



Sanctuary Field Neighborhood Network

OCTOBER 15, 2024 APPEAL

Section 1.2.2 of the Land Use Code:

A. Ensuring that all growth and development which occurs is consistent with this Code, City Plan, and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies, ***and associated sub-area plans.***

Northwest Subarea Plan:

(page 9) “The Northwest Subarea should continue to be predominately a low density residential area at the edge of Fort Collins with stable neighborhoods. The area should also retain aspects of its semi-rural heritage including historic structures, small farms and irrigation ditches, natural areas, foothills vistas, and open fields. As new development or change occurs, it should occur slowly and be of **low intensity and fit in with the diversity and country feel of the area.** New development should **safeguard natural features and protect wildlife habitats.**”

(page 15) “One of the primary objectives... is to ensure that future development is **compatible with the density, uses, and character of existing neighborhoods.**”

(page 9) “**Protect stable neighborhoods from incompatible development.**”

South of the Site

These are the properties along Laporte from North Taft Hill to Sunset.





































East of the Site

This is what the real existing houses along the proposed entrance of the Sanctuary on the Green look like on the west side of North Taft Hill Road from Laporte Avenue to Vine.



























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To the North

Bellwether Farms, adjacent to Soldier Creek Open Space.



West Border
North Impala Drive

