

Appeal to City Council

To the Planning & Zoning Commission's Approval of the Fort Collins
Rescue Mission (File# FDP 230022)

Appellant Troy W. Jones
Fort Collins, 80525

The Land Use Code Simply Wasn't Applied

- 1.2.4 “Applicability”
- 3.5.1(A) “Building and Project Compatibility: Purpose”
- 3.5.1(J) “Operational/Physical Compatibility Standards”
- Article 5, Definition of “Compatible”

Quotes from the Developer Team at the P&Z Hearing

- “There are more people living on the fringes in fight or flight than ever before. Many of whom are trauma survivors or have mental disabilities” – Clair
- “Originally the Housing Advisory Committee (H.A.C.) discussed 300-beds with a 54Ksq. ft. building, however the Fort Collins Rescue Mission advised that shelter at that scale would not be advantageous either to our community or our guests given our experience in Denver with larger shelters. – Seth

Unintended Consequences

- Treatment doesn't work for everyone!
- Where does a person with the “fight or flight” mindset go who can't or won't follow the rules?
- What happens when a person in the “fight or flight” mindset tries to check-in to get a bed, but won't surrender their contraband?
- What is the impact to the immediate neighborhood when a person goes into “flight or flight” mode then leaves the shelter?
- As mentioned at P&Z, this is a “low barrier facility” which admits individuals who are drunk or high, so long as they surrender their contraband and aren't violent.....If they are free to return drunk or high daily, the laws of supply and demand will create a drug dealing scenario within the neighborhood for those customers struggling with addiction.

Over 500 Households

&

Over 100 Businesses

Immediately Adjacent

Site

USDA

Old Town Athletic Club

Soft Gold Dog Park

Soft gold pump track

Magnic



Original Stated Bed Count Need = 200 Beds

89 Beds Currently at Jefferson & Linden

+70 Beds for Overflow at Mason & Mountain

+41 Beds at Mason & Hibdon

= 200 Beds

It's only fair to
spread the
Responsibility

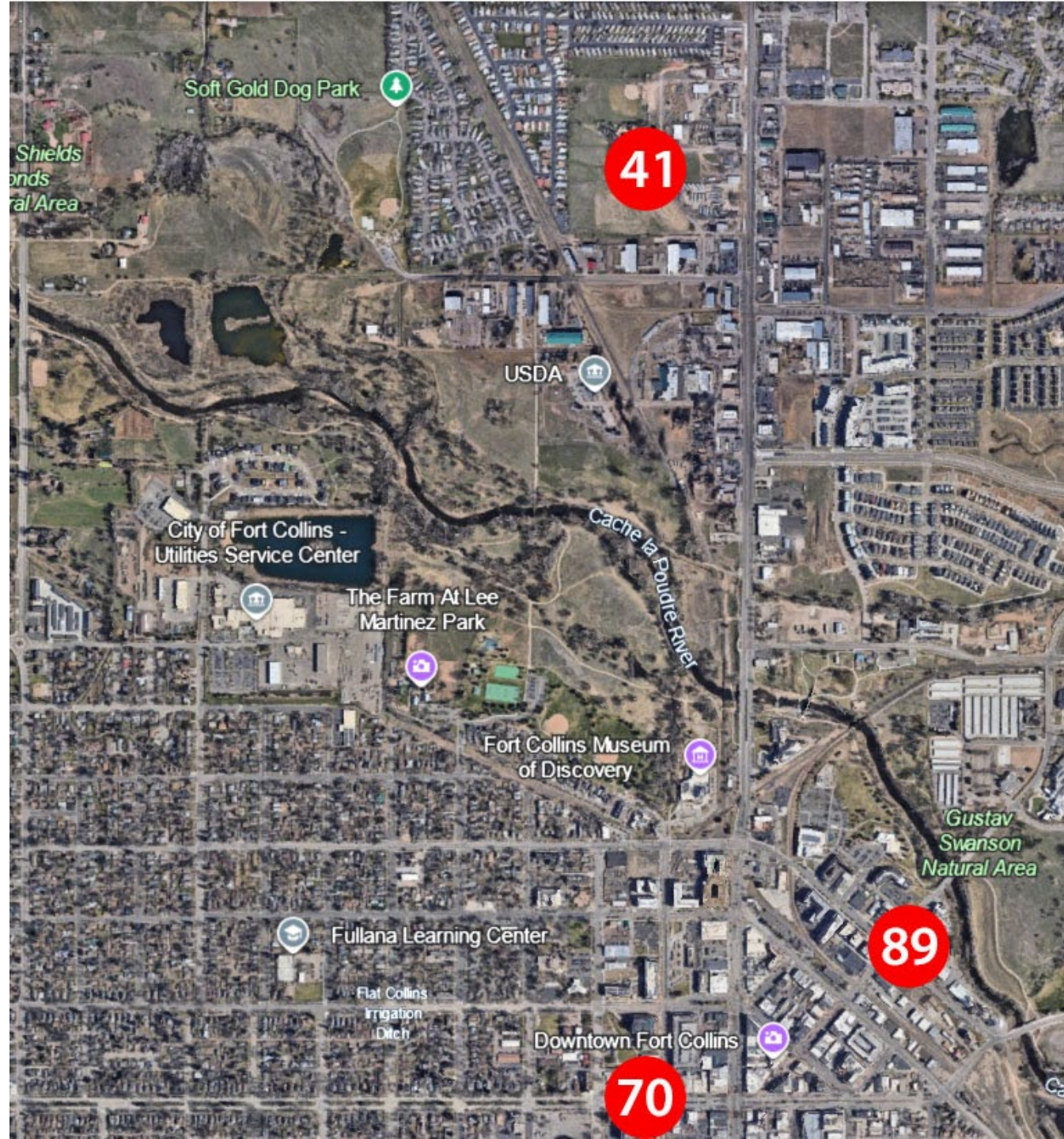


Exhibit A

1.2.4

“Applicability”

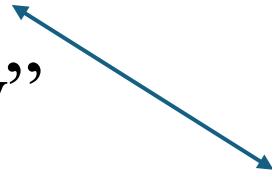


Exhibit C

3.5.1 (J)

“Operational
/Physical
Compatibility
Standards”

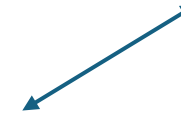


Exhibit B

3.5.1(A) “Building
& Project
Compatibility:
Purpose”

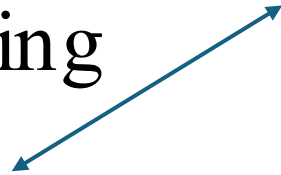


Exhibit D
Article 5,
Definition of
“Compatibility”

Exhibit A

1.2.4 of the LUC, “The provisions of this Code shall apply to any and all development of land within the municipal boundaries of the City, unless expressly and specifically exempted or provided otherwise in this Code.”

This includes “Purpose” Statements

Exhibit B

3.5.1(A) states, “ensure that the physical and operational characteristics of proposed buildings and uses are compatible with considered within the context of the surrounding area.”

Has “compatibility”
been “ensured?”

Exhibit C (slide 1 of 2)

3.5.1(J) includes, “to ensure that the new development be compatible with existing neighborhoods and uses,”

Again, Has “compatibility”
been “ensured?”

Exhibit C (slide 1 of 2)

The allowance of “conditions” within 3.5.1(J) is the tool provided to the decision maker by the code to accomplish the requirement of ensuring compatibility.

**No Conditions were
Imposed By P&Z**

Exhibit D

An excerpt from the definition of “compatibility” in 5.1.2 states, “the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony.”

“Operational Characteristics” of the Use is Limited to what Can be located near each other “in harmony.”

Intensity of Use is an Operational Characteristic

41-Beds can be made to meet the definition of
“compatible” 250-beds cannot!