



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

HYBRID NEIGHBORHOOD MEETING INVITATION

July 16, 2024

Dear Property Owner or Resident:

This letter is to invite you to a **neighborhood meeting on July 31st for a proposed pickleball facility at 4401 Innovation Dr.** near property you own. **The meeting will be held in-person at 1918 Jessup Dr., Ste 110 at A Social Place as well as virtually through Zoom.** At the meeting, you can learn more about the development proposal. Basic information about this proposed development is to the right and on the back of this letter.

For remote participation, a Zoom link is provided. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, tablet, or computer. At least 48 hours before the meeting **virtual participation information will be available at fcgov.com/developmentreview/proposals**. 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.

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 neighborhood meeting 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 your participation in the development review process. More information can be found by visiting fcgov.com/ResidentReview. If you have any questions, please contact me, or Em Myler, at devreviewcomments@fcgov.com. Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Kayla Redd, Associate Planner
970-416-2009
kredd@fcgov.com

MEETING DATE & LOCATION

Wednesday, July 31, 2024
6:00 - 7:30 P.M.

Virtual & In-Person Meeting Options

A Social Place
1918 Jessup Dr., Ste 110
Fort Collins, CO 80525

Virtual meeting information will be posted 48 hours prior to the meeting at fcgov.com/developmentreview/proposals.

PROPOSAL NAME AND LOCATION

Pickleball Facility, CDR240035,
4401 Innovation Dr

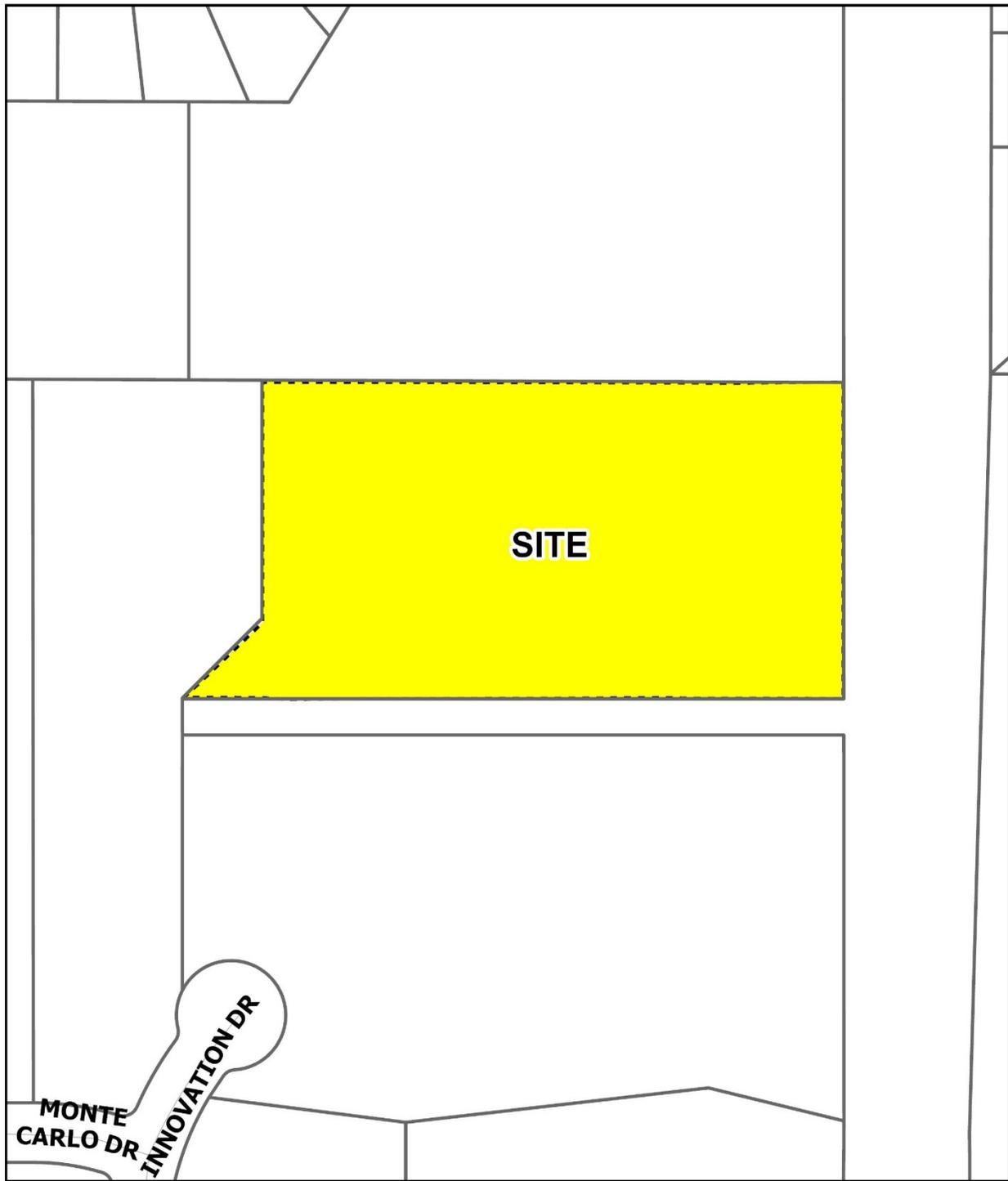
(Location map on the back of this letter).
Sign #784, Parcel # 8731408019

PROPOSAL DESCRIPTION

- This is a request to convert the existing office at 4401 Innovation Dr to an Indoor Recreation Establishment that includes indoor and outdoor pickleball courts, grab and go food, a sober bar, and coffee bar.
- Changes to the building's interior are proposed to create a total of 8-12 indoor courts.
- The site is in the Harmony Corridor (HC) Zone District.
- This proposal will require a review and public hearing by the Planning & Zoning Commission (P&Z).
- Residents who receive this letter will also receive a letter for the P&Z hearing.

HELPFUL RESOURCES

- This letter is also available at: fcgov.com/developmentreview/proposals
- If you need assistance accessing documents, contact Em at devreviewcomments@fcgov.com



Pickleball Facility- 4401 Innovation Dr - Neighborhood Meeting
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 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.