



Development Review Center  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6750  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

# NEIGHBORHOOD MEETING INVITATION

June 13, 2018

Dear Property Owner or Resident:

This letter is being sent to let you know of a proposed development for a site near property you own, and to invite you to the neighborhood meeting where you can learn more about the proposal.

The site is located generally at the northwest corner of N. Taft Hill Road and Laporte Avenue and is 41 acres in size. The New Mercer Canal traverses the site. On the west side of the Canal, the parcel contains 27 acres and is zoned Low Density Mixed-Use Neighborhood (LMN). On the east side of the Canal, the parcel contains 14 acres and is not yet annexed and zoned into the City. The requested zoning is Medium Density Mixed-Use Neighborhood (MMN).

West of the Canal is a project referred to as Sanctuary West which was approved but has since expired. Proposed uses include a mix of two family dwellings and single family attached dwellings with rear-loaded garages served by private alleys. Also proposed is eight multi-family buildings divided between 9 and 12-plex structures. The unit count west of the Canal is 213 units. East of the Canal the proposal is for a Long-Term Care Facility with Independent Living Units arranged as a campus. The Long-Term Care Facility is 98,000 square feet at 2.5 stories and includes a clubhouse and outdoor amenity area. The Independent Living Units are distributed among 11 buildings divided between 6- and 8-plex structures. The unit count east of the Canal is 78. The total unit count is 291 units. Public street access is proposed to the south along Laporte Avenue and to the east along Taft Hill Road. A total of 454 parking spaces are proposed.

We welcome your participation and more information can be found by visiting [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview). If you have any questions, please contact me.

Sincerely,

Ted Shepard, City Planner, 970-221-6343  
[tshedpard@fcgov.com](mailto:tshedpard@fcgov.com)

## MEETING TIME AND LOCATION

Wednesday, June 27, 2018

6:00 - 7:30 P.M.

Laporte Outreach Ministries

220 N. Taft Hill Road

Fort Collins, CO 80521

## PROPOSAL NAME & LOCATION

Sanctuary West, PDR180008

Generally located at the northwest N. Taft Hill Road and Laporte Avenue (See project location map on the back of this letter)

## PROPOSAL DESCRIPTION

- 41-acre site.
- Divided by the New Mercer Canal.
- West of the Canal, two-family dwellings and single family attached dwellings and 8 multi-family buildings.
- Unit count west of Canal – 213.
- East of Canal, not annexed.
- Proposed zoning is M-M-N.
- Long Term Care Campus.
- 98,000 square foot full-care nursing home.
- 78 multi-family independent living units divided among 11 buildings with 6 to 8 units per building.
- 1-car garages would be provided for the apartments, and a parking lot for the long-term care facility.
- Total project parking is 454 spaces.
- Annexation and zoning requires a public hearing by City Council.
- Development plan requires a public hearing by the Planning & Zoning Board (P&Z).
- Owners who receive this letter will also receive a letter for the P&Z hearing.

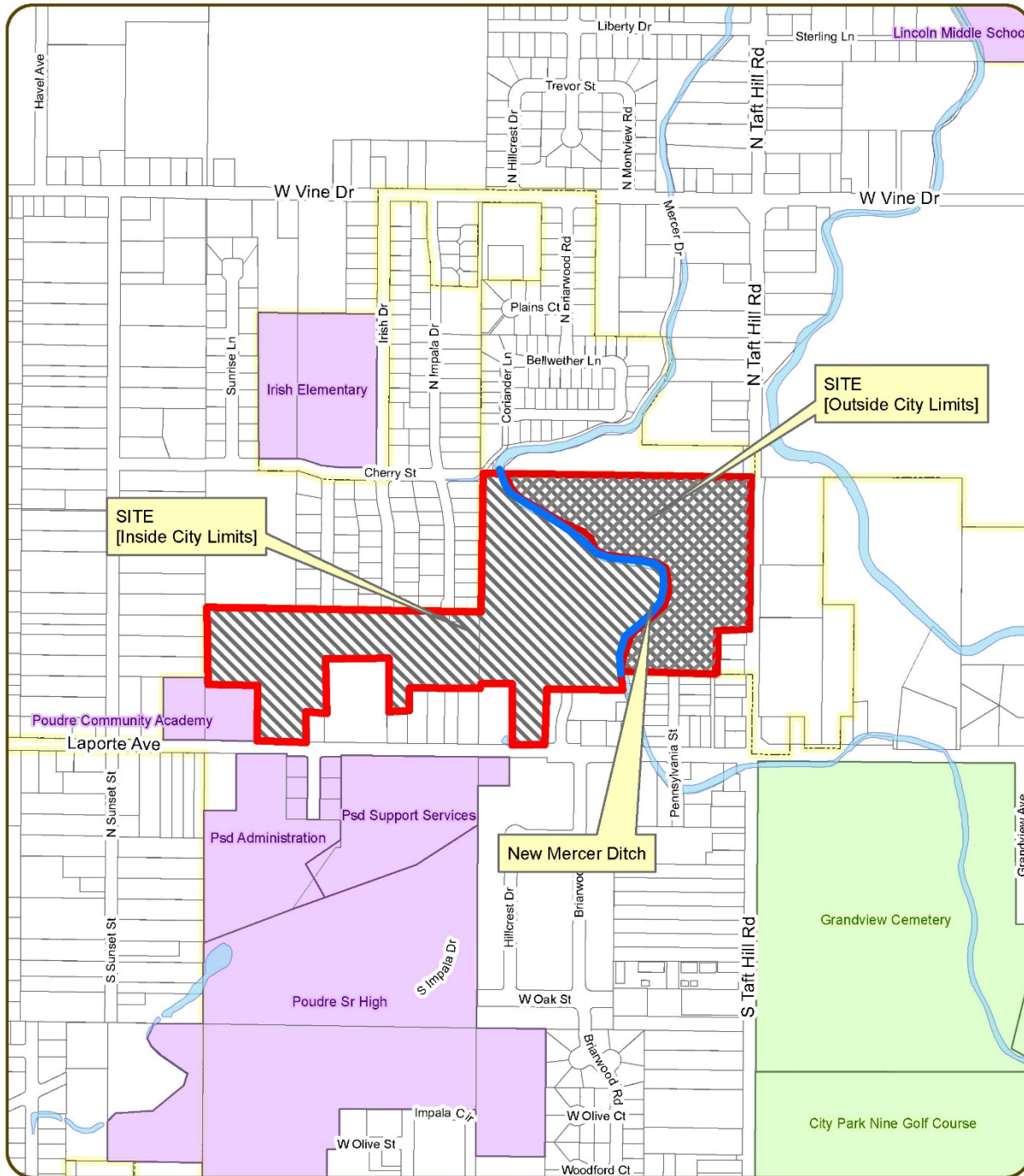
## HELPFUL RESOURCES

- This letter is also available at: [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)



# Sanctuary West

1 inch = 600 feet



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. 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).