4.16 acres at the southeast corner of Ziegler Road and Precision Drive (please see map on reverse). Primary access would be gained from Precision Drive. As proposed, there would be 211 parking spaces. The applicants are requesting a Modification of Standard to the build-to line requirement and Alternative Compliance to allow the number of requested parking spaces. The parcel is a component of the Harmony Technology Park Overall Development Plan and zoned H-C, Harmony Corridor.

Please see the online guide with more information on the development review process by at fcgov.com/CitizenReview. You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or sburnett@fcgov.com for further information

Sincerely,

Ted Shepard, Chief Planner
City of Fort Collins
281 North College Avenue
Fort Collins, CO 80522
970-221-6343
tshepard@fcgov.com

HEARING TIME AND LOCATION

Wednesday, March 2, 2016
5:30 P.M.
Conference Room A
281 North College Avenue
Fort Collins, CO 80524

PROPOSAL NAME & LOCATION

Eye Center of Northern Colorado
(Please see map on reverse)

PROPOSAL DESCRIPTION

- Medical Office Building
- 4.16 acres
- 32,903 square foot building
- One-story
- 211 parking spaces
- Access from Precision Drive
- Zoned H-C, Harmony Corridor
- Modification Request – Build-To Line (Land Use Code Section 3.5.3(C))
- Alternative Compliance Request – Number of Parking Spaces (Land Use Code Section 3.2.2(K)(3))

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report. Please note it may take several days after this mailing for the following link to activated: fcgov.com/cityclerk/planning-zoning
- Information About the Review Process: fcgov.com/CitizenReview



Eye Center of Northern Colorado



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.