



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

NOTICE OF HYBRID PUBLIC HEARING

June 28, 2024

Dear Property Owner or Resident:

This letter is to inform you that a **hybrid public hearing on July 15, 2024**, has been scheduled to consider a development proposal near your property. We are holding this hearing based on a recent District Court decision requiring the Hearing Officer to conduct a new hearing on this matter. Basic information about this development proposal is to the right and on the back of this letter. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following the hearing.

You may attend and participate in this hearing over the phone, on the internet, or through the Zoom app on a smartphone, tablet, or computer. **Virtual participation information will be available at fcgov.com/developmentreview/proposals at least 48 hours in advance of the meeting.** You do not need a paid Zoom account to participate. 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 public hearing 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 and encourage your participation, as your input is an important part of the development review process. If you are unable to attend the meeting or would like to provide comments in advance, 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,

Clay Frickey | Planning Manager
970.416.2517 | cfrickey@fcgov.com

HEARING DATE AND TIME

July 15, 2024, at 5:30 P.M.

In-Person & Virtual Meeting Options
Council Chambers, City Hall,
300 Laporte Avenue

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

PROPOSAL NAME AND LOCATION

Sanctuary on the Green, PDP210018

Located near the NW corner of N Taft Hill Rd and Laporte Ave (location map on reverse). Sign #433, Parcel #s 9709104001, 9709104002, 9709103020.

PROPOSAL DESCRIPTION

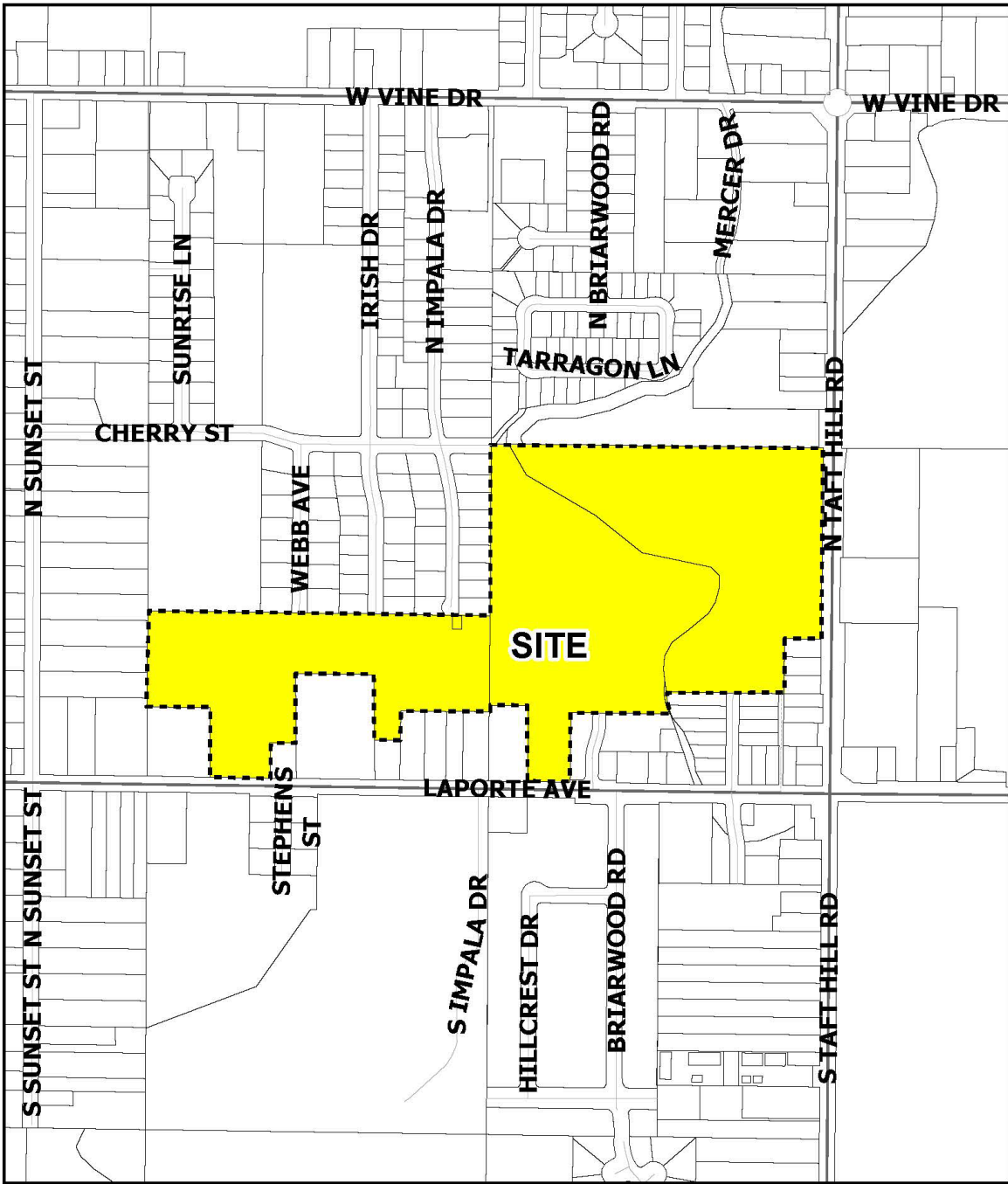
- This is a request to develop 41.34 acres for residential uses. A total of 212 dwellings are proposed with an overall maximum density of 5.13 dwellings per gross acre.
- Three housing types are proposed including alley-loaded single family, 2-family, and single-family attached. A modification is requested for the 4th housing type required by code. 453 off-street parking spaces, outdoor amenity areas, open space and natural habitat buffering, a neighborhood center and small neighborhood park are proposed.
- Bicycle and pedestrian connections are provided to connect to existing neighborhood streets and Soldier Creek Trail. Modifications of Standards are proposed to address walkway requirements, and housing types.

ZONING INFORMATION

- Property is in the Low Density Mixed-Use Neighborhood (LMN) Zone District.
- The proposal is a permitted use in this district and is subject to an Administrative Hearing.

HELPFUL RESOURCES

- Hearing Notice, Plans, Staff Report: fcgov.com/developmentreview/proposals



**SANCTUARY ON THE GREEN – PDP210018
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.