



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

HYBRID HEARING NOTICE OF DECISION

July 30, 2024

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **Sanctuary on the Green Project Development Plan #PDP210018**. Attached to this letter you will find a copy of the Type 1 Administrative Hearing Decision approving the project with two conditions.

This final decision of the Administrative Hearing Officer may be appealed to the City Council, in accordance with Chapter 2, Article II, Division 3 of the City Code, within 14 calendar days of the decision (dated July 28, 2024) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on August 12, 2024. An Appeal Form and Guidelines explaining the appeal process, including the Code provisions noted above, can be found online at <https://www.fcgov.com/cityclerk/appeals>, or may be obtained in the City Clerk’s Office at 300 Laporte Avenue.

There may be an instance where someone may have attended the hearing but did not sign in and therefore will not receive this letter. Please feel free to share this information with them. You may also contact our Development Review Neighborhood Services Liaison, at devreviewcomments@fcgov.com. Em Myler is available for residents who have questions about the review process, hearing officer decisions or how to appeal a decision to City Council. Thank you for participating in the development review process.

Sincerely,

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

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.

HEARING DATE AND TIME

Monday, July 15, 2024, 5:30 P.M.
 Virtual and In-Person Hearing

PROPOSAL NAME AND LOCATION

Sanctuary on the Green PDP210018

Located near the NW corner of N. Taft Hill Rd and Laporte Ave

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.

HELPFUL RESOURCES

- Hearing Notice, Plans, & Staff Report: fcgov.com/developmentreview/proposals
- Appeals Process: www.fcgov.com/appeals
- Appeal Guidelines: <http://www.fcgov.com/cityclerk/pdf/appeal-guidelines.pdf>
- Information About the Review Process: fcgov.com/ResidentReview