

## Soapbox



LeAnn Thieman

### Group cites development opposition

As concerned citizens, our neighborhood opposes the development of Registry Ridge on the southwest corner of Shields Street and Trilby Road. In approving this development, the Fort Collins city staff, Planning and Zoning Board, and City Council arbitrarily applied criteria to meet the needs of the developer, not the citizens.

We feel the development of 700 houses, townhomes, and a mini-mall in the wheat strips, NEXT TO THE PROPOSED CORRIDOR, is wrong for our neighborhood and the Fort Collins/Loveland greater community because:

■ It is not in conformance with Fort

**With confidence (and naiveté!), we took these concerns to the Planning and Zoning Board. Initially, we simply asked for a variance, to make the development more compatible. We were disillusioned as we listened to city staff vehemently defend the project and Planning and Zoning pass it.**

Collins' Comprehensive Plan and is not consistent with the Plan for the Region between Fort Collins and Loveland.

■ It is not within 3,000 feet of a major employment center, or 1,000 feet of a child-care center, or 2,500 feet of an existing school, nor is it contiguous to existing urban development as required by city's Land Use Development Guidance System.

■ It is incompatible with the character, nature, and density of surrounding properties.

■ It will produce more congestion and an increase in traffic that cannot be safely accommodated by existing roads and suggested road improvements.

■ It will strain existing services such as police, fire, water and power. Children will be bussed to overcrowded Loveland schools.

■ It will not "pay its way" and taxpayers will burden the costs.

■ It violates the intentions of voters who approved an open-space tax to protect the corridor between Loveland and Fort Collins.

■ It is surrounded by city-designated open spaces — Cathy Fromme Prairie to the north, Coyote Ridge to the west, and the proposed corridor to the south.

■ It is an "island of development" surrounded by county.

With complete confidence (and naiveté!), we took these concerns to the Planning and Zoning Board, certain that our voices would be heard. Initially, we simply asked for a variance, to make the development more compatible with the surrounding acreages. We were disillusioned as we listened to city staff vehemently defend the project and Planning and Zoning pass it.

We appealed to City Council, with renewed confidence, only to hear city planning and legal staff defend it further. Our requests and needs were drowned out by those of the developer — and, according to one council member, his threat of lawsuit. After nearly one hour in secret executive session, the City Council approved the project. For the reasons stated above, we were left with no choice but to file suit against the city, City Council and the developer.

This is not just about "not in our backyard." We believe this project is wrong for the city and county residents.

On April 29, our committee will hold a neighborhood meeting from 7 to 9 p.m. at Werner Elementary School, 5400 Mail Creek Lane, to discuss our concerns on poorly planned growth in this area. We encourage others who share our concerns or want more information to attend. To offer support or ideas, contact: CITIZENS FOR SENSIBLE COMMUNITY PLANNING, P. O. Box 270-771, Fort Collins 80527.

LeAnn Thieman lives in Fort Collins.