

Sign In Sheet
Written Public Comment
Time Donation Record
July 15, 2024

**ADMINISTRATIVE TYPE 1 HEARING: Sanctuary on the Green
Sign-In Sheet**

DATE: 7/15/2024

Name	Mailing Address	Email and/or Phone	Reason for Attendance
Andrew Pipes	6720 NCR 15, Foco 80524	andrew@fraxera.com	Residing citizens
KEVIN BAILEY	408 N IMPALA DR	kmbailey@bajabb.com	HEARING
Laura Larson	320 N. Impala Dr	laura_larson@hotmail.com	hearing
David Hilligoss	321 Webb Ave.	dhilligoss@hotmail.com	hearing neighbor
Pamela Harrison	438 N. Hollywood St.	harrisop@gmail.com	hearing for Sanct. fld.
Denise DeSantis	229 Pennsylvania St	denise desantis4@gmail.com	Hearing for Sanct field
Matt Maloney	320 Webb Ave	970 824 5967	HEARING
Megan McGrath	416 E Elizabeth St	mamcgrath@gmail.com	Hearing
Matthew Behunin	1613 Waterford Ln.	mikebehunin@gmail	Hearing
Elise Behunin	"	elisejbehunin@gmail	"
MaryAnne Paue	1051 W. 12 Cherrylane	bouderandroy@yahoo.com	"
Kathryn Dubief	2936 Eindborough Dr		Hearing for Sanct Field
Lisa Bonney	217 Pennsylvania St.	lbonne2022@yhdoo.com	Sanct. Field
Tame Cook			in support of Sanctuary

THIS IS A PART OF THE PUBLIC RECORD

Please contact David Howell at 970-416-4390 or dhowell@fcgov.com if you inadvertently end up with it. Thank you!

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Name	Mailing Address	Email and/or Phone	Reason for Attendance
Elizabeth Voelker	770 N. Sunset St	360-961-3491	hearing.
Nancy Frederick	1801 Lafayette Ave	970-224-5847	hearing
Jana Martindale	27185 CR 5	970-691-0752	hearing
Mitch Tamee	315 Copper Spring Dr.	970-412-7212	hearing
Karen Spence	2232 Sun Valley	970-6822234	hearing
Patricia Babbitt	309 Scott Ave.	970-581-1827	hearing
Molly Tavorante	317 Webb Ave	970-817-4988	hearing
Cody Young	2256 Tarragon Ln	315-286-0272	hearing
Catherine Desantis	230 Pennsylvania St	desantis.cathleen@gmail.com	hearing
Susan Desantis	230 Pennsylvania St	714-244-6159 sdesantis@reagan.org	hearing
Lorin Spangler	316 N. Impala Dr	lorinsy@gmail.com	hearing
William Grey Jr	413 N TAFE Hill		hearing
KATE CONLEY	1901 CANOPY CT	kate@architectsfor.com	hearing
Emma Stoniker	2108 Trevor St.	emmastoniker@gmail.com	hearing

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Name	Mailing Address	Email and/or Phone	Reason for Attendance
FRANK BACZEK	404 WEBBAVE FC 80521	FRANK_BACZEK@SBGLOBAL.NET	HEARING
Margot Steffenhagen	400 N. Impala DR	Steffenhagenm@gmail.com	hearing
Cheryl Distaso	135 S. Sunset ST	distaso@riseup.net	HEARING
Debra Jones	1608 Richards Pl.	purplepetunia@juno.com	hearing
Maria Goransson	127 S. Sunset	maria.goransson99@gmail.com	hearing
Valerie Vogeler	520 N. Taft Hill Rd	pv_vogeler@sbglobal.net	hearing
Carolyn Hill	321 Webb Ave	hillgossscaroline@gmail.com	hearing
NICOLE SWAN	311 Willow St Apt 202 80524	nicole.swan@gmail.com	hearing
Andrea Faudel	2022 W Vine Dr 80521	ashara1@aol.com	hearing
Mary Pat AARDDU	416 Webb	MPAARDU@Yahoo	hearing
JEFF	"	↑	hearing
Colin Fisker	1158 N. TAFT Hill Rd		hearing
Mary Beth Fisker	1158 N. TAFT Hill Rd.	mbofisher@gmail.com	hearing
ANDREW KEATS	532 N. IMPALA DR	aekteats7@gmail.com	HEARING

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Name	Mailing Address	Email and/or Phone	Reason for Attendance
Shirley Bearly	421 Irish Dr	smebearly@msn.com	SANC ON GR
PAUL MARRICK	1001 e. harmony	PAUL.MARRICK@SMA.IA.US	READ IN PAPER
Rebecca Powell	2850 McClelland #1801	rebecca.powell@coloradoan.com	News coverage
Josie Kincaid	375 Horseshoe Rd #4-103	jkincaid@universityinc.com	Support of the project

**New public comments submitted after the
postponed hearing in November 2023**

From: [Simon Cecil](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary Field Comments
Date: Sunday, July 14, 2024 6:22:20 PM

Good Evening,

I am writing in support of the development application at Sanctuary Green. As someone who was born and raised in the Northwest area of Ft. Collins this development is not only necessary but critical to efforts to keep home prices from continuing to spiral upward, to keeping property taxes reasonable, and to giving neighborhood schools a chance to avoid closure.

As someone wishing to move to the area and support my aging parents and young nieces I cannot overstate how supportive I am for building additional homes in the area. The possibility of building additional houses within walking distance of City Park and Old Town is a golden opportunity and the city should encourage as many units as possible to be completed in this space.

I am aware that a small but highly vocal contingent of people in the area are opposed to any kind of construction in the area. It's difficult to overstate how selfish, shortsighted, and dangerous these complaints are. Individuals who already have the luxury of owning homes in the area are raising a hue and cry and going so far as to litigate against the idea that other people will have a home nearby.

A failure to construct homes will contribute to housing prices continuing to spiral upward in Ft. Collins. In doing so it will make it ever harder for young families trying to buy a home and elders looking to downsize to find places to live. These high housing prices will also contribute to increased property tax burden on residents in the area. A failure to build homes will reduce city tax revenue and make it more challenging to provide good services to city residents.

Moreover, the failure to build homes comes with incredibly high human cost. As housing prices rise in response to constrained housing supply Ft. Collins can expect to see increased rates of homelessness. This will mean both that larger numbers of individuals are suffering from living without housing and also that stress on city healthcare, public services, and police services will rise. At the same time failing to build limits the number of good paying blue-collar construction jobs the city creates. Failing to build also accelerates the price of climate change by decreasing housing density and encouraging those who work in Ft. Collins to commute from Wellington, Timnath, Windsor, or Longmont.

The developer attempting to build these homes has made every effort to accommodate concerns. It has gone so far as to dramatically reduce the number of proposed homes in the project. This makes the project less profitable, but also much less beneficial for Ft. Collins by limiting the number of new homes the city will gain to house its residents and its workforce.

But this has done nothing to quiet opposition. The city faces an extortion problem. Well moneyed land owners in the area are inflating the values of their own homes by preventing new homes from being built. They exploit their wealth to drag out processes like this one and go so far as to hire mercenary law firms to sue home builders trying to create new homes in the area. While I have no doubt that these individuals will give the zoning board and city council it is imperative that the city not allow its future to be harmed by people angry about change. New homes are vital to protecting the future of Ft. Collins and making it an accessible city. The zoning board should approve this request to build homes post haste. It is only regrettable that the proposal does not include more homes.

It is the mark of a profoundly broken process that the city has allowed this development to remain in limbo as home prices spiral upward and tax burdens rise alongside. This process should have been completed years ago and the homes should have been built.

I hope the committee will at least do the small justice of approving the permit for this development.

-Simon Cecil

From: [Sanctuary Neighbor](#)
To: [Development Review Comments](#)
Cc: [Em Myler](#); [Andrew B. Pipes](#)
Subject: [EXTERNAL] No applicant presentation
Date: Sunday, July 14, 2024 5:41:56 PM

Hello,

This is meant to be a public comment for the Sanctuary on the Green hearing. We were told that the applicant has a new presentation that will be uploaded to the Our City site "shortly" five days ago. We were also told that supporting materials would be accepted up to 24 hrs before the hearing. However, it is not uploaded for public review, and there is less than 24 hours until the hearing.

Best,

Miranda Spindel

From: [phil fraser](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary Field
Date: Sunday, July 14, 2024 5:19:43 PM

To whom it may concern,

Do not go thru with your plans. It violates the standards defined in the Northwest Subarea Plan. I am a active voter.

From: [Michael J Ryan](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Comments from decades plus resident of n. Impala
Date: Sunday, July 14, 2024 4:01:24 PM

Good afternoon,

I'm submitting this comment in opposition of the development proposal in the natural area around our home.

My name is Michael Ryan and My wife and I have lived on North Impala for the last 12 or 13 years. We've grown to really love the area and we take advantage of the natural spaces regularly. Our neighborhood truly is one of the most charming, blue collar neighborhoods left in the city. When we moved here, there were a lot of older residents who cultivated this wonderful atmosphere and community based around the open spaces caused by the flood plain. Nature has taken the space over and is thriving. New, young families have moved in and the area is alive and busting with activity centered around the space surrounding our homes. The Red winged Blackbird is taking up residence along the creek, there's an abundance of frogs that populate the marshlands. When we walk on the trail or through the grass as many of our neighbors do, we are surrounded by thriving beautiful nature. Wildlife, tall grass and sky. This development proposal will not only ruin this habitat completely, but it will completely and irreversibly change the neighborhood and the way all of us go about our lives and the way we interact with the world around us. To artificially change the land in order to build more housing units on top of land that was already deemed unbuildable, is a fundamental crime against nature. It's going to affect home values, It's going to affect people's ability to rent properties. It will fundamentally change the neighborhood for the worse.

I urge you to please, leave this space as it is and build some place else.

Thank you for your time,
Michael and Nicole Ryan

From: [Cheryl Distaso](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Uphold the NW Subarea plan
Date: Sunday, July 14, 2024 1:09:24 PM

Hello Development Review-

I am writing to enter my opposition to the Sanctuary Field Development Project.

The Northwest Subarea plan was put in place, in part, to protect modest one story homes from having massive homes tower over them. In its current state, the development proposal does not adhere to that plan. Nothing in the development proposal addresses the country feel that the plan upholds. The development is incomparable.

Please reject the plan as submitted.

Thank you,

Cheryl Distaso

From: [Charles Kopp](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Comments on Sanctuary on the Green
Date: Sunday, July 14, 2024 12:40:46 AM

I'm writing to voice my strong support for the Sanctuary Field Neighborhood network that has been fighting hard in recent years to prevent their peaceful neighborhood from being spoiled by a big development that seems so out of character for this area. Although I don't live in this neighborhood, I often take walks there and greatly appreciate its charm, and I understand very well why the local residents are so up in arms about this.

This proposed development is yet another planned for the wrong place, and will very likely not result in the "affordable" housing intended, but just more high-priced market-rate housing. New housing should be targeted in areas where there isn't such conflict with existing neighborhood character, and where the locals are less adversely affected by it.

Sincerely,

Charles Kopp
Fort Collins

From: [John and Mary Hoover](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on The Green Comments
Date: Friday, July 12, 2024 7:53:23 PM

Mary Hoover
330 N Sunset St
Fort Collins, CO 80521
johnmaryhoover@live.com
720 556-5852

July 12, 2024

Hearing Officer
City of Fort Collins Planning Department
Fort Collins, CO 80522

RE: Opposition to the Proposed Development in Sanctuary on the Green

Dear Hearing Officer,

I am writing to express my strong opposition to the proposed development in Sanctuary on the Green, which includes plans for 212 homes, 425 parking spaces, and 3-story row houses. I believe that this development is not in alignment with the Northwest Subarea Plan and would have adverse effects on the surrounding community and environment.

The Northwest Subarea Plan, a product of extensive citizen-based input, reflects the shared values of the community, landowners, and businesses involved in the planning process. It outlines a vision for the area as a predominantly low-density residential space with a semi-rural heritage, including historic structures, small farms, natural areas, foothills vistas, and open fields. This vision is crucial in maintaining the unique character and country feel of the area, which is cherished by its residents.

The proposed development, with its high density and three-story row houses, is incongruent with the vision outlined in the Northwest Subarea Plan. It would disrupt the stability of existing neighborhoods, endanger the semi-rural heritage, and negatively impact the natural features and wildlife habitats in the area. The Plan emphasizes the importance of safeguarding these aspects of the community, which are fundamental to its identity.

Additionally, the Plan highlights the need for permanently protected open lands and connected trail corridors to provide better access to the foothills, Poudre River, and local

destinations. The proposed development would not only fail to protect these open lands but also obstruct the potential for their inclusion in the Puente Verde open space corridor, which is a direct contradiction to the vision set forth in the Plan.

The Northwest Subarea Plan also places a strong emphasis on community values such as independence and self-reliance. It encourages the involvement of citizens in shaping the future of the area, with the assistance of government, and respecting the rights of property owners. The proposed development, in its current form, does not align with these principles and the desire for citizen-led initiatives.

In summary, the proposed development in Sanctuary on the Green not only disregards the community's shared values and the vision outlined in the Northwest Subarea Plan, but it also neglects the need for responsible development that is compatible with the surrounding single-family homes, small farms, and open space. As a concerned resident, I implore you to consider these crucial factors and hold the City accountable for following its own rules and planning documents.

I respectfully request that the City of Fort Collins reevaluates the proposed development in light of the Northwest Subarea Plan and takes the necessary steps to ensure that any new development in the area is consistent with the community's vision for a low-density residential area that preserves its unique character.

Thank you for your attention to this matter, and I hope that you will make the decision that best serves the interests of the community and the environment.

Sincerely,

Mary Hoover

Laura M. Larson
320 N. Impala Dr.
Fort Collins, CO 80521

July 14, 2024

Dear Hearing Officer:

I am submitting this written comment to be part of the record for the hearing on July 15, 2024 for PDP 210018 - The Sanctuary on the Green development proposal. I have been an active member of the Sanctuary Field Neighborhood Network (SFNN) since 2018 when this development was first proposed and our neighborhood group formed. My property borders the northwest side of the site to be developed. I remain opposed to the development proposal because it is not in the interest of the "public good" (as required by LUC 1.2.2), does not comply with the compatibility requirements of the Land Use Code, and is in direct conflict with the Northwest Subarea Plan (NWSP), the guiding document for development in our area. A district court judge concluded in 2023 that the NWSP must be considered as the prevailing document, as part of the LUC, when reviewing any development proposals for this area. This proposal clearly does not comply with the NWSP and therefore should not be approved.

SFNN has remained engaged with the City through six years of development review processes, including meeting with City staff multiple times as the developer has submitted new iterations of his proposal. The proposal went before a Planning and Zoning Board (Type 2 hearing) where it was withdrawn by the developer at the last minute when he saw it would be denied by the Board for the explicit reason that the plan was incompatible with the neighborhood and with the NWSP. The developer subsequently made minimal changes to his proposal such that he was able to qualify for a Type 1 hearing, go around the local P & Z board, and because the City Attorney incorrectly advised the hearing officer that the NWSP did not have to be considered for a proposal to be approved, the project was thus approved in error. SFNN subsequently went through a City Council appeal process where the Council refused to consider the NWSP's guidance, and then to District Court, where a judge ruled in our favor and confirmed that the NWSP does in fact hold weight and must be adhered to in considering any development proposal in our area. This project was then remanded back to another Type 1 Hearing a year ago.

Since that court decision, the developer has asked to postpone the scheduled hearing very last minute, not once but three times. Each time the City staff granted the delay and has never held the developer to any standard for being given an extension, nor have they adhered to their own rules. Communication with the City's planning office has been challenging and their responses to our questions are often contradictory. When one of our members requested clarification of the "lapse date" the City had established for this proposal, the City planner informed us in writing that it was April 16th, 2024, based on the calculation of 180 days from the last documents received on Oct. 19, 2023. On April 16, City Planner Clay Frickey confirmed that he had heard nothing from the applicant and had not received an extension request. However, Clay subsequently provided contradicting information stating that because the developer had submitted a presentation in preparation for the November hearing date that they themselves asked to have postponed, the lapse date would be recalculated to May 1, 2024. On April 18, the

City made a new determination that an email the developer sent on November 29 could count as diligent pursuit of the application and the lapse date was then changed to May 27, 2024. After communication with the City Planning office, the applicant applied for a 180-day extension on April 22, 2024. On April 29, Clay Frickey informed us in writing that he had not yet made a decision on the extension request, and was still waiting for further information. Yet the applicant subsequently submitted a justification for extension document for this hearing that states the extension was approved on April 24, 2024.

Our neighborhood has diligently followed along as the City continues to change the very rules it established for project extensions. We have ample written documentation of these changes should they be needed, but the City has the same records. The preferential treatment given the developer by the City Planner should be acknowledged as improper.

In July of 2023, the District Court decision clearly stated that both the LUC and the NWSP must be applied in considering a development proposal's compatibility with our neighborhood, and the project must adhere to the standards that have been established by the NWSP for our area. Further, the judge's decision states that "*the more specific standard shall govern*". The judge's decision also gives the Hearing Officer the authority to decide what is, or is not, "*compatible*." While we understand that compatibility does not mean the "same as," it was designed to ensure sensitivity to maintaining the existing neighborhood character. Both the LUC and NWSP speak to what affects compatibility, "*including height, scale, lot sizes, setbacks, mass and bulk of structures*." This proposal is in no way compatible with our neighborhoods in any of these areas.

In your May 2022 decision, you specifically tasked the developer to work together with the neighborhood to address two main neighborhood sensitivity/compatibility concerns. Your decision recommended that the developer work together with the neighborhood "*in order to explore how the PDP/FDP may be modified to further reduce overall residential density and lower the height of the some of the proposed three-story single-family attached buildings to two-stories*." This has not happened. On the two occasions that the developer reached out to us over the past year, when asked if they were willing to lower the height of the buildings or reduce the density, they told us unequivocally "No." Their efforts to collaborate with us have been minimal, last minute, and without any intention of making the changes we have requested in writing and verbally for the past six years. (The email exchanges our group has had with the developer since the last hearing were submitted separately as public comment by Miranda Spindel.) The sentiment of neighbors to this development site was acknowledged as "*against this proposal*" at the last hearing. That remains unchanged because the proposal has not changed since the May 2023 hearing.

Here are the areas where this development proposal does not conform to the requirements for approval:

- Page 32 of the NWSP states that "*as new development occurs, it should be of low intensity to be compatible with the diversity and semi-rural feel of the area,*" and "*The Northwest Subarea will retain its character and integrity through the appropriate placement and density of new housing that is compatible with existing neighborhoods.*"

- This is not a low intensity proposal and the neighborhood is strongly opposed to it because it is not compatible with our existing homes. All the homes that abut the proposed building site are single story, average 1050 square feet, and the majority are no more than 12 feet tall. This proposal does not conform to the requirement for compatible building mass, nor any of the other criteria for compatibility.
- The City interpreted their own LUC to establish height requirements for single family attached housing with more than three units. LUC Section 4.5 E.3. states that the maximum height of one-, two- and three-family dwellings shall be two and one-half (2.5) stories. This is not applicable to buildings that contain 4 or more dwelling units because the code has separate guidance for multifamily dwellings in an LMN district. This proposal is only allowed to go through a Type 1 Hearing vs. a Type 2 Planning and Zoning board process because the applicant removed “multifamily housing” and replaced it with five unit attached row homes. Both the applicant and the city are citing multifamily housing code in their interpretation of allowable building heights. The current proposal calls for 3-story row homes that with grading, will stand 45 feet tall, **over 3 times the height of any of the surrounding homes. This proposal should have required a Type 2 hearing. The applicant should not be allowed to include three story buildings (NWSP states that two stories are the maximum). They also should not be allowed to circumvent the correct development review process here and mis-apply the applicable code to their benefit.**

From the developer’s proposal:

- *INTERPRETATION: What is the maximum building height for a 4-unit or larger single-family attached dwelling in the L-M-N zone district?*

Section 4.5(E)(3) specifically references only one-, two- and three family dwellings. Per Section 5.1.2, a 4-unit building with each unit on a separate lot could potentially meet definition of either multi-family or single-family attached. Further, a 4-unit or larger single-family attached building would look and function much like a multi-family building with a comparable relationship to adjacent buildings or land uses.

CONCLUSION: 4.5(E)(4) would be applicable to buildings containing 4 or more single-family attached units. The maximum building height, per Section 4.5(E)(4)(d) is three stories.

Page 47 of the NWSP outlines goals for the Design and Placement of Buildings in ALL AREAS. This applies to LMN areas, despite the developer leaving this out of their analysis.

- House sizes should relate to lot sizes so that the building does not dominate. **The developer’s own analysis of the NWSP demonstrates that Sanctuary on the Green would have the largest building footprint in relation to the smallest lot size compared to any of the surrounding properties.**
- The NWSP states that the size of buildings must relate to lot sizes and adjacent properties (e.g., 2 stories maximum next to single story homes, with 1 story preferred

near the edge of property or no more than 20% difference in height.) Taller and larger structures must be located on interior portions of a site, screened from adjacent developments or public rights-of-way. The proposal calls for 3 story row house buildings that will be 45 feet high once grading is done and that do not relate in size or character to any adjacent property. They are located directly next to single-story homes, in violation of this requirement. The buildings will obstruct views of the foothills, which is in direct conflict with the NWSP guidelines. The developer has been asked numerous times in writing to reduce and/or relocate these high-density buildings to the interior of the development site but has consistently ignored our neighborhood's request in every new iteration of the development proposal.

In conclusion, there is no way that this development can be considered compatible with our neighborhoods. The City should never have allowed this proposal with these massive buildings to proceed in our area and I respectfully ask you to listen to the neighbors who border this project, adhere to the Northwest Subarea Plan, and deny the Sanctuary on the Green proposal.

Sincerely,

Laura M. Larson

Public Comment – Sanctuary on the Green, PDP210018

Submitted July 14, 2024

I am an adjacent property owner and I strongly oppose this development proposal. My written comments from November 1, 2023 are in evidence and still stand, and I expect the Hearing Officer to specifically address them in his ruling, as well as my new objections contained herein. I will reiterate my key points from November 1, 2023 and provide additional evidence that has arisen in the eight months subsequent to the developer cancelling the previous hearing 24 hours before it was to occur.

1. I reiterate my objection to the legitimacy of the application.
2. The process by which this development was moved out of a Type 2 hearing and into a Type 1 hearing was a violation of due process. The City treated this latest proposal, unchanged since 2021, as both a new application and an old application *simultaneously*, for the sole purpose of benefitting the applicant.
3. I reiterate my objection to this Hearing Officer making the ruling on this proposal. The developer cancelled the originally scheduled September 14, 2023 re-hearing due to a conflict of interest with the developer's attorney. This was the same attorney who represented the developer at the first Type 1 hearing, under this same Hearing Officer. This conflict of interest has never been explained. It raises serious concerns about the impartiality of the Hearing Office.
4. This development has never properly gone through development review with City Staff trained on the provisions of the Northwest Subarea Plan (NSP). Subsequent to the judge's ruling that NSP is an integral part of city code, the City has only tried to cobble together justifications for conformity with NSP after the fact. In reality, evidence presented below demonstrates that City Staff continues to not be trained regarding NSP and continues to ignore it.
5. I reiterate that the City and developer are violating the predictability standard set forth in NSP. Additional evidence below.
6. I continue to dispute the density calculations being used by both City and developer. Nearly half of this property is unbuildable. By their logic, a 41 acre parcel with a single buildable acre could have 212 units and result in the same density. This is utterly irrational.
7. The false interpretation of "compatible" by the City and developer is further addressed below.
8. I reiterate my dire concern about the floodplain issues. If this development proceeds as planned and there is a repeat of the 1997 Spring Creek flood event, I can just about guarantee that every property on N Impala Drive is going to flood because of this. Who will be held accountable?

Here are additional objections and evidence subsequent to November 1, 2023.

Related to #1 above, in the Request for Extension of Development Application, the applicant states "Note that the below Applicant is 100% owner of Solitaire Homes, LLC and Solitaire Homes East, LLC, which are the owners of the property that is the subject of the Sanctuary on the Green project." This application extension is then signed giving the "Owner Applicant" as Solitaire Fort Collins, LLC and is signed by P. David Pretzler.

This is a falsehood. Neither Mr. Pretzler nor Solitaire Fort Collins LLC are the owners of the property, nor are they the owners of either Solitaire Homes, LLC or Solitaire Homes East, LLC. The statement that the signatory on this document is the 100% owner of the

property is false. This extension request should not have been accepted as legitimate.

The subjective way that this extension was granted was irrational. The key aspect of city code in the granting of extensions is that the application "must be diligently pursued." The Merriam-Webster definition of "diligent" is "characterized by steady, earnest, and energetic effort."

City Staff formally informed neighbors that the deadline to file such extension, after some deliberation, would be April 16, 2024, based on a date of October 19, 2023. After that deadline had passed and the application should have expired, suddenly the start of the 180 day clock began November 29, 2023 instead. This supposed evidence of "steady, earnest, and energetic effort" – a letter from the ditch company after being goaded by the City to provide it – is cherry-picking and a contortion of the definition of diligent for the sole purpose of benefiting this developer. In fact, the preponderance of evidence indicates that this developer has done the opposite of a "steady, earnest and energetic effort." To my knowledge the only substantive things they have done over the past *two years* is prepare presentation materials and briefly respond to citizen comments, while at the same time cancelling hearings on September 14 and November 30, 2023 on their own whim, and then doing absolutely nothing to "diligently pursue" the application for eight months.

Relevant is also that this Hearing Officer, in his May 16, 2022 ruling, directed this developer to "continue to engage with surrounding property owners and City Staff during final development plan review in order to explore how the PDP/FDP may be modified to further reduce overall residential density and lower the height of the some of the proposed three-story single-family attached buildings." The developer has done absolutely nothing to abide by this. Only in the past few weeks did the developer offer to meet with neighbors, but was adamant that the proposal would not change. How can such a refusal possibly be construed as constructive engagement? It was clearly done at the 11th hour so that the developer can pretend that they are attempting to work with the neighbors, and portray them as inflexible. How does this Hearing Officer feel about this developer disregarding his instructions, for more than two years?

The preponderance of evidence indicates that this developer has only sought to delay this hearing and avoid making any real progress, for over a year since the judge's remand. Their effort has been the opposite of "steady, earnest, and energetic", and both the City and the developer are cherry-picking their own definition of city code. The granting of application for extension by the City was a capricious and arbitrary decision. Meanwhile in this regard, the City has allowed them to drag their feet. The reason for this and the City's complicity is obvious.

Related to #4 above, I sat in on a preliminary review that occurred on April 18, 2024 regarding a proposal to develop the parcel across Taft Hill and roughly at the intersection with Laporte Ave. This parcel is within the boundaries of NSP, and involves wanting to build a four-story senior living facility on the site. I also reviewed the written comments by City Staff following this meeting. *Not a single person* on City Staff mentioned the requirements of NSP, verbally or in writing, despite the fact that this site is specifically called out in the NSP as being the future location of a community center (Northwest Subarea Plan, page 19).

The City never applied the requirements of NSP while reviewing the subject development prior to approval, and as evidenced above, despite the judge's ruling, *City Staff continues to ignore it.*

Now let's turn to the development itself and my objections under #5 and #7 above. This is supposed to represent the existing homes on Impala Drive, taken from the developer's November 2023 hearing materials, looking north, and I guess is supposed to demonstrate how compatible the development is. But what is that building in the upper center, hiding in the shadows?



Below, the left arrow is my house. Notice how large it looks in relation to the building under the right arrow. The developer has deliberately exaggerated the size of the homes along Impala Dr and made their own building appear small and almost invisible. I can only guess that they blocked existing homes at the highest roof pitch to make the building masses appear twice as big as they actually are. I present this mainly as an example of the kind of deception that we've dealt with from this developer for years. The developer clearly has the ability to accurately portray the proposed development and adjoining neighborhoods.



Below is what the neighborhood actually looks like, from a similar perspective but looking east. The red arrow is my house. Bellwether Farms is at the middle left.



This is exactly what that tiny shadow building from the previous slides will look like in relation to my house if this development is approved. It is arguably **five times** the building mass of the **total of three** adjacent homes!



This proposal violates the Predictability standards set forth in City Code. "The Framework Plan creates predictability in what type and intensity can be expected for neighboring properties." I was fully aware of the NSP when I invested in my property 12 years ago. I was also fully aware that the adjoining property was private and would probably be developed in the future. **I made this purchase dependent upon any development adhering to the NSP** - low density, compatibility with the existing neighborhoods, maintaining the country feel and rural atmosphere. The emphases on the lines below were added by the judge in his ruling.

PURPOSE OF THE FRAMEWORK PLAN

"The Framework Plan proposes land uses for areas that may develop in the future. Having a plan in place for the area guides the City and County as to whether future proposed developments are appropriate. The Framework Plan also creates some level of **predictability in what type and intensity can be expected for one's own property as well as neighboring properties.**" (Emphasis added.)

EXISTING NEIGHBORHOODS

"The Plan does not promote change in existing neighborhoods: they will remain in the current configuration and pattern. **One of the primary objectives of the Framework Plan is to ensure that future development is compatible with the density uses and character of existing neighborhoods...**" (Emphasis added.)

These elements of the NSP are not "aspirational", as was cynically argued in court by the City attorney. These are **primary objectives**. The city and county citizens spent a year

and a half ironing out these primary objectives, and city council approved them *unanimously*. My decision to purchase this property was directly dependent on the City adhering to these principles. **Given the explicit goals expressed in the NSP, no rational person could predict that 100 feet from my property would be a wall of three story 12000 square foot buildings.** This is exactly the kind of development that the NSP sought to prevent. Predictability first and foremost applies to the existing property owners in their existing, well-established neighborhoods. It does not mean that a developer can predict that the City will manipulate the process and the clear intent of the NSP in order to appease a developer who doesn't live here, has never lived here, and never will live here. I however will be stuck with this egregious violation of the NSP for as long as I own this property.

This is the poster child of incompatibility (below). Any decision to the contrary is without reason, and would be capricious and arbitrary. For all the reasons stated, I urge this Hearing Officer to reject this proposal, and allow the citizens to meaningfully collaborate with any developer of this property within the primary directives of the Northwest Subarea Plan.



Kevin Bailey
408 N Impala Dr

Seth McEwan
324 N Impala Dr
Fort Collins Co 80521
720-955-4135
July 14th, 2024

Attn:

Hearing Officer
City of Fort Collins Planning Department

RE: Opposition to the Proposed Development, Sanctuary on the Green

Dear Hearing Officer,

I am writing to express my strong opposition to the proposed development, Sanctuary on the Green, which includes plans for 212 homes, 425 parking spaces, and 3-story row houses. I believe that this development is not in alignment with the Northwest Subarea Plan and would have adverse effects on the use and enjoyment of my home which shares a property line with the proposed development.

The Northwest Subarea Plan, a product of extensive citizen-based input, reflects the shared values of the community, landowners, and businesses involved in the planning process. It outlines a vision for the area as a predominantly low-density residential space with a semi-rural heritage, including historic structures, small farms, natural areas, foothills vistas, and open fields. This vision is crucial in maintaining the unique character and country feel of the area, which is cherished by its residents.

The proposed development, with its high density and three-story row houses, is incongruent with the vision outlined in the Northwest Subarea Plan. It would disrupt the stability of existing neighborhoods, endanger the semi-rural heritage, and negatively impact the natural features and wildlife habitats in the area. The Plan emphasizes the importance of safeguarding these aspects of the community, which are fundamental to its identity.

Additionally, the Plan highlights the need for permanently protected open lands and connected trail corridors to provide better access to the foothills, Poudre River, and local destinations. The proposed development would not only fail to protect these open lands but also obstruct the potential for their inclusion in the Puente Verde open space corridor, which is a direct contradiction to the vision set forth in the Plan.

The proposed development neglects the need for responsible development that is compatible with the surrounding single-family homes, small farms, and open space. As a concerned resident, I implore you to consider these crucial factors and hold the City accountable for following its own rules and planning

documents.

I respectfully request that the City of Fort Collins consider the proposed development in light of the recent judicial remand instructing that the Northwest Subarea Plan be given due weight in the process and take the necessary steps to ensure that any new development in the area is consistent with the community's vision for a low-density residential area that preserves its unique character.

The developer has argued that they are in compliance with the requirements for density by citing their total number of homes per acre, however this is a gross mischaracterization of the real lived experience of density in a development like this. No one in Sanctuary on the Green will find sanctuary in outdoor spaces on their own property. These postage stamp lawns will not allow any of the new residents to own chickens or have gardens. They will have to recreate in shared common spaces and use of their own property will be limited by design almost strictly to the indoor spaces which comprise the bulk of each lot. This is a high density, urban lifestyle clearly inconsistent with the surrounding neighborhoods. I hope you will find the following analysis helpful in seeing what I mean.

Study sample boundary:



Solitaire lot sizes are grossly smaller than existing homes

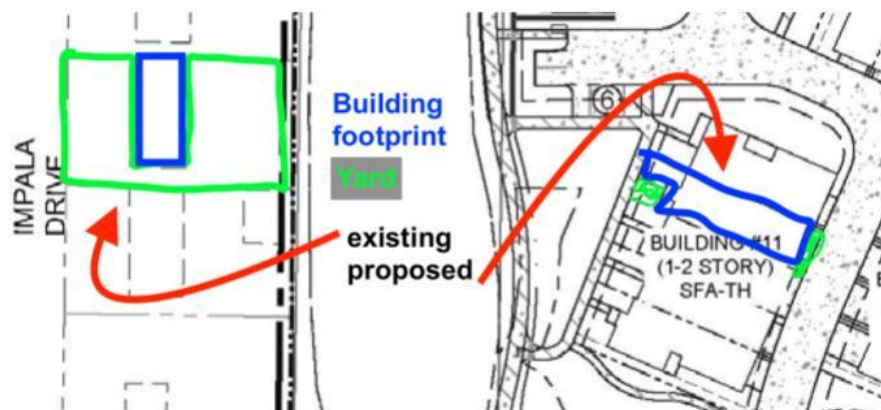
Size of 209 Solitaire lots		Size of 47 existing, adjacent lots		Difference
Median	2468 sq ft	Median	9528 sq ft	26%
Average	2665 sq ft	Average	18,250 sq ft	15%
Minimum	1430 sq ft	Minimum	4,933 sq ft	29%
Maximum	5814 sq ft	Maximum	13,3641 sq ft	4%

- Lots in the proposed development will range from 4% to 29% of the square footage owned by any of their neighbors.
- The median lot size is almost 75% smaller than that of the surrounding, existing homes.
- $p = 0.000039$ indicating a high degree of statistical significance.

Building mass and structure to lot size ratios

47 existing homes	Lot size sq ft	Building sq ft	ratio
Median	9528	1320	13%
Average	18250	1588	17%
Minimum	4933	624	1%
Maximum	133641	3521	58%

- For the most part, homes in existing neighborhoods enjoy greater than 80% of the square footage of their property as outdoor/yard space when compared to their indoor square footage.
- It is not possible to make a statistical comparison to the new development as square footage for the new construction has not been provided, but visual comparison reveals a stark difference with none of the proposed homes leaving even 50% of the lot as yard/outdoor space.



- By visual estimate 80 to 90% or more of almost every new home lot will be utilized for improvements.
- This is a grossly different lifestyle than that appreciated by the surrounding neighborhoods which have chickens, gardens and the opportunity to enjoy and recreate outdoors on their own properties.

Thank you for your attention to this matter, and I hope that you will make the decision that best serves the interests of the community and your constituency by rejecting this development proposal.

Thank you for your time and consideration,

Best regards,

Seth McEwan

Amanda Warren Martin
2320 Tarragon Lane
Fort Collins, CO 80521
amandabwarren@gmail.com
785-760-4429
July 12, 2024

Hearing Officer
City of Fort Collins Planning Department
Fort Collins, CO

RE: Opposition to the Proposed Development for Sanctuary on the Green

Dear Mr. Marcus McAskin,

I oppose the proposed development of Sanctuary on the Green. Here are three of the reasons:

1. The Northwest Subarea Plan – This plan is not in alignment with Northwest Subarea Plan that the City and County jointly adopted for the region in 2006. There are many reasons it violates this plan, but I'd like to highlight one in particular: The developer has falsely claimed that West Vine Bungalows (a development that borders Sanctuary on the Green property to the North) has 3-story homes within that community. There are no 3-story homes in that neighborhood. The four homes on Tarragon Lane they identified as being 3-story are in fact <2,500 sq. foot 2-story single family homes with walk-out basements. This is blatantly misleading to justify building 3-story row houses on the property and thus violates the Northwest Subarea Plan.

2. Density – A significant amount of this property is not suitable for building, a large overflow area covers at least one acre of the Southwest part of the property and can not be built upon. The New Mercer Ditch and levee also runs right through the middle of the property, but the developer has calculated it by the total area, not the build-able area. Obviously the number of units would be substantially smaller if this was taken into account. To my knowledge, no one has scrutinized this important factor. As a member of the Planning and Zoning Committee remarked when they visited the site, "This is as a complicated piece of land to even think about building on."

3. Missed Application Deadline – April 16, 2024 was the deadline for the developer to request an extension before the Sanctuary on the Green proposal officially lapsed. Per the City Planner that deadline came and went and no extension request was received. This date was set by the city. Based on the Land Use Code, the developer's application would lapse in 180 days - on April 16, 2024 - if they did not show they were diligently pursuing it. There was no contact between the city and developer. None. Zero. The City Planner then sent an email to the developer to inquire about the lapse and the developer argued that they sent an email on November 1, 2023 which constitutes "diligently pursuing" the proposal. This email was sent to cancel the Type I Hearing (one day before the hearing, no less). The developer and city then decided a different date by which to calculate the 180 days and yet again moved the goalposts in favor of the developer. This was clearly a violation of the Land Use Code and the city showed unjust preferential treatment to the developer. How was this allowed to happen?

I respectfully thank you for taking the time to consider these comments, and I hope that you will make the decision that best serves the interests of the community.

Sincerely,

Amanda Warren Martin

From: kaoh53@aol.com
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on the Green development
Date: Friday, July 12, 2024 11:53:28 AM

Hello,

My name is Karen Allen, and I live at 150 Frey Ave, just off Laporte Ave, about a half mile from the proposed development. I've written before about the planned housing, and although I was pleased to see that the proposed density has been reduced a bit, I still am in opposition to the amount of multi-family housing proposed.

I understand the Fort Collins has a housing shortage -- especially that of affordable housing. But the city is also attempting to reduce sprawl and get as close as possible to being carbon neutral, and I think this proposal hinders more than helps on both counts.

First, Taft Hill Road and Laporte Ave are not equipped to handle more traffic. Speeding is already an issue on both streets, and accidents are fairly common.

Second, I've heard a lot about the desirability of walkable neighborhoods and 15-minute cities, and that would be a stretch for this neighborhood. Laporte is currently under renovation -- and eventually will be a more pleasant walk/bike experience, but Taft Hill is a pedestrian's nightmare, lacking sidewalks, or having only narrow outdated sidewalks where traffic whizzes right by your head. (I have tripped several times on the berm just north of the proposed development on my way to the Puente Verde Natural Area.)

Public transportation in this area is sparse, and so are walkable commercial and service sites. Salud on LaPorte has been inactive for a while, so there are no medical facilities within walking distance. The King Soopers at Taft Hill and Elizabeth is a very unpleasant walk through traffic from the site, leaving only the 7/11 at the corner of Taft Hill and LaPorte where residents could walk to.

I am not against development. But I believe multi-family, dense complexes should be near established transportation corridors, or much closer to I-25 access.

Thank you very much.

Sincerely,
Karen Allen
150 Frey Ave.
Fort Collins, Co. 80521
703-409-0159

From: [Sanctuary Neighbor](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Lapse emails
Date: Friday, July 12, 2024 11:54:11 AM
Attachments: [Lapse emails.pdf](#)
[Oct 16 lapse set.pdf](#)

Hi Development Review,

Could you please include each of these two strings of emails as part of public comment for the July 15 Sanctuary on the Green hearing?

"October 16 lapse set" - the City established the 180 day deadline as April 16, 2024

"Lapse emails" - this is the back and forth between myself and Clay Frickey, City Planner, checking in each month about whether the developer was diligently pursuing their application. As one can see, the city established April 16th as the 180 day lapse deadline. When that deadline occurred, the developer and the city decided to change the deadline to May 27, 2024. One can also see in this exchange that the City Planner informed me no extension had been granted as of April 29, 2024, yet the extension request document was apparently signed by the city on April 24, 2024.

Please also include this cover comment with each email attachment.

Thank you,

Miranda Spindel

Clay Frickey <cfrickey@fcgov.com> Tue, May 14, 5:32 PM

to me, Andrew, Em

Hi Miranda,

The applicant requested the new hearing within the timeframe they needed to without getting an extension.

Yes, the plan will remain the same for this hearing as the previous one. Here's a quick overview of the procedure:

1. Hearing Officer calls meeting to order
2. Staff provides an overview of the project
3. Applicant presents the project
4. Staff provides analysis of how the project complies or does not comply with the Land Use Code
5. Hearing Officer asks clarifying questions
6. Public comment
7. Hearing Officer asks clarifying questions
8. Adjourn hearing

The Hearing Officer will also provide an overview of the hearing when we start. I will also note the Hearing Officer has two weeks to render a decision so we will not have a decision the night of the hearing.

Thanks,

Clay

.....
Clay Frickey
Pronouns: he/him
Planning Manager
[City of Fort Collins](#)
281 N College Ave.

970-416-2625 office
cfrickey@fcgov.com

From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Sent: Monday, May 13, 2024 5:12 PM
To: Clay Frickey <cfrickey@fcgov.com>
Cc: Andrew B. Pipes <andrew@frascona.com>; Em Myler <emyler@fcgov.com>
Subject: [EXTERNAL] Re: Checking in

Thanks for the update.

Can you confirm that the extension was granted to the applicant, and their justification for it?

Also can you confirm that the plan will remain the same and the time and procedure for the hearing?

Thank you,

Miranda

On Monday, May 13, 2024, Clay Frickey <cfrickey@fcgov.com> wrote:

Miranda,

I wanted to let you know that the applicant has a new date for their hearing. We have scheduled the hearing for July 15th at City Hall.

Thanks,

Clay

.....
Clay Frickey
Pronouns: he/him
Planning Manager
[City of Fort Collins](#)
281 N College Ave.
970-416-2625 office
cfrickey@fcgov.com

From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Sent: Monday, April 29, 2024 1:07 PM
To: Clay Frickey <cfrickey@fcgov.com>
Cc: Andrew B. Pipes <andrew@frascona.com>; Em Myler <emyler@fcgov.com>
Subject: [EXTERNAL] Re: Re: Re: Re: Re: Re: Re: Re: Re: Re: Checking in

Thank you for clarifying. And they have until when to provide this to you?

Miranda

On Mon, Apr 29, 2024 at 12:41 PM Clay Frickey <cfrickey@fcgov.com> wrote:

Hey Miranda,

I am still waiting for further information.

Thanks,

Clay

.....
Clay Frickey
Pronouns: he/him
Planning Manager
[City of Fort Collins](#)
281 N College Ave.
970-416-2625 office
cfrickey@fcgov.com

From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Sent: Monday, April 29, 2024 12:31 PM
To: Clay Frickey <cfrickey@fcgov.com>
Cc: Andrew B. Pipes <andrew@frascona.com>; Em Myler <emyler@fcgov.com>
Subject: [EXTERNAL] Re: Re: Re: Re: Re: Re: Re: Re: Re: Checking in

Hi Clay,

Can you clarify if the formal extension request is complete or if you are waiting for further information from the developer before May 27th?

Miranda

On Fri, Apr 26, 2024 at 10:04 AM Clay Frickey <cfrickey@fcgov.com> wrote:

Hey Miranda,

I will be the person signing off on the extension request. I will let you know once I've made a decision.

Thanks,

Clay

.....
Clay Frickey
Pronouns: he/him
Planning Manager
[City of Fort Collins](https://www.cityoffortcollins.com/)
281 N College Ave.
970-416-2625 office
cfrickey@fcgov.com

From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Sent: Wednesday, April 24, 2024 12:23 PM
To: Clay Frickey <cfrickey@fcgov.com>
Cc: Andrew B. Pipes <andrew@frascona.com>; Em Myler <emyler@fcgov.com>
Subject: [EXTERNAL] Re: Re: Re: Re: Re: Re: Re: Re: Re: Checking in

Thanks for the update - please let us know the decision. Who is the decision maker that will approve the extension?

On Tue, Apr 23, 2024 at 12:10 PM Clay Frickey <cfrickey@fcgov.com> wrote:

Miranda,

Yesterday we received a formal extension request from the applicant for Sanctuary on the Green. I will let you know what our decision is for this extension request. If approved, this would extend the project's lapse date from May 27 to September 24.

Thanks,

Clay

.....
Clay Frickey
Pronouns: he/him
Planning Manager
[City of Fort Collins](#)
281 N College Ave.
970-416-2625 office
cfrickey@fcgov.com

RE: Re: Re: Re: Re: Re: Re: Re: Checking in

Inbox



Clay Frickey <cfrickey@fcgov.com> Thu, Apr 18, 5:25 PM

to me, Andrew, Em

Miranda,

I had a chance to connect with our attorney today to discuss Sanctuary on the Green. The applicant also sent us another e-mail dated November 29, 2023 that thought should count towards fulfilling the requirements of the lapse provision to keep their project active. Our attorney's opinion is that the correspondence from November is evidence the applicant was diligently pursuing approval of their development application. Due to that, we are calculating the 180 lapse window from November 29, 2023. This means the lapse date is May 27, 2024.

I will let you know if I hear anything else from the applicant.

Thanks,

Clay

.....
Clay Frickey
Pronouns: he/him
Planning Manager
[City of Fort Collins](#)
281 N College Ave.
970-416-2625 office
cfrickey@fcgov.com

From: Clay Frickey
Sent: Wednesday, April 17, 2024 5:20 PM
To: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Cc: Andrew B. Pipes <andrew@frascona.com>; Em Myler <emyler@fcgov.com>
Subject: RE: [EXTERNAL] Re: Re: Re: Re: Re: Re: Re: Re: Checking in

Hi Miranda,

I sent an e-mail earlier this afternoon letting the applicant know that according to our records, it has been more than 180 days and we have not received an updated submittal or request for an extension. Due to that, I informed the applicant team that the project is lapsed. I mentioned that if they think this is in error that they can reach out to discuss with me.

Since I sent that e-mail out, the applicant sent me an e-mail dated November 1, 2023 that had their presentation for the previously scheduled hearing attached. The applicant is arguing that the presentation for the hearing demonstrates they were actively working towards seeking approval for their project and that the 180 lapse date should be calculated from November 1, 2023.

I need to discuss this all with our attorney. I will respond with a determination as soon as I am able.

Thanks,

Clay

.....
Clay Frickey
Pronouns: he/him
Planning Manager
[City of Fort Collins](#)
281 N College Ave.
970-416-2625 office
cfrickey@fcgov.com

From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Sent: Wednesday, April 17, 2024 12:05 PM
To: Clay Frickey <cfrickey@fcgov.com>
Cc: Andrew B. Pipes <andrew@frascona.com>; Em Myler <emyler@fcgov.com>
Subject: [EXTERNAL] Re: Re: Re: Re: Re: Re: Re: Checking in

Thanks Clay

So that confirms the Sanctuary on the Green proposal has lapsed and if they want to proceed they must start the development review process anew?

Miranda

On Wed, Apr 17, 2024 at 11:54 AM Clay Frickey <cfrickey@fcgov.com> wrote:

Hey Miranda,

I've not received an extension request and the Development Review Coordinator has not either.

Thanks,

Clay

.....
Clay Frickey
Pronouns: he/him
Planning Manager
[City of Fort Collins](#)

[281 N College Ave.](#)
970-416-2625 office
cfrickey@fcgov.com

From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Sent: Wednesday, April 17, 2024 09:00
To: Clay Frickey <cfrickey@fcgov.com>
Cc: Andrew B. Pipes <andrew@frascona.com>; Em Myler <emyler@fcgov.com>
Subject: [EXTERNAL] Re: Re: Re: Re: Re: Re: Checking in

Could you update this morning please?

Thanks so much

Miranda

On Tue, Apr 16, 2024 at 2:58 PM Clay Frickey <cfrickey@fcgov.com> wrote:

Hey Miranda,

I still haven't heard anything from the applicant. Today is the final day for them to submit an extension request to us. I will let you know either later today or tomorrow if we receive an extension request or not.

Thanks,

Clay

.....
Clay Frickey
Pronouns: he/him
Planning Manager
[City of Fort Collins](#)
[281 N College Ave.](#)
970-416-2625 office
cfrickey@fcgov.com

From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Sent: Tuesday, April 16, 2024 11:18 AM
To: Clay Frickey <cfrickey@fcgov.com>
Cc: Em Myler <emyler@fcgov.com>; Andrew B. Pipes <andrew@frascona.com>
Subject: [EXTERNAL] Re: Re: Re: Re: Re: Checking in

Hi Clay and Em,

I am checking in (again) to see if there has been any request for an extension from the developer of Sanctuary on the Green. I believe the proposal expires today, if not.

Thank you for an update.

Miranda Spindel

On Tue, Apr 2, 2024 at 10:20 AM Clay Frickey <cfrickey@fcgov.com> wrote:

Hey Miranda,

The Land Use Code allows the applicant to request one additional 60 day extension. The applicant would need to submit an extension request to us prior to the lapse date to get another extension.

Thanks,

Clay

.....
Clay Frickey
Pronouns: he/him
Planning Manager
[City of Fort Collins](#)
[281 N College Ave.](#)
970-416-2625 office
cfrickey@fcgov.com

From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Sent: Monday, April 1, 2024 2:40 PM
To: Clay Frickey <cfrickey@fcgov.com>
Cc: Em Myler <emyler@fcgov.com>
Subject: [EXTERNAL] Re: Re: Re: Re: Checking in

Is it safe to assume their application will expire in two weeks?

On Mon, Apr 1, 2024 at 2:17 PM Clay Frickey <cfrickey@fcgov.com> wrote:

Hey Miranda,

I have not heard anything from the applicant.

Thanks,

Clay

.....
Clay Frickey
Pronouns: he/him
Planning Manager
[City of Fort Collins](#)
[281 N College Ave.](#)
970-416-2625 office
cfrickey@fcgov.com

From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Sent: Monday, April 1, 2024 2:17 PM
To: Clay Frickey <cfrickey@fcgov.com>
Cc: Em Myler <emyler@fcgov.com>
Subject: [EXTERNAL] Re: Re: Re: Checking in

Hi Clay and Em,

Just checking in to see if you have heard anything from the applicant since last month?

Thanks,

Miranda

On Wed, Mar 6, 2024 at 8:44 AM Clay Frickey <cfrickey@fcgov.com> wrote:

Hey Miranda,

We've not heard anything from the applicant.

Thanks,

Clay

.....
Clay Frickey
Pronouns: he/him
Planning Manager
[City of Fort Collins](#)
[281 N College Ave.](#)
970-416-2625 office
cfrickey@fcgov.com

From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Sent: Wednesday, March 6, 2024 8:44 AM
To: Clay Frickey <cfrickey@fcgov.com>
Cc: Em Myler <emyler@fcgov.com>
Subject: [EXTERNAL] Re: Re: Checking in

Hi Clay and Em,

Just doing my monthly check-in to see if the developer for Sanctuary on the Green has been in touch with the City about their application?

Thanks,

Miranda

On Wed, Feb 7, 2024 at 12:54 PM Clay Frickey <cfrickey@fcgov.com> wrote:

Hey Miranda,

Nothing new for Sanctuary on the Green.

Thanks,

Clay

.....
Clay Frickey
Pronouns: he/him
Planning Manager
[City of Fort Collins](#)
[281 N College Ave.](#)
970-416-2625 office
cfrickey@fcgov.com

From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Sent: Wednesday, February 7, 2024 11:46 AM
To: Clay Frickey <cfrickey@fcgov.com>
Cc: Em Myler <emyler@fcgov.com>
Subject: [EXTERNAL] Re: Checking in

Hi Em and Clay,

Just touching base to see if anything has transpired since last month in regard to the Sanctuary on the Green application?

Thanks,

Miranda Spindel

Sanctuary Field Neighborhood Network

Steering Committee Member

On Tue, Jan 2, 2024 at 2:03 PM Clay Frickey <cfrickey@fcgov.com> wrote:

Hey Miranda,

I have not heard anything from the applicant team.

Thanks,

Clay

.....

Clay Frickey
Pronouns: he/him
Planning Manager
[City of Fort Collins](#)
281 N College Ave.
970-416-2517 office
cfrickey@fcgov.com

From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Sent: Tuesday, January 2, 2024 1:17 PM
To: Clay Frickey <cfrickey@fcgov.com>; Em Myler <emyler@fcgov.com>
Subject: [EXTERNAL] Checking in

Hi Clay and Em,

I am just touching base to see if there has been any indication from the developer as to planned next steps for Sanctuary on the Green?

Thanks,

Miranda Spindel

Sanctuary Field Neighborhood Network

Steering Committee Member



Thank you for the update.
Thank you for the clarification.
Thanks for the quick response.

RE: Re: Re: FW: Sanctuary Hearing Continuance

Inbox



Clay Frickey <cfrickey@fcgov.com> Mon, Dec 4, 2023, 10:27 AM

to me, Em, Andrew

Hey Miranda,

The applicant submitted two new documents to us on October 19. 180 days from October 19 would be April 16, 2024.

Thanks,

Clay

.....

Clay Frickey
Pronouns: he/him
Planning Manager
[City of Fort Collins](#)
281 N College Ave.
970-416-2517 office
cfrickey@fcgov.com

From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Sent: Sunday, December 3, 2023 6:12 PM
To: Clay Frickey <cfrickey@fcgov.com>
Cc: Em Myler <emyler@fcgov.com>; Andrew B. Pipes <andrew@frascona.com>
Subject: [EXTERNAL] Re: Re: FW: Sanctuary Hearing Continuance

Thank you for this information.

Can you tell me when the clock starts for this proposal to be considered inactive/180 days from?

Thanks

Miranda

On Thu, Nov 30, 2023 at 9:22 AM Clay Frickey <cfrickey@fcgov.com> wrote:

Hey Miranda,

We have a lapse provision in our Land Use Code that requires applicants to diligently pursue approval of their plans. If an application is inactive for 180 days, the application lapses and they would have to start the development review process over. Applicants can request an extension of 120 days and one more extension of 60 days. Other than the lapse provision there isn't anything in the Land Use Code that dictates when we must take applications to a hearing or how many times we may re-schedule hearings.

We will continue to keep you in the loop on when there might be a re-scheduled hearing. The applicant did not provide us a date or timeframe when they think they'll want to reschedule the hearing.

I am sorry this hearing keeps moving. It's a frustrating situation and we will continue to share information and updates as we have them.

Thanks,

Clay

.....

Clay Frickey
Pronouns: he/him
Planning Manager
[City of Fort Collins](#)
281 N College Ave.
970-416-2517 office
cfrickey@fcgov.com

From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Sent: Wednesday, November 29, 2023 2:45 PM
To: Clay Frickey <cfrickey@fcgov.com>
Cc: Em Myler <emyler@fcgov.com>; Andrew B. Pipes <andrew@frascona.com>
Subject: [EXTERNAL] Re: FW: Sanctuary Hearing Continuance

Hi Clay,

Wow. Thank you for letting us know as soon as you were notified. What a lot of work for everyone to go through this multiple times. Is there any limitation on how many times a hearing can be cancelled and rescheduled or the timeframe by which they must reschedule? Could you please keep us looped in as soon as a conversation begins about rescheduling this?

Em - would you be able to update the city webpages that have the hearing on them and notify those who provided public comment? If it is still possible to send me the written public comments submitted between the last scheduled hearing and this one, I am keeping a file in case we need to resubmit them.

Thank you,

Miranda

On Wed, Nov 29, 2023 at 2:01 PM Clay Frickey <cfrickey@fcgov.com> wrote:

Miranda,

I just received this e-mail from the Sanctuary on the Green team. They are requesting that we postpone the hearing. They have not requested a specific date for a new hearing. I wanted to let you know that we are going to postpone the hearing. Since we don't have a date that we are postponing to, we will not open up the hearing tomorrow.

I apologize for the confusion and for re-scheduling again.

Thanks,

Clay

.....

Clay Frickey
Pronouns: he/him
Planning Manager
[City of Fort Collins](https://www.fcgov.com/cityoffortcollins)
281 N College Ave.
970-416-2517 office
cfrickey@fcgov.com

From: Sam Coutts <sam.coutts@ripleydesigninc.com>
Sent: Wednesday, November 29, 2023 1:30 PM
To: Clay Frickey <cfrickey@fcgov.com>
Cc: Todd Sullivan <TSullivan@fcgov.com>; 'David Pretzler' <David@cacompanies.com>; David Foster <david@fostergraham.com>; Kristin A. Decker <kdecker@fostergraham.com>
Subject: [EXTERNAL] Sanctuary Hearing Continuance

Clay,

Given the amount of interest surrounding the project, the applicant needs more time to ensure that every aspect of the application meets the standards of the City and that all concerns raised are addressed to the maximum extent feasible. The applicant requests that the hearing scheduled for November 30, 2023 be continued without a date certain, knowing that the future hearing will need to be fully re-noticed.

Please pass this information along to the hearing officer, neighborhood group and any others who were planning on attending the hearing tomorrow.

Thanks,

SAM COUTTS, PLA, ULI

VICE PRESIDENT OF OPERATIONS

o: 970.224.5828 | d: 970.498.2980 | w: ripleydesigninc.com

RIPLEY DESIGN, INC. | 419 Canyon Avenue, Suite 200 | Fort Collins, CO 80521

[Click here to check out our new website!](#)

From: [Michael Kabatek](#)
To: [Em Myler](#)
Subject: [EXTERNAL] Comment for HYBRID Administrative Hearing for Sanctuary on the Green - July 15
Date: Friday, July 12, 2024 8:14:27 AM

Hello Em,

I would like to submit the following letter for public comments for the HYBRID Administrative Hearing for Sanctuary on the Green - July 15 2024. Let me know if there is another avenue I need to submit the comment. Thank you!

Best Regards,
Michael

My written comment is below:

Dear Hearing Officer and Developers,

I am writing to express my strong opposition to the proposed development in Sanctuary on the Green, which includes plans for 212 homes, 425 parking spaces, and 3-story row houses. I believe that this development is not in alignment with the Northwest Subarea Plan and would have adverse effects on the surrounding community and environment.

The Northwest Subarea Plan, a product of extensive citizen-based input, reflects the shared values of the community, landowners, and businesses involved in the planning process. It outlines a vision for the area as a predominantly low-density residential space with a semi-rural heritage, including historic structures, small farms, natural areas, foothills vistas, and open fields. This vision is crucial in maintaining the unique character and country feel of the area, which is cherished by its residents.

The proposed development, with its high density and three-story row houses, is incongruent with the vision outlined in the Northwest Subarea Plan. It would disrupt the stability of existing neighborhoods, endanger the semi-rural heritage, and negatively impact the natural features and wildlife habitats in the area. The Plan emphasizes the importance of safeguarding these aspects of the community, which are fundamental to its identity.

Additionally, the Plan highlights the need for permanently protected open lands and connected trail corridors to provide better access to the foothills, Poudre River, and local destinations. The proposed development would not only fail to protect these open lands but also obstruct the potential for their inclusion in the Puente Verde open space corridor, which is a direct contradiction to the vision set forth in the Plan.

The Northwest Subarea Plan also places a strong emphasis on community values such as independence and self-reliance. It encourages the involvement of citizens in shaping the future of the area, with the assistance of government, and respecting the rights of property owners. The proposed development, in its current form, does not align with these principles and the desire for citizen-led initiatives.

In summary, the proposed development in Sanctuary on the Green not only disregards the community's shared values and the vision outlined in the Northwest Subarea Plan, but it also

neglects the need for responsible development that is compatible with the surrounding single-family homes, small farms, and open space. As a concerned resident, I implore you to consider these crucial factors and hold the City accountable for following its own rules and planning documents.

I moved to this neighborhood for its rural feel, and I respectfully request that the City of Fort Collins reevaluates the proposed development in light of the Northwest Subarea Plan and takes the necessary steps to ensure that any new development in the area is consistent with the community's vision for a low-density residential area that preserves its unique character.

Thank you for your attention to this matter, and I hope that you will make the decision that best serves the interests of the community and the environment.

Sincerely,

Michael Kabatek
612 Sunrise Ln, Fort Collins, CO 80521
970-310-7782

From: [M.S](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on the Green
Date: Friday, July 12, 2024 10:36:00 AM

Miranda Spindel
330 N Taft Hill Road
Ft. Collins, CO 80521

To whom it concerns at devreviewcomments@fcgov.com:

I would like this written comment to be part of the record for the hearing on July 15, 2024 for PDP 210018 - The Sanctuary on the Green. I have been an active member of the Sanctuary Field Neighborhood Network since 2018 when this development was first proposed. My historic farm property borders much of the east side of the property to be developed. I remain opposed to the development proposal.

There is a lot of history here. It is notable that the neighborhood group has remained engaged through years of development review steps and mis-steps.

As you know, the proposal went before a Planning and Zoning Board where it was withdrawn before it could be denied, then a Type 1 Hearing, a City Council appeal, and to District Court, where it was remanded back to this Type 1 Hearing. This hearing was scheduled and then cancelled at short notice three times in the Fall of 2023. We were told by the City that there was a conflict of interest with the developer's attorney for the first hearing cancellation. The second was cancelled due to Hearing Officer illness. The third cancellation occurred without justification.

Following the third November 29th cancellation one day before the scheduled hearing, I emailed with City Planner Clay Frickey and asked if there is any limitation on how many times a hearing can be cancelled and rescheduled and the timeframe by which it must be rescheduled. Clay told me in writing at that time that there is a lapse provision in the Land Use Code that requires applicants to diligently pursue approval of their plans. If an application is inactive for 180 days, the application lapses and they would have to start the development review process over. Applicants can request an extension of 120 days and one more extension of 60 days. Other than the lapse provision there isn't anything in the Land Use Code that dictates when applications go to a hearing or how many times hearings can be rescheduled. When I asked for the lapse date the City had established, he wrote to me that the applicant submitted two new documents to the City on October 19, 2023 and that 180 days from October 19 would be April 16, 2024. I checked in with Clay every month from December through April and each time he confirmed he had had zero communication with the applicant. On April 16, Clay confirmed that he had heard nothing from the applicant and had not received an extension request. On April 17, I was informed by Clay that, after being notified by the city of the lapse, the developer claimed that an email dated November 1, 2023 which contained a presentation for one of the cancelled hearings should count as diligent pursuit of their application. On April 18 the city decided that actually an email sent on November 29 could count as diligent pursuit of the application and the lapse date was changed to May 27, 2024. The applicant applied for a 120 day extension on April 23, 2024. Clay Frickey told me in writing that he was the decision maker for this extension. On April 29 he told me he had not made a decision and was still waiting for further information, yet the applicant submitted a

justification for extension document for this hearing that states the extension was approved on April 24, 2024.

Our neighborhood has diligently followed along as the city continues to change the rules we've been told we are playing by. This should be acknowledged.

I understand that the main issue before you at this time is whether the Sanctuary on the Green proposal complies with the Northwest Subarea Plan (NWSP) and Land Use Code (LUC). The District Court decision clearly indicates that both the LUC and the NWSP must be applied in this hearing and further, that "*the more specific standard shall govern*". The judge's decision also gives you, as Hearing Officer, authority to decide what is, or is not, "*compatible*". Further, I also understand that compatibility does not mean the "same as" and instead refers to sensitivity in maintaining the existing neighborhood character. Both the LUC and NWSP speak to what "*affects compatibility including height, scale, lot sizes, setbacks, mass and bulk of structures*".

In your May 2022 decision, you specifically tasked the developer to work together with the neighborhood to address two main neighborhood sensitivity/compatibility concerns. Your decision recommended that the developer work together with the neighborhood "*in order to explore how the PDP/FDP may be modified to further reduce overall residential density and lower the height of the some of the proposed three-story single-family attached buildings to two-stories*". This has not happened. (The developer did reach out right before the fall hearing and again right before this hearing, but without intention of modifying the site plans. This email exchange was submitted separately as public comment for your review.) The neighboring community sentiment as a whole was acknowledged as "*against this proposal*" at the last hearing. That remains unchanged because the proposal is unchanged from eight months ago.

Here are a few areas of concern:

- Page 32 NWSP states that "*as new development occurs, it should be of low intensity to be compatible with the diversity and semi-rural feel of the area*". It also is clear that "*The Northwest Subarea will retain its character and integrity through the appropriate placement and density of new housing that is compatible with existing neighborhoods*".
 - **This is not a low intensity proposal and the neighborhood is strongly opposed to it because it is not compatible.**
 - The city interpreted their own LUC to establish height requirements for single family attached housing with more than three units. LUC Section 4.5 E 3 states that the maximum height of one-, two- and three-family dwellings shall be two and one-half (2.5) stories. This is not applicable to buildings that contain 4 or more dwelling units because the code has guidance for multifamily dwellings in LMN district. This proposal is only before a Type 1 Hearing vs. Type 2 Planning and Zoning board because of the removal of "multifamily housing" and replacement with four unit plus attached row homes. Both the applicant and the city are citing multifamily housing code in their interpretation of allowable building heights. **This proposal should have required a Type 2 hearing. Why is the applicant being allowed to include three story buildings at all (NWSP says two stories maximum) and further why are they allowed to circumvent the correct development review process here and interpret code to their benefit?**

INTERPRETATION: What is the maximum building height for a 4-unit or larger single-family attached dwelling in the L-M-N zone district?

Section 4.5(E)(3) specifically references only one-, two- and three family dwellings. Per Section 5.1.2, a 4-unit building with each unit on a separate lot could potentially meet definition of either multi-family or single-family attached. Further, a 4-unit or larger single-family attached building would look and function much like a multi-family building with a comparable relationship to adjacent buildings or land uses.

CONCLUSION: 4.5(E)(4) would be applicable to buildings containing 4 or more single-family attached units. The maximum building height, per Section 4.5(E)(4)(d) is three stories.

- Page 47 of the NWSP outlines goals for the Design and Placement of Buildings in ALL AREAS. This applies to LMN areas, despite the developer leaving this out of their analysis.

- This section is clear that house sizes should relate to lot sizes so that building does not dominate. **The developer's own analysis of the NWSP demonstrates that Sanctuary on the Green would have the largest building footprint to the smallest lot size of any surrounding area.**
- It also states here that the size of buildings must relate to lot sizes and adjacent properties (e.g., 2 stories maximum, with 1 story preferred near edge of property or no more than 20% difference in height.) Taller and larger structures must be located on interior portions of a site, screened from adjacent developments or public rights-of-way. **Please review the images that have been shared of the adjacent properties and neighborhoods and form your conclusion as to whether this goal is really being met. The 2- and 3-story proposed row houses located in the northwest area of the property (and bordering the proposed stormwater channel), and along Taft Hill, are incompatible with our single-story, single family neighborhoods. My own 1 story historic farmhouse on the eastern border will be facing a wall of 3 story row-houses if this development is approved. The proposal calls for 3 story row house buildings that will be 45 feet high once grading is done and that do not relate in size or character at all to any nearby property. The buildings will obstruct views of the foothills, which is in direct conflict with the NWSP guidelines. The developer has been asked numerous times in writing to reduce and/or relocate these high-density buildings to the interior of the development site but has consistently ignored our neighborhood's request in every new iteration of the development proposal.**

There is no way that this development can be considered compatible. The City should never have allowed this proposal with these massive buildings in this area to proceed and I respectfully ask you to listen to the neighborhood and deny the Sanctuary on the Green proposal.

Sincerely,

Miranda Spindel

From: [Sanctuary Neighbor](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Comment for Sanctuary on the Green Hearing
Date: Wednesday, July 10, 2024 10:36:52 AM
Attachments: [Developer email communications.pdf](#)

Dear Development Review,

Please include this attachment of emails exchanged between myself and David Pretzler as public comment on the upcoming Sanctuary on the Green hearing. These are being submitted to demonstrate that the developer did reach out (albeit with short notice before the hearing) and that Sanctuary Field Neighborhood Network did respond. The summary of this exchange is that the developer was requesting to meet but not intending to make any changes in response to the ongoing neighborhood concerns with the site plan.

Thank you,

Miranda Spindel

Mon, Jul 8, 10:10 AM (2 days ago)

to me

Hello Miranda,

Sorry to hear you have COVID and that there isn't an opportunity to meet with any of the neighbors prior to the hearing on Monday. If any of you have questions or want to discuss the information presented by my team at the hearing, we would be happy to meet in the next few weeks.

David Pretzler

C&A Companies

385 Inverness Parkway, Suite 140

Englewood, CO 80112

Direct: 303-389-6780

Fax: 303-639-5110

Cell: 303-941-2386

www.cacompanies.com

From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>

Sent: Friday, July 5, 2024 4:18 PM

To: David Pretzler <David@cacompanies.com>

Subject: Re: Meeting

Hi David,

Thank you for offering to meet next week and show us the analysis and answer questions. I spent part of today trying to coordinate meeting next week. Several people are out of town on vacation, I have COVID, and unfortunately, it is just not going to work at such short notice. Perhaps we can find a time in a few weeks to sit down together?

In the meantime, if there are more details you'd like to share over email, I am very happy to pass the information along.

Best,

Miranda Spindel

On Thu, Jul 4, 2024 at 5:35 PM David Pretzler <David@cacompanies.com> wrote:

Hello Miranda and happy 4th of July. I would be happy to meet with your group next week to go over the plan we explored and try to answer some of your questions.

Please let me know some dates and times that work for you and your group next week. I propose we meet at Ripley Design so that our planner Sam can help explain the plan.

Best,

David

David Pretzler

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On Jul 3, 2024, at 11:08 AM, Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com> wrote:

Hi David,

Thank you for this information. We had no idea you had explored any changes to the plan, as you have continued to reach out to us right before a hearing asking to meet - but not about changes to the plan.

We're interested in learning more about your recent analysis. Could it be shared? We particularly would like to understand the issues meeting LMN minimum density and infrastructure costs. How many units did your analysis consider developing and how did this not meet minimum density? What were the cost comparisons? I think if we better understand the financial consequences of our desires, we can potentially find a compromise to the plan and remove the community's opposition to the development. Ultimately, the community would prefer to work with you versus against you, but we feel like we are all in the dark regarding the development, which does not give us any sense of input for the development of our community, violating the very essence of the Northwest Subarea Plan.

Best,

Miranda

On Monday, July 1, 2024, David Pretzler <David@cacompanies.com> wrote:

Hello Miranda,

As you know we have already lowered density on the site from the original plan of 291 units, to 268 units and finally to 212 units in the current plan which is a reduction of 79 units (27%). We did this in large part by eliminating the condominium product which was of particular importance to your neighbor group. In addition, we have reduced the height of 30 3-story units by converting many of the end units on these buildings to 2 story designs, which helps to decrease the building mass of this product type. We have also reduced the height of 10 2-story units in the project to single story height.

Since the last hearing, we have also analyzed converting the entire site to single family and duplex units and alternatively to a combination of single family, duplex and 2 story townhome units in an effort to further reduce density and eliminate the 3-story product since we know that these are two of your group's main objections to the project. This contributed to the delay of the hearing as we even presented these design changes to potential buyers and negotiated pricing to determine viability of these concepts. Unfortunately, what we found was that the resulting density of eliminating the 3-story design in favor of these other product types not only does not meet the minimum density requirements of the new code for our LMN zoning, but also renders the project financially infeasible due to the high cost of infrastructure that this site requires. In short, the two things you want us to change – density and elimination of the 3-story product, are the only two things we are-unable to change.

However, I do sincerely remain interested in working with your neighbor group and other interested parties to modify other aspects of the project. As such, please let me know if you would like to have a meeting to discuss non-density related changes to the project or even how we may be able to provide improvements to your neighborhoods, connectivity, amenities in your neighborhoods or in ours, etc. We remain completely open to any of those types of discussions as we have communicated several times in the past. If there are feasible suggestions from your group as a result of our meeting, I would request a continuance of the hearing, if necessary, to accomplish those things if that is what it takes to achieve support of our project from our neighbors.

Sincerely,

David

David Pretzler

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[Englewood, CO 80112](#)

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Cell: 303-941-2386

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From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>

Sent: Friday, June 28, 2024 4:16 PM

To: David Pretzler <David@cacompanies.com>

Subject: Re: Meeting

Hi David,

Perhaps I am misunderstanding. Can you clarify if you are offering to lower building height and reduce density?

Thanks,

Miranda

On Friday, June 28, 2024, David Pretzler <David@cacompanies.com> wrote:

Hi Miranda - There have been other meetings over the years and I have reached out repeatedly to collaborate on truly new ideas and my offer remains open to explore mutually beneficial ways that we can work together. It's disappointing you feel my efforts are not sincere.

Best Regards,

David

David Pretzler

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On Jun 27, 2024, at 6:31 AM, Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com> wrote:

Hi David,

Thank you for responding. I have only met with your group one time, in the Fall of 2021, when you reached out to Laura Larson *"to go over some ideas we have for our site that may address some of the neighbor concerns"*. That meeting was not fruitful, as you actually did not share ideas and instead asked us, as you continue to do, what changes we'd like that would not involve any substantive changes to the proposed plans.

The Hearing Officer specifically tasked you in May of 2022 to work together with the neighborhood *"in order to explore how the PDP/FDP may be modified to further reduce overall residential density and lower the height of the some of the proposed three-story single-family attached buildings to two-stories"*.

SFNN is absolutely open to collaborating with you, but reaching out right before a hearing without any intention to actually change the PDP/FDP does not feel sincere.

Sincerely,

Miranda Spindel

On Wed, Jun 26, 2024 at 10:12 PM David Pretzler <David@cacompanies.com> wrote:

Hello Miranda,

As you are aware, we have met with your Neighbor Group many times over the last several years and have meaningfully changed our plans several times based on neighborhood feedback. The reason for me reaching out to you again before this hearing is that we remain willing to discuss any new neighborhood feedback or other options that wouldn't require a resubmittal and additional review of the plans by the City and referral agencies that would cause another substantial delay in the development of our project. Please let me know if you would find a meeting on this basis productive.

Thank you,

David

David Pretzler

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[385 Inverness Parkway, Suite 140](#)

[Englewood, CO 80112](#)

Direct: 303-389-6780

Fax: 303-639-5110

Cell: 303-941-2386

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From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>

Sent: Monday, June 3, 2024 6:27 PM

To: David Pretzler <David@cacompanies.com>

Subject: Re: Meeting

Hi David,

Thank you for asking if we could meet to find mutually agreeable next steps. I appreciate you reaching out several times in this same vein, however, without willingness to actually meaningfully change the plans based on neighborhood feedback, I continue to not understand what we would be meeting for. If this is just an attempt to say that you offered to meet with us and the offer was declined, please know that we are most willing to come to the table when there is a sincere desire to collaborate.

Best,

Miranda

On Thu, May 30, 2024 at 7:20 PM David Pretzler <David@cacompanies.com> wrote:

Thanks for your response Miranda. While we are not able to postpone the hearing at this time, I would welcome the opportunity to meet with you to understand more fully how we may be able to bridge the gap between us in a mutually beneficial way.

Sincerely,

David

David Pretzler

C&A Companies

[385 Inverness Parkway, Suite 140](#)

[Englewood, CO 80112](#)

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From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Sent: Thursday, May 30, 2024 8:33 AM
To: David Pretzler <David@acompanies.com>
Subject: Re: Meeting

Hi David,

Thank you for the reach out.

As I understand it, the plans are unchanged from the previous Type I hearing held in May of 2022. We have provided written suggestions to both the City and to you numerous times now, so it should be clear that the neighborhood's requested changes are largely the same as they have been all along. If the site plan is not going to change before the July 15 hearing (which is also my understanding from conferring with City staff), I remain confused about how there can be resolution to the main neighborhood concerns at this point.

We would be very happy to sit down again and discuss together in a meaningful way. Perhaps one option is to consider postponing the hearing until we can confer thoughtfully about the plan.

Best,

Miranda Spindel

Sanctuary Field Neighborhood Network

On Wed, May 29, 2024 at 4:24 PM David Pretzler <David@acompanies.com> wrote:

Hello Miranda,

As you know, we have a hearing coming up on July 15. Although the project plans submitted for the November 2023 hearing had been revised to the extent feasible to address the Network's previous concerns, if there are new suggestions that the Network would like to discuss through a meeting or in writing, please let me know.

Sincerely,

David Pretzler

David Pretzler

C&A Companies

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[Englewood, CO 80112](#)

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From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>

Sent: Friday, September 15, 2023 11:16 AM

To: David Pretzler <David@cacompanies.com>

Subject: Re: Meeting

Hi David,

The neighborhood's requested changes are largely the same as they have been all along. If the site plan cannot change before the November 2 hearing (which is also my understanding from conferring with City staff), I remain confused about how there can be resolution to the main neighborhood concerns at this point.

We provided written suggestions early on in this process to both the City and developer that I am attaching here, as much remains the same. Review of the 108 pages of public written comment from the last hearing also might be useful.

We would be very happy to sit down again and discuss together in a meaningful way. Perhaps one option is to consider postponing the hearing until we can confer thoughtfully about the plan.

Best,

Miranda

On Fri, Sep 15, 2023 at 10:13 AM David Pretzler <David@cacompanies.com> wrote:

Hello Miranda,

Can you please provide me with a list of requested changes, and I will see which ones I can accommodate? I would need this list as soon as possible.

Thank you,

David

David Pretzler

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Cell: 303-941-2386

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From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Sent: Thursday, September 14, 2023 5:31 PM
To: David Pretzler <David@cacompanies.com>
Subject: Re: Meeting

Thank you again for attempting to reach out. If there is not ability or intention to change the site plan, what is the purpose of meeting now? The plan is what our neighborhood has been asking for changes to all along.

Sincerely,

Miranda

On Thu, Sep 14, 2023 at 4:23 PM David Pretzler <David@cacompanies.com> wrote:

I would need to get the changes done very soon but I am limited in what I can do. For instance, I can't make any site plan changes as I indicated in my email (this would include product types and locations of product).

David Pretzler

C&A Companies

[385 Inverness Parkway, Suite 140](#)

[Englewood, CO 80112](#)

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Cell: 303-941-2386

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From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>

Sent: Thursday, September 14, 2023 3:55 PM

To: David Pretzler <David@cacompanies.com>

Subject: Re: Meeting

Hi David,

Could you let us know what your deadline to make changes to the proposal is, in light of the upcoming hearing?

Thanks,

Miranda

On Thu, Sep 14, 2023 at 2:49 PM David Pretzler <David@cacompanies.com> wrote:

Hello Miranda - I am pretty flexible over the next couple of weeks but would need to see what works for Sam. Please let me know some dates and times that work for you.

Thank you,

David

David Pretzler

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[385 Inverness Parkway, Suite 140](#)

[Englewood, CO 80112](#)

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Fax: 303-639-5110

Cell: 303-941-2386

www.cacompanies.com

From: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>

Sent: Thursday, September 14, 2023 2:44 PM

To: David Pretzler <David@cacompanies.com>

Subject: Meeting

Dear Mr. Pretzler,

We were forwarded an email today that you sent to Em Myler, Senior Spc, Neighborhood Services, City of Fort Collins. Thank you for reaching out and offering to meet with us to

discuss the proposed development.

We were advised earlier this week by the City Planner that the September 14 hearing had been officially rescheduled to November 2. We have notified our network of this new date. What dates are you available for this meeting?

Sincerely,

Miranda

Miranda Spindel

Sanctuary Field Neighborhood Network Steering Committee



From: [Mary Timby](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Opposition to the Proposed Development in Sanctuary on the Green
Date: Tuesday, July 2, 2024 12:23:21 PM

Dear Hearing Officer,

I am writing to express my strong opposition to the proposed development in Sanctuary on the Green, which includes plans for 212 homes, 425 parking spaces, and 3-story row houses. I believe that this development is not in alignment with the Northwest Subarea Plan and would have adverse effects on the surrounding community and environment.

The Northwest Subarea Plan, a product of extensive citizen-based input, reflects the shared values of the community, landowners, and businesses involved in the planning process. It outlines a vision for the area as a predominantly low-density residential space with a semi-rural heritage, including historic structures, small farms, natural areas, foothills vistas, and open fields. This vision is crucial in maintaining the unique character and country feel of the area, which is cherished by its residents.

The proposed development, with its high density and three-story row houses, is incongruent with the vision outlined in the Northwest Subarea Plan. It would disrupt the stability of existing neighborhoods, endanger the semi-rural heritage, and negatively impact the natural features and wildlife habitats in the area. The Plan emphasizes the importance of safeguarding these aspects of the community, which are fundamental to its identity.

Additionally, the Plan highlights the need for permanently protected open lands and connected trail corridors to provide better access to the foothills, Poudre River, and local destinations. The proposed development would not only fail to protect these open lands but also obstruct the potential for their inclusion in the Puente Verde open space corridor, which is a direct contradiction to the vision set forth in the Plan.

The Northwest Subarea Plan also places a strong emphasis on community values such as independence and self-reliance. It encourages the involvement of citizens in shaping the future of the area, with the assistance of government, and respecting the rights of property owners. The proposed development, in its current form, does not align with these principles and the desire for citizen-led initiatives.

In summary, the proposed development in Sanctuary on the Green not only disregards the community's shared values and the vision outlined in the Northwest Subarea Plan, but it also neglects the need for responsible development that is compatible with the surrounding single-family homes, small farms, and open space. As a concerned resident, I implore you to consider these crucial factors and hold the City accountable for following its own rules and planning documents.

I respectfully request that the City of Fort Collins reevaluates the proposed development in light of the Northwest Subarea Plan and takes the necessary steps to ensure that any new development in the area is consistent with the community's vision for a low-density residential area that preserves its unique character.

Thank you for your attention to this matter, and I hope that you will make the decision that best serves the interests of the community and the environment.

Sincerely,

-Mary Timby

627 Irish Drive, Fort Collins, CO 80521

--

[Mary Blair-Elizabeth Timby](#)

(970) 692-3788

From: [Mikole Liese](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on the Green
Date: Tuesday, July 2, 2024 3:13:26 AM

Dear Hearing Officer,

I object to the Sanctuary on the Green development as it is written. As a neighbor, this 3 story development does not fit in with the character of the neighborhood and with impact wild and human neighbors. The increases light pollutions and obstruction to numerous species I have observed in my 12 years living on North Briarwood Road. This does not conform with the NW Subarea Plan

- This proposal calls for numerous variances that violate the setback requirements for wildlife corridors and wetlands. The City should not be granting these variances.
- The developer proposes to cut down large cottonwood and other trees that provide critical habitat to owls, bats and other wildlife in order to maximize the number of houses built. Based on the Subarea Plan's guidelines, these should be treated as "natural resources" of the area and be required to be preserved. (pp. 44 NW Subarea Plan)

thank you for your consideration,
Mikole Grindel
606 N Briarwood Rd
Fort Collins, Co 80521
970-219-1290
Mikliese@hotmail.com

Get [Outlook for iOS](#)

From: [Clay Frickey](#)
To: [Em Myler](#); [Development Review Comments](#)
Cc: [Katie Claypool](#); [David Howell](#)
Subject: FW: planned development on Taft Hill Road
Date: Wednesday, June 26, 2024 4:28:43 PM

Here's a comment I received earlier today for Sanctuary on the Green.

Thanks,
Clay

.....
Clay Frickey
Pronouns: he/him
Planning Manager
City of Fort Collins
281 N College Ave.
970-416-2625 office
cfrickey@fcgov.com

-----Original Message-----
From: DONALD ROBINSON <DGROBBY@outlook.com>
Sent: Wednesday, June 26, 2024 4:25 PM
To: Clay Frickey <cfrickey@fcgov.com>
Subject: [EXTERNAL] Re: planned development on Taft Hill Road

Yes and thank you. Don

Sent from my iPhone

> On Jun 26, 2024, at 4:23 PM, Clay Frickey <cfrickey@fcgov.com> wrote:
>
> Hey Donald,
>
> Thank you for comment about Sanctuary on the Green. Would you like me to send your comment to the hearing officer so that it is considered at the hearing on July 15?
>
> Thanks,
> Clay
>
>
> Clay Frickey
> Pronouns: he/him
> Planning Manager
> City of Fort Collins
> 281 N College Ave.
> 970-416-2625 office
> cfrickey@fcgov.com
>
>

> -----Original Message-----
> From: DONALD ROBINSON <dgrobby@outlook.com>
> Sent: Wednesday, June 26, 2024 3:42 PM
> To: Clay Frickey <cfrickey@fcgov.com>

> Subject: [EXTERNAL] planned development on Taft Hill Road

>

> Clay- Here we are again. I've seen several signs regarding another meeting for the proposed Sanctuary development. I am unable to attend this latest meeting but wanted to give you my thoughts since I live in the neighborhood.

>

> I understand that this development proposal (several iterations and developers) has been in the works for several years and still has not reached a decision point, although there have been several design changes. I've watched this parcel through the years and thought it was only a matter of time before it came up for development.

>

> I've tracked the progress so far with design changes to satisfy the city's request, expansion of the open areas, scaling down the number and size of units, and reworking the street alignments as requested by the neighbors. All of this has been such to keep the character of the development with the surrounding neighborhood. If these changes aren't good enough to move forward, please let me know what the city requires, needs, and wants for this development.

>

> This land can be developed so that it fits the neighborhood in a very environmentally acceptable way and would be an asset to the city. The meetings I've attended and the drawings I've seen presented represent a development that will enhance the area and provide needed homes that will be both affordable and architecturally compatible with the surrounding neighborhood.

>

> I've also heard comments about leaving the land as it is without any development, and this is an option if the city or a collection of homeowners want to purchase it from the developer and revitalize it as a neighborhood park. This is an interesting option at best.

>

> I am in favor of an acceptable development plan as approved by the city that allows forward movement on this project and allows the developer to provide additional housing for the city.

>

> As you know this parcel is unique in its location and availability and its development would be a nice addition to this area.

>

> Regards,

>

> D. Robinson
> 303.886.1777

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From: [Lorin Spangler](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] opposition to development of Sanctuary on the Green
Date: Wednesday, July 10, 2024 1:07:08 PM

Hearing Officer

City of Ft. Collins Planning Department

RE: Opposition to the Proposed Development of Sanctuary on the Green

Dear Hearing Officer of Ft. Collins Planning and Zoning,

My primary residence is adjacent to the proposed development site, and I am writing to request that you reject the development in its current state for Sanctuary on the Green. It is your charge to protect the integrity of neighborhoods and prioritize thoughtful growth of our city.

As concluded by the District Court Judge, there is “clear legislative intent ‘ensuring’ that all development is consistent with the LUC and the City Plan and the sub-area plans, including the NWSAP...[which in no way is intended to be] “merely advisory” (Order On Rule 106 Complaint page 26).

Thoughtful and sustainable development of our wonderful city needs your constant vigilance and oversight. You have the authority to now do the right thing by rejecting this current proposal because it does not yet meet the criteria that the NW Subarea Plan, which “applies to all land use development” (Order On Rule 106 Complaint page 31) in this area.

The three points I want to focus on are density, building height and environmental impact, the criteria of which is clearly outlined in the NW Subarea Plan.

First, the land is zoned LMN. The current proposal is not using the *net* residential acreage, but rather the gross residential acreage to propose a number of dwelling units that is too high for this area. The net residential acreage should be used in this calculation, and I request that the city hold the developer to a number of dwellings that would in fact be Low density, as stated in the NW Subarea Plan and the zoning for this area.

Second, the building height of the dwellings is likely to be higher than expected because of the water table in this area. This is a flood zone! In the 1997, there was standing water in this entire area for weeks. Because of this, to build in the buildable areas, the other areas need to be higher. The actual heights will not be in alignment with the NW Subarea Plan, nor consistent with the adjacent neighborhoods. Please hold the developer to building heights that are “sensitive to existing neighborhoods” as stated by the Judge on page 24 of the document.

Lastly, the environmental impact of the displaced wildlife would be immense. The New Mercer ditch runs along the edge of this development, where animals traverse the open spaces in our neighborhood. This development requires variances to violate the setback requirements for wildlife and wetlands outlined in the NW Subarea Plan. It is your duty to uphold the NW Subarea Plan, which prioritizes development on the northwest side of town that can coexist with wildlife.

Please continue to advocate for the residents of Ft. Collins and please require additional amendments to this proposal, or--better yet! --reconsider this plot for purchase for designated open space in Ft. Collins.

Thank you for your time and thoughtful attention,

Lorin Spangler

316 N. Impala Drive

Ft. Collins, CO

lorinsy@gmail.com

--
Lorin Spangler

From: [Aisha Martinek](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on the Green
Date: Wednesday, July 10, 2024 10:55:37 AM

Hello,

I am a Fort Collins resident of District 1 who supports Sanctuary on the Green housing project development. As a mother to two young children not yet enrolled in schools, I care about my children's and all children's access to public education. The homes developed would help keep schools open that were set for closure and consolidation. This development will allow more families to live close enough to schools to be able to walk to them, too.

Thanks,

Aisha Hassine-Martinek

Sent: Wednesday, June 26, 2024 9:50 AM
To: Katie Claypool <kclaypool@fcgov.com>
Subject: Fw: [EXTERNAL] Sanctuary on the Green

From: [REDACTED]
Sent: Wednesday, June 26, 2024 1:08 AM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Sanctuary on the Green

To whom it may concern,

Please approve the Sanctuary on the green development. We need more starter homes in the area and this will also allow for families with young children to be able to afford to live in the area. This will help keep the schools on the north side at capacity rather than face closures. We also can't continue to keep sprawling outward rather build on nice close in infill lots just because a few neighbors (in a relatively new neighborhood themselves) don't want anyone else to move to the area. Density is better for keeping road and utility infrastructure costs down and increasing walk-ability and bicycling which will also help Fort Colin's meet their climate goals.

The development is leaving 60% of the space open and adding native plants and grasses as a boost to biodiversity. All in all it will be a boon to the area and I don't think it will add that much traffic to the existing roadways. The increase in density might also bring more bus service to the area. Which would be a nice feature too. I think the development will be a net positive for NW Fort Collins and we can't just listen to those who think any change is a bad thing.

We need to be forward thinking as we rethink the American city. All the European cities we so enjoy on vacation are so in part as a factor of their density. The overlapping layers of life and activity come about when we build for people rather than for cars.

Our children also will not be able to afford to live in this town as the median starter home price is out of reach for most. When all the starter homes and apartments are in Wellington or south and east of town we lose out on vibrant neighborhoods and function schools.

Please approve this development!

Thanks, [REDACTED]

Sent from my iPhone

OurCity Guestbook Entry
Submitted by mbehunin
7-14-2024

School enrollment is in decline on the west side of town and schools in this area were under consideration for closure by PSD. We need more new housing like this so that neighborhood schools won't eventually close.

From: [Pete Cadmus](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Fwd: Sanctuary on the Green development proposal - CADMUS
Date: Monday, July 15, 2024 8:58:02 AM

Being sent to: devreviewcomments@fcgov.com
As formal comment. Please confirm it is received.

I intended to attend the July 15th hearing in person and make these statements. I am out of the country on a family vacation. Most my neighbors with school age children are also away. This meeting is not an easy date to attend compared to the originally scheduled date in winter. The development firm likely is banking on this. My spouse and I attended the canceled meeting in real time. We yield our time to the lawyer or officers of the Sanctuary Field Neighborhood Network.

I live on Irish Drive with my wife and 10 year old son who attends Irish elementary. We invested in this neighborhood immediately after the adoption of the "Northwest Subarea Plan" by Larimer county and City of Fort Collins. Larimer county, Fort Collins, and citizens living within worked hard to devise formal guidance to maintain a rural low density development in this area. I agreed in this wording and the goals of my neighbors. It was a contract between the local neighborhoods and the city-county planning teams. It should be honored.

In 2018 most of my neighbors had an open mind to a possible development proposal for the land slated for development as the "Sanctuary on the Green" development. The proposals the developer gave were always far from the types of development permitted in the "Northwest Subarea Plan." The current "Sanctuary on the Green development proposal" is being re-re-re-re-re considered, with little change. The current proposal is also not in-line with the goals of the "Northwest Subarea Plan." As you know, recent court decisions agree that Fort Collins was too accommodating of this developer. NEVER in all the proposals submitted by the developer has the plans fit into the ideals and rules outlined in the Fort Collins Northwest Subarea Plan. The developer claims a "collaborative" effort. But pretending to listen and then resubmitting nearly identical out-of-place plans is not "collaborative"... it is rude. It is a waste of time for all the nearby land owners and renters. It is not the responsibility to the community to compromise our ideals and investments because a land developer thinks he is above the formal planning of Larimer County and City of Fort Collins that was spelled out in the 2006 Northwest Subarea Plan. The "sanctuary on the green" developer and investors have been making high density developments for years. Surely they knew how to research existing policy and plans before buying land. The developer's actions and statements in 2018 suggests he thinks he is entitled to special treatment, exemption from plans and is entitled to repeatedly reapply. It is possible he and his investors hope the neighborhood opposition will lose steam. Indeed, after the "Sanctuary Field Neighborhood Network, et al, v. Council of the City of Fort Collins" court decision, most of my neighbors assumed the development was rejected. OR they assumed the court decision gave guidance to conform to the ideals of the Northwest Subarea Plan. But a loss in attendance is not a sign of appreciation for the plan. Most my neighbors are disengaged because of the logical assumption that the plan was retired. Why are we re-re-re-re-considering this? Please end this developers rights to submit plans. The developer had plenty of opportunities to devise a plan in-line with the Northwest Subarea Plan. If Larimer County and City of Fort Collins feel they need to accommodate this ridiculously high density development to appease those that recently moved here, please remember that we all agreed to the fate of this quarter of town in 2006. Please stick by your commitment. My neighbors and I invested in this neighborhood

because of that commitment to preserve neighborhood goals. Northwest Subarea Plan is what made many of us move to this corner of Fort Collins. The plans displayed in the “Sanctuary on the Green” development could be used successfully east of timberline road, or near the Denver International Airport (closer to the developer’s home).

We feel the following to be true in agreement with the Sanctuary Field Neighborhood Network:

1. The current development proposal does not conform to the Northwest Subarea Plan that the City and County jointly adopted for our area (2006) and therefore should not be approved.

- This proposal calls for numerous variances that violate the setback requirements for wildlife corridors and wetlands. The City should not be granting these variances. The developer proposes to cut down large cottonwood and other trees that provide critical habitat to owls, bats and other wildlife in order to maximize the number of houses he can build. Based on the Subarea Plan’s guidelines, these should be treated as “natural resources” of the area and be required to be preserved. (pp. 44 NW Subarea Plan)

- The proposal calls for 3-story buildings. The height of these buildings endangers and disrupts flyways, feeding and nesting patterns of migratory birds and other wildlife who rely on these corridors. The high building elevation will also cause increased light pollution in the established wildlife corridors and in the wetlands adjacent to the property, degrading habitat for resident birds, chorus frogs and other animals. The City should not allow 3-story buildings in this area. (pp. 47 NW Subarea Plan) It is a poor fit when trying to match local neighborhoods.

- The 2- and 3-story proposed row houses are incompatible with the Green Acres, Taft Hill and Rostek Subdivision single-story, single family neighborhoods. (pp. 9, pp. 11 Framework Plan of NW Subarea Plan). Most neighbors found the height of Bellwether Farms and the close spacing of homes out of place and offensive. Please avoid repeating this mistake. Please follow the 2006 subarea plan.

- This plan violates Goal C-1 of the Subarea plan which requires the City to “protect and interpret the historic resources and landscape of the area.” The Subarea document specifically references N. Taft Hill in the section about Existing Historic Resources. (pp.31)

- The 2-3 story buildings will obstruct views of the foothills, which is in direct conflict with the NW Subarea plan guidelines. The developer has been asked numerous times in writing to reduce and/or relocate these high-density buildings to the interior of the development site but has consistently ignored our neighborhood’s request in every new iteration of the development proposal. We would like the City to require this change. (pp. 43, Guidelines for the Urban Edge, NW Subarea Plan)

2. The proposal does not conform to the City of Fort Collins Land Use Code.

- Compatible Massing is required by the Land Use Code (Section 3.5.2)

3. Despite a development review process that is advertised to include the residents, this proposal has been extremely difficult for neighbors to track, understand and provide input on.

- The city’s development review website (acknowledged by city staff) is extremely difficult to navigate even for those experienced with technology. Documents are not uploaded in a timely manner and some are so large they cannot be viewed online.

 - The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors’ concerns. However, this is false. In the decision from the last Type 1 Hearing, the Hearing Officer specifically urged the developer to work with the neighborhood to further reduce overall residential density and lower the height of some of the some of the proposed three-story single-family attached buildings to two-stories. There has been no collaboration with neighbors since September 2021, the height of these row houses has not been reduced much, and it is our interpretation that the current plan hasn’t changed in meaningful ways.

 - The Sanctuary Field Neighborhood Network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss the current proposal via Zoom in September 2021. That virtual meeting was facilitated in a way that enabled the developer to control the conversation, did not address the Northwest Subarea plan’s requirements, and lacked transparency. The developer rejected our request to meet again in person. In the Type 2 Hearing with the Planning & Zoning Commissioners, they specifically advised the Developer to negotiate with the Neighbors to find a more compatible plan, as did the Hearing Officer. It is notable that this still has not happened.
4. This project calls for 212 units and 453 parking spaces, in anticipation of 1,000 new residents or more. This high-density development will negatively impact air quality, and local traffic patterns, especially near Poudre High School where pedestrian and car traffic is already challenging and the developer proposes to put an entrance to the development site. Additionally, there will be a new turn lane for the proposed entrance on Taft Hill, where up to 300 trucks pass through a day carrying gravel from the plant on North Taft. The pedestrian sidewalk on Taft Hill is already dangerous. This development will create additional air pollution and noise for current residents of the area, and also safety hazards for students and community members who walk along LaPorte and Taft Hill.
5. According to the EPA, as of April 2022, the northern Front Range including Fort Collins has been reclassified from a “serious” to a “severe” violator of federal ozone standards. This is due to the combination of industrial and vehicle emissions, and agricultural sources from the eastern plains. Significantly increasing the number of cars in the area increases emissions and consequently ozone levels. High density developments like this one - with large buildings, roadways, and parking lots – will generate heat. Coupled with the rising climate at our elevation, this heat can create thermal drafts that exacerbate air pollutants pooling in Fort Collins instead of blowing east and dissipating. Maintaining natural space is an important mitigation tool for a rising climate. We will no longer have our “Night Sky” darkness - gone forever. Most of our neighbors do not even leave a porch light on at night. Minimizing night light is a stated City environmental goal.
6. The 15 acres of “Open Space” proposed is all land that cannot be built upon due to Stormwater channels and mandated “Natural Habitat Buffer Zones”. The entire property is located in the West Vine Drainage System for which the Master Plan is still in development and seeking community input. This property is in a Flood Zone, and though Staff have assured us it is a top priority to guarantee neighborhood flood impacts will not be a concern, we are not convinced. The area has already been victim to historic flooding in the past and has experienced significant rainfall since the last time the City measured the water table in this area.

Please contact me with further questions

Dr. Pete Cadmus PhD, MS, BS, BS, BS, 6-12th Science Teach. Lic., NR-EMT

687 Irish Dr. Ft. Collins CO 90521

970-482-0784

From: [Kyran Cadmus](#)
To: [Development Review Comments](#)
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Sanctuary on the Green proposal-CADMUS
Date: Monday, July 15, 2024 9:22:27 AM

I intended to attend the July 15th hearing in person and make these statements. I am out of the country on a family vacation. Most my neighbors with school age children are also away. This meeting is not an easy date to attend compared to the originally scheduled date in winter. The development firm likely is banking on this. My spouse and I attended the canceled meeting in real time. We yield our time to the lawyer or officers of the Sanctuary Field Neighborhood Network.

I live on Irish Drive with my husband and 10 year old son who attends Irish elementary. We invested in this neighborhood immediately after the adoption of the “Northwest Subarea Plan” by Larimer county and City of Fort Collins. Larimer county, Fort Collins, and citizens living within worked hard to devise formal guidance to maintain a rural low density development in this area. I agreed in this wording and the goals of my neighbors. It was a contract between the local neighborhoods and the city-county planning teams. It should be honored.

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Please contact me with further questions

Dr. Kyran Cadmus, DVM MPH
687 Irish Dr. Ft. Collins CO 90521
970-482-0784

**Public Comments Submitted Prior to the
Postponed Hearing in November, 2023**

From: [Emma Goulart](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] May 2 development review
Date: Monday, May 2, 2022 5:48:53 AM

Good evening,

I am writing to you today as a concerned home owner on north Taft hill rd. I work on Monday evenings and regret that I cannot be in attendance. I am aware that a developer wishes to develop 41 acres of open land in my neighborhood. I am opposed to this development for multiple reasons.

1. I have already written to the county commissioners about the amount of traffic on N. Taft Hill Rd., specifically heavy truck traffic. N. Taft Hill is a residential neighborhood and the amount of traffic is inappropriate for this type of housing density and neighborhood. A development of this magnitude would increase traffic by multiple times furthering an already out of hand problem. This area of town is compatible with big developments like the proposed. Though the zoning is LMN, it has come to my attention that several zoning variances are being granted to allow this sort of development. This in and of itself is a great reason why this development does not belong. Furthermore, this development goes against the Northwest Subarea Plan in almost every way. Why would the City spend their resources drafting a plan that it is willing to directly contradict?

2. This proposed development is located within a city flood plain. This in and of itself is reason enough to halt this development. This area has important riparian ecological elements that would be forever destroyed once developed. The City should be trying to protect areas such as this as it is an important wildlife corridor as well as an area that will flood with some level of regularity. The City has outlined regulations for developments in flood plains to protect the health and safety of citizens, minimize property damage when a flood occurs and ensure new development does not make flooding problems worse. Developing this area as proposed would most certainly contradict all 3 of these.

3. The quality of life of the existing residences would be severely diminished. With a development of this magnitude, wildlife habitat is lost, views are lost, open space is lost, traffic is increased, dust is increased, noise is increased and the conformity of the neighborhood is gone. The homes in this area are not large complexes, but small single family homes with relatively low roof lines. This goes against the character of the N. Taft Hill neighborhood as a whole.

Part of what makes Fort Collins a great place to live is the country feel of the NW part of town. This, too, is why the City and County outlined the NW Subarea Plan to begin with. To preserve this character. This development goes against that in every way. I implore the City to stop this development for all the reasons listed here. This is a gross misuse of this land and should not be allowed to proceed.

If development is eminent, it should be a dialogue and compromise with the local neighbors. For trust from our city authority as well as relationship with the neighbors themselves.

Thank you for considering my comments.

Emma Goulart
N Taft hill owner

From: [Hilary Freeman](#)
To: [Development Review Comments](#)
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Comments for Sanctuary On the Green Hearing
Date: Monday, May 2, 2022 4:41:13 PM

Dear City Planning and Zoning,

I'm writing with some comments regarding the Sanctuary on the Green Hearing for 5/2/22.

Primarily I'm concerned by the number of variances and the disregard of policies seen in the requests and supporting documents.

Reading through the proposal documents and subsequent responses from the committee, I'm concerned that people involved with the proposal do not have any regard for the safety of the people who will be living in the new development. Specifically there were many corrections regarding access by fire trucks and other safety issues. I understand that there are many details that need to be addressed in a proposal of this size but I don't have any confidence that this developer is concerned with anything more than making their profit. The lack of willingness to meet with neighbors is another example of this. Also to me this seems like a disrespect of the committee's time and resources.

Personally, the part of the development that will impact me the most is the increased traffic along Taft Hill. I commute by bicycle in the mornings and I have to bike south from Vine on Taft, and then turn left on Laporte. If I hit that street at the busy time in the morning, it's pretty terrifying trying to get in the left turn lane, especially with student drivers going to Poudre High School. I'm anxious about dealing with the increased vehicular traffic and the increased exhaust fumes. Sometimes traffic is backed up quite a ways, so as a biker getting into the main flow of traffic to make sure I'm not blocked out of being able to turn left means I'm going to be stuck in traffic breathing exhaust for a much longer time. I'm worried about traffic leaving the new development not seeing bikers especially during sunrise. I am not in favor of permanent barriers blocking off the bike lanes as it means that snow isn't plowed and then it melts creating a sheet of black ice in the bike lanes in the winter. I hope that the development will take the safety of bike commuters seriously.

I understand that Fort Collins desperately needs affordable housing and this means density, but I don't think this means ignoring the directives of the Northwest Sub-Area Plan.

I hope that the committee approving the plan has the bandwidth to make sure that all the requirements are satisfied and that developers don't chip away at the city resources with too many variance requests.

Sincerely,
Hilary Freeman
2208 Trevor St.
Fort Collins, CO 80521

From: [Mikole Liese](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on the Green Project
Date: Monday, May 2, 2022 3:01:02 PM

To whom it may concern:

I want to direct my comments on two issues.

First, it appears the development proposal is incompatible with numerous city ordinances and priorities including protections for the wildlife and wetlands in all areas of our city. I live and walk the bike path and fields weekly and believe that the natural habitat that the areas create cannot be minimized with disruption to the water, flight patterns (3 story buildings??) and wildlife corridor for the deer, coyote and foxes that I observe in the areas.

Secondly, I am deeply disturbed that there has been little to mention of affordable house in this project. While I believe lowering density is a key priority because of the above-mentioned concerns, the natural market means that lower density will create more expensive housing. I would like to see requirements for the developer to work with Habitat for Humanity, Neighbor to Neighbor or other housing advocates in the city to make sure a certain percentage of the housing units are affordable to lower income Coloradoans.

Thank you,
Mikole Grindel

From: [Development Review Comments](#)
 To: [Katie Claypool](#)
 Cc: [Clay Frickey](#)
 Subject: Fw: [EXTERNAL] Sanctuary on the Green hearing comments
 Date: Wednesday, October 25, 2023 9:15:11 AM

From: Valerie Vogeler <pv_vogeler@sbcglobal.net>
Sent: Wednesday, October 25, 2023 3:02 AM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Sanctuary on the Green hearing comments

To City of Fort Collins Development Review,

I am writing this letter as a neighbor/home owner to the proposed Sanctuary on the Green, along North Taft Hill Road.

Being in this close proximity for multiple years now, I have first hand knowledge of

- the density of surrounding farms and homes
- the typical older architecture of the primarily one-story homes/roof lines
- the wildlife that frequent our yards, Puente Verde open space, and Soldiers Creek trail
- the traffic flow along Taft Hill Road (already plagued with traffic backup during arrival and dismissal of the 3 schools in the neighborhood) and multiple trucks loaded with asphalt from the Martin Marietta plant just down Taft Hill Road
- and the currently lovely dark sky (I know that the City of FC is interested in minimizing night lights as an environmental goal.)

Although the developer claims that their proposal has been collaborative with the neighbors and that they have accommodated our concerns, this is NOT true. The 2-3 story multiplexes (multiple sets of 4-5 attached homes) are planned to be prominent all across the front eastern property edge along Taft Hill Road and the side northern property edge along Soldiers Creek Trail. It's hard to imagine that the City would purchase and maintain these adjoining beautiful fields and trails, with peaceful foothill views...only to have them be degraded by over-powering, towering multiplexes that will block the picturesque scenery of this unique site. The North Taft Hill border will be the the showcase of what's inside the property...and it will NOT be pretty or inviting, as it is proposed.

Please, NO 3-story multiplexes!

In order to preserve these valued foothill views and "step back" from Taft Hill Road, the neighbors have repeatedly asked for only single family, DETACHED, one story homes on all 4 borders, and possibly graduating up to a few 2-story homes in the CENTER of the planned development (far away from the existing one story single family homes on Taft Hill Road and the adjacent neighborhoods). This request has been consistently ignored by the developer when we have asked to REDUCE or RELOCATE these high density buildings to the deep INTERIOR of the development site. There has been no "give" in this aspect that has been repeatedly voiced by neighbors.

Please take the time to consider the incompatible "visual" and "density" aspects of the proposed development and tell Solitaire Homes that this prime NorthWest Subarea acreage has a distinct character that needs to be preserved on the edge of town. This is not Southeast FC, where multiplexes abound...and roads are equipped to handle the increased traffic. The proposed 453 parking spaces indicate that the anticipated traffic congestion on Taft Hill Road and Laporte Ave will be significant. The pedestrians and cyclists will be at risk in multiple locations for necessary crossing to schools in the area.

The NorthWest Subarea Plan is very clear in its intent to preserve the special attributes of this section with its farms and single family dwellings. The NorthWest Subarea Plan was (and IS) a collaborative effort between City and County that was adopted to serve as a guideline to prevent future disregard of what makes this neighborhood a choice area for our families.

By allowing less than 50 homes (at the very most), and changing their Modern Farmhouse MULTIPLEX design to 1-2 story single family, detached homes, with accommodation for senior residents....there might be a way to compromise with neighborhood values.

Decreasing the number of homes would likely cut down on traffic issues, WATER needs, impact to this fragile environment as far as flooding the neighboring properties, and protection to the wildlife. Respectfully submitted,

Valerie Vogeler and Family
520 North Taft Hill Road

Sent from my iPhone

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: Sanctuary on The Green
Date: Friday, October 27, 2023 1:44:18 PM

From: John and Mary Hoover <johnmaryhoover@live.com>
Sent: Friday, October 27, 2023 1:12 AM
To: Development Review Comments <devreviewcomments@fcgov.com>
Cc: sanctuaryfieldnetwork@gmail.com <sanctuaryfieldnetwork@gmail.com>
Subject: [EXTERNAL] Sanctuary on The Green

To Whom it May Concern,

My husband and I own the home at 330 N Sunset St. Our house sits on .93 acres, which is more or less true of all of our neighbors up and down Sunset St. We were drawn by the rural character of the neighborhood when we purchased our property 5 years ago. Our street borders the proposed development, Sanctuary on the Green, on the west and is zoned RR1. Since we are zoned for agriculture some of our near neighbors have included animals; horses, pigs, cows, a donkey, sheep, goats, and chickens. We commonly see deer roaming through our yards and hawks flying overhead, not to mention an occasional mountain lion. My concerns about the Sanctuary on the Green as currently proposed are as follows.

First, It is my understanding that the proposed development, as stipulated by the Northwest Subarea Plan is meant to be compatible with the surrounding neighborhood. The density of the proposed project is incompatible with my neighborhood. For what it is worth, according to the building department, my own lot of .93 acres cannot be subdivided. We are allowed only a main house and an accessory dwelling unit on our .93 acres. This feels like a far cry from the density currently proposed by Sanctuary on the Green.

Secondly, I also feel that any 3-story structures would be incongruent with a rural character of my neighborhood. Very simply, there aren't any other 3 story residences in our neighborhood. When I try visualizing 3-story multi-family buildings in a rural setting with only single family homes and cows, sheep, and goats, it's the 3-story multi-family building that looks like it doesn't belong. (By "neighborhood" I am referring to the residential area between Taft and Overland, and between Laporte and Vine.)

Lastly, because of the flood plain, which borders our property, and the extremely high water table, I am also concerned about the impact this proposed project will have on water drainage etc. Not being a water drainage expert myself, I have to trust that those who are more knowledgeable will be ensuring that there will not be an increased flood risk to the existing neighborhood as a result of the development in question.

I appreciate your consideration of all concerns.

Best Regards,

Mary Hoover

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Sanctuary on the Green
Date: Friday, October 27, 2023 1:44:23 PM

From: Bryce Nelson <info@email.actionnetwork.org>
Sent: Friday, October 27, 2023 2:37 AM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Sanctuary on the Green

Mr. Clay Frickey,

Build baby build. I am sick of all the dream hoarders that aren't allowing denser building in FoCo. NIMBYs have created a crisis, and it's time to treat it as such. Lives are being ruined by NIMBYs and their selfishness.

Bryce Nelson
bryce_nelson@protonmail.com
2221 Spruce Creek Dr.
Fort COLLins, Colorado 80528

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Sanctuary on the Green
Date: Friday, October 27, 2023 1:44:30 PM

From: Katherine Peterson <info@email.actionnetwork.org>
Sent: Friday, October 27, 2023 3:55 AM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Sanctuary on the Green

Mr. Clay Frickey,

I want to write in support the Sanctuary on the Green proposal. It is a thoughtful plan that is appropriate for this neighborhood. It definitely meets the character, density, and walkability standards as encouraged by the Northwest Subarea Plan.

Thank you

Katherine Peterson
matherinep@gmail.com
3707 Stratford Court
Fort Collins, Colorado 80525

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Sanctuary on the Green
Date: Friday, October 27, 2023 1:44:58 PM

From: Alex Woodchek <info@email.actionnetwork.org>
Sent: Friday, October 27, 2023 4:44 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Sanctuary on the Green

Mr. Clay Frickey,

I want to write in support the Sanctuary on the Green proposal. It is a thoughtful plan that is appropriate for this neighborhood. It definitely meets the character, density, and walkability standards as encouraged by the Northwest Subarea Plan. This would be a great step towards more access to housing in Fort Collins.

Thank you

Alex Woodchek
alex.woodchek@gmail.com
1117 Maple St
Fort Collins, Colorado 80521-1731

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Yes to Sanctuary on the Green
Date: Friday, October 27, 2023 1:45:16 PM

From: Sarah Jacobson <info@email.actionnetwork.org>
Sent: Friday, October 27, 2023 7:01 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Yes to Sanctuary on the Green

Mr. Clay Frickey,

Hello,

I am writing in support the Sanctuary on the Green proposal. It is a thoughtful plan that is appropriate for this neighborhood. It definitely meets the character, density, and walkability standards as encouraged by the Northwest Subarea Plan. Fort Collins needs this type of affordable housing to make owning a home possible in our community!

Thank you

Sarah Jacobson
sjacobson1112@gmail.com
1202 Remington St
Fort Collins, Colorado 80524

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Comments for Sanctuary on the Green Hearing 11.2.23
Date: Monday, October 30, 2023 9:16:37 AM
Attachments: [11.2.23 comments written.pdf](#)

From: M S <allskyline524@gmail.com>
Sent: Saturday, October 28, 2023 11:08 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Cc: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Subject: [EXTERNAL] Comments for Sanctuary on the Green Hearing 11.2.23

Please find attached my written public comments for the Hearing Officer for the Sanctuary on the Green Type 1 Administrative Hearing to be held on November 2, 2023.

Sincerely,

Miranda Spindel

330 N Taft Hill
Ft. Collins, CO 80521

Dear Development Review and Hearing Officer,

My name is Miranda Spindel and I live at 330 N Taft Hill Road. I am a part of the Sanctuary Field Neighborhood Network, which has pushed back on this development for years. My beautiful 3-acre farm, which is listed on the State Register of Historic Homes, borders most of the east side of this proposed development. I have personal concerns about the impact the development will have on my life, as well as larger concerns about the process the development review has taken to date. Although there is much history to review with this development proposal, I have two main issues I hope the Hearing Officer will consider when deciding whether to approve the development proposal this go-round.

First, it should be established that the proposed plan has not changed at all since the prior Type 1 Hearing. The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors' concerns. However, this remains a falsehood. There has been no collaboration with the neighbors by the developer since the highly facilitated neighborhood meeting of Fall of 2021. That was an entirely virtual meeting and was facilitated in a way that enabled the developer to control the conversation, did not address the Northwest Subarea Plan's requirements, and lacked transparency. The developer rejected our group's request to meet again in person. In the Type 2 Hearing with the Planning & Zoning Commissioners, the commissioners specifically advised the developer to negotiate with the neighbors to find a more compatible plan. In the decision from the last Type 1 Hearing, the Hearing Officer (you) specifically urged the developer to work with the neighborhood to further reduce overall residential density and lower the height of some of the some of the proposed three-story single-family attached buildings to two-stories. It is notable that this still has not happened.

I did receive a reach-out from the developer (David Pretzler) on September 14, 2023 asking to meet with Sanctuary Field Neighborhood Network to discuss the proposed development. I responded willingly, in good faith. It should be noted that this hearing was originally scheduled for September 14 but the developer cancelled this. At the time of this recent reach-out, the hearing had already been rescheduled to the November 2 date. I consulted the City Planner, who indicated that the deadline for the plan to be changed had already passed but the hearing could be postponed again. Again, in good faith, I suggested to Mr. Pretzler that we'd be happy to meet to discuss meaningful changes if they would consider postponing the hearing. After some back and forth between myself and Mr. Pretzler, and myself and the City Planner, Clay Fricken, it was established that there wasn't any ability or willingness to actually change the submitted plan or postpone the hearing, and thus we did not meet. This should not be construed as the neighbors not wanting to collaborate...we have met numerous times with city staff from multiple departments in order to better understand the plan and areas where changes could be made. We have worked tirelessly and provided written suggestions and comments throughout the many years this development proposal has been ongoing, and the main neighborhood concerns have largely been ignored to date. The overall public sentiment, as noted in the prior Type 1 Hearing, *"is properly characterized as against the approval of the PDP, for various reasons including non-compliance with certain provisions of the Northwest Subarea Plan"*. The District Court remanded the proposal back to a

Type 1 Hearing and tasked the Hearing Officer to consider both the LUC and the Northwest Subarea Plan (NWSP). This brings me to my second main issue.

The PDP does not comply with the NWSP and therefore should not be approved. The District Court decision clearly indicates that both the LUC and the NWSP must be considered and applied in this hearing. Further, the court decision states that *“the more specific standard, limitation, or requirement shall govern or prevail”*. The judge’s decision also gives the Hearing Officer authority to decide what is, or is not, *“compatible with the existing neighborhood”*.

The District Court decision is very clear in calling out the LUC definition of compatibility to mean *“the characteristics of different uses or activities or design, which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development.”*

There is no way that this development can be considered compatible based on this definition.

The NWSP itself states that the *“vision for the Northwest Subarea is for new development to fit in with the low density and country-like image of the area and to safeguard natural features. New development should fit the pattern and character of the area in terms of scale, use, lot sizes, setbacks, and landscaping”*.

Page 47 of the NWSP has guidelines for the design and placement of building **in all areas** of a development. These guidelines specify, among other things:

- House Footprint Relative to Lot Size – House sizes should relate to lot sizes—so building does not dominate.
- House Size Relative to Adjacent Homes and Public Areas - Include a variety of sizes within a subdivision (as noted in site plan section). Relate size of buildings to lot sizes and adjacent properties (e.g., 2 stories maximum, with 1 story preferred near edge of property or no more than 20% difference in height.) Locate taller and larger structures on interior portions of a site, screened from adjacent developments or public rights-of-way.
- Building Massing and Roof Planes - Vary building massing and roof planes, with lower profile buildings near adjacent properties.

The proposal calls for 3-story buildings throughout the North and East ends of the property. My property (historic 100 yr. old one story farmhouse, old apple orchard, and horse pasture) borders most of the east edge of the development. These buildings do not relate in size or character at all. The 2-3 story buildings will obstruct views of the foothills, which is in direct conflict with the NWSP guidelines. The developer has been asked numerous times in writing to reduce and/or relocate these high-density buildings to the interior of the development site but has consistently ignored our neighborhood’s request in every new iteration of the development proposal.

The 2- and 3-story proposed row houses located in the northwest area of the property (and bordering the proposed stormwater channel), and along Taft Hill, are incompatible with the Green Acres, Taft Hill and Rostek Subdivision single-story, single family neighborhoods. The City should never have allowed

this proposal with these 3-story buildings in this area to proceed.

This is probably my fourth or fifth time expressing comments in writing before a hearing or appeal about this development. It is no small task for a neighborhood network of middle income individuals to have stayed an engaged course for years with this effort - all the way to District Court and now back to another Type 1 Hearing. Please honor the City's own development review process and their own guidelines and LUC by not approving a development that is incompatible with our neighborhood.

Sincerely,

Miranda Spindel

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Sanctuary on the Green
Date: Monday, October 30, 2023 9:19:06 AM

From: Peter Erickson <info@email.actionnetwork.org>
Sent: Monday, October 30, 2023 4:04 AM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Sanctuary on the Green

Mr. Clay Frickey,

I wanted to offer my support for the Sanctuary on the Green proposal.

This plan represents the kind of modest change that can help ease the housing shortage in our community. And the walking paths and open spaces foreseen in the Sanctuary on the Green plan further the goals of the Northwest Subarea Plan when it comes to walkability and neighborhood character.

As a Fort Collins resident (and parent), I'm especially worried about the way that the housing crisis is affecting our schools. If we can't find a way to accommodate young families and teachers, we face a future of more school closures and consolidations.

Thank you,
Peter

Peter Erickson
perickson@gmail.com
622 Remington St
Fort Collins, Colorado 80524

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Sanctuary on the Green
Date: Monday, October 30, 2023 9:19:21 AM

From: BACZEK FRANK <frank_baczek@sbcglobal.net>
Sent: Sunday, October 22, 2023 10:34 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Cc: sanctuaryfieldnetwork@gmail.com <sanctuaryfieldnetwork@gmail.com>
Subject: [EXTERNAL] Sanctuary on the Green

Hi,

Just a few additional points.

The city allows the owner to use the whole parcel in their calculation of units per acre, even though the city fully understands that much of it is unbuildable due to the huge drainage ditches, and New Mercer canal/overflow area.

I know the city maintains the drainage ditch area with grass cutting, etc.

I am sure the city gives them some tax break, because of much of it being unbuildable, but I do not know for sure.

They are also getting away with using these unbuildable areas as their buffer zones, instead of a real buffer zone.

Thanks, Frank Baczek

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Sanctuary on the Green
Date: Monday, October 30, 2023 1:55:08 PM

From: Kate Conley <kate@architectsfora.com>
Sent: Monday, October 30, 2023 7:16 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Sanctuary on the Green

Mr. Clay Frickey,

Hi Clay,

I'd like to add my voice in support of the Sanctuary on the Green proposal. Fort Collins desperately needs more housing types like those included in this proposed development. It's a great fit for the neighborhood and for the standards set forth in the Northwest Subarea Plan.

Thank you,
Kate Conley

Kate Conley
kate@architectsfora.com
1901 Canopy Ct
Fort Collins, Colorado 80528

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Sanctuary on the Green - 40-Foot Building Heights
Date: Monday, October 30, 2023 3:42:46 PM

From: Andrea <ashara1@aol.com>
Sent: Monday, October 30, 2023 9:04 PM
To: Development Review Comments <devreviewcomments@fcgov.com>;
sanctuaryfieldnetwork@gmail.com <sanctuaryfieldnetwork@gmail.com>
Subject: [EXTERNAL] Sanctuary on the Green - 40-Foot Building Heights

The maximum building heights proposed by the developers are specified as being below 40 feet by about 6 inches to meet requirements. At the last hearing, the developers mentioned that to compensate for building on wetlands, they will bring in fill dirt to raise the ground level by 5 feet.

That makes the 3-story buildings about 44 1/2 feet above ground level.

Three-story buildings on the face of this project, along Taft Hill Road, is already so incompatible with the character of this neighborhood, allowing them to be another 5 feet taller is even more disturbing.

Your neighbor,
Andrea Faudel
2022 W Vine Dr
Fort Collins CO 80521

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Sanctuary on the Green - North Impala Drive
Date: Monday, October 30, 2023 3:42:46 PM

From: Andrea <ashara1@aol.com>
Sent: Monday, October 30, 2023 9:05 PM
To: Development Review Comments <devreviewcomments@fcgov.com>;
sanctuaryfieldnetwork@gmail.com <sanctuaryfieldnetwork@gmail.com>
Subject: [EXTERNAL] Sanctuary on the Green - North Impala Drive

I have a concern about the proposal of N Impala Dr being used as an emergency access. The road is partially unpaved and has deep potholes across the width of the street, currently barely passable for residents, never mind firetrucks or police vehicles. Residents there are financially responsible for road improvements and so far, have not agreed to fund this expensive project.

Thank you for your consideration.

Andrea Faudel
2022 W Vine Dr
Fort Collins CO 80521

From: [Sarah Kane](#)
To: [Em Myler](#); mtamez@residentrealty.com
Cc: [Katie Claypool](#)
Subject: FW: [EXTERNAL] Sanctuary on the Green Statement of Support
Date: Tuesday, October 31, 2023 8:10:08 AM
Attachments: [Sanctuary Statement of Support.pdf](#)

Good morning, Mitch,

I am copying Em Myler in our Neighborhood Services Department who can answer your questions about this matter.

Thank you for contacting us,
Sarah Kane

.....

Sarah Kane
Executive Assistant to Mayor & City Council
[City of Fort Collins](#)
970-416-2447 office

From: Mitch Tamez <mtamez@residentrealty.com>
Sent: Monday, October 30, 2023 5:35 PM
To: Sarah Kane <SKane@fcgov.com>
Subject: [EXTERNAL] Sanctuary on the Green Statement of Support

Hello,

My name is Mitch Tamez. I have been in contact with Solitaire Homes LLC, the owners of the Sanctuary on the Green Development Project and would like to submit a statement of support to be read into the record at the hearing on Thursday. I have attached the file, if there is any more information you need from me please let me know. If you could also confirm that this letter has been received and is in the appropriate hands to be read into the record on Thursday, that would be much appreciated. Thank you for your help!

Best,

Mitch Tamez

Mitch Tamez
8010 S. Co Rd. 5
Unit 201
Windsor, CO 80528

27 October 2023

Marcus McAskin
City of Fort Collins
281 North College
Fort Collins, CO 80524

RE: Sanctuary on the Green Development Plan Application

Dear Mr. McAskin,

Since September of 2022, I have offered my professional real estate services to Solitaire Homes LLC, with respect to the Sanctuary on the Green Project Development. The purpose of this letter is to provide my personal and professional support for the current Development Plan Application.

It is my belief that Solitaire Homes and their team have continuously demonstrated responsibility and commitment to the community by designing a Development Plan that is consistent with both the Land Use Code and the Northwest Subarea Plan.

Evidence for this compliance includes but is not limited to: a proposed density that is less than what is permitted by the designated zoning under the Northwest Subarea Plan, architectural design influenced by and compatible with the structures of the surrounding neighborhoods, close proximity to multiple parks, trails, and amenities, and integrating safe and diverse transportation systems.

I also believe that Solitaire Homes has shown good faith to the Sanctuary Field Neighborhood Network by complying with many of their desired changes. Examples of this cooperation include but are not limited to: lowering the total number of dwelling units on the property and eliminating multifamily dwellings from the development, integrating walking trails and connecting to the Soldier Creek Trail, and increasing the amount of open space and natural areas throughout the development site.

As a proud Fort Collins native, I understand and agree with the sentiment of wanting to preserve the aspects of this City which define its character and charm. In order to protect the future of this City, and its inhabitants, Development Proposals must be reviewed with the strictest standards and the benefit of the public must be a top priority. I believe that the Sanctuary on the Green Development Plan meets and exceeds these standards.

Thank you for your time and for your consideration.

Sincerely,

Mitch Tamez

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Northwest Subarea Plan Compatibility
Date: Tuesday, October 31, 2023 9:45:14 AM

From: Andrea <ashara1@aol.com>
Sent: Tuesday, October 31, 2023 12:05 AM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Northwest Subarea Plan Compatibility

Technicalities aside, anyone can see that the proposed Sanctuary on the Green development does not remotely fit the pattern and character of the area in terms of scale, use, etc. How are the 3-story, 5-unit row house and a 2-3 story 4-unit row house built along the *front* of the proposed development on Taft Hill Road compatible in scale to modest single-story homes, many with large lots, small acreages that are along the road next to the entrance? The semi-rural feel includes small farms, chickens, horses, goats...as well as wildlife. We live outside the city limits, the limits of the city, not among huge row houses.

Since the rules dictate that only the abutting properties are to be considered, you can't take into consideration the nature of the wider surrounding area. That nearby neighbors have varieties of small endeavors on large and small lots, historic small farms, raising animals, birds, plants, trees, marijuana. There is gardening, composting, worm farming, equipment recycling, building shops, metal sculpting, art working, and beyond. Very different uses of properties than one will find in the small lots of the development.

The extensive Green Acres subdivision, which is along the NW end of the property is built of double-wide manufactured homes on foundations; modestly priced homes, some duplexes, some used as rentals. It is a stark contrast to the upscale appearance of the proposed development. How does Sanctuary on the Green enhance or contribute to any of this? It doesn't.

Calling the style of a 3-story 5-unit row house a "Modern Farmhouse" does not make it resemble a farmhouse. Reducing the "apparent" mass of a building by increasing window area or putting 2-story units on the ends? We're really not that easily fooled. These huge buildings will still be *huge* modern buildings next to older single-story homes.

The existing properties along the entrance of the proposed development are modest homes, some with large lots or small acreages. All are single story, two have second story additions. Sanctuary on the Green is simply not compatible.

What I would like to see happen:

1st choice - no development and the land remains open.

2nd choice - smaller, single-story homes and fewer units, no taller than 2-story. Single-story along the Taft Hill Rd entrance

3rd choice: buildings along Taft Hill Road are 2-story, stepped down to single story.

Worst choice (current plan); 3-story row house on Taft Hill Road, a blatant affront to the existing neighborhood.

Thank you for your consideration,

Andrea Faudel
2022 W Vine Dr
206-696-1919

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] NSP Compatibility photos 1
Date: Tuesday, October 31, 2023 9:45:24 AM

From: Andrea Faudel <ashara1@aol.com>
Sent: Tuesday, October 31, 2023 12:19 AM
To: Development Review Comments <devreviewcomments@fcgov.com>; Miranda <sanctuaryfieldnetwork@gmail.com>
Subject: [EXTERNAL] NSP Compatibility photos 1

This is what the real existing houses along the proposed entrance of the Sanctuary on the Green look like, on the west side of Taft Hill Rd from Laporte to Vine. Compatible with 3-story row houses?

































Andrea Faudel
2022 W Vine Dr
206-696-1919

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] NSP compatibility photos2
Date: Tuesday, October 31, 2023 9:45:32 AM

From: Andrea Faudel <ashara1@aol.com>
Sent: Tuesday, October 31, 2023 12:26 AM
To: Development Review Comments <devreviewcomments@fcgov.com>; Miranda <sanctuaryfieldnetwork@gmail.com>
Subject: [EXTERNAL] NSP compatibility photos2

These are the existing homes on Taft Hill Rd that would face the entrance to the development, from Puente Verde to Vine. Not compatible with the architecture of Sanctuary on the Green













Andrea Faudel
2022 W Vine Dr

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] NSP compatibility photos 3
Date: Tuesday, October 31, 2023 9:45:38 AM

From: Andrea Faudel <ashara1@aol.com>
Sent: Tuesday, October 31, 2023 1:08 AM
To: Development Review Comments <devreviewcomments@fcgov.com>; Miranda <sanctuaryfieldnetwork@gmail.com>
Subject: [EXTERNAL] NSP compatibility photos 3

These are the properties along Laporte from Vine to Sunset, the southern edge of the proposed development. Not compatible in style or use....





































Andrea Faudel
2022 W Vine Dr

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Hearing for Sanctuary on the Green PDP#210018
Date: Tuesday, October 31, 2023 1:38:36 PM

From: Barbara Denny <barbarawaves@gmail.com>
Sent: Tuesday, October 31, 2023 6:22 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Cc: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
Subject: [EXTERNAL] Hearing for Sanctuary on the Green PDP#210018

I write to you because I will be negatively affected by this Development, should it advance as currently proposed.

I live at 420 N. Sunset St., Fort Collins, CO 80521. I can see the property from my kitchen sink. My street is on the western boundary.

I bought my 0.99 acre property in 2007 and I was guided by the newly adopted Northwest Subarea Plan jointly approved by City and County (2006), that any future development in this area would remain low density and semi-rural.

My neighborhood is in the GMA and the density of Roster Subdivision is 2 DU/acre. There are mostly single story detached homes, none are 3 story. The predominate "feel" is Rural, with many farm animals, including horses, sheep,, goats, chickens, ducks, even cows at times.

The proposed density of 5.13 DU/gross acre is far more dense than any surrounding neighborhood. The Bellwether Farms neighborhood, on the Northside of the wetlands that border the property are 3.1 DU/gross acre, with 2 story detached single family homes.

Applicant prefers to describe some of the homes as "3 story", but that is only because from the rear, facing the development, are a few with walkout basements, giving that impression. This is the most recently built (2007?) bordering neighborhood. All the others are much older, all single family detached homes.

This annexed City property, is zoned LMN, and the NW Subarea Plan (4.5-D.1a) states that residential developments "shall have an overall minimum average density of four (4) dwelling units per Net acre of residential land..." Maximum can go much higher.

In previous submittals to P&Z Commission, 3 out of 4 voting Commissioners stated that the LMN density assigned at annexation was "probably too high, and should be revisited." That certainly suggests developing should be at the minimum density allowed.

Proposal was pulled by Developer when it was obvious that proposal would not pass P&Z Commission. Developer made minor adjustment to allow proposal to go through a single Hearing Officer Type 1 path. Commissioner comments had included that the proposal was "not compatible", "not serving the Public Good", "just doesn't fit in", "separation mitigation is not enough", "surrounding property owners have rights as well as this property owner", "Mass is out of compliance", "Architectural elevations, designs are not compatible". There is at least 15 acres, of the 41.34 acres, that is "unbuildable", and that increases the density on the remaining acreage.

The City Land Use Codes (LUC 1.3.4a) support the heightened scrutiny applied to proposals within the Subarea Plan. It cites that specific attention be paid to compatibility and impact mitigation. "For residential neighborhoods, land use flexibility shall be balanced with the existing residential

character. Projects are expected to continue to meet the objectives of any applicable Sub-area Plan and the City Plan”.

This proposal is entirely within a Floodplain. There are numerous Stormwater channels, the Mercer Ditch, wetlands, etc.

I have heard for years of the historic floods that passed through here, and warned not to try to put in a basement due to the high water table.

The area is within the West Vine Stormwater Drainage System, currently under review, and not yet finalized. Climate change is causing historic flooding already. To me that means a lot of unknowns, scientific data gathering, analysis, and educated guess work. Our properties could very well suffer the impact of an error in judgment. The proposed infill will elevate the heights of the buildings, already incompatible with surrounding neighborhoods, and obstruct foothill views.

There will be drastically increased traffic, light and air pollution. The submitted traffic study is woefully inadequate and does not accurately describe the impacts. The Ozone issues in our area, are already “severe”, per Federal Ozone Standards. This is particularly problematic next to the foothills, where air gets trapped and stagnant. Our cherished rural dark sky will be forever changed. This is the dark side of town. Of course there will be numerous wildlife disturbances, this development will interrupt established wildlife pathways. I cherish the numerous rural wildlife corridors sprinkled all through this area. It is a true enhancement here, huge benefit that I bought into, and naturally these development impacts will negatively affect me, and my property value.

The Neighborhood Center “Mixed-use building” is a minimum 3000 sq. ft., proposed to include a clubhouse and 2 commercial enterprises, with only 6 parking spaces. I do not see how the surrounding neighborhoods will benefit from that, or be able to utilize it.

It is apparent to me that the applicant is naturally interested in making as much money as possible from his investment. However, the surrounding

Property owners should not be suffering financial impacts from a developer’s mistakes in purchasing a property that is not appropriate for the density needed to bring forth such profits. He can only build up, as much of the property is on unbuildable land.

This property, if developed, must fit in with what already exists. This area is transitional to the Foothills, it is not City proper.

It is inappropriate to develop it as if it were in another area of the City.

I sincerely hope you will decide to deny this application. The Northwest Subarea Plan has standing that cannot be ignored.

Please, deny this application.

Respectfully,

Barbara Denny
420 N. Sunset St.
Fort Collins, CO 80521
Fort Collins, CO. 80521

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Sanctuary on the Green Proposal
Date: Tuesday, October 31, 2023 1:39:41 PM

From: Becca Wren <rmwren@gmail.com>
Sent: Tuesday, October 31, 2023 7:05 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Cc: sanctuaryfieldnetwork@gmail.com <sanctuaryfieldnetwork@gmail.com>
Subject: [EXTERNAL] Sanctuary on the Green Proposal

Hello,

My comments below are in regards to the Sanctuary on the Green Development Proposal.

I am Becca Mueller and I live with my husband Matt Mueller at 504 Sunrise Lane, in the Irish-Green Acres neighborhood.

We are opposed to the development proposal as it is incompatible with the character of our well-established neighborhood.

We have several concerns about how this development will negatively impact wildlife, particularly due to the planned removal of trees and other natural resources in the area. Migratory birds use this area as hunting and breeding grounds and their habitat is in conflict with this development proposal. Protection of this wetland area and preservation of precious open space well loved by current residents does not seem to be addressed in the proposal.

We also have concerns about this development's location in the floodplain and the negative impacts that it will have on the surrounding neighborhood. The scale and density of the development (including the number of dwelling units, the number of two and three story buildings, number of parking spaces, etc.) will pose many challenges to our neighborhood. Please do not approve this proposal as is currently drafted as residents still have many concerns.

Thank you for your consideration.

--

Becca Mueller
720-208-6168
rmwren@gmail.com

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Public Comment for Sanctuary Field Hearing on Thursday, Nov2
Date: Tuesday, October 31, 2023 2:33:14 PM

From: Paula Harrison <harrisop@gmail.com>
Sent: Tuesday, October 31, 2023 8:14 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Public Comment for Sanctuary Field Hearing on Thursday, Nov2

To: Hearing Officer
From: Paula Harrison, 438 N. Hollywood Street 80521

Please take into consideration these concerns, shared by my neighbors, about the proposed Sanctuary Field development. We are opposed to the development in its current form for the following reasons.

Historic Character Concerns

From Staff Presentation p.26

- While the building height and width of the proposed new construction does not meet the 3.4.7 requirements, [my emphasis] because other design connections are made and it [330 N. Taft Hill Rd] is across an arterial, (i.e. not directly abutting the historic property nor incorporating the historic structures on the same development site), those building massing requirements are not applicable under 3.4.7.

Our Concern:

The decision about allowing the proposed development to ignore massing and height requirements were based on the property at 330 N. Taft Hill Rd. This historic property **is** adjacent to the proposed development according to the LUC definition of

adjacency in that it is less than 200 feet from the development property line. A property does not have to be abutting; adjacency also brings it under the guidelines. The historic property is directly across Taft Hill Rd from the development. Nowhere in section 3.4.7 does it state that an arterial road is a factor in the definition of adjacency. Therefore it should be included as historically significant and impact the massing and height requirements as stated in the LUC.

Below are two additional examples of how city staff undervalued other historic properties in order to ease the approval of the development, (p. 25 of the staff report). These are included here to emphasize how city staff showed preferential treatment to the developer.

Properties at 2540 Laporte Ave and 2318 Laporte Ave were dismissed as not historically significant. However, 2540 Laporte is the address of the Poudre Community Academy built in 1908. It is included in the 2004 PSD Historic Architecture Preservation Bulletin on p.64/71. This document was reviewed by the City of Fort Collins Advanced Planning Department.

It is also featured as an existing historic resource on p. 57 of the NWSP stating that, “ the area should be comprehensively surveyed”.

<https://www.fcgov.com/historicpreservation/pdf/psd-context.pdf?1582655633>

Concern: Loose interpretation of Height and Mass Compatibility Guidelines

City Council granted a modification on height and mass compatibility throughout the whole project, see above. They are interpreting the LUC in a loose manner and judicial review states that—

Where there is conflict between different aspects of the LUC, the judge notes the guidance given in City code is to follow the more restrictive land use guideline.

pp 22 of the decision, 1.7.2 - Conflict with Other Laws

The more restrictive guidelines require compatible massing and building height that reflects the surrounding neighborhoods. This conforms to the NWSP, as well. See:

- (pp. 43, Guidelines for the Urban Edge, NW Subarea Plan)
- (pp. 9, pp. 11 Framework Plan of NW Subarea Plan)
- (pp. 47 NW Subarea Plan)

In order to follow the judge’s ruling, the developer should be required to follow the more stringent guidelines of the LUC, see below.

LUC 3.5.1 c

Building Size, Height, Bulk, Mass, Scale. Buildings shall either be similar in size and height, or, if larger, be articulated and subdivided into massing that is proportional to the mass and scale of other structures, if any, on the same block face, abutting or adjacent to the subject property, opposing block face or cater-corner block face at the nearest intersection.

Figure 7b

Infill Buildings



Concern: Three Story Buildings adversely affect City of Fort Collins Night Sky Goals

Night Sky: <https://www.fcgov.com/nightsky/>

Overview

Maintaining the ability to see night sky stars and increasing the use of best practices in outdoor lighting go hand in hand. As Fort Collins grows there will be more commercial and residential outdoor lighting.

In an effort to support safety, energy conservation, a healthy eco-system, and innovation the City is supporting a Night Sky Initiative of outdoor lighting best practices that eliminate light glare, reduce light trespass, minimize light pollution, conserve energy and protect the natural environment.

Through sustainable efforts the City seeks to:

- *Maintain safety and security*
- *Develop and implement best practices in outdoor lighting*
- *Reduce light pollution*

- *Support human and ecological health*

In addition, three story buildings do not conform to the guidelines of LUC 3.2.4 for exterior lighting.

LUC 3.4.2 H (1)

(H)**Lighting Context Areas.** The applicable Lighting Context Area shall determine the limitations for exterior artificial lighting. The Lighting Context Areas are described as follows:

(1)

LC0 - No ambient lighting. Areas where the natural environment will be seriously and adversely affected by lighting. Impacts include disturbing the biological cycles of flora and fauna and/or detracting from human enjoyment and appreciation of the natural nighttime environment. The vision of human residents and users is adapted to the darkness, and they expect to see little or no lighting.

The subject area is bordered on two sides by rural zoning. Nearby the proposed development are Natural Areas Kestrel Fields and Puente Verde. The NWSP intent for development is to keep the rural feel of this area. Light from three story residences will adversely affect the habitat and cultural norms throughout the surrounding neighborhoods and natural areas.

Floodplain Concerns

The subject area is in a floodplain. Construction density will cover nearly half of the 41 acres and will adversely impact drainage. This could seriously affect existing residences in the surrounding neighborhoods.

Although the developer has included many proposals to help deal with water flow and drainage, the fact remains that they are cutting back by nearly 50% on the amount of area where water can safely drain.

Density Concerns

The developer is proposing an average of 5 units per gross acre. This is even better than what the NWSP requires for LMN. The problem is that half of the surrounding neighborhoods are zoned RL where the density guidelines are much more restrictive. As a result, the proposed development does not blend into the look or feel of the rural area that abuts as it is required to do by both the LUC and the NWSP.

LUC 3.4.1 and LUC 3.4.7

NWSP (p. 43, Guidelines for the Urban Edge, NW Subarea Plan), (p. 9, p. 11 Framework Plan of NW Subarea Plan), (p. 47 NW Subarea Plan).

Concern about Developer's Trustworthiness and Priorities

There was a farmhouse on the property that Solitaire Homes 'donated' for a fire department training exercise. It was burned down. There was a barn that they moved off of the property. This enabled them to avoid a historic review by the City of Fort Collins during the annexation process.

The proposed 3000SF community building includes an architectural representation of a silo. This is a nod to the agricultural heritage of the area. It is highly offensive given the fact that they destroyed authentic farm buildings and serves as an example of the developer's priorities of profit over authenticity, good will, and quality. Those structures could have been preserved and utilized as part of our community's heritage.

Thank you for taking these points into consideration in your decision-making process. There is a substantial degree of non-compatibility with the LUC and the NWSP in the current development proposal and we hope that you will see that changes need to be made. I have outlined only some of the major concerns. There are many others, including wildlife corridors, pedestrian safety (Poudre High School and PCA), bike lanes, traffic loads, and neighborhoods used incorrectly as comparables (Bellweather and Ramblewood).

These regulations and recommendations are put in place in order to provide a clear vision for the future and a roadmap for our communities. We would like development that also shows a vision for the future, not just how to circumvent the rules through variances and token sustainability.

Sincerely,

Paula Harrison

From: [Clay Frickey](#)
To: [DONALD ROBINSON](#)
Cc: [Em Myler](#); [Katie Claypool](#)
Subject: RE: Taft Hill Development
Date: Tuesday, October 31, 2023 4:17:03 PM

Donald,

Thank you for your comments about Sanctuary on the Green. We will pass your comment along to the Hearing Officer.

Thanks,
Clay

.....

Clay Frickey

Pronouns: he/him

Planning Manager

[City of Fort Collins](#)

281 N College Ave.

970-416-2517 office

cfrickey@fcgov.com



From: DONALD ROBINSON <dgrobb@outlook.com>

Sent: Tuesday, October 31, 2023 4:14 PM

To: Clay Frickey <cfrickey@fcgov.com>

Subject: [EXTERNAL] Taft Hill Development

Clay- It's been 2 years since I first communicated with the city of Fort Collins regarding the proposed development on Taft Hill Road near Laporte Avenue. I am amazed that a decision is still up in the air after all the energy, effort, and money that has been expended during this time to get us back to where we were in 2021.

My feelings then were that a reasonable housing development could be developed on this land and still keep the integrity of the neighborhood. My feelings have not changed as the property can and should be developed- not as high-density housing but as family housing that would complement the neighborhood.

I know that others are concerned that traffic will be an issue. That is always a topic anytime land development is proposed. I live on LaPorte Avenue and with the recent and pending road improvements, there should not be any traffic problems as this is a

main artery into Old Town.

We all know that Fort Collins is a desirable place to live, and housing is in short supply. Other parts of town have new developments in progress, so I don't see why this development shouldn't move forward given the amount of conversations, reviews, more conversations, and more reviews without a decision.

I support this development and look forward to the addition of it to our neighborhood.

Should you want or need more input from me, please advise.

Regards,

Donald Robinson
303.886.1777

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: Sanctuary on the Green Hearing
Date: Wednesday, November 1, 2023 10:15:22 AM

From: molly Tacoronte <mollytaco117@msn.com>
Sent: Wednesday, November 1, 2023 4:02 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Cc: Sanctuary Field Neighborhood Network <sanctuaryfieldnetwork@gmail.com>
Subject: [EXTERNAL] Sanctuary on the Green Hearing

After having perused the Northwest Subarea Plan, I can't help but ask "Why did all those people waste so much time and effort and create a 112 page legal document just to have it virtually ignored by the City in the future?"

Molly Tacoronte
317 Webb Ave.

Sent from [Mail](#) for Windows

From: [Michael Kabatek](#)
To: [Katie Claypool](#)
Subject: [EXTERNAL] Sanctuary on the Green, PDP210018
Date: Wednesday, November 1, 2023 12:19:29 PM

Hello Katie,

I'm trying to submit a message/letter to the hearing officer for the following meeting:

HYBRID Administrative Hearing Thursday, November 2

A hybrid Administrative Hearing for **Sanctuary on the Green, PDP210018** will begin at 5:30 p.m.

I'm not sure of the proper channel to submit my letter, if possible can you let me know the proper channel, or relay the letter below? Thanks!

Michael

Dear Hearing Officer and Developers,

I am writing to express my strong opposition to the proposed development in Sanctuary on the Green, which includes plans for 212 homes, 425 parking spaces, and 3-story row houses. I believe that this development is not in alignment with the Northwest Subarea Plan and would have adverse effects on the surrounding community and environment.

The Northwest Subarea Plan, a product of extensive citizen-based input, reflects the shared values of the community, landowners, and businesses involved in the planning process. It outlines a vision for the area as a predominantly low-density residential space with a semi-rural heritage, including historic structures, small farms, natural areas, foothills vistas, and open fields. This vision is crucial in maintaining the unique character and country feel of the area, which is cherished by its residents.

The proposed development, with its high density and three-story row houses, is incongruent with the vision outlined in the Northwest Subarea Plan. It would disrupt the stability of existing neighborhoods, endanger the semi-rural heritage, and negatively impact the natural features and wildlife habitats in the area. The Plan emphasizes the importance of safeguarding these aspects of the community, which are fundamental to its identity.

Additionally, the Plan highlights the need for permanently protected open lands and connected trail corridors to provide better access to the foothills, Poudre River, and local destinations. The proposed development would not only fail to protect these open lands but also obstruct the potential for their inclusion in the Puente Verde open space corridor, which is a direct contradiction to the vision set forth in the Plan.

The Northwest Subarea Plan also places a strong emphasis on community values such as independence and self-reliance. It encourages the involvement of citizens in shaping the future of the area, with the assistance of government, and respecting the rights of property owners. The proposed development, in its current form, does not align with these principles and the desire for citizen-led initiatives.

In summary, the proposed development in Sanctuary on the Green not only disregards the

community's shared values and the vision outlined in the Northwest Subarea Plan, but it also neglects the need for responsible development that is compatible with the surrounding single-family homes, small farms, and open space. As a concerned resident, I implore you to consider these crucial factors and hold the City accountable for following its own rules and planning documents.

I moved to this neighborhood for its rural feel, and I respectfully request that the City of Fort Collins reevaluates the proposed development in light of the Northwest Subarea Plan and takes the necessary steps to ensure that any new development in the area is consistent with the community's vision for a low-density residential area that preserves its unique character.

Thank you for your attention to this matter, and I hope that you will make the decision that best serves the interests of the community and the environment.

Sincerely,

Michael Kabatek
612 Sunrise Ln, Fort Collins, CO 80521
970-310-7782

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Opposition to Sanctuary on the Green Development
Date: Wednesday, November 1, 2023 1:18:28 PM

Hi Cheryl,

Thank you very much for your email. I will save it and include it in the comments packet for the hearing officer to read prior to the public hearing for this proposal on November 2, 2023 starting at 5:30 pm at City Hall, 300 Laporte Ave or virtually on Zoom.

Please let me know if you have any further questions or comments!

Respectfully,

Em Myler
Neighborhood Development Liaison

From: Cheryl Distaso <cdistaso@frii.com>
Sent: Wednesday, November 1, 2023 5:57 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Opposition to Sanctuary on the Green Development

Cheryl Distaso
135 South Sunset Street
Fort Collins, CO 80521

Hearing Officer
City of Fort Collins Planning Department
Fort Collins, CO 80521
RE: Opposition to the Proposed Development in Sanctuary on the Green

Dear Hearing Officer,

I am writing to express my strong opposition to the proposed development in Sanctuary on the Green, which includes plans for 212 homes, 425 parking spaces, and 3-story row houses. I believe that this development is not in alignment with the Northwest Subarea Plan and would have adverse effects on the surrounding community and environment.

The Northwest Subarea Plan, a product of extensive citizen-based input, reflects the shared values of the community, landowners, and businesses involved in the planning process. It outlines a vision for the area as a predominantly low-density residential space with a semi-rural heritage, including historic structures, small farms, natural areas, foothills vistas, and open fields. This vision is crucial in maintaining the unique character and country feel of the area, which is cherished by its residents.

The proposed development, with its high density and three-story row houses, is incongruent with

the vision outlined in the Northwest Subarea Plan. It would disrupt the stability of existing neighborhoods, endanger the semi-rural heritage, and negatively impact the natural features and wildlife habitats in the area. The Plan emphasizes the importance of safeguarding these aspects of the community, which are fundamental to its identity.

Additionally, the Plan highlights the need for permanently protected open lands and connected trail corridors to provide better access to the foothills, Poudre River, and local destinations. The proposed development would not only fail to protect these open lands but also obstruct the potential for their inclusion in the Puente Verde open space corridor, which is a direct contradiction to the vision set forth in the Plan.

The Northwest Subarea Plan also places a strong emphasis on community values such as independence and self-reliance. It encourages the involvement of citizens in shaping the future of the area, with the assistance of government, and respecting the rights of property owners. The proposed development, in its current form, does not align with these principles and the desire for citizen-led initiatives.

In summary, the proposed development in Sanctuary on the Green not only disregards the community's shared values and the vision outlined in the Northwest Subarea Plan, but it also neglects the need for responsible development that is compatible with the surrounding single-family homes, small farms, and open space. As a concerned resident, I implore you to consider these crucial factors and hold the City accountable for following its own rules and planning documents.

I respectfully request that the City of Fort Collins reevaluates the proposed development in light of the Northwest Subarea Plan and takes the necessary steps to ensure that any new development in the area is consistent with the community's vision for a low-density residential area that preserves its unique character.

Thank you for your attention to this matter, and I hope that you will make the decision that best serves the interests of the community and the environment.

Sincerely,

Cheryl Distaso

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Sanctuary on the Green
Date: Wednesday, November 1, 2023 1:18:48 PM

From: Carly Cavalier <info@email.actionnetwork.org>
Sent: Wednesday, November 1, 2023 6:19 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Sanctuary on the Green

Mr. Clay Frickey,

Good afternoon, Mr. Frickey,

Congratulations on your new position in the city of Fort Collins. I am writing to express my support for the new housing development, Sanctuary on the Green. This is just the type of housing that we need in this town. Whether we like it or not, Fort Collins is growing and I personally would like to live in a city that is affordable for all income levels. This housing development appears to be especially beneficial for families and first time buyers. I hope you will consider how this development proposal meets the Northwest Subarea Plan criteria and support this project.

Kindly,
Carly Cavalier

Carly Cavalier
carly.cavalier@gmail.com
609 East Plum St.
Fort Collins, Colorado 80524

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: Public Comment - PDP210018 Sanctuary on the Green
Date: Wednesday, November 1, 2023 1:48:22 PM
Attachments: [PDP210018_PublicComment_KMB.odt](#)

From: KEVIN BAILEY <kmbailey@bajabb.com>
Sent: Wednesday, November 1, 2023 7:44 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Public Comment - PDP210018 Sanctuary on the Green

Attached please find public comment on the subject development proposal, PDP210018 Sanctuary on the Green. I will also be hand delivering a hard copy.

Please let me know when received.

Thanks,
Kevin

Public Comment – Sanctuary on the Green, PDP210018

Submitted November 1, 2013

I oppose this development for the reasons listed below. I dispute many of the processes and findings that have led to the approval of this development by the City of Fort Collins. Whether or not the Hearing Officer addresses each of the below points, I consider them all appealable in any future action.

I dispute that there is a legitimate application for this development. The owner listed on the application, Solitaire Fort Collins LLC, is not the lawful owner of any of the three parcels proposed for this development. The lawful owners of these parcels are Solitaire Homes LLC and Solitaire Homes East LLC. I don't know what kind of LLC shell game is being played here, but the City of Fort Collins should not be participating in it.

I dispute that this is being decided in a Type 1 hearing. I dispute the process by which we arrived here today and the explicit bias shown by the City in favor of this developer. This development previously was before the Planning and Zoning Board (P&Z) as a Type 2 hearing. When it became obvious that P&Z was not going to approve the development, the City then bent over backwards to provide the developer with a roadmap for how they could avoid P&Z and instead go before a handpicked Hearing Officer in a Type 1 hearing. Attachment 1 demonstrates this bias. Any and all other communications with the developer and within City staff regarding this switch to a Type 1 hearing should also be included here by reference. The City explicitly did this to avoid P&Z, to insure that this Hearing Officer would not consider testimony from the previous iteration of the development by defining it as a new application (despite it being essentially the same as the previous proposal other than window dressing), the City waived the 6-month resubmittal requirement by treating it as a new application, and then the City treated it as an old application for the purpose of waiving the \$34000 Transportation Development Review fee. This treatment of a development proposal as both an old and a new application *simultaneously* is capricious and arbitrary, clearly biased in favor of a developer over the rights of the citizens the City represents, and is a violation of due process.

I dispute that this is being decided by the same Hearing Officer as the previous hearing. There is nothing in the judge's ruling that mandates the same Hearing Officer. This Hearing Officer has demonstrated an inability to properly adjudicate City code, as detailed extensively in the judge's ruling. In the previous hearing this led the Hearing Officer to simply agree with the positions of the developer and the City regarding the applicability and interpretation of provisions in the Land Use Code and the Northwest Subarea Plan (NSP), particularly that the NSP was merely "aspirational" and could be ignored.

Additionally, the developer at the 11th hour requested that this hearing be delayed from its originally scheduled date, September 14, 2023, in order for them to obtain a new attorney. The reason for this, as stated in an email from City staff in Attachment 2, was that there was a conflict of interest between the developer's attorney and this Hearing Officer. This was the very same attorney who represented the developer at the previous hearing! If the Hearing Officer had and has a conflict of interest with the developer's attorney, why was this not disclosed at the previous hearing? If the Hearing Officer had and has a conflict of interest with the developer's attorney, does he not also have a conflict of interest with the developer? A reasonable person can conclude that he does. There needs to be full disclosure regarding this conflict of interest, why this Hearing Officer was allowed to preside over the previous hearing, why the current hearing was delayed, and why this Hearing Officer is allowed to preside again.

I dispute that this has gone directly back to a Type 1 hearing. The judge's ruling does not mandate this. The ruling merely remands this for "further proceedings." This development proposal has only gone through the full review process with all of City staff under erroneous guidance that the NSP could be ignored. City staff has now cobbled together a new Staff Report in an extremely short timeframe. This proposal should start over from the beginning and go through the normal development review process, this time after City staff is given proper guidance regarding conformity with the provisions of the NSP. Without properly going through all of the development review process under such guidance, this is just another attempt by the City and developer to pound the same square peg into the same round hole.

This proposal violates the Predictability standards set forth in City Code. "The Framework Plan also creates some level of predictability in what type and intensity can be expected for one's own property as well as neighboring properties" – the judge's decision quoted this and emphasized it. I was fully aware of the NSP when I invested in property adjoining the development 11 years ago. I was fully conscious of the fact that the subject property was private and would possibly be developed in the future. However, I was confident that development would conform to the ideals of the NSP - low density, compatibility with the existing neighborhoods, maintaining the country feel and rural atmosphere, etc. These elements of the NSP are not "aspirational", they are prime directives. My decision to purchase this property was directly dependent on the City adhering to these principles. Given the explicit goals expressed in the NSP, no rational person could predict that my property would be facing a wall of monstrous three story buildings, or that directly adjacent property would be packed with more than 600 people. Any argument or decision to the contrary is completely without reason, and would be capricious and arbitrary. This is exactly the kind of development that the NSP sought to prevent. Predictability first and foremost applies to the existing property owners in their existing, well-established neighborhoods. It does not mean that a developer can predict that the City will manipulate the process and the clear intent of City code in order to get them what they want.

I dispute the density calculations used by the City to approve this development. No rational person could interpret City Code as allowing a developer to include a large area of unbuildable land in that calculation. Nearly half of the proposed development property is unbuildable. This loophole is being exploited in order to pretend that massive three story buildings are somehow "low density." It is patently ludicrous.

I dispute all of the gyrations being done by the City and the developer over the simple word "compatible." No, it does not mean "the same as." There is a spectrum of what the vast majority of neighbors would consider "compatible", but that spectrum is very narrow compared to what is being proposed for this site. What the vast majority can agree on is what is *not* compatible. No rational person familiar with the adjoining neighborhoods would conclude that this development is compatible. Any decision to the contrary would be capricious and arbitrary.

I dispute that this development can be approved without addressing the floodplain issues. The developer intends to raise the grade of the building areas by five feet, essentially moving the floodplain elsewhere. That "elsewhere" becomes *my property*. Any reasonable person can stand in the east yard of my property and see that if the development property is raised five feet, covered in impermeable surface, and then the shallow swale constructed following the Spring Creek flood overflows during another record rainfall, my property and every other adjoining property on N Impala Dr is going to flood. Who will be liable when this happens, as a direct consequence of this development? Why is the City providing flood mitigation in Puente Verde Natural Area at taxpayer expense for the purpose of allowing this development to proceed? The developer is paying nothing for this.

So, why are we here? We are here because of greed on the part of this developer, and the City's complicity in that greed. A compatible development on this site would be 50-60 modest homes on decent sized lots. Not many could argue that it wouldn't be compatible, and there would be roughly \$40 million worth of property on the table for this developer. But this developer doesn't want \$40 million in play, they want \$100+ million in play. It's that simple. One developer's profit must not be at the expense of the surrounding property owners.

This Hearing Officer has already effectively admitted that this development is not compatible in his previous ruling, when he was under the misguided impression that he could ignore the NSP. I urge this Hearing Officer to carefully consider everything presented in opposition to this grossly incompatible proposal and reject it.

Respectfully,

Kevin Bailey
Owner of
408 N Impala Dr
Fort Collins, CO 80521

kmbailey@bajabb.com
970-214-0346

Attachment 1

SANCTUARY ON THE GREEN - PDP210018 - SUBMITTAL DOCUMENTS - ROUND 1 –
CORRESPONDENCE.pdf

Sam Coutts

From: David Pretzler
Sent: <David@cacompanies.com>
To: Tuesday, October 26, 2021 12:17
Subject: PM
Sam Coutts
FW: Sanctuary modification option

David Pretzler C&A Companies
7991 Shaffer Parkway, Suite 200
Littleton, CO 80127

Direct: 303-389-6780
Fax: 303-639-5110
Cell: 303-941-2386

www.cacompanies.com

From: Rebecca Everette [mailto:reverette@fcgov.com]
Sent: Friday, July 9, 2021 9:22 PM
To: David Pretzler; Stephanie Hansen
Cc: Todd Sullivan; Jason Holland; Paul S. Sizemore; Brad Yatabe
Subject: RE: Sanctuary

Hi David and Stephanie,

I've been coordinating with our legal staff and the CONS Director, and we've identified two possible paths forward:

1. Proceed with the remainder of the P&Z hearing with the existing plan as previously proposed, including any changes or additional justification needed to address the modification request that was not approved. Basically, see the process through with the existing plan.
2. If you want to proceed with changes to replace the multi-family with single-family attached, the P&Z Commission would no longer have jurisdiction and could not hear the item. So, the application would need to be withdrawn and resubmitted for review as a Type 1 project.
 - a. To ensure that the record would start clean for the project (i.e., making sure the

hearing officer isn't considering testimony from the prior P&Z hearing), this would need to be a new application with new fees.

- b. The proposed changes are substantial enough that the 6-month resubmittal delay would not apply- the application could be submitted right away. This has been confirmed by Paul.

- c. With the withdrawal of the project, the approval of the other 3 modifications would no longer be valid, since they were associated with the different version of the plan that was presented to P&Z. An additional modification would be needed to reduce the number of housing types below the required number.

- d. As a compromise on the fees, we would charge the following:

- 2.d.i. planning fees (development review, PFA, mailings): Full
\$6,459.50

- 2.d.ii. Only the Transportation Development Review (TDR) Fee that applies to additional rounds of review. Since the TOR fee technically only covers 3 rounds of review, we would backcharge the project for the prior rounds 4-6, plus this new round of review (and any

additional rounds, if needed). At \$500 per round, this would be \$2000, which is much less than the \$34k fee that would otherwise be charged.

2.d.iii.

So the total fee for

the resubmitted Type 1 project would be

\$8,459.50.

I hope that provides some clarity. Please let me know if you have additional questions or want to discuss

further. Thanks,

Rebecca

Rebecca Everett

Development Review Manager | City of Fort Collins
reverette@fcgov.com 1970.416.2625direct

The City of Fort Collins is an organization that supports equity for all, leading with race. We acknowledge the role of local government in helping create systems of oppression and racism and are committed to dismantling those same systems in pursuit of racial justice. [Learn more.](#)

From: David Pretzler <David@cacompanies.com>

Sent: Friday, July 9, 2021 9:12 AM

To: Rebecca Everett <reverette@fcgov.com>; Stephanie Hansen <stephanie@ripleydesigninc.com>

Cc: Todd Sullivan <TSullivan@fcgov.com>; Jason Holland <JHolland@fcgov.com>

Subject: [EXTERNAL] RE: Sanctuary modification option

Hello All - Just following up on this as you had indicated you may have some feedback for us by the end of this week. Thank you.

David

David Pretzler

C&A Companies

7991 Shaffer Parkway, Suite 200

Littleton, CO 80127

Direct: 303-389-6780

Fax: 303-639-5110

Cell: 303-941-2386

www.cacompanies.com

From: Rebecca Everett [<mailto:reverette@fcgov.com>]

Sent: Friday, July 2, 2021 4:30 PM

To: Stephanie Hansen

Cc: David Pretzler; Todd Sullivan; Jason Holland

Subject: RE: Sanctuary modification

option Hi Stephanie,

Thanks for the site plan and density calcs. Do you know what the net density would be?

The conversation yesterday was helpful, and I've discussed it with Paul and Brad. We need some more time to work through some of the questions about process and procedures related to these design changes, and we likely won't have a response back to you until Thursday or Friday of next week.

Attachment 2

Email received from City staff on or about August 29, 2023, stating attorney conflict of interest with Hearing Officer

----- Forwarded message -----

From: **Clay Frickey** <cfrickey@fcgov.com>
Date: Tue, Aug 29, 2023 at 5:11 PM
Subject: RE: Re: Sanctuary on the Green response
To: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>
CC: Em Myler <emyler@fcgov.com>

Hey Miranda,

I am not expecting any changes to the plans the applicant submitted the previous time this went to hearing. I am expecting the applicant to provide some more background information to supplement their application and I have not seen those materials yet.

To your next response about materials on the website and the date of the hearing, that is still in flux. The applicant had a lawyer on board that had a conflict of interest with the hearing officer. Due to that, they are looking to postpone the hearing to early October. We learned about this yesterday morning and received confirmation from the applicant that they are looking to retain different legal counsel this morning. I will let you know when we have a date finalized so you are in the loop. We will post all of the materials in the timeframes I articulated in my previous e-mail when we get the final hearing date confirmed.

Thanks,

Clay

.....

Clay Frickey
Pronouns: he/him
Interim Planning Manager
[City of Fort Collins](#)
281 N College Ave.
970-416-2517 office
cfrickey@fcgov.com

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Sanctuary on the Green
Date: Wednesday, November 1, 2023 2:04:36 PM

From: kaoh53@aol.com <kaoh53@aol.com>
Sent: Wednesday, November 1, 2023 8:03 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Sanctuary on the Green

To Whom It May Concern,

I'm sorry I do not know who to send this personally to, but I'd like to express my opinion before the next hearing. My name is Karen Allen, and I live near the intersection of Laporte and Frey Aves. I am opposed to this development as the plan stands now.

My objections fall along two lines -- one practical, and one a bit more subjective. For practical reasons, this development is too dense for Laporte and Taft Hill Roads to handle in their current configuration. Your streets department did a great deal of work on Laporte earlier this year with the aim of calming traffic and increasing safety, and I applaud that work. We all remember the high school student who was hit and paralyzed near the intersection of Laporte and Taft Hill. Those measures have helped, but they have not lessened the volume of traffic (understandable) or the propensity of drivers to speed on these two roads. The planned development will only make the situation worse.

Secondly, and I admit more subjectively, this is one of the few areas in north Fort Collins where there is still a clear, open view of the foothills, and a wide open, country and Colorado-like feel. Once that's lost, it's gone forever.

I realize that Fort Collins is growing and housing is an issue. But dense, multi-storied projects do not belong on the fringe near the foothills and wildlife corridors. A much more appropriate area is along the transportation corridors that the city has been developing over the past decade or so, where there is access to mass transportation, and restaurants, stores and services are within walking and biking distance. I feel that Sanctuary on the Green as it is configured now, will contribute both sprawl and pollution, and make what is already a problem traffic area worse.

Thank you very much.

Sincerely,
Karen Allen
150 Frey Ave.
Fort Collins, Co. 80521
704-409-0159

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Sanctuary on the Green
Date: Wednesday, November 1, 2023 3:43:05 PM

From: Mona Thornton <info@email.actionnetwork.org>
Sent: Wednesday, November 1, 2023 9:42 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Sanctuary on the Green

Mr. Clay Frickey,

I want to write in support the Sanctuary on the Green proposal. It is a thoughtful plan that is appropriate for this neighborhood. It definitely meets the character, density, and walkability standards as encouraged by the Northwest Subarea Plan.

Thank you

Mona Thornton
mona80521@gmail.com
1935 Sterling Ln
Fort Collins, Colorado 80521

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Fwd: sanctuary field
Date: Wednesday, November 1, 2023 4:22:29 PM

From: sandy knox <sandyk282@comcast.net>
Sent: Wednesday, November 1, 2023 10:21 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Fwd: sanctuary field

----- Original Message -----

From: sandy knox <sandyk282@comcast.net>
To: "deveviewcomments@fcgov.com" <deveviewcomments@fcgov.com>
Cc: "sanctuaryfieldnetwork@gmail.com" <sanctuaryfieldnetwork@gmail.com>
Date: 11/01/2023 4:02 PM MDT
Subject: sanctuary field
To the Hearing Officer:

I have a few comments to make about the Northwest Subarea. I was involved in ALL of the meetings that were jointly organized by BOTH the city of Fort Collins and the county of Larimer in 2006. Over and over I heard from neighbors and they ALL said to "leave the area as is". The area is historical with a rural feel and everyone at the meetings wanted to preserve and save our area. Everyone said to keep the growth and large buildings to the east by interstate 25. Both the city and the county knew what we wanted and demanded.

I even received email on May 26, 2006 from Timothy Wilder who worked for the city. In this email he quoted Margaret Mead...."Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has." Well our world is the Northwest Subarea and we want it to stay AS-IS!!!! Very little development is wanted and it MUST blend in with the present neighborhoods with rural feel. Please honor all the work we citizens did for the northwest subarea and reject the proposed new development.
Sincerely,
Sandy Knox

2309 West vine Drive
Fort collins, CO 80521

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: Comments on Sanctuary on the Green Proposal
Date: Wednesday, November 1, 2023 5:06:49 PM
Attachments: [LLarson Comments for hearing 11-2-23 Sanctuary on the Green Development Proposal.docx](#)

From: Laura Larson <laura_larson@hotmail.com>
Sent: Wednesday, November 1, 2023 11:04 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Comments on Sanctuary on the Green Proposal

Please enter the attached comments into the documents for review in the 11/2/23 Hearing on Sanctuary on the Green development.

Thank you,

Laura M. Larson

Hearing 11/2/23**Comments for Sanctuary on the Green Development Proposal on behalf of SFNN**

My name is Laura Larson, I live at 320 N. Impala Drive and my property abuts the proposed development site. I am submitting comments on behalf of **Sanctuary Field Neighborhood Network** (SFNN) which represents over 200 neighbors who will be affected by this development. Our organization includes the majority of the resident population surrounding this site, encompassing the Green Acres, Bellwether Farms, Taft Hill, Sunset and LaPorte Avenue neighborhoods. The open fields, wetlands, historic farm site along Taft Hill, and the wildlife that inhabit this area define our neighborhood. They are a vital part of the character that the Northwest Subarea plan was designed to preserve. In the July 24, 2023 District Court decision, the judge determined that the Northwest Subarea plan not only has to be considered alongside the Land Use Code (LUC), but as the more restrictive document governing our particular area, should be the governing document in relation to the Land Use Code, of which it is part (p. 33).

In 2006, with large participation from our neighborhoods, the Northwest Subarea plan was created and both Larimer County and the City signed onto it as the governing plan for development in this area. Many of us bought our homes with the understanding that the City has to abide by this plan in considering new development, and that we would be protected from the high-density, 3-story row houses that dominate this project. Specifically, the “Vision” for the Northwest Subarea (p. 9) is described as follows:

“The Northwest Subarea should continue to be predominately a low density residential area at the edge of Fort Collins with stable neighborhoods. The area should also retain aspects of its semi-rural heritage including historic structures, small farms and irrigation ditches, natural areas, foothills vistas, and open fields. As new development or change occurs, it should occur slowly and be of low intensity and fit in with the diversity and country feel of the area. New development should safeguard natural features and protect wildlife habitats.” In the Planning Framework (p. 15) it states: One of the primary objectives... is to ensure that future development is **compatible with the density, uses, and character of existing neighborhoods.**” The Subarea plan specifically states that the City should “**protect stable neighborhoods from incompatible development**” (p. 9). The District Court affirmed that the compatibility clause of the LUC and the subarea plan must be adhered to in all development review processes.

The Land Use Code states in Section 3.5.2 that compatible building massing is required.

This development proposal is not compatible with the existing neighborhoods in terms of building mass or height. The developer proposes to build 3-story, 5-unit row houses that would tower over our single-story homes. **The mass of each of these buildings is more than 5 times the average home that abuts this development site.** It also does not contribute to the “public good” as noted by the P & Z Commissioners in their last review of this project, and it doesn’t adequately preserve the natural features of the area – all required by LUC Section 1.2.2.

The homes of our neighborhoods are predominately single-story, detached single family homes, and all of the properties that abut this parcel are single story homes. Some of our members have lived here for 45 years; others of us moved here more recently to raise families and run small businesses, because our neighborhoods are affordable. We have chickens, turkeys, goats and horses on our properties. We know our neighbors, we walk our dogs together and socialize regularly as a

community. We are exactly the kind of “stable neighborhoods” the subarea plan was designed to preserve.

We all care about the wildlife that lives here. We see and hear them every day, they are a part of our lives. In the Winter, small herds of deer come through our yards on a daily basis, and shelter from storms in the willows under the large Maple and Cottonwood trees where the historic farmhouse stood. We have chorus frogs singing at night, bats that fly through the fields and in our backyards because this is a dark sky area -- there is no light pollution in the fields or in our neighborhoods as we don't have streetlights. The wetlands provide habitat for redwing blackbirds and dozens of migratory bird species; there are groups of ducks who nest along the ditch and swim with their babies along the channel in late May and June every year. All of these species will be negatively impacted and their habitat severely degraded by car headlights and other light and air pollution that this development will cause.

This project proposes to place two- and three-story row houses along the irrigation ditch and where the developer has denoted a “wildlife corridor” on his plan. These tall and wide structures are unlike anything we have in our neighborhoods in terms of mass and height, and will pose an impassible wall to ducks and other birds who reside in this area. Resident building and car lights will regularly shine into the wetlands on City property and into the confluence of County wetlands and irrigation ditch habitat. The noise and air pollution, combined with the hazard of 45-foot tall buildings proposed along the ditch will destroy this area as bird habitat. The NW subarea plan and the LUC require building mass to be compatible with the surrounding area. This project does not meet this requirement, and additionally flies in the face of the City's own climate goals.

Over the past five years, our steering committee has met with City staff and the developer to discuss our concerns about the three-story row houses that predominate in this plan. We have repeated our concerns that the location of these structures along Taft Hill will destroy long-established wildlife corridors and habitat, and infringe upon the NW Subarea plan's requirement to protect views of the foothills. We have submitted in writing five separate letters over this time requesting that the developer adhere to the NW Subarea plan and protect this habitat and our neighborhoods from incompatible development. We asked City staff to please work with the developer to **ensure compliance with the specific guidelines for our area**. While we know that City staff have made suggestions to the developer to address some of these issues, they have not held the developer to the standards of the NW Subarea plan, as evidenced in the most recent City Staff Report. None of the changes we have requested have been implemented.

The developer has asserted to you and in their marketing materials that this has been a “collaborative process” with neighbors. I want to clarify that this is false. They have never been willing to compromise on anything that would impact their ability to maximize their profit.

The developer's profit is not our concern, and it should not be the City's either. There is no affordable housing in this development, and it is not compatible with existing neighborhoods.

Despite all the information we've submitted to the City – detailing both our concerns and potential solutions that could remedy them - the City staff has now forwarded to you a plan that has not made any of the substantive changes we have requested. This plan does not include adjacent housing that is compatible with our neighborhoods, nor does it protect wildlife corridors, bird flight paths between wetlands and irrigation channels, or 100+ year old trees around the old farmhouse site.

This plan violates both the intent and the substance of the NW Subarea Plan and should not be supported by the City.

In accordance with the City's responsibility to "protect stable existing neighborhoods from incompatible development," we request that you reject the proposed plan and require the developer to truly collaborate with neighbors to create a plan that incorporates lower density housing next to our properties that does not violate the terms of the NW Subarea plan. We also would like to see the developer "step down" the buildings facing Taft Hill to single story (something else the Subarea plan addresses and requires), and move any two-story buildings to the interior of the development, not abutting our single-story homes. The developer **has single story and detached single family housing "products,"** but he has not placed these next to our neighborhoods as we have requested multiple times. The City should not be granting an exception to the requirement of 4 types of housing in a development of this size – we would like to see the developer be required to accommodate our request for single story, detached homes next to our neighborhoods. We would also like to see the majority of the development be 1 and 2-story detached homes.

Over the past 5 years, our steering committee has met with City Planners as well as the City's Floodplain staff, Stormwater staff, and two Ecologists. All three departments have consistently described this parcel as "very complex" because of all the water ways and wetlands, and because it's in the floodplain. In fact, the Floodplain department's staff told us in 2021 that this is the "most complex parcel being considered for development in the entire City." So, while the developer may have met the technical requirements to engineer this housing development out of the floodplain, we are skeptical as to whether the plan will actually work.

We have yet to hear how this new plan will impact our Green Acres neighborhood, whose streets all drain into one culvert and intersect with the New Mercer ditch adjacent to this parcel. As you may be aware, our neighborhoods were severely impacted in the 1997 flood, and City staff have told us very clearly that the developer is not required to prevent that level of flooding from happening again. **This is of great concern to us.** We have not yet heard how this revised plan will ensure that our neighborhoods on County property are not negatively impacted by stormwater coming off this new development, especially with the elevated land required for houses built over the floodplain channels. After multiple requests for a neighborhood meeting to help us understand the new proposal, one was scheduled for last September. Because of COVID, the meeting was held via Zoom. We expected that there would be an opportunity for neighbors to voice their questions and hear the developer's responses, and accordingly, we submitted our questions in advance. However, instead of an engaged meeting with neighbors, the developer's consultant controlled the agenda, avoided addressing any questions pertaining to the NW Subarea plan, and City staff allowed the developer to limit the transparency of the Chat function such that our questions were not visible to participants, and key questions went unanswered.

The developer's assertion to you that this has been a collaborative process **is false.** We are very concerned that this whole project will negatively impact our property values, threaten the safety of our homes, destroy wildlife habitat, block sunlight from reaching our homes and vegetable gardens, and degrade our quality of life. The issues we have raised for the past five years have still not been addressed in any substantive way by this developer.

Finally, I want to speak to the developer's plan to decimate the habitat along North Taft Hill, where he has designated the entrance to this development. In 2017, the City's Natural Resource Department tried to buy the historic farmhouse that occupied that area, including 3 barns, with 100-

year old Silver Maple trees and mature cottonwoods around it, because they recognized the cultural and environmental value of its preservation. However, this developer out-bid the City and acquired the parcel along Taft Hill with the historic farmhouse and barns. In May of 2018, while the property was still under County jurisdiction and was not subject to historical review, the developer had the farmhouse burned to the ground and disassembled the historic barns. The owls and bats nesting in those buildings were displaced, and the historic trees were damaged by the fire, as nothing was done to protect them.

The large Cottonwood tree along the ditch next to the farmhouse site provides nesting habitat in its hollows for a host of birds, including Great Horned owls and other raptors. In the City's staff review documents, we learned that the developer intends to cut down this giant Cottonwood tree that's well over 10 feet in diameter and estimated to be 150 years old or more, dating back to the creation of the New Mercer ditch (based on historical documents). However, the developer has portrayed it as a "hazard" to the planned houses nearby, and wants to cut it down, along with the Silver Maples. We have a serious issue with this. Had the Cottonwood tree been evaluated by the City for its value as bird habitat, in the context of a natural area to be preserved, we are certain that the verdict would have been the opposite. This tree, and all the Silver Maples on the property, are part of a historic site and are required to be preserved under the NorthWest Subarea plan guidelines. **In fact, the Subarea plan itself has a picture of the former farmhouse and barns, given as an example of a historic site to be preserved.** We ask that you please save this giant tree that is a heritage landmark for our Northwest Fort Collins area, and require it to be considered part of what the Subarea Plan identifies as "natural features" to be protected on the property.

In closing, we ask that you hold this developer to the requirements of the NW Subarea Plan as required by the recent ruling of the District Court, and reject this proposal as submitted. The predominant housing in this plan relies on 2- and 3-story row houses that are not compatible with existing neighborhoods in terms of building mass, height or density. The plan does not protect wildlife habitat and natural features of the property as required.

Thank you for your time and consideration.

Respectfully submitted,

Laura M. Larson, SFNN Steering Committee
320 N. Impala Drive
Fort Collins, CO 80521

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Sanctuary on the Green public comments
Date: Wednesday, November 1, 2023 5:13:47 PM
Attachments: [Sanctuary on the Green protest letter.pdf](#)

From: Seth Mcewan <sethmcewan@yahoo.com>
Sent: Wednesday, November 1, 2023 11:09 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Sanctuary on the Green public comments

Hello,
Please see attached regarding the Sanctuary on the Green public hearing scheduled for November 2
2023.
Thank you,

Seth McEwan
324 N Impala Dr
Fort Collins Co 80521
720-955-4135
November 1, 2023

Attn:

Hearing Officer
City of Fort Collins Planning Department

RE: Opposition to the Proposed Development, Sanctuary on the Green

Dear Hearing Officer,

I am writing to express my strong opposition to the proposed development, Sanctuary on the Green, which includes plans for 212 homes, 425 parking spaces, and 3-story row houses. I believe that this development is not in alignment with the Northwest Subarea Plan and would have adverse effects on the use and enjoyment of my home which shares a property line with the proposed development.

The Northwest Subarea Plan, a product of extensive citizen-based input, reflects the shared values of the community, landowners, and businesses involved in the planning process. It outlines a vision for the area as a predominantly low-density residential space with a semi-rural heritage, including historic structures, small farms, natural areas, foothills vistas, and open fields. This vision is crucial in maintaining the unique character and country feel of the area, which is cherished by its residents.

The proposed development, with its high density and three-story row houses, is incongruent with the vision outlined in the Northwest Subarea Plan. It would disrupt the stability of existing neighborhoods, endanger the semi-rural heritage, and negatively impact the natural features and wildlife habitats in the area. The Plan emphasizes the importance of safeguarding these aspects of the community, which are fundamental to its identity.

Additionally, the Plan highlights the need for permanently protected open lands and connected trail corridors to provide better access to the foothills, Poudre River, and local destinations. The proposed development would not only fail to protect these open lands but also obstruct the potential for their inclusion in the Puente Verde open space corridor, which is a direct contradiction to the vision set forth in the Plan.

The proposed development neglects the need for responsible development that is compatible with the surrounding single-family homes, small farms, and open space. As a concerned resident, I implore you to consider these crucial factors and hold the City accountable for following its own rules and planning

documents.

I respectfully request that the City of Fort Collins consider the proposed development in light of the recent judicial remand instructing that the Northwest Subarea Plan be given due weight in the process and take the necessary steps to ensure that any new development in the area is consistent with the community's vision for a low-density residential area that preserves its unique character.

The developer has argued that they are in compliance with the requirements for density by citing their total number of homes per acre, however this is a gross mischaracterization of the real lived experience of density in a development like this. No one in Sanctuary on the Green will find sanctuary in outdoor spaces on their own property. These postage stamp lawns will not allow any of the new residents to own chickens or have gardens. They will have to recreate in shared common spaces and use of their own property will be limited by design almost strictly to the indoor spaces which comprise the bulk of each lot. This is a high density, urban lifestyle clearly inconsistent with the surrounding neighborhoods. I hope you will find the following analysis helpful in seeing what I mean.

Study Sampling

- 209 proposed lots whose square footage could be determined from Solitaire's submitted plans.
- 47 existing residential properties which share a property line or where an open space buffer exists, a sight line immediately adjacent to Solitaire's proposed development
 - These properties are a representative sample of the property sizes and types in the broader impacted neighborhood bounded by the through streets, Vine Dr, Taft Hill, Laporte Ave and Sunset Dr. which includes 1 acre properties along sunset, 0.2 and quarter acre properties in Green Acres and homes in the densest, newest subdivision in the area, Bellwether Farms.



Solitaire lot sizes are grossly smaller than existing homes

Size of 209 Solitaire lots	Size of 47 existing, adjacent lots	Difference
Median 2468 sq ft	Median 9528 sq ft	26%
Average 2665 sq ft	Average 18,250 sq ft	15%
Minimum 1430 sq ft	Minimum 4,933 sq ft	29%
Maximum 5814 sq ft	Maximum 13,3641 sq ft	4%

- Lots in the proposed development will range from 4% to 29% of the square footage owned by any of their neighbors.
- The median lot size is almost 75% smaller than that of the surrounding, existing homes.
- $p = 0.000039$ indicating a high degree of statistical significance.

Building mass and structure to lot size ratios

47 existing homes	Lot size sq ft	Building sq ft	ratio
Median	9528	1320	13%
Average	18250	1588	17%
Minimum	4933	624	1%
Maximum	133641	3521	58%

- For the most part, homes in existing neighborhoods enjoy greater than 80% of the square footage of their property as outdoor/yard space when compared to their indoor square footage.
- It is not possible to make a statistical comparison to the new development as square footage for the new construction has not been provided, but visual comparison reveals a stark difference with none of the proposed homes leaving even 50% of the lot as yard/outdoor space.



- By visual estimate 80 to 90% or more of almost every new home lot will be utilized for improvements.
- This is a grossly different lifestyle than that appreciated by the surrounding neighborhoods which have chickens, gardens and the opportunity to enjoy and recreate outdoors on their own properties.

Thank you for your attention to this matter, and I hope that you will make the decision that best serves the interests of the community and your constituency by rejecting this development proposal.

Thank you for your time and consideration,

Best regards,

Seth McEwan

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: Sanctuary on the Green development proposal - CADMUS
Date: Wednesday, November 1, 2023 5:38:12 PM

From: Pete Cadmus <petecadmus@hotmail.com>
Sent: Wednesday, November 1, 2023 11:29 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Sanctuary on the Green development proposal - CADMUS

I intended to attend the Nov 2nd hearing in person and make these statements. Due to a family emergency we needed to leave for MN. I yield my time to the lawyer or officers of the Sanctuary Field Neighborhood Network.

I live on Irish Drive with my wife and 8 year old son who attends Irish elementary. We invested in this neighborhood immediately after the adoption of the “Northwest Subarea Plan” by Larimer county and City of Fort Collins. Larimer county, Fort Collins, and citizens living within worked hard to devise formal guidance to maintain a rural low density development in this area. I agreed in this wording and the goals of my neighbors. It was a contract between the local neighborhoods and the city-county planning teams. It should be honored.

In 2018 most of my neighbors had an open mind to a possible development proposal for the land slated for development as the “Sanctuary on the Green” development. The proposals the developer gave were always far from the types of development permitted in the “Northwest Subarea Plan.” The current “Sanctuary on the Green development proposal” being re-re-re-re-re considered, with little change, on Nov 2nd of 2023 is also not in-line with the goals of the “Northwest Subarea Plan.” NEVER in all the proposals submitted by the developer has the plans fit into the ideals and rules outlined in the Fort Collins Northwest Subarea Plan. The developer claims a “collaborative” effort. But pretending to listen and then resubmitting nearly identical out-of-place plans is not “collaborative”.... it is rude. It is a waste of time for all the nearby land owners and renters. It is not the responsibility to the community to compromise our ideals and investments because a land developer thinks he is above the formal planning of Larimer County and City of Fort Collins that was spelled out in the 2006 Northwest Subarea Plan. The “sanctuary on the green” developer and investors have been making high density developments for years. Surely they knew how to research existing policy and plans before buying land. The developer’s actions and statements in 2018 suggests he thinks he is entitled to special treatment, exemption from plans and is entitled to repeatedly reapply. It is possible he and his investors hope the neighborhood opposition will lose steam. Indeed, after the “Sanctuary Field Neighborhood Network, et al, v. Council of the City of Fort Collins” court decision, most of my neighbors assumed the development was rejected. OR they assumed the court decision gave guidance to conform to the ideals of the Northwest Subarea Plan. But a loss in attendance is not a sign of appreciation for the plan. Most my neighbors are disengaged because of the logical assumption that the plan was retired. Why are we re-re-re-re-considering this? Please end this developers rights to submit plans. The developer had plenty of opportunities to devise a plan in-line with the Northwest Subarea Plan. If Larimer County and City of Fort Collins feel they need to accommodate this ridiculously high density development to appease those that recently moved here, please remember that we all agreed to the fate of this quarter of town in 2006. Please stick by your commitment. My neighbors and I invested in this neighborhood because of that commitment to preserve neighborhood goals. Northwest Subarea Plan is what made many of us move to this corner of Fort Collins. The plans displayed in the “Sanctuary on the Green”

development could be used successfully east of timberline avenue, or near the Denver International Airport (closer to the developer's home).

We feel the following to be true in agreement with the Sanctuary Field Neighborhood Network:

1. The current development proposal does not conform to the Northwest Subarea Plan that the City and County jointly adopted for our area (2006) and therefore should not be approved.

- This proposal calls for numerous variances that violate the setback requirements for wildlife corridors and wetlands. The City should not be granting these variances. The developer proposes to cut down large cottonwood and other trees that provide critical habitat to owls, bats and other wildlife in order to maximize the number of houses he can build. Based on the Subarea Plan's guidelines, these should be treated as "natural resources" of the area and be required to be preserved. (pp. 44 NW Subarea Plan)

- The proposal calls for 3-story buildings throughout the North and East ends of the property. The height of these buildings (45 feet above current grade) endangers and disrupts flyways, feeding and nesting patterns of migratory birds and other wildlife who rely on these corridors. The high building elevation will also cause increased light pollution in the established wildlife corridors and in the wetlands adjacent to the property, degrading habitat for resident birds, chorus frogs and other animals. The City should not allow 3-story buildings in this area. (pp. 47 NW Subarea Plan)

- The 2- and 3-story proposed row houses located in the northwest area of the property (and bordering the proposed stormwater channel), and along Taft Hill, are incompatible with the Green Acres, Taft Hill and Rostek Subdivision single-story, single family neighborhoods. (pp. 9, pp. 11 Framework Plan of NW Subarea Plan)

- This plan violates Goal C-1 of the Subarea plan which requires the City to "protect and interpret the historic resources and landscape of the area." The Subarea document specifically references N. Taft Hill in the section about Existing Historic Resources. (pp.31)

- The 2-3 story buildings will obstruct views of the foothills, which is in direct conflict with the NW Subarea plan guidelines. The developer has been asked numerous times in writing to reduce and/or relocate these high-density buildings to the interior of the development site but has consistently ignored our neighborhood's request in every new iteration of the development proposal. We would like the City to require this change. (pp. 43, Guidelines for the Urban Edge, NW Subarea Plan)

2. The proposal does not conform to the City of Fort Collins Land Use Code.

- Compatible Massing is required by the Land Use Code (Section 3.5.2)

3. Despite a development review process that is advertised to include the residents, this proposal has been extremely difficult for neighbors to track, understand and provide input on.

- The city's development review website (acknowledged by city staff) is extremely difficult to navigate even for those experienced with technology. Documents are not uploaded in a timely manner and some are so large they cannot be viewed online.

- The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors' concerns. However, this is false. In the decision from the last Type 1 Hearing, the Hearing Officer specifically urged the developer to work with the neighborhood to further reduce overall residential density and lower the height of some of the some of the proposed three-story single-family attached buildings to two-stories. There has been no collaboration with neighbors since September 2021, the height of these row houses has not been reduced, and it is our understanding the current plan hasn't changed at all.

- The Sanctuary Field Neighborhood Network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss the current proposal via Zoom in September 2021. That virtual meeting was facilitated in a way that enabled the developer to control the conversation, did not address the Northwest Subarea plan's requirements, and lacked transparency. The developer rejected our request to meet again in person. In the Type 2 Hearing with the Planning & Zoning Commissioners, they specifically advised the Developer to negotiate with the Neighbors to find a more compatible plan, as did the Hearing Officer. It is notable that this still has not happened.

4. This project calls for 212 units and 453 parking spaces, in anticipation of 1,000 new residents or more. This high-density development will negatively impact air quality, and local traffic patterns, especially near Poudre High School where pedestrian and car traffic is already challenging and the developer proposes to put an entrance to the development site. Additionally, there will be a new turn lane for the proposed entrance on Taft Hill, where up to 300 trucks pass through a day carrying gravel from the plant on North Taft. The pedestrian sidewalk on Taft Hill is already dangerous. This development will create additional air pollution and noise for current residents of the area, and also safety hazards for students and community members who walk along LaPorte and Taft Hill.

5. According to the EPA, as of April 2022, the northern Front Range including Fort Collins has been reclassified from a "serious" to a "severe" violator of federal ozone standards. This is due to the combination of industrial and vehicle emissions, and agricultural sources from the eastern plains. Significantly increasing the number of cars in the area increases emissions and consequently ozone levels. High density developments like this one - with large buildings, roadways, and parking lots - will generate heat. Coupled with the rising climate at our elevation, this heat can create thermal drafts that exacerbate air pollutants pooling in Fort Collins instead of blowing east and dissipating. Maintaining natural space is an important mitigation tool for a rising climate. We will no longer have our "Night Sky" darkness - gone forever. Most of our neighbors do not even leave a porch light on at night. Minimizing night light is a stated City environmental goal.

6. The 15 acres of "Open Space" proposed is all land that cannot be built upon due to Stormwater channels and mandated "Natural Habitat Buffer Zones". The entire property is located in the West Vine Drainage System for which the Master Plan is still in development and seeking community input. This property is in a Flood Zone, and though Staff have assured us it is a top priority to guarantee neighborhood flood impacts will not be a concern, we are not convinced. The area has already been victim to historic flooding in the past and has experienced significant rainfall since the last time the City measured the water table in this area.

Please contact me with further questions

Dr. Pete Cadmus PhD, MS, BS, BS, 6-12th Science Teach. Lic., NR-EMT
687 Irish Dr. Ft. Collins CO 90521
970-482-0784

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Sanctuary on the Green Development - Please reject the proposal
Date: Wednesday, November 1, 2023 5:38:17 PM

From: Kyran Cadmus <ckyr@gmail.com>
Sent: Wednesday, November 1, 2023 11:32 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Sanctuary on the Green Development - Please reject the proposal

I intended to attend the Nov 2nd hearing in person and make these statements. Due to a family emergency we needed to leave for MN. I yield my time to the lawyer or officers of the Sanctuary Field Neighborhood Network.

I live on Irish Drive with my husband and 8 year old son who attends Irish elementary. We invested in this neighborhood immediately after the adoption of the “Northwest Subarea Plan” by Larimer county and City of Fort Collins. Larimer county, Fort Collins, and citizens living within worked hard to devise formal guidance to maintain a rural low density development in this area. I agreed in this wording and the goals of my neighbors. It was a contract between the local neighborhoods and the city-county planning teams. It should be honored. In 2018 most of my neighbors had an open mind to a possible development proposal for the land slated for development as the “Sanctuary on the Green” development. The proposals the developer gave were always far from the types of development permitted in the “Northwest Subarea Plan.” The current “Sanctuary on the Green development proposal” being re-re-re-re considered, with little change, on Nov 2nd of 2023 is also not in-line with the goals of the “Northwest Subarea Plan.” NEVER in all the proposals submitted by the developer has the plans fit into the ideals and rules outlined in the Fort Collins Northwest Subarea Plan. The developer claims a “collaborative” effort. But pretending to listen and then resubmitting nearly identical out-of-place plans is not “collaborative”.... it is rude. It is a waste of time for all the nearby land owners and renters. It is not the responsibility to the community to compromise our ideals and investments because a land developer thinks he is above the formal planning of Larimer County and City of Fort Collins that was spelled out in the 2006 Northwest Subarea Plan. The “sanctuary on the green” developer and investors have been making high density developments for years. Surely they knew how to research existing policy and plans before buying land. The developer’s actions and statements in 2018 suggests he thinks he is entitled to special treatment, exemption from plans and is entitled to repeatedly reapply. It is possible he and his investors hope the neighborhood opposition will lose steam. Indeed, after the “Sanctuary Field Neighborhood Network, et al, v. Council of the City of Fort Collins” court decision, most of my neighbors assumed the development was rejected. OR they assumed the court decision gave guidance to conform to the ideals of the Northwest Subarea Plan. But a loss in attendance is not a sign of appreciation for the plan. Most my neighbors are disengaged because of the logical assumption that the plan was retired. Why are we re-re-re-re-considering this? Please end this developers rights to submit plans. The developer had plenty of opportunities to devise a plan in-line with the Northwest Subarea Plan. If Larimer County and City of Fort Collins feel they need to accommodate this ridiculously high density development to appease those that recently moved here, please remember that we all agreed to the fate of this quarter of town in 2006. Please stick by your

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Please contact me with further questions
Dr. Kyran Cadmus DVM MPH
687 Irish Dr. Ft. Collins CO 90521
970-482-0784

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Kyran Cadmus

From: [Clay Frickey](#)
To: [Lisa Barnes](#)
Cc: [Em Myler](#); [Katie Claypool](#)
Subject: RE: [EXTERNAL] Sanctuary On The Green Support
Date: Thursday, November 2, 2023 1:43:08 PM

Hey Lisa,

Thank you for your letter. We will submit this to the hearing officer so they consider it as part of their decision.

One quick note: we are postponing the hearing to 5:30 PM on November 30. The hearing will be a hybrid meeting with online participation options as well as the ability to attend in-person at 300 Laporte Ave. I'm sorry for any inconvenience this might cause.

Thanks,
Clay

.....

Clay Frickey

Pronouns: he/him

Planning Manager

[City of Fort Collins](#)

281 N College Ave.

970-416-2517 office

cfrickey@fcgov.com



From: Lisa Barnes <lisabarneslcsw@gmail.com>
Sent: Thursday, November 2, 2023 10:03 AM
To: Clay Frickey <cfrickey@fcgov.com>
Subject: [EXTERNAL] Sanctuary On The Green Support

Dear City of Fort Collins Planning Department,

During my previous years living in Fort Collins from 1981 - 2007, I attended several Fort Collins City Planning hearings. I heard my securely housed neighbors not wanting their foothills views shadowed by apartments or homes, or more people traveling through their neighborhood. Solid development plans were shuttered due to not in my backyard beliefs. Now, having moved back to Fort Collins in the spring of 2022, I worked to find affordable housing. I have

been following the Sanctuary On The Green proposal process and neighborhood opposition.

As a social worker, I believe that mental and health is integrally dependent on housing and community. Diversity in communities occurs when housing options are varied. As an environmentalist following climate change impacts and needed adaptations, I believe that to survive, and thrive, we need to respond by building structures and communities in which flood mitigation, as well as access to public transportation, walking/biking trails, and open space within neighborhoods are part of planned developments.

We, as developers, planners and citizens are keenly aware of the need for affordable housing. The Sanctuary On The Green Plan incorporates solid planning for housing options, accessibility to schools, bus routes, trails and open space. I would have liked to live in the Sanctuary On The Green, and now own a home in the neighborhood near this proposed development. I am writing this letter in support for proceeding with approval of the development of this mixed use neighborhood.

Sincerely,

Lisa Barnes

--

Lisa Barnes
924 Wild Cherry Lane
Fort Collins, CO 80521
lisabarneslcsw@gmail.com
970-286-5814

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Nov. 30, 2023 hearing
Date: Friday, November 3, 2023 2:05:17 PM

From: denise steffenhagen <cmyviews@yahoo.com>
Sent: Friday, November 3, 2023 6:46 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Nov. 30, 2023 hearing

To Whom It May Concern:

I was very sorry to hear of the hearing officer's illness yesterday and the postponement of the Sanctuary on the Green's hearing.

Please note that I do not live in the area but do travel there to visit my daughter, who lives on N. Impala Drive. The whole neighborhood is comprised of mostly small one story homes and large fields that used to be farms. The proposed Sanctuary on the Green 3 story row buildings do not fit the area and any development on that flood zone should be in keeping with the Northwest Subarea Plan that the City and County jointly adopted for the region in 2006.

Peace,
Denise Steffenhagen
4021 Bracadale Place
Fort Collins, CO 80524

From: [Sanctuary Neighbor](#)
To: [Em Myler](#); [Katie Claypool](#)
Subject: [EXTERNAL] Fwd: Sanctuary on the Green public comments
Date: Monday, November 13, 2023 8:18:02 AM
Attachments: [5.12.22 Public written comments SFNN file.pdf](#)

I am forwarding this at Katie's request. I did not see these comments included in the packet of public comments submitted before the Nov 2 rescheduled hearing provided to me by Katie. I was told these would be included for the hearing officer by Em.

Thanks,

Miranda

----- Forwarded message -----

From: **Sanctuary Neighbor** <sanctuaryfieldnetwork@gmail.com>
Date: Thu, Sep 14, 2023 at 10:36 AM
Subject: Sanctuary on the Green public comments
To: <devreviewcomments@fcgov.com>
Cc: Sanctuary Neighbor <sanctuaryfieldnetwork@gmail.com>

Dear Development Review Team,

I am submitting this 108 page file as part of the record for the next Type 1 hearing scheduled for the Sanctuary on the Green development.

Our group was told that comments from the prior hearing would not automatically be included for this hearing. Our understanding is that the development plan remains the same, therefore these 108 pages of written public comments are still relevant and I respectfully submit them.

Thank you,

Miranda Spindel
Sanctuary Field Neighborhood Network Steering Committee

From: [Julie Griffin](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Development review Sanctuary Field
Date: Monday, May 2, 2022 5:30:11 PM

Hello members of council,

My name is Julie Griffin. I have lived in Fort Collins for 28 years and I am a CSU alumni.

I have worked as an ER RN, where there were daily interactions with homeless or near homeless, I served on the board of Family Housing Network, and I have recently rented and bought a home in Fort Collins, so I am acutely aware of the housing concerns within our community.

As you move forward with decision making, please consider and remember the forethought and intellect that was in place when adopting the Northwest Subarea Plan.

This plan was adopted with purpose and intent to protect community and history, preserve open lands and natural areas AND carry on the values of 'the country feel.'

I assure you, These are not outdated values, but values that remain a significant part of what makes Fort Collins a great place to live.

Abandoning these adopted principles so easily sets a precedent and devalues not only our predecessors work, but as we move forward as a community, it devalues the decisions of the advance planning team of Larimer county and City of Fort Collins.

Approving the proposed plan, as is, goes against community minded, smart growth and development. Given the current development proposal discards the Northwest Subarea Plan. I ask that you vote against approval of developing this beautiful natural space.

Your time and consideration are appreciated. I would like a decision report mailed to me.

Respectfully,
Julie Griffin

2274 Tarragon Ln
Fort Collins, CO 80521
970-988-5702

From: [Julie Stephens](#)
To: [Development Review Comments](#)
Cc: [Sanctuary Neighbor](#)
Subject: [EXTERNAL] Re: Sanctuary on the Green, PDP210018 - May 2nd 5:30 Meeting
Date: Monday, May 2, 2022 5:14:31 PM

TO: CITY PLANNING/ZONING

We live on this side of town for a reason. The reason is that it has not been overbuilt. To drive anywhere in Fort Collins, the traffic is a slow, steady stream of thousands of vehicles, with their exhaust and emissions backing up and hovering over the foothills. Our local wildlife has been pushed to the edge – this edge which seemed to be the last edge in town, until now. As longtime property owners (40 plus years) who are adjacent to the adjacent Property Owners, we would have been interested in being included in the Applicant's Neighborhood Meetings. The Applicant's Submissions are not well planned or complete, and MOST IMPORTANTLY DO NOT CONFORM TO THE NORTHWEST SUBAREA PLAN. Fort Collins seems to have lost sight of that plan – what happened to Low Density Housing? Pleasant and safe travel? The feel of the foothills? Recreation and open land? This plan will only contribute to more pollution that will get caught at the base of the foothills, affecting not just the wildlife, but the citizens of this town, because of the massive increase in density of newly constructed homes that again, do not conform to the Northwest Subarea Plan. Please reconsider – our should I say CONSIDER the health of our town, and respect the Northwest Subarea Plan by limiting the number of residential units proposed in this development to no more than 100 total units, a portion of which would cater to the senior population.

Julie and Brad Stephens
339 North Overland Trail since 1980

And we have watched as the wildlife have nowhere else to go,
due to overdevelopment of Fort Collins

Julie

Julie Stephens
[\(970\) 227-2737](tel:(970)227-2737)

This message may contain information which is privileged or confidential. If you are not the named addressee of this message please notify the sender immediately, and destroy it without reading, using, copying or disclosing its contents to any other person.

From: [Melissa benton](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Regarding Sanctuary on the Green
Date: Monday, May 2, 2022 5:05:28 PM

Hello Alyssa,

I realize that I may be too late to get my comments on the official record before this evening's meeting, but I thought that it's worth a try to share my thoughts.

My family lives in the Green Acres neighborhood. We have elementary school-aged children and like to make use of our city's bike infrastructure whenever possible. I am concerned about the safety of biking when our family needs to go through the intersection at Laporte and Taft Hill Rd. There is already quite a lot of traffic and drivers are distracted by the entrances to the gas station and liquor store. This area is especially messy at times that the high school is letting out. I worry that this will become much worse with the addition of housing units in Sanctuary on the Green.

Please consider the safety of our families and our access to the city's bikeways as your team is designing what will become of the Sanctuary on the Green area.

Thank you for considering my concerns,

Melissa Benton

314-808-4394

From: [DONALD ROBINSON](#)
To: [Alyssa Stephens](#)
Subject: [EXTERNAL] Sanctuary Development
Date: Saturday, December 18, 2021 9:46:52 AM

Alyssa- I received a neighborhood email about the proposed development on Taft Hill Road. My vote is to move forward with this development as long as the city deems it compatible with the surrounding neighborhoods. There is already a lot of traffic in this part of town and I don't expect the increase from this development to add to it significantly.

Thanks for your involvement in this and Merry Christmas.

D. Robinson
303.886.1777

From: [Jenny Axmacher](#)
To: [Lisa Barnes](#)
Cc: [Development Review Comments](#)
Subject: RE: [EXTERNAL] Sanctuary On The Green Support
Date: Monday, April 25, 2022 5:03:04 PM

Hi Lisa,

Thank you for sending this comment regarding the proposed Sanctuary on the Green development. I'll make sure your comment is added to the public record for the proposal for the decisionmaker's consideration. Please let me know if there is anything else I can help you with.

Sincerely,

.....
Jenny Axmacher, AICP
Pronouns: [she/her](#)
Senior City Planner
[City of Fort Collins](#)

From: Lisa Barnes <lisabarneslcsw@gmail.com>
Sent: Monday, April 25, 2022 4:27 PM
To: Jenny Axmacher <jaxmacher@fcgov.com>
Subject: [EXTERNAL] Sanctuary On The Green Support

Dear Jenny,

During my previous years living in Fort Collins from 1981 - 2007, I attended several Fort Collins City Planning hearings. I heard my securely housed neighbors not wanting their foothills views shadowed, or more people traveling through the neighborhood. Solid development plans were shuttered due to not in my backyard beliefs. Now, moving back to Fort Collins, I am joining the many seeking housing in Fort Collins. I have been following Sanctuary On The Green proposal process including neighborhood opposition, plan alterations according to community input, and now this new Site Plan.

As a social worker, I think that mental and physical health is integrally dependent on housing and community. Diversity in communities occurs when housing options are varied. As an environmentalist following climate change impacts and needed adaptations, I believe that to survive and thrive we need to respond by building structures and communities in which flood mitigation is part of the plan, varied income housing is part of the plan, walking and biking trails are part of the plan, and open space within neighborhoods is part of the plan.

The Sanctuary On The Green Site Plan incorporates solid planning for housing options, access to bike trails and open space within the neighborhood and accessibility to schools, bus routes and trails for commuting and recreation. It is a neighborhood where I would like to live.

Thank you for receiving and considering community input about this proposal.

Sincerely,

Lisa Barnes
lisabarneslcsw@gmail.com

970-286-5814

--

Lisa Barnes

lisabarneslcsw@gmail.com

970-286-5814

From: [Matthew Behunin](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on the Green Comments
Date: Monday, May 2, 2022 1:37:26 PM

Fort Collins Staff / Sanctuary on the Green Hearing Officer,

I love Fort Collins. I bike to work everyday and eat out at our amazing restaurants every weekend. My kids go to public schools here, but I'm worried that they will never be able to afford to live here when they grow up because of the opposition to new development that we are starting to see in our community. I am afraid that we might be losing Fort Collins to "Boulder Syndrome", where only the rich can afford to live.

Fort Collins is in a housing crisis. I recently had friends move out of state because the cost of rent was too much for them to bear. I don't want that to happen again, so I am trying to be more active in speaking **in favor** of new housing development. The affordability crisis is caused by a lack of housing supply--plain and simple. We cannot afford to continue delaying projects and requiring too much of property owners and homebuilders. (This specific property has had development proposals turned away or withdrawn at least four times since 2018.) A recent Larimer County housing study said that we are currently facing a shortage of approximately 10,000 units for low-to-middle income people in our area. I looked on Zillow today and there are currently only about 30 townhomes/condos available priced under \$500,000 citywide. Our city population is approaching 200,000. This is not sustainable.

The "Sanctuary on the Green" project has nothing objectionable. I want to cover a few specific areas:

Density

The density of this project is quite low. There is nothing above two stories. There are no multi-family buildings above 2, no group homes, no commercial or industrial uses, no childcare centers that are part of this proposal, even though all of these uses would be allowed in the LMN zoning. It is lower density than the Ramblewood apartment complex across the street and includes 24 acres of open space. This property could easily support higher density as there is open space all around it. Grandview Cemetery, City Park, elementary school fields, high school fields, and bike trails are all within a stone's throw. I live in a low-density residential neighborhood next to a complex of condos and townhomes in a LMN zone and I barely notice any difference.

Environment

Some might be tempted to think that any development = destruction of the environment, but this is far from reality. The truth is that infill development and higher density construction is actually **better** for the environment than low density. It reduces sprawl. Less habitat is destroyed per-person, water use is lower per-person, the materials used for construction per-person is all lower. Opponents of this project may believe that only a few single-family homes or nothing at all should be built here, but I believe this is more of a desire to have as few neighbors as possible than a true concern for the environment (based on the "save the field" comments I have seen online). I am grateful for the weed mitigation, plantings, wetland restoration, pollinator gardens, and dense plantings that will be included in the project. These are significant environmental improvements to the status quo.

Traffic

As the staff report says, impacts on noise and traffic will be minimized with this development. I appreciate the focus on use of pedestrian and bicycle paths. The only possible complaint I might have is that there is too much parking required. We have a housing shortage in Fort Collins, not a parking space shortage. In future proposals, let's have some confidence in our excellent bike and transit system and not assume everyone will drive a car. If this proposal is rejected the people looking to live, work, and shop in Fort Collins will not disappear. They will drive in from Loveland, Wellington, Severance, etc., resulting in more traffic in the end. This property is well within biking distance of employment centers and would be an excellent place to bike to work from (speaking as someone who bikes to Old Town for work everyday).

Diversity/Equity/Inclusiveness

The new city plan says that "Fort Collins and local partners are committed to finding solutions and new ideas that promote housing options to meet the needs of all residents. Access to and options for housing that suits different income levels, abilities, ages, and backgrounds are critical elements of creating a community where residents feel welcome, safe and valued." The folks that are most impacted by a lack of housing supply tend to be racial minorities, and definitely those at the lowest income levels. Affordable/subsidized housing will never be able to meet this demand. We need more housing such as the "Sanctuary on the Green" proposal to rent, to own, and to create a diverse community. Please approve and expedite this project!

Matthew Behunin
Fort Collins Resident

From: [Julie Brewen](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Public Comment - Sanctuary on the Green Support
Date: Monday, May 2, 2022 1:32:18 PM

Dear Ms. Axmaucher,

My name is Julie Brewen. I live at 538 N Hollywood Street which is in the notification area for this hearing. I fully support this development. It is properly zoned for the proposal presented and the developer has made changes to address neighborhood concerns. I fully support the modification requests, including three rather than four building types. I believe the request is appropriate for the development and the neighborhood.

In survey after survey, we Fort Collins residents say that housing is one of our top concerns.

But at hearing after hearing, people show up in opposition of development saying “not here”, it should be built somewhere else. The attitude is a pervasive NIMBY, “I got mine”, close the door behind me attitude. This is private land and again properly zoned for this development.

All development will help our supply, therefore helping the housing affordability crisis in our community.

I respectfully urge the administrative hearing officer to approve this development. Thank you.

Sincerely,
Julie J. Brewen
538 N Hollywood Street
Fort Collins, CO
970 218-1402

From: [Kyran Cadmus](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] 5.2.2022 P&Z Comments - PDP #210018 Sanctuary on the Green
Date: Monday, May 2, 2022 12:11:30 PM

To: Fort Collins planners associated with Sanctuary on the Green

From: Pete Cadmus PhD, Kyran Cadmus DVM, Darwin Cadmus 2nd grade Irish Student

Please confirm that this email was received.

Please yield my speaking time to Sanctuary Field Neighborhood Network as my wife had a medical procedure scheduled for late afternoon on the 2nd.

Re: 5.2.2022 P&Z Comments - PDP #210018 Sanctuary on the Green

Why is the city of Fort Collins still considering proposals from Solitaire Homes LLC in the Ball Family's farm lot at 325 N Taft Hill Rd? Most of my neighbors have stopped paying attention, all happy the development proposal was blocked several years ago. The tactic being used is to continually resubmit with minimal or trivial improvements in hopes that opposition will tire or stop paying attention. There is no way that "row houses" (multi-family attached) at three or two stories height are acceptable in the North West Fort Collins Subarea plan. Yet that is what is shown in the plans sent to neighbors by the developer in April 2022. I feel Larimer County let its constituents down by punting this property to the city before the public could be educated of the ramifications. I feel the City has repeatedly considered Solitaire Homes LLC's proposals in an effort to help future people migrating to Fort Collins rather than upholding the ideals of the 2006 Subarea Plan for the constituents that have lived here and built community for decades.

Our Family moved here for full time employment in the late 1990s. We rented numerous homes throughout Fort Collins including the West Vine – Irish School area before purchasing the home (in 2007). We were in our early 20s and we wanted to raise a family in a low density urban setting. Committed to our jobs we knew this was a permanent decision. We were assured by the 2006 Northwest Fort Collins Subarea Plan that the Irish School area would have the character and feel that my wife and I sought for a home and our future child/children. Even though we could have received more home for our buck on the east side of Fort Collins, we invested in the North West Fort Collins to LaPorte area because of the 2006 Northwest Fort Collins Subarea Plan. This plan should have been obvious to any developer wanting to purchase the Ball Family farm property. SURELY someone with the experience of this developer knew this. Yet when he faced opposition he screamed of property rights and brought political affiliation into the argument that he should be above the

goals and ideals outlined in the County and City plan for the area. We are disappointed by these many and redundant Sanctuary Field development proposals. They each would fit in the high density sprawl of north east and south east Fort Collins. Or the pop-up developments near Denver Airport. However, it is offensive to the NW Fort Collins Subarea Plan and offensive to those that invested in homes here.

After review of the new proposal by Solitaire Homes including the “Vol. 3 April 2022 Site plan” sent by the developer that claims only single family and duplex homes, yet the map shows otherwise, we:

Dr. Pete Cadmus PhD, MS, BS, BS, BS, Teaching License, EMT,

Dr. Kyran Cadmus DVM, MPH

Darwin Cadmus 2nd grader at Irish Elementary (who asked that we add his name)
Of

687 Irish Dr.

Are writing in opposition to this development. In short, the density is too high, the height of buildings is too high, the multifamily attached “row” homes are not in keeping with the rural ideals, externalities of light pollution, noise pollution, traffic, quality of life and property value have not been addressed. Additionally we would like to draw additional attention to the concerns of the Sanctuary Field Neighborhood Network group listed below.

Additional points and concerns with the Proposed Development

1) The proposal does not conform to the Northwest Subarea Plan that the City and County jointly adopted for our area (2006) and therefore should not be approved.

- This proposal calls for numerous variances that violate the setback requirements for wildlife corridors and wetlands. The City should not be granting these variances.

- The proposal calls for 3-story buildings throughout the North and East ends of the property. The height of these buildings (45 feet above current grade) endangers is not in keeping with the rural ideals of the NW regional plan. The high building elevation will also cause increased light pollution, and degrade the quality of life for nearby established community members. The City should not allow 3-story buildings in this area. (pp. 36 NW Subarea Plan)

- The 2- and 3-story row houses located in the northwest area of the property (and bordering the proposed stormwater channel), and along Taft Hill, are incompatible with the Green Acres, Taft Hill and Rostek Subdivision single-story, single family neighborhoods. (pp. 9, pp. 11 Framework Plan of NW Subarea Plan)

- This plan violates Goal C-1 of the Subarea plan which requires the City to “protect and interpret the historic resources and landscape of the area.” The Subarea document specifically references N. Taft Hill in the section about Existing Historic Resources. (pp. 31)
 - The 2-3 story buildings will obstruct views of the foothills, which is in direct conflict with the NW Subarea plan guidelines. The developer has been asked numerous times in writing to reduce and/or relocate these high-density buildings to the interior of the development site but has consistently ignored our neighborhood’s request in every new iteration of the development proposal. We would like the City to require this change. (pp. 43, Guidelines for the Urban Edge, NW Subarea Plan)
- 2) The proposal does not conform to the City of Fort Collins Land Use Code.
- Section 1.2.2 A of the Land Use Code states that “the purpose of this Code is to improve and protect the public health, safety and welfare by: A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and associated sub-area plans.
 - Compatible Massing is required by the Land Use Code (Section 3.5.2).
- 3) Despite a development review process that claims to include the residents, this proposal has been extremely difficult for neighbors to track, provide input, and understand.
- The City’s development review website is extremely difficult to navigate even for those experienced with technology (as acknowledged by city staff). Documents are not uploaded in a timely manner and some are so large they cannot be viewed online.
 - The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors’ concerns. This is false. While the type of housing units has been slightly changed from condominiums to row-houses, resulting in fewer units, it was changed in order for the proposal to meet the requirements for a Type 1 Hearing. The current proposal has only minimally changed from the proposal reviewed by Ft. Collins Planning and Zoning (P&Z) last June. That proposal was withdrawn because Commissioners’ comments indicated it was likely to fail. The developer has yet to make any substantive changes in response to the neighborhood’s concerns.
 - The Sanctuary Field Neighborhood Network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss

the current proposal via Zoom in September. That virtual meeting was facilitated in a way that enabled the developer to control the conversation, did not address the Northwest Subarea plan's requirements, and lacked transparency. The developer rejected our request to meet again in person. The P&Z Commissioners specifically advised Developer to negotiate with the Neighbors to find a more compatible plan.

4) The developer has shown disregard for neighbors' concerns and the wildlife habitat of this area since this project's inception. Four years ago, the City's Natural Resources department tried to purchase the property on Taft Hill to preserve the historic farmhouse and three barns on it. The developer out-bid the City to acquire the parcel, then had the farmhouse burned to the ground, took down the barns, and displaced bats, owls and numerous birds nesting there (May 2018). The fire damaged the historic silver maple trees, as no regard was given to protecting the trees.

Subsequent to burning down the historic house, he requested and got approval for annexation into the City - neatly avoiding historic review that would have been required if the buildings were not destroyed. Three (out of 4) P&Z Commissioners commented that this should have been annexed at a lower zoning density to comply with the Subarea Plan. This suggests that the minimal LMN density should be respected. The City has so far done nothing to ensure that the original farmhouse site or the historic trees are preserved. The large trees and shrub habitat provide shelter for deer, foxes, birds and other animals, especially during the winter.

5) This project calls for 212 units and 453 parking spaces, in anticipation of 1,000 new residents or more. This high-density development will negatively impact air quality, dark sky goals of the area, quality of life as outlined in the NW Fort Collins Subarea plan and local traffic patterns. This is especially true near Poudre High School where pedestrian and car traffic is already challenging and the developer proposes to put an entrance to the development site. Additionally, there will be a new turn lane for the proposed entrance on Taft Hill, where up to 300 trucks pass through a day carrying gravel from the plant on North Taft. The pedestrian sidewalk on Taft Hill is already dangerous. This development will create additional air pollution, noise, and safety hazards for students and community members who walk along LaPorte and Taft.

6) According to the EPA, as of April 2022, the northern Front Range including Fort Collins has been reclassified from a "serious" to a "severe" violator of federal ozone standards. This is due to the combination of industrial and vehicle emissions, and agricultural sources from the eastern plains. Significantly increasing the number of cars in the area increases emissions. High density developments like this one - with large buildings, roadways, and parking lots - will generate heat. Coupled with the rising climate at our elevation, this heat can create thermal drafts that exacerbate air pollutants pooling in Fort Collins instead of blowing east and dissipating.

Maintaining natural space is an important mitigation tool for a rising climate. We will no longer have our “Night Sky” darkness - gone forever. Most of our neighbors do not even leave a porch light on at night. Minimizing night light is a City environmental goal.

7) The 15 acres of “Open Space” proposed is all land that cannot be built upon due to Stormwater channels and mandated “Natural Habitat Buffer Zones”. The entire property is located in the West Vine Drainage System for which the Master Plan is still in development and seeking community input. This property is in a Flood Zone, and though Staff have assured us it is a top priority to guarantee neighborhood flood impacts will not be a concern, we are not convinced. The area has already been victim to historic flooding in the past.

Longtime residents,

Dr. Pete Cadmus, Dr. Kyran Cadmus and Darwin Cadmus

687 Irish Dr. Ft. Collins CO 80521

970-420-8467 970-420-0087

(Please confirm that this was received)

Sadly we will not be able to attend the ZOOM call as we have a late afternoon conflicting medical procedure. Please yield our time to other speakers in Sanctuary Field Neighborhood Network.

From: [Laurie Causer](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on the Green
Date: Tuesday, April 26, 2022 9:16:16 PM

Hi Alyssa,

Thanks for recording community comments about this development as we will not be able to attend the in person or zoom meeting.

Our main concern is that this development is required to conform to the [Northwest Subarea Plan](#), is compatible with all surrounding neighborhoods and contributes to the public good. This requires single family, detached homes, no 3-story buildings, safe, connecting walking paths and a density of no more than 4 units/NET acre. Our hope is that the overall footprint and number of residential units proposed in this development can be reduced to no more than 100 total units. Our understanding is that three (out of 4) P&Z Commissioners commented that this should have been annexed at a lower zoning density to comply with the Subarea Plan. This suggests that the minimal LMN density should be respected.

Kind regards,

Laurie Causer

From: [DONALD ROBINSON](#)
To: [Alyssa Stephens](#)
Subject: [EXTERNAL] Sanctuary Development
Date: Saturday, December 18, 2021 9:46:52 AM

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Thanks for your involvement in this and Merry Christmas.

D. Robinson
303.886.1777

From: [Jenny Axmacher](#)
To: [Lisa Barnes](#)
Cc: [Development Review Comments](#)
Subject: RE: [EXTERNAL] Sanctuary On The Green Support
Date: Monday, April 25, 2022 5:03:04 PM

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Sincerely,

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Pronouns: [she/her](#)
Senior City Planner
[City of Fort Collins](#)

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Sent: Monday, April 25, 2022 4:27 PM
To: Jenny Axmacher <jaxmacher@fcgov.com>
Subject: [EXTERNAL] Sanctuary On The Green Support

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Thank you for receiving and considering community input about this proposal.

Sincerely,

Lisa Barnes
lisabarneslcsw@gmail.com

970-286-5814

--

Lisa Barnes

lisabarneslcsw@gmail.com

970-286-5814

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Kind regards,

Laurie Causer

From: [nancy frederick](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on the Green, PDP190003
Date: Wednesday, April 27, 2022 11:56:20 AM

I live on Laporte Ave., very close to the new brewpub, Stodgy. The traffic volume & resulting noise on Laporte Ave. without the brewery was loud & constant.

The traffic & noise with the brewery has increased considerably. The addition of yet more traffic coming from the Sanctuary development will be untenable.

I can't imagine what it will be like with even more cars, bicycles, motorcycles, etc. resulting from this development will be.

I feel the residential units need to be reduced to no more than 100 total units. Also, isn't this development area in a flood zone? There has been flooding there in the past. What kind of environmental impact will it take to mitigate this issue? Is The West Vine Drainage System still in development?

Thank you for your attention to this Email

Sincerely, Nancy Frederick
1801 Laporte Ave.
Ft. Collins, CO 80521

I wanted to highlight some of the concerns my wife and I have about the current development proposal. For reference, our home is located at 2216 Laporte Ave. We're very apprehensive about the decision to route south bound foot traffic exiting the development along the small dirt access road that currently and for the past 86 years has served as a driveway to gain access to the existing carport and planned future garage for our home. There are plans to put a footpath here as well as eventually extend briarwood road up into the proposed development which for multiple reasons we find to be totally unacceptable. The planned path and road appears to cut through a grove of trees (one being an 80+ year old cottonwood) that are crucial to preventing soil erosion surrounding the waterway running under the path. We have unfortunately had to have our sewer line replaced this year. By digging to the manhole, which sits on the side of the planned pathway, we encountered dangerously high groundwater which compromised the integrity of the new line and also the stability of the pathway (an issue we're still dealing with today). It was only after bringing several truckloads of gravel that the area was able to be stabilized enough to drive on in certain areas in order to access our home.



Our own experience on this land leads to many questions regarding the plans for this area. For one, we question who will be responsible for maintaining the pathway and proper water flow underneath it? Presently, this burden falls on the surrounding property owners- who every year attempt to clear the water way of debris and grass to prevent it from overflowing and flooding our properties. Despite these efforts, a mild-moderate rainfall will still regularly cause flooding in our front yard (see attached photo below). The overflowing water appears to come from a handful of areas- one being the metal tube underneath the access road and another being overflow from the wetlands directly to the west of our property and on the developers land. This is far from my field of expertise, but it appears to be an issue that will only worsen as the large field behind our house is developed and there is less ground surface area to absorb rainfall and natural overflow. Placement of a road to run through these wetlands would not only be difficult due to the groundwater but also dangerous to the surrounding homes from a flooding standpoint. It seems to us the developer, who either owns or has plans to develop land on three of the four sides surrounding our property, needs to bear the burden of ensuring development activities do not put current residents at higher risk by worsening flood conditions. To the best of our knowledge, there is no publicly available information detailing the developments current drainage plan- this greatly increases the anxiety of all homeowners who are downstream from this very out of place development. This concern is clearly shared by the developer (or land owner) as we were personally contacted by him two years ago mentioning the flood risk and the

need to accommodate for further high water mitigation surrounding our home for his planned land development.

Furthermore, would our access to our home and carport be compromised in any way by any future development of this access road? This to us, would be a massive blow to the value of our property as having no functional driveway would render our home much less desirable. Another major concern for us is privacy. In addition to diverting foot traffic directly alongside our home, there are currently three 3-story row home structures (39+ feet we believe?) that appear to all be visible from our bathroom window. These massive structures (based on the concepts in the most recent iteration of plans) would stand out against every home that the development proposal borders.

Regards,

Mr. & Mrs. Lasala
Property Owners of 2216 Laporte Ave.
(719) 351-4022



From: [Kathleen Mineo](#)
To: [Jenny Axmacher](#); [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on the Green
Date: Wednesday, April 20, 2022 3:02:28 PM

Here are my comments in advance of the May 2, 2022 Hearing regarding Sanctuary on the Green, PDP210018

I am not a "group think" person so I am not speaking for my neighbors in West Vine Bungalows however similar their opinions may be.

I want to make it clear I am not against development. Fact is, my father was a post WWII developer in Erie, Pennsylvania. It paid for my first car and my college education.

I believe the corner of Taft Hill and Laporte will be a prime neighborhood, perfect place for families; 3 schools within walking distance, 2 miles from Old Town and on a bus route. It is the perfect location for affordable housing.

I have read the Northwest Subarea plan and as much of the documents of the development proposals that I can understand. I see how the developer has "jumped through many hoops" regarding the LMN and flood plain.

I have two major concerns and one of them must be addressed by the city which is the traffic issue. As of the Fall of 2021 the traffic study had not been done while Martin Marietta runs trucks in warmer weather. I do not know if that traffic study has been redone to reflect the truck traffic but I think that it is imperative that it be done during those times.

The other concern is regarding the developer's use of the West Vine Bungalow neighborhood to justify compatibility to the 3-story buildings. I feel that is ethically wrong. I would invite you to drive through the neighborhood to understand it is 1 and 2 story homes with only 3.1 units per acre. Of our 44 homes 4 of the 2 story homes have walk out basements, they are not 3 stories.

All this being said, I really do not find the necessity nor the compatibility of the 3 story buildings and especially being in a flood plain with an additional 6 feet of ground added prior to construction.

Thank you for listening.

Kathleen Mineo
515 Coriander Lane
80521

--

Kathleen Mineo

In a world you can be anything,

BE KIND

307-421-2957

"What would John Lewis do?"

From: [David Quigley](#)
To: [Jenny Axmacher](#); [Development Review Comments](#)
Subject: [EXTERNAL] Comments re: Sanctuary on the Green
Date: Wednesday, April 20, 2022 4:01:33 PM

Good Afternoon,

I am a FC resident and live directly north of proposed development and offer the following comments re: the development. Thank you in advance for taking the time to take them into consideration.

I both live in and support the concept of 'in fill' development so on those grounds alone it would be hypocritical of me to be opposed to the development. Plus because this parcel is within walking distance to 3 schools I believe it has great potential for residential development.

I believe that both sides of this discussion have ventured into spin and inaccuracies in their public statements. The anti development group continues to say "stop high density development". Based on the reading of the northwest sub-area development plans recommendation of 8 units/ acre the developer are already well below that, yet the proponents still characterize it as high density.

And on the developers side I believe it is inaccurate and a false narrative to say that they are justified in building 3 story buildings because they will face 2 story homes with walkout basements. I walk and bike the area bike path 5-7 days and week so am opposed to 3 story buildings becoming a permanent part of this area.

Granting them permission for 3 story buildings does not fit any of the single family residential areas that border this property on west and north sides, and will have a negative impact on the overall residential feel of the area.

As I said before, thank you for allowing for this community input.

Appreciatively,

--

David G. Quigley M.S.W. PHR BCC

From: [Hania](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on the Green PDP210018
Date: Monday, April 25, 2022 3:31:51 PM

Hello Jenny/Yani,

I am writing to you regarding the proposed development title Sanctuary on the Green.

I own and live at 636 N Sunset St. I was greatly dismayed when I first learned of this proposed development last June (when I attended the zoom meeting.) I have purchased this home (that I intend to live on forever) in this part of town several years ago specifically because I wanted to live the rest of my life on a spacious lot away from town/subdivisions/traffic. Like many of my neighbors, I have chosen to live here because this part of town is rural, not crowded, and allows some breathing space from the continuous building and growth of Fort Collins, the pace of which is astonishing to me. I've lived in Fort Collins for 25 years and have gradually seen every single space developed and built on when I thought there was not possibly any more room to add more housing (to a town that cannot possibly sustain this level of rapid growth.)

I am utterly heartbroken that, for some reason that is still beyond my understanding, the city is considering granting a developer permission to build on 41.34 acres in a part of the county that is designated as Low Density Mixed Use. How 212 dwellings fit in with a low density zoning is beyond my comprehension. The possibility that around 1,000 more people will be potentially moving into my neighborhood is flabbergasting. I've been doing my best to follow this situation for several months now (it has not been easy to get regular updates, or updates of any kind) and I do not see how it is possible for this proposal to conform with the Northwest Subarea Plan. The fact that the developer is planning 3 story buildings in this area is so out of character with what this part of town comprises of, which is mostly single family homes. So many people have chosen to retire here and are so incredibly fortunate to live here. And now the city wants to grant yet another developer access to a huge amount of acres that will completely change the spirit and soul of this community?

I felt like my intelligence was being insulted when the developer claimed, at the zoom meeting, that he wanted to build middle class income housing because housing was so expensive in Fort Collins. Since when can middle class income earners afford the price that was suggested for the homes he was referring to? I find it despicable that the developer is using this excuse to justify defacing over 40 acres of historic resources and landscape with housing that would be completely ill-fitting in this part of town, blocking views of the foothills to current owners who moved here for that exact reason. This proposal does not conform to the Land Use Code and I find it shameful that the city is bending over backwards to accommodate yet another developer who is trying to fill his pockets at the expense of homeowners who have worked for decades to be able to afford the mostly modest homes that are so characteristic of this part of town. I also feel that myself and my neighbors have not had the chance to be a part of this process in a clear and straightforward manner.

I urge you to pay attention to the fact that the developer is showing complete disregard to the concerns of all of the people who live in this part of town, and to the wildlife habitat. I find it shady that the developer burned a historic farmhouse to the ground to avoid the historic review that would have been required of him otherwise. How is this even permitted by the city? I don't see any effort to help preserve the sanctity of the existing trees and wildlife habitat. There's already more traffic in this area than can be managed, and I simply don't see how the massive amount of traffic that this proposed development would add could possibly be absorbed without greatly impacting the current traffic flow in this part of town.

Please remind me why I moved to Fort Collins, and then this part of town in the first place. What started out as one of the best places to live in the entire country is turning into a cash-making-machine for every developer that wants to come here and get rich at the expense of all the people who are trying to call this part of the country their home. I'm all for progress but this is literally turning into a tragedy and changing the spirit of why this town was built in the first place. Please do not invite subdivisions into my part of town despite the low density zoning that I moved here for. I have the right to live in a quiet corner of Fort Collins as I had intended when I decided to make this my home.

Respectfully,

Hania Sakkal

From: [Zack Scott](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] May 2nd Development Review Hearing - Sanctuary Field Development Proposal Comments
Date: Monday, April 25, 2022 8:40:38 AM

Good morning,

I am writing to you today as a concerned home owner near this proposed development. It has come to my attention that a developer wishes to develop 41 acres of open land in my neighborhood. I am opposed to this development for multiple reasons.

1. I have already written to the county commissioners about the amount of traffic on N. Taft Hill Rd., specifically heavy truck traffic. N. Taft Hill is a residential neighborhood and the amount of traffic is inappropriate for this type of housing density and neighborhood. A development of this magnitude would increase traffic by multiple times furthering an already out of hand problem. This area of town is compatible with big developments like the proposed. Though the zoning is LMN, it has come to my attention that several zoning variances are being granted to allow this sort of development. This in and of itself is a great reason why this development does not belong here. The City should not be bowing to a developer and allowing zoning variances to fit the developer's plans. Furthermore, this development goes against the Northwest Subarea Plan in almost every way. Why would the City spend their resources drafting a plan that it is willing to directly contradict?

2. This proposed development is located within a city flood plain. This in and of itself is reason enough to halt this development. This area has important riparian ecological elements that would be forever destroyed once developed. The City should be trying to protect areas such as this as it is an important wildlife corridor as well as an area that will flood with some level of regularity. The City has outlined regulations for developments in flood plains to protect the health and safety of citizens, minimize property damage when a flood occurs and ensure new development does not make flooding problems worse. Developing this area as proposed would most certainly contradict all 3 of these.

3. The quality of life of the existing residences would be severely diminished. With a development of this magnitude, wildlife habitat is lost, views are lost, open space is lost, traffic is increased, dust is increased, noise is increased, crime is increased and the conformity of the neighborhood is gone. The homes in this area are not large complexes, but small single family homes with relatively low roof lines. This goes against the character of the N. Taft Hill neighborhood as a whole.

Part of what makes Fort Collins a great place to live is the country feel of the NW part of town. This, too, is why the City and County outlined the NW Subarea Plan to begin with. To preserve this character. This development goes against that in every way. I implore the City to stop this development for all the reasons listed here. This is a gross misuse of this land and should not be allowed to proceed.

Thank you for considering my comments.

Zack Scott

From: [Virginia Slauson](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Re: Sanctuary Field development
Date: Thursday, April 28, 2022 1:32:48 PM

I believe that any developer asking for variances should provide some level of affordable or at least moderately priced housing.

Sent from my iPhone

> On Apr 28, 2022, at 11:47 AM, Development Review Comments <devreviewcomments@fcgov.com> wrote:

>

> Hi Ms. Slauson,

>

> The Sanctuary on the Green proposal does not include Affordable Housing. The applicant has not yet set a price point for the various proposed unit types because of the current market's volatility, so unfortunately, I don't have any specifics for pricing to share with you at this time.

>

> Please let me know if there is anything else I can help you with.

>

> Take care,

>

> Yani

>

>

> YANI JONES

> Pronouns: She/Her (What's this?)

> Program Coordinator

> City of Fort Collins Neighborhood Services

> (970) 658-0263

> FCGov.com/NeighborhoodServices

>

> -----Original Message-----

> From: Virginia Slauson <vslauson@gmail.com>

> Sent: Wednesday, April 27, 2022 7:24 PM

> To: Development Review Comments <devreviewcomments@fcgov.com>

> Cc: sanctuaryfieldnetwork@gmail.com

> Subject: [EXTERNAL] Sanctuary Field development

>

> Is any of this "affordable housing?" What are the anticipated sale prices of the various units?

>

> Virginia Slauson

> 144 South Hollywood St.

>

From: [Snyder, Darrel](#)
To: [Development Review Comments](#)
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] PDP# 210018
Date: Friday, April 15, 2022 12:32:40 PM

Comment for Type 1 hearing for PDP# 210018, Sanctuary on the Green, scheduled Monday, May 2, 2022 at 5:30 pm.

As a long-time resident of the neighborhood, we will miss the open space of the Sanctuary Field, but understand that some housing development there appears to be inevitable. However, and although less than originally proposed, the current development plan for 216 housing units, mostly attached 3-story row houses, still seems ***far too dense and structurally inappropriate*** for our mostly single residence neighborhood.

Darrel E. Snyder
619 N. Sunset St.
Fort Collins, CO 80521
E-mail: Darrel.Snyder@ColoState.edu

From: [M.S](#)
To: [Development Review Comments](#)
Cc: [Sanctuary Neighbor](#)
Subject: [EXTERNAL] PDP 210018 - Sanctuary on the Green Comment
Date: Sunday, April 24, 2022 8:12:32 PM

Miranda Spindel
330 N Taft Hill Road
Ft. Collins, CO 80521
April 24, 2022

To whom it concerns at devreviewcomments@fcgov.com,

I would like this written comment to be part of the record for the hearing on May 2, 2022 for PDP 210018 - The Sanctuary on the Green. I have been an active member of the neighborhood network that organized due to concerns with this proposal since 2018. My property borders much of the east side of the property to be developed. I would like it to be known that despite a development review process that claims to include the neighbors and residents, this proposal has been extremely difficult for neighbors to track, provide input on, and understand. The difficulty stems from both the city and the developer.

The City's development review website is extremely difficult to navigate even for those experienced with technology. (This has been acknowledged by city staff directly to our network). I have had to request submittal documents and staff comment letters by google drive for each round of submittals because the documents are not uploaded in a timely manner. While this has been helpful and appreciated for me individually, it does not fix the problem that the general public lacks access. Some files are so large they cannot be viewed online. Manipulating the public records page columns to be able to see the title of the document one wishes to view is far from intuitive. As of tonight, April 24, 2022, one week before the scheduled hearing for this project, there are no Round 3 documents posted on the city's development review website. There is no Staff Report either. The City of Fort Collins Land Use Code indicates that it is Step 5 out of 12 to issue a Staff Report and Step 6 out of 12 to notify of hearing. Notification for this hearing was mailed with a date of April 13, 2022. The Land Use Code section 2.2.5 states...*Within a reasonable time after determining that a development application is sufficient, the Director shall refer the development application to the appropriate review agencies, review the development application, and prepare a Staff Report. The Staff Report shall be made available for inspection and copying by the applicant and the public prior to the scheduled public hearing on the development application....*". It is unreasonable for a development of this size/impact not to have the staff report and documents for the hearing publically available when the hearing notice is mailed...let alone one week before the hearing.

The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors' concerns. This is false. The developer has shown disregard for neighbors' concerns about this area since this project's inception when the historic barns and farmhouse were burned to the ground. The developer has yet to make any substantive plan changes in response to the neighborhood's concerns. The neighbor network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss the current proposal via Zoom in September. That virtual meeting was facilitated in a way that enabled the developer to control the conversation and lacked

transparency. The Planning and Zoning Commissioners specifically advised the developer to negotiate with the neighbors to find a more compatible plan. It should be on record that the developer rejected our group's request to meet again in person before this hearing.

Thank you for considering these concerns about the process.

Sincerely,

Miranda Spindel

cc Sanctuary Field Neighborhood Network

From: [valerie vogeler](#)
 To: [Development Review Comments](#)
 Subject: [EXTERNAL] Comments for SFNN Type 1 Hearing P and Z
 Date: Wednesday, April 27, 2022 8:28:15 PM

April 27, 2022

Dear City of Fort Collins Planning and Zoning

I am writing this letter as a neighbor to the proposed Sanctuary Field Development, along North Taft Hill Road.

Being in this close proximity for multiple years now, I have first hand knowledge of

- the density of surrounding homes/farms,
- the typical older architecture of the one-story homes/roof lines,
- the wildlife that frequent our back yards, the Puente Verde open space, and Soldiers Creek Trail,
- the traffic flow along Taft Hill Road (already causing traffic backup during arrival and dismissal of the 3 schools in the neighborhood) and multiple trucks from the asphalt Plant,
- and the lovely dark sky (I know the city of FC is interested in minimizing night light as an environmental goal)

Although the developer claims that their newest proposal has been collaborative with the Neighbors and that they have accommodated our concerns, this is NOT true. The 2-3 story multiplexes (multiple sets of 4 attached homes) are planned to be prominent all across the **front** eastern property edge along Taft Hill Road and the **side** northern property edge along Soldiers Creek Trail. Its hard to imagine that the city would purchase and maintain these adjoining beautiful fields and trails, with peaceful foothill views... only to have them be degraded by over-powering , towering multiplexes that will block the picturesque scenery of this unique site. The North Taft Hill border will be the showcase of whats inside the property...and it won't be pretty **or** inviting as it is proposed. Please, NO 3 story multiplexes!

In order to preserve these views and “step back” from Taft Hill Road, the Neighbors have repeatedly asked for single family/detached homes on **all 4 borders**, and possible graduating up to a **few** 2-story homes in the **center** of the planned development. This request has consistently been ignored by the developer when we have asked to reduce or relocate these high density buildings to the interior of the development site. There has been no “give” on this aspect that is repeatedly voiced from the neighbors.

Additionally there seems to be a discrepancy in how building density is measured (“net” v.s. “gross” acres) . Of the 41.34 acres on the site, 24 acres are “un-buildable” due to detention area, flood channels, and ditch property. Which means the dwelling unit density should be based on “net” acreage of 17 acres when calculating the density of 212 homes. (12.47 homes per build-able acre?????)

Please take time to consider the incompatible “visual” and “density” aspects of this proposed development and tell Solitaire Homes that this prime NorthWest Subarea acreage has a distinct character that needs to be preserved on the edge of town. This is not Southeast Fort Collins, where multiplexes abound and roads are equipped to handle the increased traffic.

The Northwest Subarea Plan is very clear in its intent to preserve the special attributes of this section with its farms and single family dwellings. The NorthWest Subarea Plan was (and IS) a collaborative effort between City and County that was adopted to serve as a guideline to prevent future disregard of what makes this neighborhood a choice area for our families.

By allowing less than 100 homes (at the very most), and changing their “Modern Farmhouse Multiplex design” to 1-2 story, single family homes, with accommodations for senior residents... there might be a way to compromise with the neighborhood values. Decreasing the number of homes would likely cut down on traffic issues, water needs, impact to this fragile environment as far as flooding the neighboring properties, and protection to the wildlife.

Respectfully submitted,

Valerie Vogeler and Family

520 North Taft Hill Road

From: [Walker.Lloyd](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary water issues
Date: Monday, April 25, 2022 12:15:41 PM

Lloyd Walker Sent from my iPhone
970.218.4275
Lloyd.Walker@colostate.ed

I am an interested party to the development proposal known as “Sanctuary on the Green”. I am a retired faculty member of the CSU Department of Civil Engineering. A great deal of my career involved

addressing water and related environmental issues. I am a former member of the Fort Collins Planning and Zoning Board.

Sanctuary on the Green is a 41 acre site located near the corner of Taft Hill and LaPorte and contains stormwater conveyances in the West Vine Stormwater Management area. It also features wetlands and the New Mercer Irrigation canal. These water elements occupy 15 of the 41 acres, are unbuildable and managed in whole or part by City agencies.

The City has interests and authority over these water elements however neighbors do not see active engagement by the City in this development proposal. The neighbors feel there is an opportunity for the various City agencies to engage with the developer to improve these water elements for the benefit of the future residents of this development, the surrounding neighborhoods and city residents. Specifically it is suggested to create a collaboration between the City, the developer, and neighbors to address the following issues:

-Enhance the wetlands through appropriate plantings to improve wildlife habitat

-Create improved habitat and walking trails through the storm water conveyances

-Improve the environment of the New Mercer Canal

easement by (1) adapting the canal maintenance access road for pedestrian use, and (2) improve wildlife habitat through appropriate plantings

-Improve the pedestrian connection to the Punte Verde detention basin and wildlife habitat in the basin

A model for the above ideas is found in the Red Fox Meadows Stormwater Management Area. Incorporation of walking trails, wetland enhancements, recontouring the detention basin and adding cottonwood trunks felled by a tornado as wildlife cover and perches make this area an open space gem in the heart of the city enjoyed by surrounding neighborhoods, environmental classes from local schools and CSU, and city residents. In particular, the City negotiated an agreement with the New Mercer Canal company which allows legal access of the canal maintenance road as a hiking trail rather than the common but illegal use of such roads for walking. It formalized this trail arrangement as an element of the City Trail System. The New Mercer Canal flows through Sanctuary on the Green and a similar agreement is recommended to be implemented.

The neighborhood has documented the importance of the Sanctuary site as a wildlife corridor. They have enjoyed that attribute of the undeveloped site and desire any development on this site to maintain and enhance these wildlife attributes. The City has an opportunity to engage with the developer and the neighbors to create another gem in the city serving multiple uses.

Thank you for consideration of these ideas and I would be happy to discuss them with you or appropriate staff.

Regards,

Lloyd Walker

Sent from [Mail](#) for Windows

From: [Amanda Warren](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Comments for May 2 Hearing - Sanctuary on the Green PDP 210018
Date: Wednesday, April 27, 2022 10:31:58 AM

April 27, 2022

Dear City of Fort Collins Planning and Zoning,

I am writing as a concerned citizen who will be affected by the development up for consideration near Taft Hill Road and LaPorte Avenue.

I give Solitaire Homes credit for their appropriate naming of this area – “Sanctuary on the Green”. It is indeed a sanctuary – quiet, peaceful and a much needed buffer zone to the ever-growing city that surrounds it. Selfishly, I would love for it to remain unchanged, but I understand that is unrealistic as Fort Collins continues to grow and evolve. However, I would respectfully ask that you consider the following before approving this plan:

1. The developer claimed that they reduced the density based on the feedback from neighbors. This is egregious to make this claim. They reduced the number of dwellings simply to meet the requirements for a Type 1 Hearing knowing it would likely fail if it was put before the P & Z Commissioners again.
2. In the first hearing, one of the Commissioners rightly stated that the architecture style and design were not given any kind of thoughtful consideration in honoring the adjacent neighborhoods. Their term “Modern Farmhouse” is so tone deaf to many neighbors who have actual working farms and homesteads that go back generations. Their designs show no respect to the surrounding area and are so generic they could literally copy and paste into any suburb in the U.S. with just a slight modification to the naming convention.
3. Finally, the traffic impact has been an afterthought in the entire process. Their traffic expert who presented at the first hearing gave very little information and pulled data from 2020 when the city was in COVID lock down and the surrounding schools were not in session. During arrival and dismissal at Poudre High School alone, the traffic can be seen backed up all the way to Vine Drive. There is a crosswalk signal sign installed for people to safely cross Taft Hill Road at the Puente Verde trail, but on many occasions cars either ignore or never even see it. With the addition of a minimum of 200-300 extra cars on that stretch Taft Hill Road, I worry endlessly for children crossing on their way to and from Irish Elementary, Lincoln Middle School and Poudre High School. Taft is already being pushed to its limit as a two lane road, the current infrastructure simply cannot handle this added burden.

Please reject this proposal or at the very least, request significant changes that don't just pay lip service to neighbor's valid concerns.

Thank you for your time and consideration in this important matter,

Amanda Warren
2320 Tarragon Lane
Fort Collins, CO 80521

From: [Chris Weeks](#)
To: [Development Review Comments](#); sanctuaryfieldnetwork@gmail.com; [Sarah Weeks](#); [Chris Weeks](#)
Subject: [EXTERNAL] Sanctuary Field - Emergency road into Impala
Date: Thursday, April 21, 2022 9:44:15 AM

Hello,

My name is Chris Weeks, and my wife Sarah and I own and live in the property at 317 N Impala Dr, Fort Collins, CO 80521. I'm opposed to having the "tie in" emergency road from the proposed sanctuary field housing complex into North Impala Drive. My fear is that this will become a thoroughfare and shortcut for everyone living in that new neighborhood. There's an elementary school in our neighborhood and it's already congested in the AM and PM pickup hours. Is there going to be a traffic study to determine if this is safe? Lastly, I chose the dead end of this street for its very low traffic, and the peace and quiet that this provides. This connector would blow that up, and there would be non-stop cars and trucks at all hours of the day and night. Thank you for your consideration.

Regards,
Chris Weeks

From: [Barbara Denny](#)
To: [Development Review Comments](#)
Cc: [Sanctuary Neighbor](#)
Subject: [EXTERNAL] Hearing for Sanctuary on the Green PDP#210018
Date: Sunday, May 1, 2022 4:24:16 PM

I write to you because I will be negatively affected by this Development, should it advance as currently proposed.

I live at 420 N. Sunset St., Fort Collins, CO 80521. I can see the property from my kitchen sink. My street is on the Western boundary. I bought my 0.99 Acre property in 2007 and I was guided, by the Northwest Subarea Plan, that any future development in my area would remain low density, and semi-rural. My Neighborhood is not within City Limits, and the density of the Rostek Subdivision is 2 du/acre. There are mostly single story homes, none are 3 Story and none are "attached homes". The predominate "feel" is Rural, with many farm animals, including horses, sheep, goats, chickens, and ducks, even cows at times.

The proposal is for density of 5.13 du/gross acre, and that is much more dense than any surrounding Neighborhood. The Bellwether Farms neighborhood, on the Northside of the wetlands that border the property, are 3.1/gross acre, with 2 story detached single family homes. You will probably hear the Applicant describe some of the homes as 3 story, but they appear so, only from the rear, as only a handful, have "walkout" basements facing the wetlands. This is the most recently built (2007?) bordering neighborhood, all the others, are much older, one story, single family, detached.

This property is LMN, and the NW Subarea Plan (4.5-D.1a) states that residential developments "shall have an overall minimum average density of four (4) dwelling units per net acre of residential land...". Maximum can go much higher. In the previous submittal to the P&Z Commission, 3 out of 4 voting Commissioners stated that the LMN density assigned when property was annexed, was "probably too high, and should be revisited." That certainly suggests developing at the minimum density allowed. The proposal was pulled by the applicant when it was obvious it would not be passed. Commissioner comments included that the proposal was "not compatible", not "serving the public good", "just doesn't fit in", "separation mitigation is not enough", "surrounding property owners have rights as well as the owner", "Mass is out of compliance", "Architectural elevations, designs are not compatible". There is at least 15 acres, of the 41.34 acres, that is "unbuildable", and that increases the density on the remaining acreage.

The City Land Use Codes (LUC 1.3.4a) support the heightened scrutiny applied to proposals within a subarea plan. It cites that specific attention be paid to compatibility and impact mitigation. "For residential neighborhoods, land use flexibility shall be balanced with the existing residential character. Projects are expected to continue to meet the objectives of any applicable sub-area plan and the City Plan".

This is entirely within a Floodplain. There are numerous Stormwater channels, the Mercer Ditch, etc. I have heard for years the stories of the historic floods that have passed through here, and warned not to try and put in a basement, due to the high water table. The area is within the West Vine Stormwater Drainage System, currently in review, and not finalized. To me, that means a lot of unknowns, scientific data gathering, analysis, and educated guess work. Add to that what the Climate Future will bring. Our properties could very well suffer the impact of an error in judgement. The proposed infill will elevate the heights of the buildings to be incompatible with the surrounding neighborhoods, and obstruct views of the foothills.

There will be drastically increased Traffic, Light, and Air Pollution. The submitted Traffic study is woefully inadequate and does not accurately describe the impacts. The Ozone issues in our area are already "severe", per Federal Ozone Standards, and combined with the ongoing wildfire smoke impacts, we must mitigate air pollution, not add to it. Our cherished rural dark sky will be forever changed. Of course, there will be numerous wildlife disturbances. I cherish the numerous rural wildlife corridors sprinkled all through this area. It is a true enhancement here. Naturally, all these impacts will affect my property value.

The Neighborhood Center "Mixed-use building" is a minimum 3000 sq. ft., proposed to include a clubhouse and 2 commercial enterprises, with only 6 parking spaces. I do not see how the surrounding Neighborhoods will benefit

from that, or be able to utilize it.

It is apparent to me that the applicant is interested in making as much money as possible from his investment. Of course, that is naturally what a Developer tries to do. However, the surrounding Neighborhoods should not be suffering financial impacts from a Developer's mistakes in purchasing property that is not appropriate for the density needed to bring forth such profits. This property should be developed in such a way as to "fit in" with what already exists. This area is transitional to the foothills, it is not City proper. It is inappropriate to develop it as if it were in another area of the City.

I sincerely hope you will decide to deny this application.

Respectfully,

Barbara Denny
420 N. Sunset St.
Fort Collins, Co. 80521

Hi I'm Cathleen DeSantis and live on Pennsylvania Street.. I believe that the growth of the community is important and I think it's even more important to keep the character of the land in thought when it comes to new development and I feel this plan is not doing that. There are several points I could get into but I don't have enough speaking time for that. This developer's plan has disregarded many points of The NorthWest Subarea plan. While this is a new application and different from what was presented previously before the Planning and Zoning Commission on June 17, 2021, many of the comments from the community are similar or remain the same. Further the developer has disregarded many parts of the subarea plan as well as the communities concerns including adding more 3 story buildings instead of lowering it. The subarea plan is meant to hold **COMMUNITY AND HISTORY** and **this developer did not consider when donating a potentially historic house to fire dept to be burned down. In fact in this plan under EXISTING HISTORIC RESOURCES of Subarea Plan 325 North Taft Hill Road — House/Barn was listed but had yet to be assessed. (eligibility not assessed) This plan states OPEN LANDS AND NATURAL AREAA however 28 3 story building will block open land and views. This proposal does not conform to the City of Fort Collins Land Use Codes Section 1.2.2 A ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including... but not limited to, the Structure Plan, Principles and Policies and associated sub-area plans. 1,000 new residents is a lot of people and According to the EPA, as of April 2022, the northern Front Range including Fort Collins has been reclassified from a "serious" to a "severe" violator of federal ozone standards. This is due to the combination of industrial and vehicle emissions, and agricultural sources from the eastern plains. Significantly increasing the number of cars in the area increases emissions. High density developments like this one - with large buildings, roadways, and parking lots has and will continue to make this worse.** This developer's plan has disregarded many points of The NorthWest Subarea plan. Not only does this conflict with the low density and compatibility with existing neighborhoods, it disregards how the community lives, flooding, traffic, overall the health of the animals in this natural environment, and flow. The complexity of this plan is not worth it to this community in my eyes. This plan does not look like anything else we have in the area. You say they are similar enough to the surrounding areas such as Ramblewood apartments and bellwether farms. The only similarity is the definition of the structure itself. Ramblewood are apartments, these will have apartments. Bellwether farms has two story buildings, this will have two stories. But these buildings do not enhance the unique character of the land. I don't understand how these houses have a "country feel". To me they look like they should be in a more urban and developed part of Fort Collins like the south east area. The reason bellwether and ramblewood work in this area is because they are between open space and protected views. My house is a cute 1950s style house and many houses in the area have the farm house, craftsman, low profile style with more land around them then building which gives the country feel of the land. The developers plan doesn't have anything like this. These dwellings will block the hills from view. They will look so out of place especially with the 3 stories. The NW Subarea also says "density can be up to 8 units per acre may be appropriate in some locations, 12 if these are affordable housing, however smaller infill parcels may only be eligible for density up to 5 units per acre". Even though there are 41 acres, you are building on a little less than 30 acres which bring the dwellings per acre up to 8.51 which is above the NW Subarea plan. The

Sanctuary Field Neighborhood Network did a wildlife impact assessment which I think is vital to listen to considering this and future projects. Fort Collins has the highest population in northern CO and The rate of human population growth and residential development along the Colorado Front Range is increasing quickly. This is pushing wildlife that relies on the unique habitats situated along the foothills into smaller, dispersed habitat patches that remain. Because of this, habitat loss, habitat degradation, and habitat fragmentation is likely to happen. Developing Sanctuary on the Green is eliminating an area that may provide critical stopover habitat for migrating birds, removing a critical link in a potential movement corridor through the urban landscape effectively isolating big game populations east to west, contaminating wetland habitats, negatively impacting amphibians and bats, and eliminating an important food source for domestic and wild pollinator populations. It is clear from past meetings that this build is about money. Not the historic buildings that were burned to the ground, not the historic trees that will be ripped from their roots, not the deer, birds, and other woodland creatures.

The The Northwest Subarea Plan, initiated by the City of Fort Collins and Larimer County, represents a joint planning effort of the City and County involving residents, landowners, businesses in the area, and other interested parties to create a shared vision and plan for the future. The City and County have a history of joint subarealevel planning to achieve a finer level of detail in goals, policies, and land use planning for areas within the Growth Management Area (GMA) boundary. This boundary, established in 1980 through a formal agreement between the City and County, represents the planning area for the City. Each subarea-level plan is distinct and public-driven. I ask you the city of fort collins to listen to your community and reject this plan.
I did a simple google map distance measurement

The Previous comment:

I have always wanted to live here and I finally achieved my dream goal. I encourage the growth of fort collins. I really do. It is a college town for sure but growth is important for sustainability

However I feel this plan is doing the opposite. Yes technically it's growth but there have been multiple attempts to get this thing passed and it is clear from past meetings that this build is about money. Not the historic buildings that were burned to the ground, not the historic trees that will be ripped from their roots, not the deer, birds, and other woodland creatures.

This plan does not look like anything else we have in the area. You say they are similar enough to the surrounding areas such as Ramblewood apartments and bellwether farms. The only similarity is definition the structure itself. Ramblewood are apartments, these will have apartments. Bellwether farms has two story buildings, this is will have two stories.

This does not enhance the unique character of the land. This plan swallows it. There are three story buildings which is nothing like the surrounding area. Yes we have apartments and 2 story

houses but these are about a mile away from each other. You are putting 20 three story and 26 two story houses in an area between the two. This disrupts the flow of the land.

These new buildings are not a country feel like the The NW Subarea Plan has discussed. What really makes this area feel country is the openness of it all. If you look at a map its buildings, houses, then open fields, then more houses that are so old and farm house looking. This plan has houses that do not look like they are farm houses. This style of buildings feels like it should be in a newer part of fort collins like the east and south parts of fort collins. You are trying to put something brand new in an area that has been around for so much longer. My house is a cute 1950s style house.

I do like how the plan focuses on bicycle and pedestrian routes but with there only being two exits there are going to be more cars in the area that already has lots of bicycles and pedestrians in it. I am worried for the communities and possible future injuries and accidents because of the increased residency and population. There are at least 3 schools in the area and it gets so busy in the mornings and afternoons.

From: [Kimberly DeSantis](#)
To: [Development Review Comments](#)
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Comments for May 2nd Development Hearing
Date: Monday, May 2, 2022 4:37:57 PM

Hello,

I am writing to you to submit comments for the hearing being held tonight for the development proposal in the NW Subarea off Laporte Ave and Taft Hill.

I live at 230 Pennsylvania St which is right next to the marshland by the canal on the SE part of the land. This land has been sitting vacant for many, many years. We have issues of flooding, very poor drainage and a very high water table in which we mitigate for in our crawl space under the house as well as over 2 ft out from the foundation.

Adding more foundations with this development, concrete, asphalt etc will only make the drainage and run off worse. The city of Fort Collins can't even keep our street maintained for run off! Our driveway floods significantly and our neighbor gets water flowing towards his house from the street. Leaving this area open and natural offsets these risks and only fosters many species of birds and other wildlife like pollinators that are essential to the Rocky Mountain foothills ecosystem. Not to mention the proposed development area is a part of the historic Soldier's Creek and if it were to be restored fully, would contribute to the health and history of Fort Collins wildlife as well as residents.

I don't even want to get started on the traffic in this area, but I will.

When we bought our house in 2018, we knew the bus yard and the high school were going to create extra traffic, but since then Mulberry has been closed 3x for extended periods of time and a lot of traffic is being detoured to Laporte. I have seen so many accidents at the Taft and Laporte intersection or close by the past month of Mulberry being closed, glass everywhere, people constantly running red lights, school kids both on foot and on bike nearly being hit by cars. I grew up in big cities and have seen terrible terrible traffic, but the impatience of these drivers, the volume of drivers, and the amount of speeding for this small area is just downright dangerous. You don't need a controlled study to see it if you live here.

Trying to turn left to go east on Laporte from my street feels like I'm playing roulette. The amount of cars that appear to be accelerating at a normal rate in fact are pedal to the metal when they are coming across Taft heading west on Laporte, my close calls have been numerable and I feel it's only a matter of time before someone flooring it to the high school or towards Ramblewood is going to t-bone me.

I work as a medical professional for UCHealth and I go to work each morning and have to time it around the school traffic, because I've sat for over 15 minutes waiting in line with my neighbors just to get off the street.

I have called city traffic so many times because of how fast people drive on Laporte and all of these issues with school traffic. I walk my dog frequently and the volume of cars is quite unnerving especially without sidewalks (which traffic says they have a plan to install—4yvars going now). Lots of these vehicles turn into the Ramblewood apartment area.

I chose to live here, buy a home here in Northwest Fort Collins because it was farther away from the city center.

My main concern with this development is the significant increase in cars on top of everything else going on, and NO room to put sidewalks in or widen streets OR lower speed limits.

My other concern that ties into traffic and cars is our environment and the impacts additional people and vehicles place on OUR environment and immediate climate emergency. Emissions are at a terrible high and our skies are dirtier than ever. Delicate species such as the black footed ferret who once thrived here are now threatened and habitats are being destroyed (also thanks to the gravel pits in the area). I will happily pay more taxes if that limits the

amount of people moving into this area and protects habitat and ultimately our ecosystems and environment.

It would be a shame for the city of Fort Collins to allow this type of development to move forward for this NW Sub area Plan. It does not fit in at all and the sheer traffic volume (and unsafe drivers) the higher density development of Ramblewood just shows that this development won't work no matter how they package it.

I've known Fort Collins to be on the side of the environment, on the side of preservation, and on the side of creating & fostering safe and peaceful communities. There is no room for more residences here, at least not safely or with the urgency of climate change and our environment in mind.

Thank you.

-Kimberly
Sent from my iPhone

From: [Cheryl Distaso](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Opposition to Sanctuary on the Green
Date: Sunday, May 1, 2022 10:57:14 PM

To the team at devreviewcomments@fcgov.com:

I would like this comment to be a part of the public record for the May 2, 2022 hearing for PDP 210018 .

My name is Cheryl Distaso. I've lived on Sunset Street since 1990.

I work with my neighbors on the Sanctuary Field Neighborhood Network steering committee. We remain opposed to the current iteration of Sanctuary on the Green for the following reasons:

1) The proposal does not conform to the Northwest Subarea Plan that the City and County jointly adopted for our area (2006) and therefore should not be approved.

- This proposal calls for numerous variances that violate the setback requirements for wildlife corridors and wetlands. The City should not be granting these variances. The developer proposes to cut down large cottonwood and other trees that provide critical habitat to owls, bats and other wildlife in order to maximize the number of houses he can build. Based on the Subarea Plan's guidelines, these should be treated as "natural resources" of the area and be required to be preserved. (pp. 44 NW Subarea Plan)
- The proposal calls for 3-story buildings throughout the North and East ends of the property. The height of these buildings (45 feet above current grade) endangers and disrupts flyways, feeding and nesting patterns of migratory birds and other wildlife who rely on these corridors. The high building elevation will also cause increased light pollution in the established wildlife corridors and in the wetlands adjacent to the property, degrading habitat for resident birds, chorus frogs and other animals. The City should not allow 3-story buildings in this area. (pp. 36 NW Subarea Plan)
- The 2- and 3-story row houses located in the northwest area of the property (and bordering the proposed stormwater channel), and along Taft Hill, are incompatible with the Green Acres, Taft Hill and Rostek Subdivision single-story, single family neighborhoods. (pp. 9, pp. 11 Framework Plan of NW Subarea Plan)
- This plan violates Goal C-1 of the Subarea plan which requires the City to "protect and interpret the historic resources and landscape of the area." The Subarea document specifically references N. Taft Hill in the section about Existing Historic Resources. (pp. 31)
- The 2-3 story buildings will obstruct views of the foothills, which is in direct conflict with the NW Subarea plan guidelines. The developer has been asked numerous times in writing to reduce and/or relocate these high-density buildings to the interior of the development site but has consistently ignored our neighborhood's request in every new iteration of the development proposal. We would like the City to require this change. (pp. 43, Guidelines for the Urban Edge, NW Subarea Plan)

2) The proposal does not conform to the City of Fort Collins Land Use Code.

- Section 1.2.2 A of the Land Use Code states that “the purpose of this Code is to improve and protect the public health, safety and welfare by: A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and *associated sub-area plans*.
- Compatible Massing is required by the Land Use Code (Section 3.5.2).

3) Despite a development review process that claims to include the residents, this proposal has been extremely difficult for neighbors to track, provide input, and understand.

- The City’s development review website is extremely difficult to navigate even for those experienced with technology (as acknowledged by city staff). Documents are not uploaded in a timely manner and some are so large they cannot be viewed online.
- The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors’ concerns. This is false. While the type of housing units has been slightly changed from condominiums to row-houses, resulting in fewer units, it was changed in order for the proposal to meet the requirements for a Type 1 Hearing. The current proposal has only minimally changed from the proposal reviewed by P&Z last June. That proposal was withdrawn because Commissioners’ comments indicated it was likely to fail. The developer has yet to make any substantive changes in response to the neighborhood’s concerns.
- The Sanctuary Field Neighborhood Network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss the current proposal via Zoom in September. That virtual meeting was facilitated in a way that enabled the developer to control the conversation, did not address the Northwest Subarea plan’s requirements, and lacked transparency. The developer rejected our request to meet again in person. The P&Z Commissioners specifically advised Developer to negotiate with the Neighbors to find a more compatible plan.

4) The developer has shown disregard for neighbors’ concerns and the wildlife habitat of this area since this project’s inception. Four years ago, the City’s Natural Resources department tried to purchase the property on Taft Hill to preserve the historic farmhouse and three barns on it. The developer out-bid the City to acquire the parcel, then had the farmhouse burned to the ground, took down the barns, and displaced bats, owls and numerous birds nesting there (May 2018). The fire damaged the historic silver maple trees, as no regard was given to protecting the trees. Subsequent to burning down the historic house, he requested and got approval for annexation into the City - neatly avoiding historic review that would have been required if the buildings were not destroyed. Three (out of 4) P&Z Commissioners commented that this should have been annexed at a lower zoning density to comply with the Subarea Plan. This suggests that the minimal LMN density should be respected. The City has so far done nothing to ensure that the original farmhouse site or the historic trees are preserved. The large trees and shrub habitat provide shelter for deer, foxes, birds and other animals, especially

during the winter.

5) This project calls for 212 units and 453 parking spaces, in anticipation of 1,000 new residents or more. This high-density development will negatively impact air quality and local traffic patterns. This is especially true near Poudre High School where pedestrian and car traffic is already challenging and the developer proposes to put an entrance to the development site. Additionally, there will be a new turn lane for the proposed entrance on Taft Hill, where up to 300 trucks pass through a day carrying gravel from the plant on North Taft. The pedestrian sidewalk on Taft Hill is already dangerous. This development will create additional air pollution, noise, and safety hazards for students and community members who walk along LaPorte and Taft.

6) According to the EPA, as of April 2022, the northern Front Range including Fort Collins has been reclassified from a “serious” to a “severe” violator of federal ozone standards. This is due to the combination of industrial and vehicle emissions, and agricultural sources from the eastern plains. Significantly increasing the number of cars in the area increases emissions. High density developments like this one - with large buildings, roadways, and parking lots – will generate heat. Coupled with the rising climate at our elevation, this heat can create thermal drafts that exacerbate air pollutants pooling in Fort Collins instead of blowing east and dissipating. Maintaining natural space is an important mitigation tool for a rising climate. We will no longer have our “Night Sky” darkness - gone forever. Most of our neighbors do not even leave a porch light on at night. Minimizing night light is a City environmental goal.

7) The 15 acres of “Open Space” proposed is all land that cannot be built upon due to Stormwater channels and mandated “Natural Habitat Buffer Zones”. The entire property is located in the West Vine Drainage System for which the Master Plan is still in development and seeking community input. This property is in a Flood Zone, and though Staff have assured us it is a top priority to guarantee neighborhood flood impacts will not be a concern, we are not convinced. The area has already been victim to historic flooding in the past

--

Cheryl Distaso
Pronouns: she/her/hers
(970) 310.6563

From: [Andrea](#)
To: [Development Review Comments: sanctuaryfieldnetwork@gmail.com](#)
Subject: [EXTERNAL] Little farms and Animals
Date: Monday, May 2, 2022 12:19:04 PM

According to the map, the areas to the east and west of the proposed development are designated Rural Residential. And actually, the land just a few blocks to the north of the low density housing is also rural residential and farms. Many of the lots in these areas have a little land and some have chickens, horses, goats, pigs, sheep, mules....some have small farms, raising birds, plants, trees, marijuana; composting, even worm farming. One neighbor is a metal sculptor, another recycles machinery; there are yard collections of all sorts of things. And more. Living here is different than living in town. There is no home owners association that would handle this, which is why we love it here.

The Sanctuary Field grassland and wetlands are teeming with wildlife who use it for refuge as they pass through their wide territories. Some find their ways into our yards and are regulars in our lives. The character of these neighborhoods was acknowledged in the Northwest Subarea Plan, intended " to retain aspects of our semi-rural heritage, small farms, natural areas, foothill vistas, open fields..."

Building a housing development with many 2-3 story houses, in a flood zone, disturbing wetlands, interfering with wildlife habitats, adding traffic, air pollution, light pollution, is not compatible with the positive qualities of the existing neighborhood, a violation of the City Plan.

I would be happy to see the Sanctuary on the Green not happen at all. Allow the fields and wetlands to remain as they are.

If the development goes ahead, I wish that fewer buildings be built, more of them single level, and none of them 3 stories tall.

If it goes through, I dread the thought of several years of construction vehicles, noise, and mess, to say nothing of the disruption of the lives of our wildlife. I feel saddened by the prospect of losing this open space.

Your neighbor,
Andrea Faudel

From: [nancy frederick](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on the Green, PDP190003
Date: Wednesday, April 27, 2022 11:56:20 AM

I live on Laporte Ave., very close to the new brewpub, Stodgy. The traffic volume & resulting noise on Laporte Ave. without the brewery was loud & constant.

The traffic & noise with the brewery has increased considerably. The addition of yet more traffic coming from the Sanctuary development will be untenable.

I can't imagine what it will be like with even more cars, bicycles, motorcycles, etc. resulting from this development will be.

I feel the residential units need to be reduced to no more than 100 total units. Also, isn't this development area in a flood zone? There has been flooding there in the past. What kind of environmental impact will it take to mitigate this issue? Is The West Vine Drainage System still in development?

Thank you for your attention to this Email

Sincerely, Nancy Frederick
1801 Laporte Ave.
Ft. Collins, CO 80521

From: [Hilary Freeman](#)
To: [Development Review Comments](#)
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Comments for Sanctuary On the Green Hearing
Date: Monday, May 2, 2022 4:41:13 PM

Dear City Planning and Zoning,

I'm writing with some comments regarding the Sanctuary on the Green Hearing for 5/2/22.

Primarily I'm concerned by the number of variances and the disregard of policies seen in the requests and supporting documents.

Reading through the proposal documents and subsequent responses from the committee, I'm concerned that people involved with the proposal do not have any regard for the safety of the people who will be living in the new development. Specifically there were many corrections regarding access by fire trucks and other safety issues. I understand that there are many details that need to be addressed in a proposal of this size but I don't have any confidence that this developer is concerned with anything more than making their profit. The lack of willingness to meet with neighbors is another example of this. Also to me this seems like a disrespect of the committee's time and resources.

Personally, the part of the development that will impact me the most is the increased traffic along Taft Hill. I commute by bicycle in the mornings and I have to bike south from Vine on Taft, and then turn left on Laporte. If I hit that street at the busy time in the morning, it's pretty terrifying trying to get in the left turn lane, especially with student drivers going to Poudre High School. I'm anxious about dealing with the increased vehicular traffic and the increased exhaust fumes. Sometimes traffic is backed up quite a ways, so as a biker getting into the main flow of traffic to make sure I'm not blocked out of being able to turn left means I'm going to be stuck in traffic breathing exhaust for a much longer time. I'm worried about traffic leaving the new development not seeing bikers especially during sunrise. I am not in favor of permanent barriers blocking off the bike lanes as it means that snow isn't plowed and then it melts creating a sheet of black ice in the bike lanes in the winter. I hope that the development will take the safety of bike commuters seriously.

I understand that Fort Collins desperately needs affordable housing and this means density, but I don't think this means ignoring the directives of the Northwest Sub-Area Plan.

I hope that the committee approving the plan has the bandwidth to make sure that all the requirements are satisfied and that developers don't chip away at the city resources with too many variance requests.

Sincerely,
Hilary Freeman
2208 Trevor St.
Fort Collins, CO 80521

From: [Emma Goulart](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] May 2 development review
Date: Monday, May 2, 2022 5:48:53 AM

Good evening,

I am writing to you today as a concerned home owner on north Taft hill rd. I work on Monday evenings and regret that I cannot be in attendance. I am aware that a developer wishes to develop 41 acres of open land in my neighborhood. I am opposed to this development for multiple reasons.

1. I have already written to the county commissioners about the amount of traffic on N. Taft Hill Rd., specifically heavy truck traffic. N. Taft Hill is a residential neighborhood and the amount of traffic is inappropriate for this type of housing density and neighborhood. A development of this magnitude would increase traffic by multiple times furthering an already out of hand problem. This area of town is compatible with big developments like the proposed. Though the zoning is LMN, it has come to my attention that several zoning variances are being granted to allow this sort of development. This in and of itself is a great reason why this development does not belong. Furthermore, this development goes against the Northwest Subarea Plan in almost every way. Why would the City spend their resources drafting a plan that it is willing to directly contradict?

2. This proposed development is located within a city flood plain. This in and of itself is reason enough to halt this development. This area has important riparian ecological elements that would be forever destroyed once developed. The City should be trying to protect areas such as this as it is an important wildlife corridor as well as an area that will flood with some level of regularity. The City has outlined regulations for developments in flood plains to protect the health and safety of citizens, minimize property damage when a flood occurs and ensure new development does not make flooding problems worse. Developing this area as proposed would most certainly contradict all 3 of these.

3. The quality of life of the existing residences would be severely diminished. With a development of this magnitude, wildlife habitat is lost, views are lost, open space is lost, traffic is increased, dust is increased, noise is increased and the conformity of the neighborhood is gone. The homes in this area are not large complexes, but small single family homes with relatively low roof lines. This goes against the character of the N. Taft Hill neighborhood as a whole.

Part of what makes Fort Collins a great place to live is the country feel of the NW part of town. This, too, is why the City and County outlined the NW Subarea Plan to begin with. To preserve this character. This development goes against that in every way. I implore the City to stop this development for all the reasons listed here. This is a gross misuse of this land and should not be allowed to proceed.

If development is eminent, it should be a dialogue and compromise with the local neighbors. For trust from our city authority as well as relationship with the neighbors themselves.

Thank you for considering my comments.

Emma Goulart
N Taft hill owner

From: [Julie Griffin](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Preserve the Sanctuary Field Hearing comments
Date: Monday, May 2, 2022 10:03:38 AM

Hello,

Below are the following concerns I would like to hear being addressed at tonight's hearing:

1. Wildlife sustainability impact statement. What studies have been done to account for the number of various species living in and around this area and how they will be impacted? What is the watershed plan to prevent potential flooding of this area?
2. Pedestrian safety and traffic flow concerns: what is being done to address pedestrian safety in this area. There are no sidewalks so the roadway shoulder is heavily trafficked by bikes, runners, students, and walkers. Does widening this road area to accommodate a left turn lane, also include sidewalks?
3. Traffic congestion already exists along this roadway especially during high traffic times due to the school zone. Traffic is often backed up beyond the proposed entrance to this site, which then also impedes the pedestrian crosswalk. This pedestrian crosswalk and roadway shoulder area is frequently used by school aged children/teens. What safety measures will be in place to mitigate the close proximity of a pedestrian crossing area and a turn lane, especially during these high traffic times?
4. Should this proposed build site be approved, what measures will be taken to reduce the increased noise and light pollution? In order to help reduce noise and light pollution while providing sanctuary to wildlife, I would like to recommend a wooded landscape, including primarily coniferous trees, surrounding the build site. This will also improve the view. Rather than looking out onto a parking lot, one will see trees. If surrounding the entire build site with trees is too much, I would implore you to consider this plan along the NE section along the current walking path. This path is a place for many to get out and enjoy nature, particularly the birds/hawks in the area.

Thank you for your time and consideration,
Julie Griffin
2274 Tarragon Lane
970-988-5702

From: [Mikole Liese](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on the Green Project
Date: Monday, May 2, 2022 3:01:02 PM

To whom it may concern:

I want to direct my comments on two issues.

First, it appears the development proposal is incompatible with numerous city ordinances and priorities including protections for the wildlife and wetlands in all areas of our city. I live and walk the bike path and fields weekly and believe that the natural habitat that the areas create cannot be minimized with disruption to the water, flight patterns (3 story buildings??) and wildlife corridor for the deer, coyote and foxes that I observe in the areas.

Secondly, I am deeply disturbed that there has been little to mention of affordable house in this project. While I believe lowering density is a key priority because of the above-mentioned concerns, the natural market means that lower density will create more expensive housing. I would like to see requirements for the developer to work with Habitat for Humanity, Neighbor to Neighbor or other housing advocates in the city to make sure a certain percentage of the housing units are affordable to lower income Coloradoans.

Thank you,
Mikole Grindel

From: [Paula Harrison](#)
 To: [Development Review Comments](#)
 Subject: [EXTERNAL] PDP210018, Sanctuary on the Green
 Date: Monday, May 2, 2022 4:47:29 PM

Dear Ms Axmacher and Ms Jones,

I am concerned about this proposed development. As I read through the Land Use Code there seems to be obvious challenges to the existing design and composition of the proposed development.

The bold edit is mine and it clearly says that projects/developments should follow the sub-area plan. This article is cited in article 4, division 4.5, Part (C) Prohibited Uses. In part (2) (in my bold font) it states that prohibited uses are subject to Section 1.3.4 which, in turn, is subject to the "objectives of the Subarea plan".

Although, to me, this is convoluted/repetitive wording (Ex:"All uses that are not (2) determined to be permitted...shall be prohibited") It does seem to say that the use must align with Section 1.3.4.

There are many parts of the Subarea plan that are in conflict with the proposed development. Here are just a few:

1. The proposed development parcel is literally surrounded by land zoned RF, Residential Foothills with the exception of the access driveways to Vine and Laporte. See <https://gisweb.fcgov.com/HTML5Viewer/Index.html?Viewer=FCMaps&layerTheme=Zoning%20Districts> This means large lots, agriculture, foothills views, and low density. The proposed development is not in keeping with the surrounding rF neighborhood. It would obstruct views, include no agricultural uses, have a higher density (even though it conforms to LMN density zoning), and small lots for the single family homes.
2. /Subarea Plan (SAP), Chapter 4, Trails: *Local Neighborhood Connections: these smaller, more informal trails focus on providing local connections between residential neighborhoods and other destinations such as schools, parks, and Multi-Purpose Trails.* The proposed parcel is used heavily by neighbors for recreation, walking, and connecting to adjacent parts of the neighborhood.
3. SAP, Goal C-2 *Neighborhood-Driven Initiatives Local neighborhoods will be the catalyst for changes and improvements in the area.* The proposed development does not conform to this goal.
4. SAP, Goal C-1 *Historic Past Retained The Northwest Subarea will retain aspects of its historic cultural past. This Plan aims to protect and interpret the historic resources and landscape of the area. Policy C-1.1 Protected Historic Resources Identify and protect historic resources with the participation of willing property owners or as part of development proposals.*

The owner of this parcel made arrangements with local fire authorities to use the historic farmhouse and barn on this parcel as a training exercise and it was burned down. This shows ill intent, but the land that is still here is what remains of the farm. The existing land has historic value in that it stands as a testament to the rural character and the agricultural roots of this section of Fort Collins.

There are also conflicts with wildlife corridors, air quality, and more. I urge you to review these sections of the Land Use Code and the Subarea Plan so that the decisions made regarding the proposed development conform to the existing rules, regulations, goals, and visions of the city and its residents.

Sincerely,

Paula Harrison
 N. Hollywood St, Fort Collins

1.3.4 - Addition of Permitted Uses

[SHARE YOUR COMMENTS](#)

(A) **Purpose Statement.** The purpose of the Addition of Permitted Use process is to allow for the approval of a particular land use to be located on a specific parcel within a zone district that otherwise would not permit such a use. Under this process, an applicant may submit a plan that does not conform to the zoning, with the understanding that such plan will be subject to a heightened level of review, with close attention being paid to compatibility and impact mitigation. This process is intended to allow for consideration of unforeseen uses and unique circumstances on specific parcels with evaluation based on the context of the surrounding area. The process allows for consideration of emerging issues, site attributes or changed conditions within the neighborhood surrounding and including the subject property. For residential neighborhoods, land use flexibility shall be balanced with the existing residential character. **Projects are expected to continue to meet the objectives of any applicable sub-area plan and City Plan.** The process encourages dialogue and collaboration among applicants, affected property owners, neighbors and City Staff.

Division 4.5 - Low Density Mixed-Use Neighborhood District (L-M-N)

(C) **Prohibited Uses.** All uses that are not (1) expressly allowed as permitted uses in this Section or (2) **determined to be permitted by the Director or the Planning and Zoning Board pursuant to [Section 1.3.4](#) of this Code shall be prohibited.**

From: [Lucy H](#)
To: [Development Review Comments](#)
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Sanctuary Field Comments
Date: Monday, May 2, 2022 11:43:22 AM

Dear Alyssa,

My family and I live at 709 N Taft Hill Road, so we would be greatly affected by proposed development to Sanctuary Field. Some of our major concerns are listed below.

1. Developing the area will have a significant and terrible effect on wildlife, especially the herd of deer that have lived here for many years. One of the best parts of living in this part of town is watching them moving around the neighborhood. A development of this size will certainly displace them and anything else living in the area-- plus pollution of ground water, soil. and air--as well as simply destroying habitat.
2. Traffic already backs up at the Taft-Vine roundabout, including many trucks coming south. Adding 500+ cars to this will bring congestion, as well as tearing up Taft Hill much faster. If no light will be located at the exit onto Taft Hill, people turning in and out will be causing more wrecks than usual.
3. More vehicles mean more emissions and even dirtier air. The developer isn't going to require every resident to own a hybrid.
4. One thing that has struck us is that none of the people apparently involved in pushing for this development are local. None of them will be negatively affected like we will. They won't be sitting in traffic or looking at a parade of dead wildlife along the road.

I feel very strongly that the "absentee landlord" situation is happening here. It will be very easy for investors to buy these monstrosities, then rent them to more people with no ties to the area.

Nobody likes to talk about this, but more people mean more crime. We already need to lock everything up 24/7, and that situation is not going to improve when more developments are open.

5. At one time, the developer mentioned that structures would be similar to those in the Belweather/Tarragon Street neighborhood (I think its name is "West Vine"),but in no way are the 3 story condos like those bungalow types.

We have lived in a town that put development over good sense, watching every scrap of green being covered with concrete and housing that was not needed.

My family and I are requesting that the zoning commission do the brave thing-- the right thing---by denying this huge development. It is more suited to the southeast part of Fort Collins, where people expect to see this kind of cookie cutter building.

While you still have time to save the character of this area, please do the right thing and stand up to the money and political pressure of developers.

Thank you.
Sincerely,
Lucy and Danny Head
709 N Taft Hill Rd
Fort Collins 80521

From: [Cristyn Hypnar](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on the Green Development Review
Date: Monday, May 2, 2022 2:14:23 PM

Hello,

I am writing in advance of tonight's hearing in support of the Sanctuary Field Neighborhood Network. I urge you to preserve the Sanctuary Field as an open space and to oppose the development of that land, especially as the current development proposal stands.

I used to live very close to Sanctuary Field, and would walk there frequently, finding solace in the natural area, especially among the large cottonwood and apple trees near the creek. As I understand it, the development proposal for this parcel of land includes destroying this specific and historic part of the ecosystem, which is very upsetting to me. I also understand that the development proposal requests numerous variances from requirements that were set by the City and County to preserve wildlife corridors and wetlands habitat. These regulations were set for a reason, and I do not believe that variances should be granted for the housing development.

I know that affordable housing in Fort Collins is a huge issue. And, I don't believe that developing the Sanctuary Field into 212 units is a sustainable solution to this problem. In addition to my strong desire to preserve the entire 41 acres of natural area (as opposed to just the 15 acres allocated in the development proposal), I can also say firsthand that adding a potential 453 vehicles to traffic on this side of town would cause huge problems. I used to live at the intersection of Laporte Ave. and Taft Hill and was often frustrated by the length of time it took me to get out of my own driveway—sometimes 5-10 minutes. It also felt dangerous at times to cross Taft Hill to continue walking west on Laporte towards the field. There is no sidewalk, and Laporte is quite a busy street. I cannot imagine the congestion that would be introduced to this intersection with the proposed housing development.

In addition to the traffic issues that the housing development would cause, we have to think about the air quality of Fort Collins, which as I'm sure you know is already classified as a "severe violator" of federal ozone standards. The foothills experience unique air quality challenges as industrial, vehicle, and agricultural emissions are pushed westward from the eastern plains. The ecosystems of the foothills need open spaces to help mitigate rising temperatures caused by this air pollution. We should not be exacerbating the issue by increasing the amount of traffic this close to the foothills.

I hope that you are able to see past the short term (and admittedly urgent) need for affordable housing in Fort Collins, and are able to think about the long term importance of preserving Sanctuary Field as an open space.

Thank you for your time.
Sincerely,

Cristyn Hypnar

(she/her/hers)
Resident of District 1

From: [Megan Johnson](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] May 2nd hearing for Sanctuary on the Green
Date: Sunday, May 1, 2022 4:11:13 PM

My name is Megan Johnson and I reside with my husband at 25 S Taft Hill Rd. I am unable to attend the hearing on May 2nd regarding the Sanctuary on the Green and would like to provide comments in advance. I am in agreement with the Northwest Subarea Plan for this area of our neighborhood, and am concerned about aspects of the developer's proposal that do not align with this plan (namely three story buildings, increased density, and the impact this would have on wildlife in the area). The trees in the area should be preserved as natural resources in the area. Any approved development proposal should limited increasing light pollution and any disruption of wildlife corridors and flyways for birds. Living on Taft Hill, we are also concerned about increased foot and vehicle traffic. This part of town already does not have adequate sidewalks and bike lanes in the area, so an increase in pedestrians and vehicles would be a challenge. Until there is adequate infrastructure for vehicles, bicycles and pedestrians, it does not make sense to consider adding 1,000 new residents to this area. There is already substantial air and noise pollution from traffic on Taft Hill, so we have concern about increasing traffic due to approval of the current proposal. Traffic patterns are increasingly challenging during the 8-9:30 am time during the school year, when people are heading to work and dropping off kids at school. The cars last week around this time were backed up on N Taft Hill nearly a half mile towards Vine, which would only increase with an addition of residences and entryways in the this area.

Thanks for your consideration of our neighborhood's opinions, as we love this area and the wildlife and habitat we have here. I ask that you decline Solitaire Homes, LLC's most recent proposal for Sanctuary on the Green and require full compliance with the Northwest Subarea Plan.

Sincerely,
Megan Johnson

From: [Mike Juniper](#)
To: [Development Review Comments](#)
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Sanctuary on the Green
Date: Friday, April 29, 2022 5:06:20 PM

Hello,

I have a number of concerns regarding the Sanctuary on the Green development project. But one I have not heard anyone else voice is this: I believe the plan involves mitigating expected increased traffic on Taft by installing a left turn lane for northbound traffic. But I wonder where the space for that will come from. Right now there are nice shoulders on both sides of Taft that greatly enhance the safety of bicyclists and pedestrians on Taft. Is the intention that the shoulders will be reduced or eliminated? If so, that feels very much like you are giving with one hand and taking with the other. You're mitigating the inconvenience of increased traffic by reducing our and our children's safety.

Michael Juniper
2268 Tarragon Ln

From: [sandy.knox](#)
To: [Development Review Comments: sanctuaryfieldnetwork@gmail.com](#)
Subject: [EXTERNAL] Sanctuary on the Green project.
Date: Monday, May 2, 2022 1:34:58 PM

To whom it may concern: PLEASE, PLEASE, PLEASE stop this project!!!!!!!!!!!!!!!!!!!!!! It totally does not fit in the Northwest Subarea. It has too many buildings in too small of a an area. We spent hours and hours working with city government personnel to create the guidelines for the Northwest subarea. This proposed project violates the Northwest subarea's vision and the desires of all the surrounding neighbors. This proposed project will destroy the peace and quiet of the northwest subarea with too many people and too much traffic. The zoning should be changed to UE which fits in the Northwest subarea. This proposed project belongs east by interstate 25 and not in our neighborhood!

Please stop this madness now and listen to what the surrounding neighbors are saying.

Thank you, Sandy Knox (2309 West Vine Drive)

From: [Charles Kopp](#)
To: [Development Review Comments](#)
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Sanctuary Field development proposal
Date: Sunday, May 1, 2022 1:32:18 PM

Dear City Planners:

I strongly urge you to reject the current proposals of the developer for the Sanctuary Field project in NW Fort Collins. I'm not going to reiterate much of what you've probably heard abundantly on how these proposals don't conform to the Northwest Subarea Plan, and that there are no good reasons for variances to be granted for this project. Rather, I'm going to ask whose side should you be on?--- that of the neighborhood people who would be adversely s affected by the proposed project, and the larger community that would still be affected by downsides like increased traffic and pollution--- or the interests of a developer who just wants to maximize their profits.

I live a good mile from the neighborhood that would be directly impacted by the project, but I walk in that area often enough and appreciate its piece of bucolic charm, and would hate to see it ruined by high-density and apparently non-compliant development. And even if I lived much further from it and never even saw it, I'd still be against this kind of development in the wrong places because there's just too much of it happening in what's been dubbed "Fort Construction." You must know that Fort Collins is currently the fourth largest city in Colorado, and although I think much of the growth has had very positive results, I think allowing a lot more will degrade the environment and our quality of life, which has started to happen already. Ideally, I'd like to see a moratorium on all new residential construction, except for truly affordable housing. And also a revised City Plan that doesn't allow for the growth of the population to reach about a quarter of a million people--- approaching the big city category.

Back to the practicality of the local issue, it seems that the Sanctuary Fields Network has tried to be cooperative with the developer regarding the proposed project in their neighborhood. They just want it within the parameters of code compliance so it isn't environmentally and aesthetically disruptive. The developer, however, seems to be less cooperative, and I understand has even ignored recent requests to meet in person with network people. It seems they're counting on the City Planning Board to approve what they want, and I really hope the board will not cave in to any pressures.

One reason I moved to Fort Collins---to a small house that's an old build--- is because I thought it was an environmentally-conscious community. But it seems too many developers who aren't environmentally-friendly too often have their way here. Please, let's not become another growth-crazy NOCO community, but rather, set an example for the rest.

Sincerely,

Charles Kopp
Fort Collins

Sent from [Mail](#) for Windows

Hearing 5/2/22

Comments for Sanctuary on the Green Development Proposal on behalf of SFNN

My name is Laura Larson, I live at 320 N. Impala Drive and my property abuts the proposed development site. I am speaking on behalf of **Sanctuary Field Neighborhood Network (SFNN)** which represents over 200 neighbors who will be affected by this development. Our organization includes the majority of the resident population surrounding this site, encompassing the Green Acres, Bellwether Farms, Taft Hill, Sunset and LaPorte Avenue neighborhoods. The open fields, wetlands, historic farm site along Taft Hill, and the wildlife that inhabit this area define our neighborhood. They are a vital part of the character that the Northwest Subarea plan was designed to preserve.

In 2006, with large participation from our neighborhoods, the Northwest Subarea plan was created and both Larimer County and the City signed onto it as the governing plan for development in this area. Many of us bought our homes with the understanding that the City has to abide by this plan in considering new development, and that we would be protected from the high-density, 3-story row houses that dominate this project. Specifically, the “Vision” for the Northwest Subarea (p. 9) is described as follows:

“The Northwest Subarea should continue to be predominately a low density residential area at the edge of Fort Collins with stable neighborhoods. The area should also retain aspects of its semi-rural heritage including historic structures, small farms and irrigation ditches, natural areas, foothills vistas, and open fields. As new development or change occurs, it should occur slowly and be of **low intensity and fit in with the diversity and country feel of the area**. New development should **safeguard natural features and protect wildlife habitats.**” In the Planning Framework (p. 15) it states: One of the primary objectives... is to ensure that future development is **compatible with the density, uses, and character of existing neighborhoods.**” The Subarea plan specifically states that the City should “**protect stable neighborhoods from incompatible development**” (p. 9). That’s why we’re here this evening. We are asking you to protect our neighborhoods and the wildlife on this property from incompatible development.

Last June, the developer’s attorneys asserted to the Planning and Zoning Commission that the NW Subarea plan does not matter, and it is only the Land Use Code (LUC) that determines what kind of development can be approved. But Commissioner Hogestad corrected them and described the subarea plan as “a key document.” The Commissioners clarified that the City’s subarea plans and the LUC were designed to be used in concert with one another, and citizen input into the subarea plans was a vital part of why they have to be honored in the context of the LUC. Section 1.2.2A of the LUC states that “the purpose of this Code is to improve and protect the public health, safety and welfare by: A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and *associated sub-area plans.*”

The Land Use Code also states in Section 3.5.2 that compatible building massing is required. This development proposal is not compatible with the existing neighborhoods in terms of building mass or height; it doesn’t contribute to the “public good” as noted by the P & Z Commissioners in the last review, and it doesn’t preserve the natural features of the area.

Let me tell you about our neighborhood and who we are. We are a multi-racial, low and moderate income neighborhood, with Irish Bilingual Elementary School at the center. Our homes are predominately single story, detached single family homes, and all of the properties that abut this parcel are single story homes. Some of our members have lived here for 45 years; others of us moved here more recently to raise families and run small businesses, because our neighborhoods are affordable. We have chickens, turkeys, goats and horses on our properties. We know our neighbors, we walk our dogs together and socialize regularly as a community, and with city-sponsored block parties. We are exactly the kind of “stable neighborhoods” the sub-area plan was designed to preserve. The fields on this parcel have served as a congregating and walking place for our neighbors and residents in the surrounding area for decades. These past two years especially, the natural spaces and wildlife have significantly contributed to our neighbors’ mental health and physical well-being.

We all care about the wildlife that lives here. We see and hear them every day, they are a part of our lives. In the Winter, small herds of deer come through our yards on a daily basis, and shelter from storms in the willows under the large Maple and Cottonwood trees where the historic farmhouse stood. We have chorus frogs singing at night, bats that fly through the fields and in our backyards because this is a dark sky area -- there is no light pollution in the fields or in our neighborhoods as we don’t have streetlights. The wetlands provide habitat for redwing blackbirds and dozens of migratory bird species; there are groups of ducks who nest along the ditch and swim with their babies along the channel in late May and June every year. All of these species will be negatively impacted and their habitat severely degraded by car headlights and other light and air pollution that this development will cause.

This project proposes to place two- and three-story row houses along the irrigation ditch and where the developer has denoted a “wildlife corridor” on his plan. These tall and wide structures are unlike anything we have in our neighborhoods in terms of mass and height, and will pose an impassible wall to ducks and other birds who reside in this area. Resident building and car lights will regularly shine into the wetlands on City property and into the confluence of County wetlands and irrigation ditch habitat. The noise and air pollution, combined with the hazard of 45-foot tall buildings proposed along the irrigation ditch will destroy this area as bird habitat. The NW subarea plan and the LUC require building mass to be compatible with the surrounding area. This project does not meet this requirement.

Over the past four years, our steering committee has met with City staff and the developer numerous times to discuss our concerns about the two- and three-story row houses that predominate in this plan. We have repeated our concerns that the location of these structures along Taft Hill will destroy long-established wildlife corridors and habitat for deer, foxes, and other animals. We have submitted in writing four separate letters over this time (the most recent has been submitted into the record this evening), requesting that the developer adhere to the NW Subarea plan and protect this habitat and our neighborhoods from incompatible development. We asked City staff to please work with the developer to **ensure compliance with the guidelines for our area**. While we know that City staff have made suggestions to the developer to address some of these issues, the changes we requested have not happened. The only “habitat” being preserved is located on storm water channels, in small, non-contiguous areas where the water table is high, or where they cannot engineer their way out of the floodplain.

The developer has asserted to you and in their marketing materials that this has been a “collaborative process” with neighbors. I want to assure you that it has been anything but collaborative.

Let’s examine the “meetings with neighbors” they referenced. After the Planning & Zoning Commission hearing, where the Commissioners indicated that this proposal was not going to be approved due to its incompatibility with the existing neighborhood, David Pretzler emailed me the following on Friday afternoon, July 16th.

*“Hello Laura,
Would you be available for a quick meeting with me and Stephanie at Ripley Design’s offices this coming Tuesday? We would like to go over some ideas we have for our site that may address some of the neighbor concerns. We are flexible on the time that day to try to accommodate your schedule.”*

I happened to be camping with family that weekend so I didn’t get his email until I returned on Monday. Over 3 days, he had sent me 3 emails and two voicemails, all implying we needed to meet with them urgently, and that they had new ideas to share that addressed our concerns. Our steering committee was excited that perhaps they were finally responding to our concerns, and subsequently set up a Zoom meeting with them for the following Thursday (*note that this meeting was recorded*). To our dismay, when I asked David, Stephanie and their investor Karl what they were proposing, there was silence on the call. They had nothing to offer. We asked, “can we see a drawing of what you referenced in your email as a new idea? Lower density? Single family homes?” –They responded they didn’t have a drawing. Instead, they asked me, “what is the one thing that we could change that would make you support this plan?” I reminded them that we have submitted 3 letters to them with detailed changes we would like to see, and that there is no “one thing.” David then offered to modify the condo building planned behind my house to a 2-story row house, with fewer units, and wanted to know if that would be enough for me to support the plan. I assured him that it was not.

This is the kind of “collaborative” approach this developer has taken in their meetings with us. When we reminded them of what substantive change would look like, they protested that our requests would make this project unviable, because it has to be profitable. **Their profit is not our concern, and it should not be the City’s either.**

Despite all the information we’ve submitted to the City – detailing both our concerns and potential solutions that could remedy them - the City staff has now forwarded to you a plan that has not made any of the substantive changes we have requested. This new plan does not include adjacent housing that is compatible with our neighborhoods, nor does it protect wildlife corridors, bird flight paths between wetlands and irrigation channels, or 100+ year old trees around the old farmhouse site. Instead, they have made only one notable modification to this iteration of the plan: they replaced the previous condo buildings with more 3-story row houses, in order to qualify for a Type 1 Hearing. This change allowed them to avoid going back to the Planning and Zoning Commission, where they knew their proposal would fail. This revision is what led to the reduction in overall units by 18%, it was not in response to neighborhood concerns. The height and mass of the row houses are no more compatible with our neighborhoods than the condo buildings, but the City doesn’t consider row houses “multi-family” – even when they have 5 units planned in most of these buildings. This plan still violates both the intent and the substance of the Northwest Subarea Plan guidelines.

In accordance with the City’s responsibility to “protect stable existing neighborhoods from incompatible development,” we request that you reject the proposed plan and require the developer

to truly collaborate with neighbors to create a plan that incorporates lower density housing next to our properties and better preservation of wildlife habitat. We also would like to see the developer “step down” the buildings facing Taft Hill (something else the Subarea plan addresses directly), and move any three-story buildings to the interior of the development, not abutting our single-story homes. The developer **has single story and detached single family housing “products,”** but he has not placed these next to our neighborhoods as we have requested multiple times. The City should not be granting an exception to the requirement of 4 types of housing in a development of this size – we would like to see the developer be required to accommodate our request for single story, detached homes next to our neighborhoods.

Over the past 4 years, our steering committee has met with City Planners as well as the City’s Floodplain staff, Stormwater staff, and two Ecologists. All three departments have consistently described this parcel as “very complex” because of all the water ways and wetlands, and because it’s in the floodplain. In fact, the Floodplain department’s staff told us last year that this is the “most complex parcel being considered for development in the entire City.” So, while the developer may have met the technical requirements to engineer this housing development out of the floodplain, we are skeptical as to whether the plan will actually work.

We have yet to hear how this new plan will impact our Green Acres neighborhood, whose streets all drain into one culvert and intersect with the New Mercer ditch adjacent to this parcel. As you may be aware, our neighborhoods were severely impacted in the 1997 flood, and City staff have told us very clearly that the developer is not required to prevent that level of flooding from happening again. **This is of great concern to us.** We have not yet heard how this revised plan will ensure that our neighborhoods on County property are not negatively impacted by stormwater coming off this new development, especially with the elevated land required for houses built over the floodplain channels. After multiple requests for a neighborhood meeting to help us understand the new proposal, one was scheduled for last September. Because of COVID, the meeting was held via Zoom. We expected that there would be an opportunity for neighbors to voice their questions and hear the developer’s responses, and accordingly, we submitted our questions in advance. Instead of an engaged meeting with neighbors, the developer’s consultant controlled the agenda, avoided addressing any questions pertaining to the NW Subarea plan, and City staff allowed the developer to limit the transparency of the Chat function such that our key questions were not visible to participants, and went unanswered.

The developer’s assertion to you that this has been a collaborative process **is false.** We are very concerned that this whole project will negatively impact our property values, threaten the safety of our homes, destroy wildlife habitat and degrade our quality of life. The issues we have raised for the past four years have still not been addressed in any substantive way by this developer.

Finally, I want to speak to the developer’s plan to decimate the habitat along North Taft Hill, where he has designated the entrance to this development. In 2017, the City’s Natural Resource Department tried to buy the historic farmhouse that occupied that area, including 3 barns, with 100-year old Silver Maple trees and mature cottonwoods around it, because they recognized the cultural and environmental value of its preservation. However, this developer out-bid the City and acquired the parcel along Taft Hill with the historic farmhouse and barns. In May of 2018, while the property was still under County jurisdiction and was not subject to historical review, the developer had the farmhouse burned to the ground and disassembled the historic barns. The owls and bats nesting in those buildings were displaced, and the historic trees were damaged by the fire, as nothing was done to protect them.

The large Cottonwood tree along the ditch next to the farmhouse site provides nesting habitat in its hollows for a host of birds, including Great Horned owls and other raptors. In the City's staff review documents, we learned that the developer intends to cut down this giant Cottonwood tree that's well over 10 feet in diameter and estimated to be 150 years old or more, dating back to the creation of the New Mercer ditch (based on historical documents). An arborist hired by the developer deemed the tree "unhealthy." As you can see from this picture, this tree is exceptionally well balanced, has very few dead branches, and is in full fertility mode, releasing its cotton to reproduce along waterways, as it was designed to do.

This tree has a natural hollow at the base – something that you commonly see in cottonwoods in the City's Natural Areas across Fort Collins – and is not an indicator of disease or poor health. We have in fact investigated that hollow from the ditch, and found by the growth pattern that it has merely adapted to accommodate high water flows that periodically erode the bank under part of its center, as it sits at the elbow of a 90 degree turn in the ditch, and has no doubt stabilized that bank for all of its life. However, the developer has portrayed it as a "hazard" to the planned houses nearby, and wants to cut it down, along with the Silver Maples. **We have a serious issue with this.** Had the Cottonwood tree been evaluated by the City for its value as bird habitat, in the context of a natural area to be preserved, we are certain that the verdict would have been the opposite. This tree, and all the Silver Maples on the property, are part of a historic site and are required to be preserved under the NorthWest Subarea plan guidelines. In fact, the Subarea plan has a picture of the former farmhouse and barns, given as an example of a historic site to be preserved. In addition to nesting habitat for owls and other raptors, the trees provide vital shelter for deer, foxes and other animals who live here. We ask that you please save this giant tree that is a heritage landmark for our Northwest Fort Collins area, and require it to be considered part of what the Subarea Plan identifies as "natural features" to be protected on the property.

In closing, we ask that you hold this developer to the requirements of the NW Subarea Plan and reject this proposal as submitted. The predominate housing in this plan relies on 2- and 3-story row houses that are not compatible with existing neighborhoods in terms of building mass, height or density. The plan does not protect wildlife habitat and natural features of the property as required. As the former Chair of the Planning & Zoning Commission concluded, "This plan does not reflect the rural nature of the area."

Thank you for your time and consideration.

Respectfully submitted,

Laura M. Larson, SFNN Steering Committee
320 N. Impala Drive
Fort Collins, CO 80521

I wanted to highlight some of the concerns my wife and I have about the current development proposal. For reference, our home is located at 2216 Laporte Ave. We're very apprehensive about the decision to route south bound foot traffic exiting the development along the small dirt access road that currently and for the past 86 years has served as a driveway to gain access to the existing carport and planned future garage for our home. There are plans to put a footpath here as well as eventually extend briarwood road up into the proposed development which for multiple reasons we find to be totally unacceptable. The planned path and road appears to cut through a grove of trees (one being an 80+ year old cottonwood) that are crucial to preventing soil erosion surrounding the waterway running under the path. We have unfortunately had to have our sewer line replaced this year. By digging to the manhole, which sits on the side of the planned pathway, we encountered dangerously high groundwater which compromised the integrity of the new line and also the stability of the pathway (an issue we're still dealing with today). It was only after bringing several truckloads of gravel that the area was able to be stabilized enough to drive on in certain areas in order to access our home.



Our own experience on this land leads to many questions regarding the plans for this area. For one, we question who will be responsible for maintaining the pathway and proper water flow underneath it? Presently, this burden falls on the surrounding property owners- who every year attempt to clear the water way of debris and grass to prevent it from overflowing and flooding our properties. Despite these efforts, a mild-moderate rainfall will still regularly cause flooding in our front yard (see attached photo below). The overflowing water appears to come from a handful of areas- one being the metal tube underneath the access road and another being overflow from the wetlands directly to the west of our property and on the developers land. This is far from my field of expertise, but it appears to be an issue that will only worsen as the large field behind our house is developed and there is less ground surface area to absorb rainfall and natural overflow. Placement of a road to run through these wetlands would not only be difficult due to the groundwater but also dangerous to the surrounding homes from a flooding standpoint. It seems to us the developer, who either owns or has plans to develop land on three of the four sides surrounding our property, needs to bear the burden of ensuring development activities do not put current residents at higher risk by worsening flood conditions. To the best of our knowledge, there is no publicly available information detailing the developments current drainage plan- this greatly increases the anxiety of all homeowners who are downstream from this very out of place development. This concern is clearly shared by the developer (or land owner) as we were personally contacted by him two years ago mentioning the flood risk and the

need to accommodate for further high water mitigation surrounding our home for his planned land development.

Furthermore, would our access to our home and carport be compromised in any way by any future development of this access road? This to us, would be a massive blow to the value of our property as having no functional driveway would render our home much less desirable. Another major concern for us is privacy. In addition to diverting foot traffic directly alongside our home, there are currently three 3-story row home structures (39+ feet we believe?) that appear to all be visible from our bathroom window. These massive structures (based on the concepts in the most recent iteration of plans) would stand out against every home that the development proposal borders.

Regards,

Mr. & Mrs. Lasala
Property Owners of 2216 Laporte Ave.
(719) 351-4022



From: [Kathleen Mineo](#)
To: [Jenny Axmacher](#); [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on the Green
Date: Wednesday, April 20, 2022 3:02:28 PM

Here are my comments in advance of the May 2, 2022 Hearing regarding Sanctuary on the Green, PDP210018

I am not a "group think" person so I am not speaking for my neighbors in West Vine Bungalows however similar their opinions may be.

I want to make it clear I am not against development. Fact is, my father was a post WWII developer in Erie, Pennsylvania. It paid for my first car and my college education.

I believe the corner of Taft Hill and Laporte will be a prime neighborhood, perfect place for families; 3 schools within walking distance, 2 miles from Old Town and on a bus route. It is the perfect location for affordable housing.

I have read the Northwest Subarea plan and as much of the documents of the development proposals that I can understand. I see how the developer has "jumped through many hoops" regarding the LMN and flood plain.

I have two major concerns and one of them must be addressed by the city which is the traffic issue. As of the Fall of 2021 the traffic study had not been done while Martin Marietta runs trucks in warmer weather. I do not know if that traffic study has been redone to reflect the truck traffic but I think that it is imperative that it be done during those times.

The other concern is regarding the developer's use of the West Vine Bungalow neighborhood to justify compatibility to the 3-story buildings. I feel that is ethically wrong. I would invite you to drive through the neighborhood to understand it is 1 and 2 story homes with only 3.1 units per acre. Of our 44 homes 4 of the 2 story homes have walk out basements, they are not 3 stories.

All this being said, I really do not find the necessity nor the compatibility of the 3 story buildings and especially being in a flood plain with an additional 6 feet of ground added prior to construction.

Thank you for listening.

Kathleen Mineo
515 Coriander Lane
80521

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Kathleen Mineo

In a world you can be anything,

BE KIND

307-421-2957

"What would John Lewis do?"

From: [Jenna O](#)
To: [Jenny Axmacher](#)
Subject: [EXTERNAL] Sanctuary on the Green
Date: Friday, December 10, 2021 11:32:28 AM

Hello Jenny,

I'm reaching out to you to express a concern about the Sanctuary on the Green development in northwest Fort Collins. I'm concerned that the development will be decided by one person, not a panel. An individual that lives in Denver and has no idea what Fort Collins is all about. Should one individual be able to decide the fate of our ever shrinking open fields in Fort Collins? The fields where deer feed and birds inhabit.

And I understand it will be developed but it should be decided by a panel of representatives from Fort Collins, that know and love the area. I think the last thing we want to see is Fort Collins turn into a baby Denver but it feels like we are going in that direction.

Please let me know if there is anything I can do to help give the field a fighting chance.

Thank you so much for all your hard work at keeping Fort Collins beautiful and natural.

Jenna Olcott RN
Olcojl15@gmail.com

From: [Tiffany Peeken](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Comments on "Sanctuary on the Green"
Date: Monday, May 2, 2022 4:11:45 PM

To Whom it Concerns,

As currently proposed, the Sanctuary on the Green is hardly a sanctuary for anything except the developer's profits.

It is apparent from the developer's disregard for the historical use of the property, wildlife conservation and the neighbor's concerns, that this property is solely a money making machine-- not a thoughtful contribution to northwest Fort Collins.

I am not naive, obviously this large piece of property was likely to be developed. However, the mere fact that the Fort Collins Natural Areas department tried to buy this property speaks to its intrinsic value. This development does not protect the ecological landscape of this area, and should not be approved. I see deer, foxes, raccoons, nesting birds, and bats every single day, this wildlife corridor should be protected. Ultimately this property would have better served the community as a natural area rather than another overpriced, money-grabbing scheme of a development.

In a neighborhood that is almost exclusively single story, single-family homes, why there need to be 3 story row houses is baffling, and goes against the Northwest Subarea Plan. Secondly, it is not as if these row houses will be priced affordably to warrant their increased density. These row houses should not be approved. The development should align with the rest of the neighborhood visually and in density.

I live on N Hollywood St and a frequent topic of discussion with the Sunset Water District is the ability of our water pipes to withstand the increased road use as Fort Collins grows. With 1000 new residents suddenly driving the roads, cutting through Hollywood and Sunset street, I fear we will bear the premature financial burden of replacing our pipes. This high density development will have massive impacts on our local air quality, road conditions, traffic patterns and pedestrian/bike safety. There is no reason for this development to be so dense.

The current residents of this neighborhood are pleading with the city to protect what makes our neighborhood unique, and which the Northwest Subarea Plan aimed to protect when it was approved by the City and County. This development and the developer have done everything to avoid following what the Plan outlined and compromise with the current neighborhood's residents. The Plan was adopted for a reason, and I am livid that this developer thinks they are above it and are seemingly getting away with skirting its requirements.

Please do not approve "Sanctuary on the Green" and protect the rustic nature of the Northwest Subarea by forcing the developer to conform with the Northwest Subarea Plan and create a development that is compatible with the surrounding neighborhoods and natural areas.

Regards,
Tiffany Peeken
Resident on N Hollywood St.

719-233-1822

From: [David Quigley](#)
To: [Jenny Axmacher](#); [Development Review Comments](#)
Subject: [EXTERNAL] Comments re: Sanctuary on the Green
Date: Wednesday, April 20, 2022 4:01:33 PM

Good Afternoon,

I am a FC resident and live directly north of proposed development and offer the following comments re: the development. Thank you in advance for taking the time to take them into consideration.

I both live in and support the concept of 'in fill' development so on those grounds alone it would be hypocritical of me to be opposed to the development. Plus because this parcel is within walking distance to 3 schools I believe it has great potential for residential development.

I believe that both sides of this discussion have ventured into spin and inaccuracies in their public statements. The anti development group continues to say "stop high density development". Based on the reading of the northwest sub-area development plans recommendation of 8 units/ acre the developer are already well below that, yet the proponents still characterize it as high density.

And on the developers side I believe it is inaccurate and a false narrative to say that they are justified in building 3 story buildings because they will face 2 story homes with walkout basements. I walk and bike the area bike path 5-7 days and week so am opposed to 3 story buildings becoming a permanent part of this area.

Granting them permission for 3 story buildings does not fit any of the single family residential areas that border this property on west and north sides, and will have a negative impact on the overall residential feel of the area.

As I said before, thank you for allowing for this community input.

Appreciatively,

--

David G. Quigley M.S.W. PHR BCC

From: [Hania](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on the Green PDP210018
Date: Monday, April 25, 2022 3:31:51 PM

Hello Jenny/Yani,

I am writing to you regarding the proposed development title Sanctuary on the Green.

I own and live at 636 N Sunset St. I was greatly dismayed when I first learned of this proposed development last June (when I attended the zoom meeting.) I have purchased this home (that I intend to live on forever) in this part of town several years ago specifically because I wanted to live the rest of my life on a spacious lot away from town/subdivisions/traffic. Like many of my neighbors, I have chosen to live here because this part of town is rural, not crowded, and allows some breathing space from the continuous building and growth of Fort Collins, the pace of which is astonishing to me. I've lived in Fort Collins for 25 years and have gradually seen every single space developed and built on when I thought there was not possibly any more room to add more housing (to a town that cannot possibly sustain this level of rapid growth.)

I am utterly heartbroken that, for some reason that is still beyond my understanding, the city is considering granting a developer permission to build on 41.34 acres in a part of the county that is designated as Low Density Mixed Use. How 212 dwellings fit in with a low density zoning is beyond my comprehension. The possibility that around 1,000 more people will be potentially moving into my neighborhood is flabbergasting. I've been doing my best to follow this situation for several months now (it has not been easy to get regular updates, or updates of any kind) and I do not see how it is possible for this proposal to conform with the Northwest Subarea Plan. The fact that the developer is planning 3 story buildings in this area is so out of character with what this part of town comprises of, which is mostly single family homes. So many people have chosen to retire here and are so incredibly fortunate to live here. And now the city wants to grant yet another developer access to a huge amount of acres that will completely change the spirit and soul of this community?

I felt like my intelligence was being insulted when the developer claimed, at the zoom meeting, that he wanted to build middle class income housing because housing was so expensive in Fort Collins. Since when can middle class income earners afford the price that was suggested for the homes he was referring to? I find it despicable that the developer is using this excuse to justify defacing over 40 acres of historic resources and landscape with housing that would be completely ill-fitting in this part of town, blocking views of the foothills to current owners who moved here for that exact reason. This proposal does not conform to the Land Use Code and I find it shameful that the city is bending over backwards to accommodate yet another developer who is trying to fill his pockets at the expense of homeowners who have worked for decades to be able to afford the mostly modest homes that are so characteristic of this part of town. I also feel that myself and my neighbors have not had the chance to be a part of this process in a clear and straightforward manner.

I urge you to pay attention to the fact that the developer is showing complete disregard to the concerns of all of the people who live in this part of town, and to the wildlife habitat. I find it shady that the developer burned a historic farmhouse to the ground to avoid the historic review that would have been required of him otherwise. How is this even permitted by the city? I don't see any effort to help preserve the sanctity of the existing trees and wildlife habitat. There's already more traffic in this area than can be managed, and I simply don't see how the massive amount of traffic that this proposed development would add could possibly be absorbed without greatly impacting the current traffic flow in this part of town.

Please remind me why I moved to Fort Collins, and then this part of town in the first place. What started out as one of the best places to live in the entire country is turning into a cash-making-machine for every developer that wants to come here and get rich at the expense of all the people who are trying to call this part of the country their home. I'm all for progress but this is literally turning into a tragedy and changing the spirit of why this town was built in the first place. Please do not invite subdivisions into my part of town despite the low density zoning that I moved here for. I have the right to live in a quiet corner of Fort Collins as I had intended when I decided to make this my home.

Respectfully,

Hania Sakkal

From: [Zack Scott](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] May 2nd Development Review Hearing - Sanctuary Field Development Proposal Comments
Date: Monday, April 25, 2022 8:40:38 AM

Good morning,

I am writing to you today as a concerned home owner near this proposed development. It has come to my attention that a developer wishes to develop 41 acres of open land in my neighborhood. I am opposed to this development for multiple reasons.

1. I have already written to the county commissioners about the amount of traffic on N. Taft Hill Rd., specifically heavy truck traffic. N. Taft Hill is a residential neighborhood and the amount of traffic is inappropriate for this type of housing density and neighborhood. A development of this magnitude would increase traffic by multiple times furthering an already out of hand problem. This area of town is compatible with big developments like the proposed. Though the zoning is LMN, it has come to my attention that several zoning variances are being granted to allow this sort of development. This in and of itself is a great reason why this development does not belong here. The City should not be bowing to a developer and allowing zoning variances to fit the developer's plans. Furthermore, this development goes against the Northwest Subarea Plan in almost every way. Why would the City spend their resources drafting a plan that it is willing to directly contradict?

2. This proposed development is located within a city flood plain. This in and of itself is reason enough to halt this development. This area has important riparian ecological elements that would be forever destroyed once developed. The City should be trying to protect areas such as this as it is an important wildlife corridor as well as an area that will flood with some level of regularity. The City has outlined regulations for developments in flood plains to protect the health and safety of citizens, minimize property damage when a flood occurs and ensure new development does not make flooding problems worse. Developing this area as proposed would most certainly contradict all 3 of these.

3. The quality of life of the existing residences would be severely diminished. With a development of this magnitude, wildlife habitat is lost, views are lost, open space is lost, traffic is increased, dust is increased, noise is increased, crime is increased and the conformity of the neighborhood is gone. The homes in this area are not large complexes, but small single family homes with relatively low roof lines. This goes against the character of the N. Taft Hill neighborhood as a whole.

Part of what makes Fort Collins a great place to live is the country feel of the NW part of town. This, too, is why the City and County outlined the NW Subarea Plan to begin with. To preserve this character. This development goes against that in every way. I implore the City to stop this development for all the reasons listed here. This is a gross misuse of this land and should not be allowed to proceed.

Thank you for considering my comments.

Zack Scott

From: [Steve Serna](#)
To: [Development Review Comments](#)
Cc: sanctuaryfieldnetwork@gmail.com
Subject: Sanctury Greens Development
Date: Monday, May 2, 2022 9:21:07 AM

Good morning,

I wanted to send a note to you regarding the development of the Sanctuary Field on North Taft Hill in hopes of preserving the neighborhood and surrounding areas.

My wife and I purchased our house in 1997 and have lived there ever since due to the neighbors and the rural setting of our neighborhoods. The people that have moved in did so for a reason – the homes and size of lots that are there. We feel like we are able to escape the overwhelming growth that has taken over this city to the point that I'm not even sure we are in Ft. Collins anymore. We can go for walks with our pets, or kids and not feel like we are going to get run over to the traffic I see in other developed neighborhoods. The existing plan to develop this area is totally out of character and will ruin what way of life we all enjoy on this side of town.

We all watched as the developer had the barn burned down for his gain and lack of concern for the area and the people that call the west Laporte area home. We are all very concerned about the amount of traffic this will bring to the roads and existing neighborhood roads.

I was born here in Ft. Collins and have lived here all my life and graduated from Poudre and remember the farm that was there on N. Taft Hill as my parents knew the owners at that time.

I hope you will consider the beautiful area, wildlife, and the neighborhoods that will be affected by this development and limit the amount of buildings that can be placed there, please.

Thank you,

Steve Serna
409 Irish Dr
sserna@fcgov.com

From: [Todd Simmons](#)
To: [Development Review Comments](#)
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Comments for Sanctuary Field Development
Date: Monday, May 2, 2022 4:55:49 PM

To whom it may concern:

My name is Todd Simmons and I live at 637 N. Taft Hill Road, just a few houses north of the proposed Sanctuary Field Development. I am submitting these comments for inclusion in the review process.

I find the proposed development lacking in about as many areas as possible. I do not think the development as proposed fits the character of the existing neighborhood, nor has the developer shown enough collaborative efforts with the neighborhood to convince me that they care at all about listening to the people who will be most impacted by this development. I do not think the development as proposed fits the Northwest Subarea Plan. I think the development should follow the guidance of that plan--otherwise, why have it in place at all?

I do not think the development should be allowed to proceed at all with the density it is trying to achieve. The area in question is surrounded by schools on at least three sides, and is busy every weekday morning and afternoon with children attempting to get to school by walking, biking, bussing, and automobiles. I think the development as proposed is a disaster-in-the-making as it will make the entire neighborhood unsafe and increasingly unlivable.

I believe the developer should be told to go back to the drawing board, and come up with a proposal that fits the character of the neighborhood, follows the guidance of the NW Subarea Plan, and doesn't put the lives of thousands of children in danger by trying to put profit above all other values.

Fort Collins is a wonderful place, but it won't be if developments like this continue to be approved.

Respectfully yours,
Todd Simmons

--
Todd Simmons
Director
Wolverine Farm Publishing
A 501(c)3 literary arts non-profit
970-227-9383

From: [Virginia Slauson](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Re: Sanctuary Field development
Date: Thursday, April 28, 2022 1:32:48 PM

I believe that any developer asking for variances should provide some level of affordable or at least moderately priced housing.

Sent from my iPhone

> On Apr 28, 2022, at 11:47 AM, Development Review Comments <devreviewcomments@fcgov.com> wrote:

>

> Hi Ms. Slauson,

>

> The Sanctuary on the Green proposal does not include Affordable Housing. The applicant has not yet set a price point for the various proposed unit types because of the current market's volatility, so unfortunately, I don't have any specifics for pricing to share with you at this time.

>

> Please let me know if there is anything else I can help you with.

>

> Take care,

>

> Yani

>

>

> YANI JONES

> Pronouns: She/Her (What's this?)

> Program Coordinator

> City of Fort Collins Neighborhood Services

> (970) 658-0263

> FCGov.com/NeighborhoodServices

>

> -----Original Message-----

> From: Virginia Slauson <vslauson@gmail.com>

> Sent: Wednesday, April 27, 2022 7:24 PM

> To: Development Review Comments <devreviewcomments@fcgov.com>

> Cc: sanctuaryfieldnetwork@gmail.com

> Subject: [EXTERNAL] Sanctuary Field development

>

> Is any of this "affordable housing?" What are the anticipated sale prices of the various units?

>

> Virginia Slauson

> 144 South Hollywood St.

>

From: [Snyder, Darrel](#)
To: [Development Review Comments](#)
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] PDP# 210018
Date: Friday, April 15, 2022 12:32:40 PM

Comment for Type 1 hearing for PDP# 210018, Sanctuary on the Green, scheduled Monday, May 2, 2022 at 5:30 pm.

As a long-time resident of the neighborhood, we will miss the open space of the Sanctuary Field, but understand that some housing development there appears to be inevitable. However, and although less than originally proposed, the current development plan for 216 housing units, mostly attached 3-story row houses, still seems ***far too dense and structurally inappropriate*** for our mostly single residence neighborhood.

Darrel E. Snyder
619 N. Sunset St.
Fort Collins, CO 80521
E-mail: Darrel.Snyder@ColoState.edu

From: [Lorin Spangler](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on the Green
Date: Friday, April 29, 2022 9:40:56 AM

Dear members of the Board of the City of Ft. Collins Planning and Zoning,

My primary residence is adjacent to the proposed development site, and I am writing to request that you reject the development in its current state for Sanctuary on the Green. It is your charge to protect the integrity of neighborhoods from being bullied and bulldozed by private interests that prioritize profit over balanced and thoughtful growth of our city. Thus far, you have rejected prior iterations of this project, such as the one proposing a senior center, and I thank you for upholding the NW Subarea Plan.

Thoughtful and sustainable development and growth of our wonderful city needs your constant vigilance and oversight. Once again you have the authority to do the right thing by rejecting this current proposal because it does not yet meet the criteria that you have outlined.

The three points I want to focus on are density, building height and environmental impact, the criteria of which is clearly outlined in the NW Subarea Plan.

First, the land is zoned LMN. The current proposal is not using the *net* residential acreage, but rather the gross residential acreage to propose a number of dwelling units that is too high for this area. The net residential acreage should be used in this calculation, and I request that the city hold the developer to a number of dwellings that would in fact be Low density, as stated in the NW Subarea Plan and the zoning for this area.

Second, the building height of the dwellings is not known, and is likely to be higher because of the water table in this area. This is a flood zone! In the 1997, there was standing water in this entire area for weeks. Because of this, in order to build in the buildable areas, the other areas need to be higher. The actual heights will not be in alignment with the NW Subarea Plan, or consistent with the adjacent neighborhoods. Please hold the developer to building heights that will not block views of our Foothills for existing or new residents.

Lastly, the environmental impact of the displaced wildlife would be immense. I don't know how individuals on the board personally feel about this, but it is your duty to uphold the NW Subarea Plan, which prioritizes development on this side of town that can coexist with wildlife. The New Mercer ditch runs along the edge of this development, and it's where animals travel. Established cottonwood trees should not be removed from this land, and tallest buildings, if they have to happen, should be on Taft Hill Road, not adjacent to existing neighborhoods.

Please continue to advocate for the residents of Ft. Collins and please require additional amendments to this proposal.

Thank you for your time,

Lorin Spangler

316 N. Impala Drive

--

Lorin Spangler

From: [M.S](#)
To: [Development Review Comments](#)
Cc: [Sanctuary Neighbor](#)
Subject: [EXTERNAL] PDP 210018 - Sanctuary on the Green Comment
Date: Sunday, April 24, 2022 8:12:32 PM

Miranda Spindel
330 N Taft Hill Road
Ft. Collins, CO 80521
April 24, 2022

To whom it concerns at devreviewcomments@fcgov.com,

I would like this written comment to be part of the record for the hearing on May 2, 2022 for PDP 210018 - The Sanctuary on the Green. I have been an active member of the neighborhood network that organized due to concerns with this proposal since 2018. My property borders much of the east side of the property to be developed. I would like it to be known that despite a development review process that claims to include the neighbors and residents, this proposal has been extremely difficult for neighbors to track, provide input on, and understand. The difficulty stems from both the city and the developer.

The City's development review website is extremely difficult to navigate even for those experienced with technology. (This has been acknowledged by city staff directly to our network). I have had to request submittal documents and staff comment letters by google drive for each round of submittals because the documents are not uploaded in a timely manner. While this has been helpful and appreciated for me individually, it does not fix the problem that the general public lacks access. Some files are so large they cannot be viewed online. Manipulating the public records page columns to be able to see the title of the document one wishes to view is far from intuitive. As of tonight, April 24, 2022, one week before the scheduled hearing for this project, there are no Round 3 documents posted on the city's development review website. There is no Staff Report either. The City of Fort Collins Land Use Code indicates that it is Step 5 out of 12 to issue a Staff Report and Step 6 out of 12 to notify of hearing. Notification for this hearing was mailed with a date of April 13, 2022. The Land Use Code section 2.2.5 states...*Within a reasonable time after determining that a development application is sufficient, the Director shall refer the development application to the appropriate review agencies, review the development application, and prepare a Staff Report. The Staff Report shall be made available for inspection and copying by the applicant and the public prior to the scheduled public hearing on the development application....*". It is unreasonable for a development of this size/impact not to have the staff report and documents for the hearing publically available when the hearing notice is mailed...let alone one week before the hearing.

The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors' concerns. This is false. The developer has shown disregard for neighbors' concerns about this area since this project's inception when the historic barns and farmhouse were burned to the ground. The developer has yet to make any substantive plan changes in response to the neighborhood's concerns. The neighbor network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss the current proposal via Zoom in September. That virtual meeting was facilitated in a way that enabled the developer to control the conversation and lacked

transparency. The Planning and Zoning Commissioners specifically advised the developer to negotiate with the neighbors to find a more compatible plan. It should be on record that the developer rejected our group's request to meet again in person before this hearing.

Thank you for considering these concerns about the process.

Sincerely,

Miranda Spindel

cc Sanctuary Field Neighborhood Network

From: [Sanctuary Neighbor](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Comment for Sanctuary on the Green Hearing May 2, 2022
Date: Friday, April 29, 2022 11:57:48 AM

Miranda Spindel
330 N Taft Hill Road
Ft. Collins, CO 80521
April 24, 2022

To whom it concerns at devreviewcomments@fcgov.com,

I would like this written comment to be part of the record for the hearing on May 2, 2022 for PDP 210018 - The Sanctuary on the Green. This is my second comment regarding the difficulty we, as neighbors, have had with finding information about the development and upcoming hearing. I will keep it brief.

I am submitting this comment at 12pm on Friday, April 29. This is less than 48 business hours before the May 2, 2022 hearing.

I was told (in writing) by Alyssa Stephens, development review liaison, that the link to the zoom meeting for this hearing would be public at this time. I cannot find it - **or ANY information** - about this upcoming hearing on the website I was told to look on - fcgov.com/developmentreview/proposals.

The Staff Report is still not public.

Round 3 documents are now posted but they are not in any sort of order (ie Round 3, 2 and 1 are interspersed so it would be very easy to miss some).

How are neighbors supposed to actively participate in this hearing if the information about the meeting itself, let alone the supporting documentation, is not searchable online and in fact is not even posted.

Sincerely,

Miranda Spindel

From: [M.S](#)
To: [Development Review Comments](#)
Cc: [Sanctuary Neighbor; M.S](#)
Subject: [EXTERNAL] Comment for May 2, 2022 hearing - PDP 210018
Date: Sunday, May 1, 2022 8:02:30 PM

Hello, my name is Miranda Spindel and I live at 330 N Taft Hill Road. My 3 acre farm, which was registered in 2019 as the Von Long/Slagle house on the state's historic register, borders most of the east side of this proposed development. I am a property owner that will be significantly impacted by this development. Thanks for the opportunity to share a couple of my many concerns about this proposal.

First, despite a development review process that claims to include affected property owners and neighbors, this proposal has been extremely difficult for neighbors to track, provide input on, and understand. The difficulty stems from both the city and the developer.

The City's development review website is extremely difficult to navigate. Documents are not uploaded in a timely manner and some are so large they cannot be viewed online. The final round of documents, the staff report and information about this hearing were not publically available until late last week. I still cannot find some of the documents referenced as attachments in the staff report. How are neighbors supposed to actively participate in this hearing if this information is not available?

The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors' concerns. This is false. The developer has shown utter disregard for neighbors' concerns about this area since this project's inception when the historic barns and farmhouse at 325 N Taft Hill were quietly donated to the fire department and burned to the ground in order to avoid historic review. While the type of housing units has been slightly changed from two family attached dwelling units to single family attached dwelling units, this change was in order for the proposal to meet the requirements for a Type 1 Hearing - not to meet neighbor concerns. It is clear to all that the Planning and Zoning Commission was poised to reject the proposal and this hearing is an attempt to bypass going back before the commission with a plan that has barely changed. I have attended every public meeting about this project and met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. The Planning and Zoning Commissioners specifically advised the developer to negotiate with the neighbors to find a more compatible plan. It should be on record that the developer has not done this and, in fact, rejected our group's request for another neighborhood meeting before this hearing.

Second, the proposal neither conforms to the Northwest Subarea Plan that the City and County jointly adopted for our area (2006) or to the City of Fort Collins Land Use Code and therefore should not be approved.

The subarea plan's vision speaks specifically to preserving historic structures, small farms, and open fields. The property to be developed is noted to be of potential historic significance on page 2 and 57 of the Northwest Subarea Plan. Unfortunately, prior to annexation, the developer quietly got rid of the barns that are depicted photographically in the plan itself and donated the original farmhouse to burn down in a training exercise rather than proceed through historic review. Many neighbors, myself included, were appalled by this. I hope you will consider the historic nature of both the actual site and my neighboring farm in regard to this

proposal.

Further, (pp 42) the subarea plan calls for new development to “fit the pattern and character of the area”and (pp 9) retain aspects of its semi-rural heritage including historic structures, small farms... foothills vistas, and open fields. As new development or change occurs, it should occur slowly and be of low intensity and fit in with the diversity and country feel of the area”. (pp 103) And goes on to say "multi-family or attached housing should be buffered from existing single family homes fronting Taft Hill”.

There is nothing comparable to the proposed 3-story houses in our neighborhoods, and these structures will block views of the foothills for everyone around. Not only are they three stories, but my understanding is there will be additional elevation of the ground due to significant flood concerns. The density and tall buildings certainly will not, as stated in the design proposal, “compliment the country feel and appearance as described in the Northwest Subarea Plan”. Nothing on the east border of the plan fits the character of my historic acreage or attempts to “step down” the visual impact. The current staff report is the first time my property has actually ever been referenced (!) and specifically states that "the building height and width of the proposed new construction does not meet the land use code 3.4.7 requirements". Three story buildings along Taft Hill are 100% incompatible with our neighborhood. Calling the architecture “farmhouse” is, quite frankly, insulting. Multiple suggestions by the city and by neighbors have been made for decreasing density and height and correcting disregard for the Northwest Subarea Plan – and they have been largely ignored submittal after submittal.

Compatible Massing is required by the Land Use Code (Section 3.5.2). Several sections of the Land Use Code make specific reference to developments being “in accordance with an adopted subarea plan" and "expected to meet the objectives of any applicable sub-area plan". (Section 1.3.4, 4.7, 4.8, 4.9) The Land Use Code additionally states that “the purpose of this Code is to improve and protect the public health, safety and welfare by: A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and associated sub-area plans. (Section 1.2.2 A)

Commissioner Michele Haeefe said in the prior hearing, "In the spirit of Community, some degree of true compatible spirit of Public Good has not been served." This remains true. Why is the city is not holding the developer to its own guidance?

Third, I am very concerned about traffic impacts from this proposed development.

This project currently calls for 212 units and 453 parking spaces (which seems very conservative to me) in anticipation of 1,000 new residents or more. If every unit has two cars, that’s ~400 resident cars. Of the 453 parking spaces, only 41 are on-street parking places, and only six spaces are dedicated to the "neighborhood center". Exactly where will guests park? The TIS estimated 1626 daily trip ends, 123 cars during morning peak hour, and 152 during afternoon peak. With ~400 resident cars in the development, this seems vastly underestimated. Traffic in this area is already a problem, especially with the new crosswalk for the Punta Verde open space and when school is in session. I sincerely hope that the reality of bringing 400 additional cars or more to this neighborhood will be carefully considered. Will less than fifty public parking spaces really accomodate 1000 people? The proposed turn lane entrance along N. Taft Hill Road where hundreds of cars will pass daily will be directly across from my

100+year old historic orchard. Wildlife currently travel back and forth across Taft in this area daily. The impact of headlights into this habitat and into our bedrooms will be life altering, let alone the noise and difficulty exiting our driveway (which already can take upward of 15 minutes during peak traffic times).

On a more personal note, I'd like to close by sharing my concerns about the impact this development will have on the neighborhood as a whole and my daily existence.

I cherish the rural and quiet nature of my neighborhood, the beautiful foothills views from my pasture, and the varied wildlife that frequent my property. The vision of the Northwest Subarea Plan is a large part of why I bought this property. This is why I am raising my daughter here. This is why I registered my home on the state register. I truly cannot envision the change that this development will bring and I respectfully ask you to reject the current proposal.

Thank you for hearing my concerns.

Sincerely,

Miranda Spindel
330 N Taft Hill Road
Ft. Collins, CO 80521

From: [denise.steffenhagen](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on the Green
Date: Saturday, April 30, 2022 7:17:24 AM

To Whom it May Concern;

The Sanctuary on the Green project with 2 and 3 story units is not compatible with the surrounding areas to the north, east, south and west. It will be directly surrounded by one story homes for the most part. It will be an "eye-sore" to anyone travelling on Taft or Laporte.

If that isn't enough, a beautiful natural area will be destroyed and many wildlife will be negatively affected.

I also worry about what will happen when there are storms and flooding. The developer has to bring in much fill for this low-lying area to build upon. Sanctuary on the Green will be so much higher than the surrounding areas that I fear worse flooding than previously in the surrounding areas.

Please do not approve this project. Thank you.

Peace,

Denise Steffenhagen

From: margot.steffenhagen
To: [Development Review Comments](#); [Jenny Axmacher](mailto:Jenny.Axmacher); sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Fw: Sanctuary site plan update OPINION
Date: Sunday, May 1, 2022 9:23:50 AM

To Jenny and Yani and anyone else that has any input in the decision to deny this site plan,

I am Margot Steffenhagen. I have resided at 400 N Impala for 7 years. I have attended every meeting regarding Sanctuary on the Green development. I am not opposed to houses being built on this property, but I am opposed to every "plan" and revision of plans from the land owners because the buildings will NOT blend well with the existing landscape and does NOT follow the Northwest sub-area plan or the Land Use Code.

I do not give the developers credit for reducing their original plan from 371 units to 212 units because those plans didn't blend well with the existing home surroundings.

The Sanctuary site is a low-lying area and will require much fill to raise the site in order to comply with the developers plans for basements and 2-3 story units. This means it will likely be significantly taller than any surrounding homes or dwellings. This will not look good and does not follow the Northwest sub-area plan.

The 212 units proposed will require much water and electricity. We are in a drought and I don't think that we have the resources to support this amount of usage.

I do not give the developers credit for not building on areas where they are not allowed, like the drainage ditches and New Mercer canal which they call "green spaces". I do not think those "green spaces"/drainage ditches and the canal areas should be included when calculating density per acre - which they do include with their calculations to make it sound better with a false lower density.

Again, I am not opposed to development on this property, but I am opposed to every plan so far proposed with so much density.

Thank you for reading my opinion. See you at the meeting.

Margot Steffenhagen
400 N Impala Drive
Fort Collins,
CO 80521

From: [denise.steffenhagen](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary on the Green
Date: Friday, April 29, 2022 12:35:53 PM

To Whom It May Concern:

This Sanctuary on the Green will be so out of place with 3 story buildings in an area that as mostly single story homes.

Fort Collins is growing too fast and the addition of these units will create more need for water and services at a time when taking care of existing utilities should be a priority.

Yours truly,
Bill Steffenhagen

[Sent from Yahoo Mail on Android](#)

From: [Kevin Steinbock](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Preserve the sanctuary field
Date: Monday, May 2, 2022 4:34:55 PM

Hi my name is Kevin Steinbock, I have lived on Taft Hill Rd for 13 years. I am sending this in regards to the proposed housing at Sanctuary Field. I am against this. The size and types of housing do no fit this area. Most importantly the traffic on taft hill and vine is already overloaded with trucks from the plant. The pollution is terrible, including the noise pollution. I live at the roundabout and everyday traffic is backed up all the way past liberty to the north. We are here to take care of this planet and all the creatures that call this home. Please don't displace the birds, deer, rabbits, and the rest. Let's do the right thing for once.

Kevin Steinbock
Sent from my iPad

From: [Mary Timby](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Comments on Sanctuary on the Green, PDP210018
Date: Monday, May 2, 2022 11:13:51 AM
Attachments: [Outlook-jkbv13e2.png](#)

Hello,

My name is Mary Timby and I am a homeowner on Irish Drive, near Sanctuary Field. I would like to share my concerns about the development being proposed on this property.

First, a little bit about me. I have lived in Fort Collins for 24 years. I attended Rocky Mountain High School and then CSU for my undergraduate and graduate degrees and work in nearby Old Town at Bohemian Foundation. I host two international students, one from Brazil and one from Spain who attend nearby Poudre High School. I moved to this neighborhood as a renter seven years ago and purchased my home here a year ago. I was drawn to this area because of the diversity of people and the open space--which is why I am writing you today.

I know housing is a challenge in our community, and I look forward to welcoming new folks to the neighborhood. However, I am very concerned about two major aspects of this development plan. The first concern is the developer's complete disregard of the Northwest Subarea Plan, the second is the developer's lack of transparency and neighborhood engagement.

The developer continues to disregard the Northwest Subarea Plan. Below are some examples.

- The proposed development calls for numerous variances that violate the setback requirements for wildlife corridors and wetlands. These can be found on page 44 of the NW Subarea Plan.
- The proposal calls for 3-story buildings on the property which disrupt flight patterns for local birds and other wildlife and will lead to increased light pollution. These can be found on page 36 of the NW Subarea Plan.
- The 2 and 3-story row houses are incompatible with neighborhoods nearby. These can be found on page 9 and page 11 of the Framework Plan of NW Subarea Plan.
- The plan violates Goal C-1 of the Subarea Plan plan which requires the city to "protect and interpret the historic resources and landscapes of the area." Page 31 of the document specifically references N. Taft Hill in the section about existing Historic Resources.
- The location of the 2-3 story buildings will obstruct views of the foothills, which is in direct opposition to page 43 of the Guidelines for the Urban Edge of the NW Subarea Plan. The developer has ignored requests to reduce or relocate these high-density buildings.
- The proposal does not conform to section 1.2.2 A of the Land Use code which includes

associated sub-area plans.

- Compatible Massing is required by Section 3.5.2 of the Land Use Code.

Besides these obvious and continued plan violations, my second concern is the lack of transparency and neighborhood engagement by the developer. The process seems to be taking place behind closed doors and changes constantly. One meeting was held with the developer via Zoom in September. It was facilitated in such a way that the developer controlled the conversation and failed to address why the proposal did not meet the Northwest Subarea Plan. The developer has refused to meet with neighbors and the neighborhood steering committee and has shown disregard for neighborhood concerns.

I am not anti-development, I am pro-responsible development. I would like the City to hold the developer accountable to the Northwest Subarea plan and I would like to see more transparency and neighborhood engagement by the developer.

Thank you for your time and consideration.

Mary

Mary Timby, She/Her

Communications Program Manager

262 E. Mountain Ave. Fort Collins, CO 80524 USA

970.221.2636 Office || 970.472.7641 Direct || 970.692.3788 Mobile

bohemianfoundation.org



April 29, 2022

City of Fort Collins Planning and Zoning

I live on North Taft Hill Road (Larimer County, not City) and I am opposed to the Sanctuary Field Development as currently proposed. Like most of the neighbors, I would ideally like to see this area preserved as a City Open Space and regret that this was not able to be accomplished. At least the City should require the developer to be compliant with the NorthWest Sub Area Plan that City and County adopted.

15 of the 41 acres cannot be built upon due to stormwater channels and natural habitat buffer zones, so the density of the housing should be reconsidered in respect to buildable acres (25 net), as far as the Land Use Code. In addition to the density, the architecture and height of the proposed multiplex homes are not compatible with the surrounding neighborhood. The height of buildings proposed along Taft Hill Road and Soldiers' Creek Trail will be excessive, 45 feet above current grade. (Which may or may not include ground elevation depending on the soil).

Traffic will be increased considerably by the proposed 212 homes, which North Taft Hill, Laporte Ave, and Vine are not equipped to handle safely. With students from 3 schools in the neighborhood using the bike lanes/pedestrian crossings/streets, I am very concerned about the dangers of backed up traffic, speeding drivers, and excessive truck traffic causing negative outcomes. This is not acceptable risk.

Please recognize that this development, as proposed, is more appropriate for areas of Fort Collins that are set up for multiple lane arterial roads and located where Multiplex, multi-level attached homes are the norm.

Thank you,

Phil Vogeler

520 North Taft Hill Road

From: [valerie vogeler](#)
To: [Development Review Comments](#)
Cc: [valerie vogeler](#)
Subject: [EXTERNAL] Sanctuary Field Development
Date: Monday, May 2, 2022 4:37:52 PM

Additional comments from Valerie Vogeler after reading through City Staff Reports regarding Facts/Conclusions:page 33-34

The historic farm at 330 North Taft Hill Road "along the eastern edge of the development site" (pg.33) deserves to be an important consideration in determining "compatibility " of neighboring properties with the proposed Sanctuary Field development. The statement that "due to being located across an arterial street" (2 lane) from the development, the developer only has to comply with 2 (instead of 4) compatibility requirements simply does not make sense." Roof forms and window configurations' will be adequate for the staff to feel that the development complies with design compatibility under section 3.4.5???

Solitaire Homes used the comparison of Ramblewood Apartments and Bellweather Farms area (in the last hearing) to defend height of buildings and multiple dwellings as existing compatible examples of building styles in the area. In fact, this historic farm is probably the closest neighborhood home/structure to the massive 3 story, 4-5 attached family buildings that are on the plans for the development right along Taft Hill Road and Soldiers Field area. These inappropriate, massive structures will be the minimum distance from Taft Hill Rd (15 feet) as described in the Staff Report...and the historic farm is DIRECTLY across the street from where these excessive height and width buildings are being located. Including the major roadway in and out of the development, with 212 homes. Please move these massive building to the middle of the property or, preferably, eliminate them totally.

I asked that this be reconsidered and the historic farm be treated as it would anywhere else, when incompatible developments are asking for "modifications". Please take the time to drive by and stop for a moment to view this farm, the beautiful foothill views....and envision the future of this area if the development is allowed to be built as proposed.

Thank you

Valerie Vogeler

From: [valerie vogeler](#)
 To: [Development Review Comments](#)
 Subject: [EXTERNAL] Comments for SFNN Type 1 Hearing P and Z
 Date: Wednesday, April 27, 2022 8:28:15 PM

April 27, 2022

Dear City of Fort Collins Planning and Zoning

I am writing this letter as a neighbor to the proposed Sanctuary Field Development, along North Taft Hill Road.

Being in this close proximity for multiple years now, I have first hand knowledge of

- the density of surrounding homes/farms,
- the typical older architecture of the one-story homes/roof lines,
- the wildlife that frequent our back yards, the Puente Verde open space, and Soldiers Creek Trail,
- the traffic flow along Taft Hill Road (already causing traffic backup during arrival and dismissal of the 3 schools in the neighborhood) and multiple trucks from the asphalt Plant,
- and the lovely dark sky (I know the city of FC is interested in minimizing night light as an environmental goal)

Although the developer claims that their newest proposal has been collaborative with the Neighbors and that they have accommodated our concerns, this is NOT true. The 2-3 story multiplexes (multiple sets of 4 attached homes) are planned to be prominent all across the **front** eastern property edge along Taft Hill Road and the **side** northern property edge along Soldiers Creek Trail. Its hard to imagine that the city would purchase and maintain these adjoining beautiful fields and trails, with peaceful foothill views... only to have them be degraded by over-powering , towering multiplexes that will block the picturesque scenery of this unique site. The North Taft Hill border will be the showcase of whats inside the property...and it won't be pretty **or** inviting as it is proposed. Please, NO 3 story multiplexes!

In order to preserve these views and “step back” from Taft Hill Road, the Neighbors have repeatedly asked for single family/detached homes on **all 4 borders**, and possible graduating up to a **few** 2-story homes in the **center** of the planned development. This request has consistently been ignored by the developer when we have asked to reduce or relocate these high density buildings to the interior of the development site. There has been no “give” on this aspect that is repeatedly voiced from the neighbors.

Additionally there seems to be a discrepancy in how building density is measured (“net” v.s. “gross” acres) . Of the 41.34 acres on the site, 24 acres are “un-buildable” due to detention area, flood channels, and ditch property. Which means the dwelling unit density should be based on “net” acreage of 17 acres when calculating the density of 212 homes. (12.47 homes per build-able acre?????)

Please take time to consider the incompatible “visual” and “density” aspects of this proposed development and tell Solitaire Homes that this prime NorthWest Subarea acreage has a distinct character that needs to be preserved on the edge of town. This is not Southeast Fort Collins, where multiplexes abound and roads are equipped to handle the increased traffic.

The Northwest Subarea Plan is very clear in its intent to preserve the special attributes of this section with its farms and single family dwellings. The NorthWest Subarea Plan was (and IS) a collaborative effort between City and County that was adopted to serve as a guideline to prevent future disregard of what makes this neighborhood a choice area for our families.

By allowing less than 100 homes (at the very most), and changing their “Modern Farmhouse Multiplex design” to 1-2 story, single family homes, with accommodations for senior residents... there might be a way to compromise with the neighborhood values. Decreasing the number of homes would likely cut down on traffic issues, water needs, impact to this fragile environment as far as flooding the neighboring properties, and protection to the wildlife.

Respectfully submitted,

Valerie Vogeler and Family
520 North Taft Hill Road

From: [Walker.Lloyd](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Sanctuary water issues
Date: Monday, April 25, 2022 12:15:41 PM

Lloyd Walker Sent from my iPhone
970.218.4275
Lloyd.Walker@colostate.ed

I am an interested party to the development proposal known as “Sanctuary on the Green”. I am a retired faculty member of the CSU Department of Civil Engineering. A great deal of my career involved

addressing water and related environmental issues. I am a former member of the Fort Collins Planning and Zoning Board.

Sanctuary on the Green is a 41 acre site located near the corner of Taft Hill and LaPorte and contains stormwater conveyances in the West Vine Stormwater Management area. It also features wetlands and the New Mercer Irrigation canal. These water elements occupy 15 of the 41 acres, are unbuildable and managed in whole or part by City agencies.

The City has interests and authority over these water elements however neighbors do not see active engagement by the City in this development proposal. The neighbors feel there is an opportunity for the various City agencies to engage with the developer to improve these water elements for the benefit of the future residents of this development, the surrounding neighborhoods and city residents. Specifically it is suggested to create a collaboration between the City, the developer, and neighbors to address the following issues:

-Enhance the wetlands through appropriate plantings to improve wildlife habitat

-Create improved habitat and walking trails through the storm water conveyances

-Improve the environment of the New Mercer Canal

easement by (1) adapting the canal maintenance access road for pedestrian use, and (2) improve wildlife habitat through appropriate plantings

-Improve the pedestrian connection to the Punte Verde detention basin and wildlife habitat in the basin

A model for the above ideas is found in the Red Fox Meadows Stormwater Management Area. Incorporation of walking trails, wetland enhancements, recontouring the detention basin and adding cottonwood trunks felled by a tornado as wildlife cover and perches make this area an open space gem in the heart of the city enjoyed by surrounding neighborhoods, environmental classes from local schools and CSU, and city residents. In particular, the City negotiated an agreement with the New Mercer Canal company which allows legal access of the canal maintenance road as a hiking trail rather than the common but illegal use of such roads for walking. It formalized this trail arrangement as an element of the City Trail System. The New Mercer Canal flows through Sanctuary on the Green and a similar agreement is recommended to be implemented.

The neighborhood has documented the importance of the Sanctuary site as a wildlife corridor. They have enjoyed that attribute of the undeveloped site and desire any development on this site to maintain and enhance these wildlife attributes. The City has an opportunity to engage with the developer and the neighbors to create another gem in the city serving multiple uses.

Thank you for consideration of these ideas and I would be happy to discuss them with you or appropriate staff.

Regards,

Lloyd Walker

Sent from [Mail](#) for Windows

From: [Amanda Warren](#)
To: [Development Review Comments](#)
Subject: [EXTERNAL] Comments for May 2 Hearing - Sanctuary on the Green PDP 210018
Date: Wednesday, April 27, 2022 10:31:58 AM

April 27, 2022

Dear City of Fort Collins Planning and Zoning,

I am writing as a concerned citizen who will be affected by the development up for consideration near Taft Hill Road and LaPorte Avenue.

I give Solitaire Homes credit for their appropriate naming of this area – “Sanctuary on the Green”. It is indeed a sanctuary – quiet, peaceful and a much needed buffer zone to the ever-growing city that surrounds it. Selfishly, I would love for it to remain unchanged, but I understand that is unrealistic as Fort Collins continues to grow and evolve. However, I would respectfully ask that you consider the following before approving this plan:

1. The developer claimed that they reduced the density based on the feedback from neighbors. This is egregious to make this claim. They reduced the number of dwellings simply to meet the requirements for a Type 1 Hearing knowing it would likely fail if it was put before the P & Z Commissioners again.
2. In the first hearing, one of the Commissioners rightly stated that the architecture style and design were not given any kind of thoughtful consideration in honoring the adjacent neighborhoods. Their term “Modern Farmhouse” is so tone deaf to many neighbors who have actual working farms and homesteads that go back generations. Their designs show no respect to the surrounding area and are so generic they could literally copy and paste into any suburb in the U.S. with just a slight modification to the naming convention.
3. Finally, the traffic impact has been an afterthought in the entire process. Their traffic expert who presented at the first hearing gave very little information and pulled data from 2020 when the city was in COVID lock down and the surrounding schools were not in session. During arrival and dismissal at Poudre High School alone, the traffic can be seen backed up all the way to Vine Drive. There is a crosswalk signal sign installed for people to safely cross Taft Hill Road at the Puente Verde trail, but on many occasions cars either ignore or never even see it. With the addition of a minimum of 200-300 extra cars on that stretch Taft Hill Road, I worry endlessly for children crossing on their way to and from Irish Elementary, Lincoln Middle School and Poudre High School. Taft is already being pushed to its limit as a two lane road, the current infrastructure simply cannot handle this added burden.

Please reject this proposal or at the very least, request significant changes that don't just pay lip service to neighbor's valid concerns.

Thank you for your time and consideration in this important matter,

Amanda Warren
2320 Tarragon Lane
Fort Collins, CO 80521

From: [Chris Weeks](#)
To: [Development Review Comments](#); sanctuaryfieldnetwork@gmail.com; [Sarah Weeks](#); [Chris Weeks](#)
Subject: [EXTERNAL] Sanctuary Field - Emergency road into Impala
Date: Thursday, April 21, 2022 9:44:15 AM

Hello,

My name is Chris Weeks, and my wife Sarah and I own and live in the property at 317 N Impala Dr, Fort Collins, CO 80521. I'm opposed to having the "tie in" emergency road from the proposed sanctuary field housing complex into North Impala Drive. My fear is that this will become a thoroughfare and shortcut for everyone living in that new neighborhood. There's an elementary school in our neighborhood and it's already congested in the AM and PM pickup hours. Is there going to be a traffic study to determine if this is safe? Lastly, I chose the dead end of this street for its very low traffic, and the peace and quiet that this provides. This connector would blow that up, and there would be non-stop cars and trucks at all hours of the day and night. Thank you for your consideration.

Regards,
Chris Weeks

From: [Naomi Win](#)
To: [Development Review Comments](#)
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Preserve Sanctuary Field
Date: Sunday, May 1, 2022 10:52:23 AM

Good Morning,

I'm the owner of 233 N. Taft Hill Road, and since I will be engaged with my son's birthday tomorrow, I wanted to send an email regarding the Sanctuary hearing.

My predominant resistance to this development rests in the variances being considered regarding the height of buildings and the impact on what's already a flood zone.

In each iteration of the development plan, the developer has shown a lack of compliance with reduction of height or density of the buildings. This is a single-story single family home - to have 3-story buildings and development would be incompatible with ecological locale and land use.

This development isn't in keeping with Land Use Code, which was agreed upon to "improve and protect the public health, safety, and welfare", so I'm at a loss why this development is even being considered. I'm at a loss why the city is capitulating to a developer on land the city themselves tried to buy to preserve!

I'm concerned about changes to the flood plain, the ecological damage, the huge increase in traffic around an area in which so many teenagers walk and drive to school, increased pollution, violation of extant codes in place, and the complete disregard for maintaining the community. The interruption of the single-story tradition, by a developer who has consistently shown disregard for our community's requests for development plan change, isn't acceptable.

I don't know what the city is trying to do here by courting this developer's disregard for laws in place for public benefit.

Best,
Naomi Win

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Support for Sanctuary on the Green- 11.30.23 Hearing
Date: Tuesday, November 28, 2023 11:47:49 AM

From: Karen Spencer <kspencer.ftc@gmail.com>
Sent: Sunday, November 26, 2023 11:06 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Support for Sanctuary on the Green- 11.30.23 Hearing

Date: November 26, 2023

To: Hearing Officer for the Nov 30, 2023 Sanctuary on the Green Proposal
City of Fort Collins Planning Department: devreviewcomments@fcgov.com

From: Karen Spencer
317 Irish Dr
Fort Collins, CO 80521

RE: Support for Proposed Sanctuary on the Green Development

Dear Hearing Officer,

This letter expresses my support for the Sanctuary on the Green Development.

I have lived in Fort Collins for 42 years, 28 of those in NW Fort Collins within the Growth Management Area. I believe that Sanctuary's proposal has been shaped by valuable neighbor input AND the vision outlined in the NW Subarea Plan. I would like to compliment the residents who provided input to the developer and City over time. This input has resulted in the current proposal. I would also like to compliment the developer for listening and making many revisions based on input received.

Development of Sanctuary on the Green would mean change and change can be hard. Speaking of change, my husband and I recently purchased and are fixing up a new-to-us smaller home in the Green Acres subdivision. This home shares a property boundary with the proposed Sanctuary development. Prior to our purchase, we carefully revisited the Sanctuary proposal and found what we believe is a well-designed neighborhood. We are very happy with our new home's location and the possibility of new Sanctuary neighbors in addition to the fine neighbors we have already met in the Green Acres Subdivision.

I participated in the public process to create the NW Subarea Plan. It was adopted after extensive input, discussion, and compromise. At the time, Subarea planning participants

understood that NW Fort Collins would experience development and our collective hope was to help guide what that development would look like. We knew the Subarea plan would not be prescriptive. We also knew that the vision and recommendations presented in the plan would positively influence developer planning processes and guide City and County planners.

It's no secret that The Sanctuary development process has been fraught. I doubt that any 2 people participating in this process would agree on exactly what should or should not happen based on our respective interpretations of the NW Subarea Plan. I do, however, believe that the developers used the Subarea plan as it was intended during design AND that the current proposal is aligned with the NW Subarea Plan.

Sanctuary on the Green would create a human scale neighborhood designed for people-to-people connections. Carefully laid out and clustered housing reduces building footprints, preserves valuable open space, and allows pathway connections with several NW area neighborhoods and schools. Importantly, this development would offer needed housing close to existing services and transportation. As a proponent of waterwise landscaping with an eye toward native habitat, I believe that Sanctuary would improve the current site which is now dominated by non-native grass and trees. Needed stormwater improvements along Soldier Creek would be advanced, and existing natural wetlands would continue to exist and offer needed habitat.

I recommend approval of Sanctuary on the Green.

Sincerely,
Karen Spencer

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Comment for Sanctuary on the Green Hearing
Date: Tuesday, November 28, 2023 11:48:42 AM

From: M S <allskyline524@gmail.com>
Sent: Tuesday, November 28, 2023 1:35 AM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Comment for Sanctuary on the Green Hearing

Please include this comment for the hearing officer for the November 30, 2023 Type 1 administrative hearing for Sanctuary on the Green development proposal.

I would like it to be noted that this hearing has been postponed twice by the developer. In September, the City told us via email that the developer's lawyer had a conflict of interest with the hearing officer. As both the lawyer and the hearing officer were the same at that time as they were for the prior Type 1 hearing, this is a bit puzzling. In early November, the hearing was cancelled at very short notice due to the hearing officer's illness. In both circumstances, the hearing was rescheduled at a mutually agreeable time between the city and developer. Although the Sanctuary Field Neighborhood Network requested consideration be given to dates that would work on our end, this request was denied.

I would also like it to be noted that the public information provided by the City about this hearing has been confusing and difficult for the average citizen to track. The yellow development proposal signs posted on the property continually fall over, requiring citizens to contact the City multiple times to make them visible. The development review proposals website is so hard to manage that the City created a separate Our City webpage highlighting this hearing. This page is hard to find, and there have been several errors that required citizens reaching out to the city to request corrections. As one example, two different zoom links for the November 30 hearing were posted- a different one to each page. The newsletter sent out this week by the city to cover events happening Nov 27-Dec 1 (This Week in Development Review) states that there are zero Administrative Type 1 Hearings happening (see attached images), despite the hearing for this proposal scheduled for November 30th.

I bring this to your attention to make you aware that, for the average neighbor, this proposal and the details of this hearing have been extremely difficult to stay engaged with. The development review process should be straightforward, documents should be accessible to the public at a reasonable time before the hearing, and citizen participation should not require double checking every notification and publication for accuracy.

Sincerely,

Miranda Spindel
330 N Taft Hill Road
Ft Collins, CO 80521



This Week in Development Review

Development Review Events

Week of November 27 - December 1

TUESDAY

- City Council Adjourned Meeting for Reviews of Council Direct Reports

WEDNESDAY

- Neighborhood Meeting

THURSDAY

- Type 1 Administrative Hearing

More details on this week's events can be found in the

Administrative (Type 1) Hearings

There are zero (0) administrative hearings this week

2023 Type 1 Hearing Decisions

- 556 Cajetan Duplex & Carriage House, Project # FDP230003 (Pending)
 - 1612 Smith Place Extra Occupancy, Project #: FDP230017 (Pending)
 - 2702 William Neal Parkway Extra Occupancy, Project #: FDP230013 (Pending)
 - Verizon FTC Riverside Wireless Relocation, FDP220012 (Approved)
 - Rudolph Farm Infrastructure Project, FDP220010 (Approved)
 - Bloom Offsite Water, BDR220004 (Approved)
 - Fischer Properties, PDP220007 (Approved)
-

To Participate: Administrative hearings are being conducted remotely. You can participate over the phone, on the internet, or

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: This Week in Development Review
Date: Tuesday, November 28, 2023 12:00:46 PM



This Week in Development Review

CORRECTION

This is a corrected version of the November 27 issue of This Week in Development Review.

The original version left our information about a Type 1 Administrative Hearing on Thursday, November 30. Please see the Type 1 Administrative Hearings section for more details:

Development Review Events

Week of November 27 - December 1

TUESDAY

- City Council Adjourned Meeting for Reviews of Council Direct Reports

WEDNESDAY

- Neighborhood Meeting

THURSDAY

- Type 1 Administrative Hearing

More details on this week's events can be found in the segments below:

Current Engagement Opportunities



Have you participated in a Development Review Neighborhood Meeting? We'd like to hear about your experience. Please consider taking this quick post-participation survey (Estimated time: 6 minutes)

<https://survey.alchemer.com/s3/7057159/Neighborhood-Meeting-Participant-Questionnaire>

Thank you!

-- Em Myler, Neighborhood Development Liaison

Public comments or questions on any Development Review topic or project can be submitted any time to devreviewcomments@fcgov.com

More ways YOU Can Make An Impact

The Development Review Process



Email the Neighborhood Development Liaison at devreviewomments@fcgov.com with questions

More About Development Review

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Preliminary Design Reviews

There are zero (0) preliminary design reviews this week

To Participate: Preliminary Design Reviews are not open for the public to attend. A record of comments from PDRs is available to the public. Please email devreviewcomments@fcgov.com with questions.

[More About Preliminary Design Reviews](#)

Conceptual Design Reviews

There are zero (0) conceptual reviews this week

To Participate: Conceptual Reviews are held virtually and are open for the public to attend, but Zoom instructions are not typically posted online unless there is large public interest. Please email the devreviewcomments@fcgov.com for attendance instructions.

[More About Conceptual Reviews](#)

Neighborhood Meetings

Watch recordings of previous neighborhood meetings on the City's YouTube page at <https://www.youtube.com>

There is one (1) neighborhood meeting this week on Wednesday

Bloom Filing One, Tract Two, #CDR230024

This is a request to develop a mix of commercial buildings at Tract II of [Bloom](#)

[Filing One](#). The applicants propose to develop a previously undeveloped property which is the most SW portion of Bloom Filing One (Tract II) with a variety of commercial uses including a car wash, fast food restaurant, auto-related commercial, and child care. Access is taken from Frontage Rd N running parallel to E Mulberry St. to the south. The site is directly S of Frontage Rd N and approximately 0.18 miles west of the intersection of E Mulberry St and Greenfields Ct. The property is within the General Commercial District (C-G) zone district and the project would be subject to Planning & Zoning Commission (Type 2) Review.

Date: Wednesday, November 29th, 2023

Time: 6 – 7:30 p.m.

Location: 281 N. College Ave Conference Rooms A-C, OR on Zoom:

Online: <https://fcgov.zoom.us/j/91870921850>

On the Zoom App: Enter the Meeting ID 918 7092 1850

On the phone: Dial 720 928-9299 and enter the Meeting ID 918 7092 1850

If you are having trouble connecting, contact Em Myler at devreviewcomments@fcgov.com.

To Participate: Neighborhood meetings are being conducted in a hybrid format unless otherwise indicated. Community members can choose to come to the location or participate via a Zoom meeting. To participate virtually, a Zoom link and meeting ID will be posted at fcgov.com/developmentreview/proposals 48 hours in advance of the meeting. Please email the Neighborhood Development Liaison at devreviewcomments@fcgov.com with questions.

[More About Neighborhood Meetings](#)

Administrative (Type 1) Hearings

CORRECTION

There is one (1) administrative hearings this week on Thursday

Sanctuary on the Green, [PDP210018](#) (Remanded hearing)

This is an updated notice for the originally scheduled hearing on Nov. 2 which was continued to Nov. 30. Please see the OurCity page for more details at <https://ourcity.fcgov.com/devreview>.

This is a Project Development Review request to develop a 41.34-acre site into a community including 212 dwelling units consisting of a mix of single-family detached, two-family, two-family and single-family attached, and a public community center and park. This site is generally located at the northwest corner of N Taft Hill Road and LaPorte Avenue and is in the LMN (Low Density Mixed Use Neighborhood) zone district. This proposal is subject to a Type 1 (Administrative Hearing) review.

Date & Time: November 30, 2023 at 5:30 p.m.

Location: In-person at City Hall, 300 Laporte Ave., OR on Zoom

Online: visit <https://fcgov.zoom.us/j/99923466276>

In the Zoom app: enter Webinar ID: 999 2346 6276

On your phone: dial: +1 720 928 9299 and enter Webinar ID: 999 2346 6276

2023 Type 1 Hearing Decisions

- 556 Cajetan Duplex & Carriage House, Project # FDP230003 (Pending)
 - 1612 Smith Place Extra Occupancy, Project #: FDP230017 (Pending)
 - 2702 William Neal Parkway Extra Occupancy, Project #: FDP230013 (Pending)
 - Verizon FTC Riverside Wireless Relocation, FDP220012 ([Approved](#))
 - Rudolph Farm Infrastructure Project, FDP220010 ([Approved](#))
 - Bloom Offsite Water, BDR220004 ([Approved](#))
 - Fischer Properties, PDP220007 ([Approved](#))
-

To Participate: Administrative hearings are being conducted remotely. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, tablet, or computer. Virtual participation information is available at <https://www.fcgov.com/developmentreview/proposals> at least 48 hours in advance of each meeting. If you need assistance, email devreviewcomments@fcgov.com.

[More About Type 1 Hearings](#)

Planning And Zoning Commission (Type 2) Hearings

View previous P&Z Hearings at <https://www.fcgov.com/fctv/video-archive>

Next Meeting: Thursday, December 21, 6 p.m. IN-PERSON at City Hall, 300 Laporte Ave or VIRTUAL on Zoom at

Work Session: Friday, December 15, 6 p.m. IN-PERSON at 281 N. College Ave or VIRTUAL on Zoom at

To Participate: Residents may comment in-person or via Zoom at Planning and Zoning Commission meetings, and can watch work sessions. Zoom participation instructions will be posted at <https://www.fcgov.com/developmentreview/proposals> 48 hours before the meeting. For questions about participation in Planning and Zoning meetings or work sessions, or to submit a written comment

[More About P&Z](#)

Planning and Development Topics before City Council

Next Meeting: November 21, 6 p.m. IN-PERSON at City Hall, 300 Laporte Ave or VIRTUAL on Zoom

Next Work Session: November 28, 6 p.m. IN-PERSON at City Hall, 300 Laporte Ave

November 21 Regular Meeting

- Approving Master Street Plan amendments for clean-up, North College MAX Plan

Implementation, and Montava request

December 5 Regular Meeting

- 2023 Three-Mile Plan Update
- Vacating a Portion of Public Right-of-Way Dedicated on the Redwood Village PUD Phase II Plat, 1st Reading

To Participate: Residents may comment in-person or via Zoom at City Council Meetings and can watch work sessions. Pre-Registration to comment is required at <https://www.fcgov.com/council/councilcomments>. Zoom participation instructions will be posted at [fcgov.com/council/councilcomments](https://www.fcgov.com/council/councilcomments) 48 hours before the meeting. For questions about participation in City Council meetings or work sessions, or to submit a written public comment, email CityLeaders@fcgov.com.

[More About City Council](#)



Boards & Commissions Related to Development Review:

Historic Preservation Services

HISTORIC PRESERVATION COMMISSION

Next Meeting: December 6, 5:30 p.m. IN-PERSON at City Hall Council Chambers, 300 Laporte Ave, or VIRTUALLY on Zoom

Next Work Session: December 13, 5:30 p.m. IN-PERSON at City Hall CIC Room, 300 Laporte Ave

Looking for more historic preservation info? Historic Preservation Services has launched a newsletter! Get updates on historic preservation events and activities,

commission agendas, financial incentives, and more by signing up to receive “Historic Preservation Matters” under your newsletter subscriptions [here!](#)

HISTORIC DEMOLITION NOTICES AND SURVEYS

Current Notices of Demolition

The City of Fort Collins requires notification prior to demolition of single-family homes over 50 years of age. If three or more residents of the city believe that any properties are eligible for City Landmark designation, they may choose to submit an application for designation preservation@fcgov.com

- None

Current Historic Surveys

The following properties are currently being researched to determine if they are Eligible as Fort Collins Landmarks. Members of the public with information regarding the history of these properties should contact Historic Preservation Services at preservation@fcgov.com.

In-Progress:

- 301 E Lincoln Ave
- 160 W. Mountain Ave.
- 252 Linden St.

Completed

- 2601 S. College – **Appealed by applicant; HPC hearing TBD**
- 1541 W. Oak St., Eligible, **Appeal deadline Nov. 21**

To Participate: Historic Preservation Commission Meetings are being conducted in a hybrid format. Community members can choose to come to the location or participate via a Zoom meeting.

[More About Historic Preservation](#)

Land Use Review Commission

Next Meeting: Thursday, December 14, 2023 at 8:30 a.m. IN-PERSON at City Hall, 300 Laporte Ave

To Participate: LURC hearings are being conducted in-person or remotely. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, tablet, or computer. Email nbeals@fcgov.com for attendance instructions or to submit a written comment.

[More About LURC](#)

Building Review Commission

Next Meeting: Thursday, December 14 at 4 p.m. IN-PERSON at City Hall, 300 Laporte Ave.

To Participate: BRC hearings are being conducted in-person or remotely. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, tablet, or computer. Email devreviewcomments@fcgov.com for attendance instructions or to submit a written comment.

[More About BRC](#)



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comment, please email devreviewcomments@fcgov.com, visit fcgov.com/DevelopmentReview or call 970-224-6076.

Subscribe

This service is provided to keep community members informed about potential development projects and related policy discussions.

[View this email in your web browser](#)

Neighborhood Services
281 N College
Fort Collins, CO 80524

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From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Sanctuary on the Green
Date: Wednesday, November 29, 2023 10:21:28 AM

From: ADAM MAHOOD <info@email.actionnetwork.org>
Sent: Thursday, November 2, 2023 6:31 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Sanctuary on the Green

Mr. Clay Frickey,

I want to write in support the Sanctuary on the Green proposal. It is a thoughtful plan that is appropriate for this neighborhood. It definitely meets the character, density, and walkability standards as encouraged by the Northwest Subarea Plan.

Thank you

ADAM MAHOOD
admahood@gmail.com
109 W Myrtle ST UNIT 11
Fort Collins, Colorado 80524

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Sanctuary on the Green development proposal
Date: Wednesday, November 29, 2023 12:02:30 PM

From: Mary Timby <mary.timby@gmail.com>
Sent: Wednesday, November 29, 2023 6:42 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Cc: sanctuaryfieldnetwork@gmail.com <sanctuaryfieldnetwork@gmail.com>
Subject: [EXTERNAL] Sanctuary on the Green development proposal

Hello,

My name is Mary Timby, and I am a homeowner at 627 Irish Drive, near the proposed site of the Sanctuary on the Green development. I have the following concerns about the development.

1. The current development proposal does not conform to the Northwest Subarea Plan that the City and County jointly adopted for our area (2006) and therefore should not be approved.

- This proposal calls for numerous variances that violate the setback requirements for wildlife corridors and wetlands. The City should not be granting these variances. The developer proposes to cut down large cottonwood and other trees that provide critical habitat to owls, bats and other wildlife in order to maximize the number of houses he can build. Based on the Subarea Plan's guidelines, these should be treated as "natural resources" of the area and be required to be preserved. (pp. 44 NW Subarea Plan)
- The proposal calls for 3-story buildings throughout the North and East ends of the property. The height of these buildings (45 feet above current grade) endangers and disrupts flyways, feeding and nesting patterns of migratory birds and other wildlife who rely on these corridors. The high building elevation will also cause increased light pollution in the established wildlife corridors and in the wetlands adjacent to the property, degrading habitat for resident birds, chorus frogs and other animals. The City should not allow 3-story buildings in this area. (pp. 47 NW Subarea Plan)
- The 2- and 3-story proposed row houses located in the northwest area of the property (and bordering the proposed stormwater channel), and along Taft Hill, are incompatible with the Green Acres, Taft Hill and Rostek Subdivision single-story, single family neighborhoods. (pp. 9, pp. 11 Framework Plan of NW Subarea Plan)
- This plan violates Goal C-1 of the Subarea plan which requires the City to "protect and interpret the historic resources and landscape of the area." The Subarea document specifically references N. Taft Hill in the section about Existing Historic Resources. (pp.31)
- The 2-3 story buildings will obstruct views of the foothills, which is in direct conflict with the NW Subarea plan guidelines. The developer has been asked numerous times in writing to reduce and/or relocate these high-density buildings to the interior of the development site but has consistently ignored our neighborhood's request in every new iteration of the development proposal. We would like the City to require this change. (pp. 43, Guidelines for the Urban Edge, NW Subarea Plan)

2. The proposal does not conform to the City of Fort Collins Land Use Code.

- Compatible Massing is required by the Land Use Code (Section 3.5.2)

3. Despite a development review process that is advertised to include the residents, this proposal has been extremely difficult for neighbors to track, understand and provide input on.

- The city's development review website (acknowledged by city staff) is extremely difficult to navigate even for those experienced with technology. Documents are not uploaded in a timely manner and some are so large they cannot be viewed online.
- The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors' concerns. However, this is false. In the decision from the last Type 1 Hearing, the Hearing Officer specifically urged the developer to work with the neighborhood to further reduce overall residential density and lower the height of some of the some of the proposed three-story single-family attached buildings to two-stories. There has been no collaboration with neighbors since September 2021, the height of these row houses has not been reduced, and it is our understanding the current plan hasn't changed at all.
- The Sanctuary Field Neighborhood Network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss the current proposal via Zoom in September 2021. That virtual meeting was facilitated in a way that enabled the developer to control the conversation, did not address the Northwest Subarea plan's requirements, and lacked transparency. The developer rejected our request to meet again in person. In the Type 2 Hearing with the Planning & Zoning Commissioners, they specifically advised the Developer to negotiate with the Neighbors to find a more compatible plan, as did the Hearing Officer. It is notable that this still has not happened.

4. This project calls for 212 units and 453 parking spaces, in anticipation of 1,000 new residents or more. **This high-density development will negatively impact air quality, and local traffic patterns, especially near Poudre High School where pedestrian and car traffic is already challenging and the developer proposes to put an entrance to the development site.** Additionally, there will be a new turn lane for the proposed entrance on Taft Hill, where up to 300 trucks pass through a day carrying gravel from the plant on North Taft. The pedestrian sidewalk on Taft Hill is already dangerous. This development will create additional air pollution and noise for current residents of the area, and also safety hazards for students and community members who walk along LaPorte and Taft Hill.

5. According to the EPA, as of April 2022, the northern Front Range including Fort Collins has been reclassified from a "serious" to a "severe" violator of federal ozone standards. This is due to the combination of industrial and vehicle emissions, and agricultural sources from the eastern plains. Significantly increasing the number of cars in the area increases emissions and consequently ozone levels. High density developments like this one - with large buildings, roadways, and parking lots - will generate heat. Coupled with the rising climate at our elevation, this heat can create thermal drafts that exacerbate air pollutants pooling in Fort Collins instead of blowing east and dissipating. Maintaining natural space is an important mitigation tool for a rising climate. We will no longer have our "Night Sky" darkness - gone

forever. Most of our neighbors do not even leave a porch light on at night. Minimizing night light is a stated City environmental goal.

6. The 15 acres of “Open Space” proposed is all land that cannot be built upon due to Stormwater channels and mandated “Natural Habitat Buffer Zones”. The entire property is located in the West Vine Drainage System for which the Master Plan is still in development and seeking community input. This property is in a Flood Zone, and though Staff have assured us it is a top priority to guarantee neighborhood flood impacts will not be a concern, we are not convinced. The area has already been victim to historic flooding in the past and has experienced significant rainfall since the last time the City measured the water table in this area.

Thank you for your time and consideration,
Mary

--

Mary Blair-Elizabeth Timby
(970) 692-3788

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Sanctuary on the Green
Date: Thursday, November 30, 2023 12:48:18 PM

From: Joe Huyett <joehuyett@gmail.com>
Sent: Thursday, November 30, 2023 3:46 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Sanctuary on the Green

Hello,

My name is Joe Huyett, and I am writing as an interested neighbor to support the proposed development at Sanctuary on the Green. I live near Rogers park in Northwest Fort Collins. I love living in Northwest Fort Collins, and the biggest reason I support this development is that I want more people to have the opportunity to live here too. In particular, I strongly support the fact that this development proposes increased density, so that people of all income levels will have a chance to enjoy living in this part of the city. Increased density also helps make our city more bikeable, walkable, and climate friendly.

I reviewed the proposal application and one aspect I particularly like is the included extension of the soldier creek trail to connect to Laporte near Poudre High School. My neighborhood is part of the Lincoln Middle School area, and I've often thought about the lack of a safe bike path to Lincoln from where I live. I'm very pleased that this development includes infrastructure upgrades that will help kids in my neighborhood and in this new neighborhood to safely bike to school and reduce our car dependency.

Thank you for your time and consideration,

--

Joe Huyett
610.223.2255
joehuyett@gmail.com

From: [Development Review Comments](#)
To: [Katie Claypool](#)
Subject: Fw: [EXTERNAL] Sanctuary on the Green hearing comments
Date: Thursday, November 30, 2023 12:48:23 PM

From: Denise Crisafulli <dee.crisafulli@gmail.com>
Sent: Thursday, November 30, 2023 7:26 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: [EXTERNAL] Sanctuary on the Green hearing comments

Please consider this statement for the hearing being held (at a new time and date) for the Sanctuary on the Green development.

I am a 9 year resident of the Sunset/Hollywood Neighborhood. What we love about this neighborhood is that it is a little slice of paradise, a breath of fresh air, if you will. Homes are eclectic; neighbors tend to their properties in non-HOA fashion; no one is growing Kentucky bluegrass or spraying Round-Up or overwatering lawns; people grow food in big gardens; some raise livestock. Several times a season, you may be delayed by a herd of sheep moving from one property to another to graze the back acreage, still untouched by the powers that be. Wildlife corridors run through nearly every backyard, as deer, wild turkeys, fox, skunk, mountain lions, all the birds and raptors (hawks, eagles, owls, etc), and many a pollinator move about this shared land.

We bought our property at 321 N Sunset Street and had to tear down the existing dilapidated home, as it was completely unsalvageable down to the unstable/ non-existent foundation. We decided to put up a 2- story home, as basements in this area are not feasible due to the very-high water-table. We currently hit water on our property in as little depth of 3-5 feet depending on the season. With all the rain this spring, our neighborhood backyards were completely saturated. Storm water will be an issue with the current density proposal. **If basements are still part of the proposed development, they are ill-advised, foolhardy, and negligent.**

IF Goal C-1 of the Subarea plan requires the city to "protect and interpret the historic resources and landscape of the area," than 3 story buildings don't belong here. In this neighborhood with currently in-tact wild land, 3 story buildings will disrupt flyways, feeding, and nesting patterns of migratory birds, as well as increase light pollution. **The variances requested on the required setbacks for wildlife corridors and wetlands to maximize building space, is a clear indication that the developer is building too much/ too dense for this area.**

I am certainly not opposed to development in Fort Collins. What does concern me, is development that will stand out like a sore thumb in this peaceful and perhaps still-a-little-wild neighborhood. It is a low-density neighborhood. **The proposed plan is not low-density. It seems to me that the city wants to support development, and is having a difficult time honoring the NW Subarea plan. There has to be another way than to look the other way and grant variance after variance for this development. Let's work together to make it a win-win for everyone**

Thank you

Caroline	Hillagoss	321 Webb Avenue	
Paula	Harrison	438 N Hollywood	
Valerie	Vogeler	520 N Taft Hill Rd	
Margot	Steffenhagen	400 N Impala Dr	
Nancy	Frederick	1801 Laporte Ave	
Marybeth	Fisher	1158 N. Taft Hill	
Colin	Fisher	1158 N. Taft Hill	
Patricia	Babbitt	309 Scott Ave	
Susan	DeSantis	230 Pennsylvania St.	
Frank	Baczek	404 Webb Ave	
Michael	Ryan	408 Impala Dr	
Kevin	Bailey	408 Impala Dr.	
Kyran	Cadmus	687 Irish Dr	
Pete	Cadmus	687 Irish Dr	

Time donations for Andrew Pipes, Attorney for Sanctuary Field Network

Sign next to your name as you arrive so we can confirm you attended the hearing and agree to donate time.

NOTE: There are more than 10 names on this list in case of no-shows, but only a maximum of 10 people can donate to one person.