



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

NOTICE OF PUBLIC HEARING

June 3, 2021

Dear Property Owner or Resident:

This letter is to inform you the Planning and Zoning Commission will conduct a public hearing to consider a development proposal near your property. The property is in the L-M-N, Low Density Mixed-Use Neighborhood Zone District and is subject to review and approval by the Planning and Zoning Commission. **The hearing will be held on-site in Council Chambers, City Hall as well as virtually through Zoom.** Specific 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 at the hearing.

City Council has authorized the use of remote technology for select hearings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, iPad, 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.

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 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 Alyssa Stephens at 970-224-6076 or devreviewcomments@fcgov.com. Alyssa is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Jason Holland, City Planner
970.224.6126 | jholland@fcgov.com

HEARING TIME AND LOCATION

Thursday June 17, 2021, 6:00 P.M.

Virtual & In-Person Meeting Options

Council Chambers, City Hall,
300 Laporte Avenue

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

PROPOSAL NAME & LOCATION

Sanctuary on the Green, PDP190003

Located near the northwest corner of N. Taft Hill Road and Laporte Avenue (Project location map on the reverse)

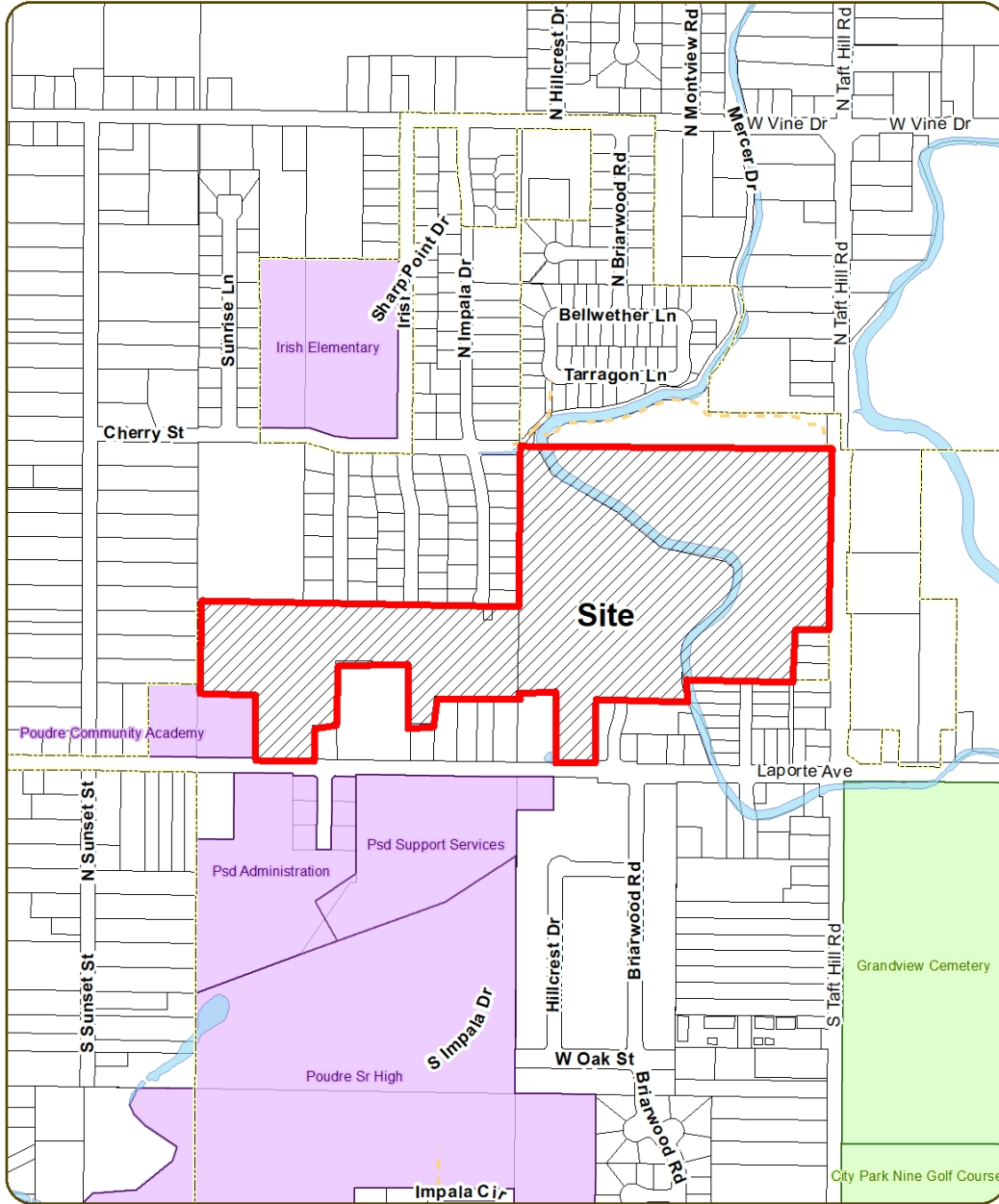
Sign #433, Parcel #s 9709104001, 9709104002, 9709103020, 9709103914.

PROPOSAL INFORMATION

- This is a request to develop 41.34 acres for residential uses. A total of 251 dwellings are proposed with an overall maximum density of 6.07 dwellings per gross acre.
- Four housing types are proposed including alley-loaded single family, two-family, single-family attached, and multi-family dwellings. 516 off-street parking spaces, outdoor amenity areas, open space and natural habitat buffering, a public clubhouse 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, building footprint variation, and access to a neighborhood center crossing an arterial street.

HELPFUL RESOURCES

- Plans and Staff Report: fcgov.com/cityclerk/planning-zoning
- This letter is also available at: fcgov.com/developmentreview/proposals
- Information about the review process: fcgov.com/ResidentReview



Sanctuary on the Green - Vicinity Map (Formerly Sanctuary West)



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.