



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

## NOTICE OF HYBRID PUBLIC HEARING

April 13, 2022

Dear Property Owner or Resident:

This letter is to inform you a **hybrid public hearing on May 2, 2022** has been scheduled to consider a development proposal near your property. 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 this hearing in person in the Council Chambers or 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](http://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 assistance accessing documents, call Yani at 970-224-6076.

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.

Please contact me, or Yani Jones at [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com) or 970-224-6076 if you are unable to attend the meeting or would like to provide comments in advance. You can find more information on the review process at [fcgov.com/ResidentReview](http://fcgov.com/ResidentReview). We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Jenny Axmacher, AICP | Senior City Planner  
970.416.8089 | [jaxmacher@fcgov.com](mailto:jaxmacher@fcgov.com)

### HEARING DATE AND TIME

**Monday, May 2, 2022 at 5:30 P.M.**  
**Virtual & In-Person Meeting Options**  
Council Chambers, City Hall,  
300 Laporte Avenue

Meeting information will be posted at [fcgov.com/developmentreview/proposals](http://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

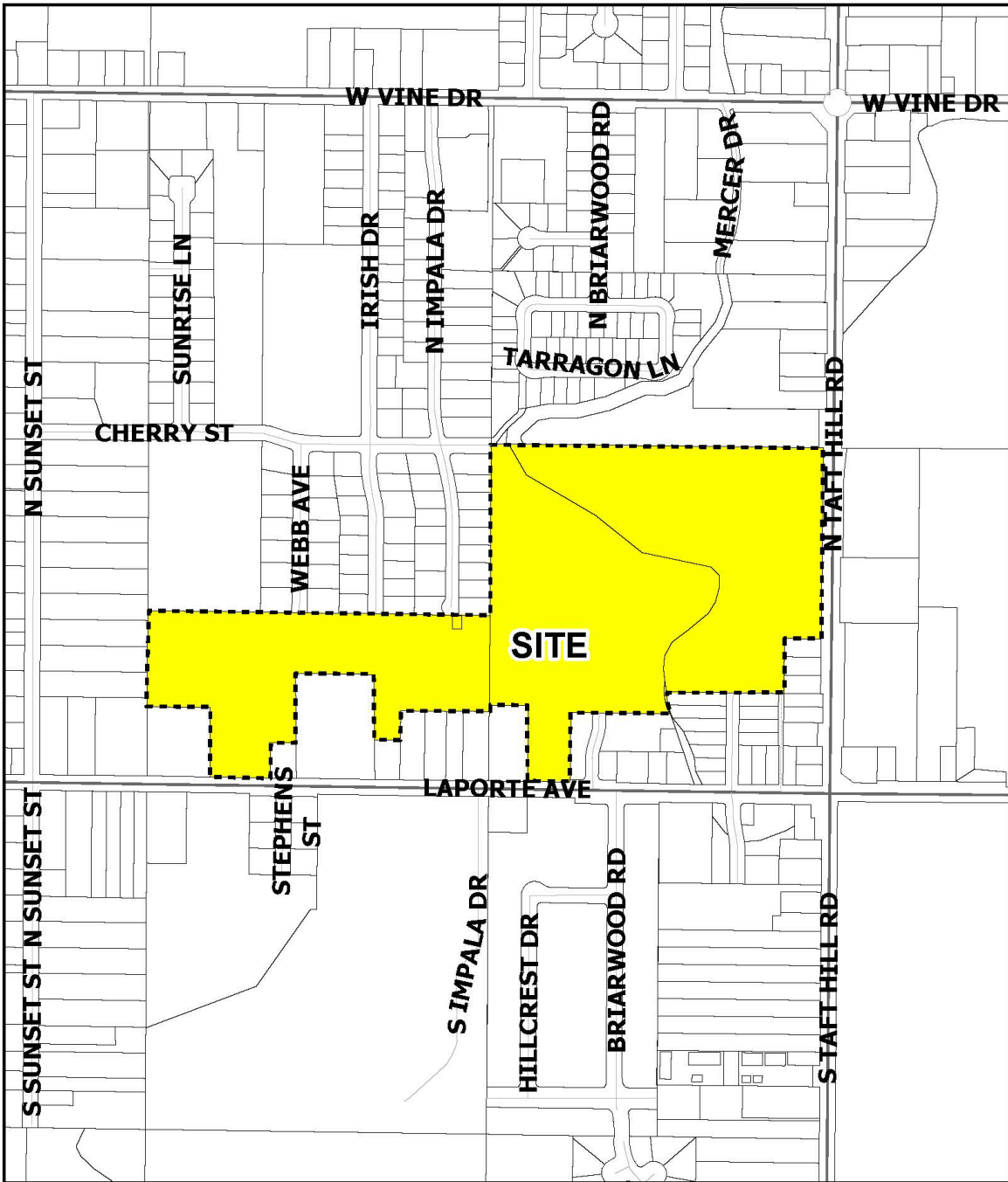
- This is a request to develop 41.34 acres for residential uses. A total of 212 dwellings are proposed with an overall maximum density of 5.13 dwellings per gross acre.
- Three housing types are proposed including alley-loaded single family, 2-family, and single-family attached. A modification is requested 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](http://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](mailto: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](mailto:translate@fcgov.com).