

Correspondence Provided to Administrative Hearing Officer

May 2, 2022

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

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: [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: [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?

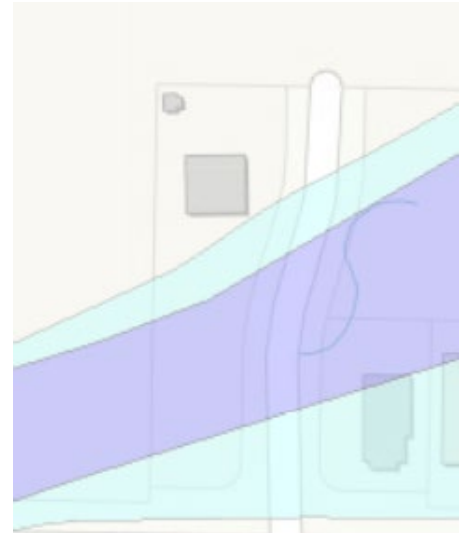
Thank you for your attention to this Email

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 confirm 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 AREAS** 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 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 subarea-level 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 UCHHealth 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. fSubarea 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

[SHARPENED AND BOLD OBJECTIVES](#)

(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 considerations 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

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.

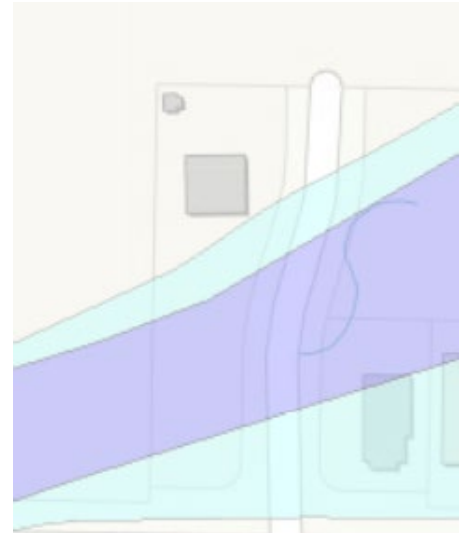
In closing, we ask that you hold this developer to the requirements of the NW Subarea Plan and reject this proposal as submitted. The predominate housing in this plan relies on 2- and 3-story row houses that are not compatible with existing neighborhoods in terms of building mass, height or density. 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

--

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.

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 confirm 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 accommodate 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](#); [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 not 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