



Planning Services

- Long Range Planning
- Development Review

Collaborate closely with:

- Zoning
- Historic Preservation
- Building

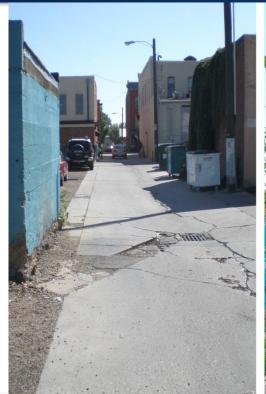






Why Plan?

- Health & safety
- Enhance quality of life
- Protect natural environment
- Provide economic opportunities
- Be forward looking what is our vision?







Before & After



Prospect & Shields 1930s



Prospect & Shields Today



Before & After



North College 1975



College near Prospect 1975



College near Prospect Today



Before & After





Taco Bell Prospect & College



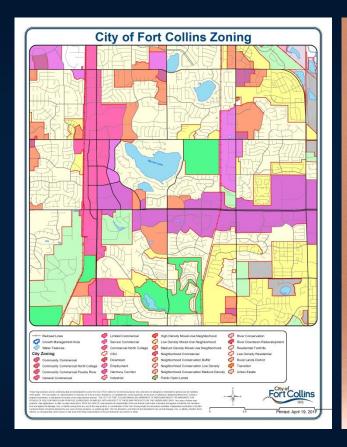


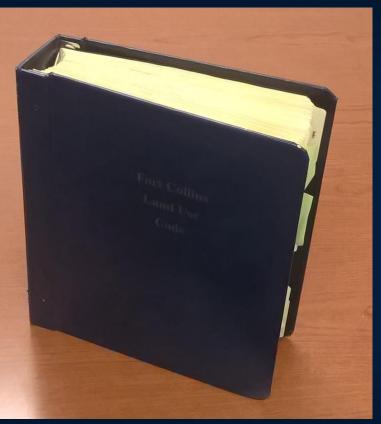
Former City Hall Walnut Street





East Mountain Ave





Toolkit:

Adopted Plans, Zoning, Development Standards

Toolkit:







Toolkit:

Lessons Learned



Community Stats

Population: 167,000 (2017 estimate)

Size (sq.mi.): 57

Street Lane Miles: 1,922

Housing Units: 68,265

Median Age: 29.3

2016 Neighborhood Meetings & Public

Hearings: 87



Long-Range Planning



Types of Long Range Plans

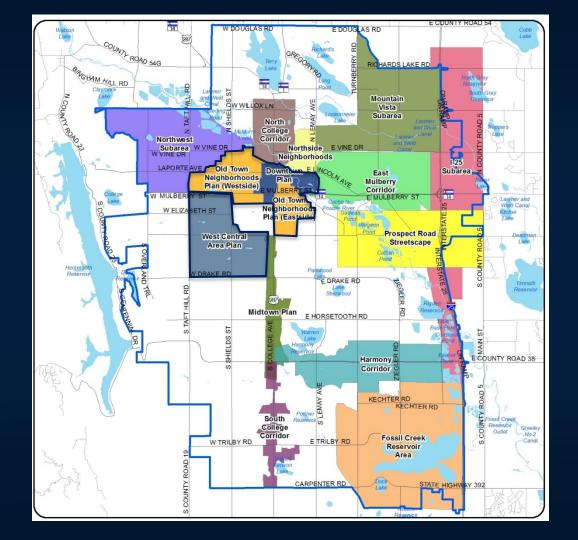
Comprehensive Plan

- A plan for the future (20 years)
- Articulates our vision and goals for the entire community
- Provides policy guidance and recommended actions
- High Level

Subarea/Corridor Plans

- A plan for the future (10-20 yrs)
- Vision for a particular area/neighborhood
- Describes how policies from Comprehensive Plan should be implemented in a specific place
- More detailed

What might our community look like in the future? How should we accomplish that?



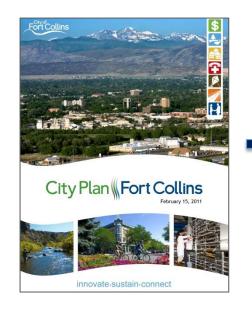
Subarea Plans in Fort Collins

Recently Adopted:

- West Central Area Plan (2015)
- Old Town Neighborhoods Plan (2017)
- Downtown Plan (2017)



Coming Next: City Plan









City Plan Topics

Traditional Comprehensive Plan Topics:

- Land Use
- Housing
- Transportation
- Transit
- Economic Development
- Parks / Open Space

New / Emerging Topics:

- Equity
- Health & Wellness
- Cultural Resources
- Sustainability
- Urban Design
- Resource Supplies
- Climate Action Plan alignment





How many of you lived in Fort Collins in 1997?

1997 Fort Collins Population:

2017 Fort Collins Population:

~ 105,000

~ 167,000

Difference

Approximately 1/3rd of the City was not present for the 1997 City Plan process

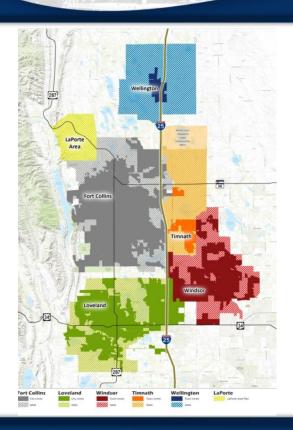


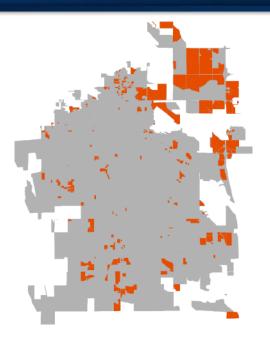
Why Update Now?

	Original (1997)	Revised (2011)	Now (2017)	Future (+20yrs)
Residential Development	20% multifamily	25-30% multifamily	50% multifamily	70%+ multifamily
Population Fort Collins N. Colorado	105,000	145,000 566,000	167,000 618,000	215,000 800,000
Transportation Trends	Cars, Trucks, SUV	Hybrid Vehicles Bicycles	Electric Vehicles MAX Platinum Bike- Friendly Community	Autonomous Vehicles Car/Bike Share growth
Entertainment (Top Song)	Something about the Way you Look Tonight Elton John (Adele turns 8)	Rolling in the Deep Adele	Hello Adele	Probably still Adele

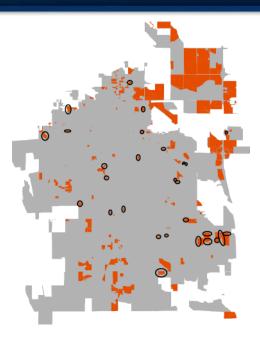


Growth / Community Buildout





Vacant Lands, 2014



2014-2016 Development of Vacant Lands



Transportation Outcomes

Successful Outcomes:

- The Mason Corridor / MAX
- Flourishing Bicycle Culture:
 Platinum Bike Friendly Community
- Safety: Multiple year over year improvements in serious injury crashes
- Innovative Infrastructure: Grade separations, multimodal intersections, reshaping streets
- Enhanced Travel Corridor Plans







Transportation Challenges

On-going Transportation Challenges

- Congestion
- Accommodating all modes: people on bikes, people walking, people on transit, people driving
- Parking
- Funding (maintenance, big ticket infrastructure)
- Impact of projects (such as property impacts)







Transit Growth





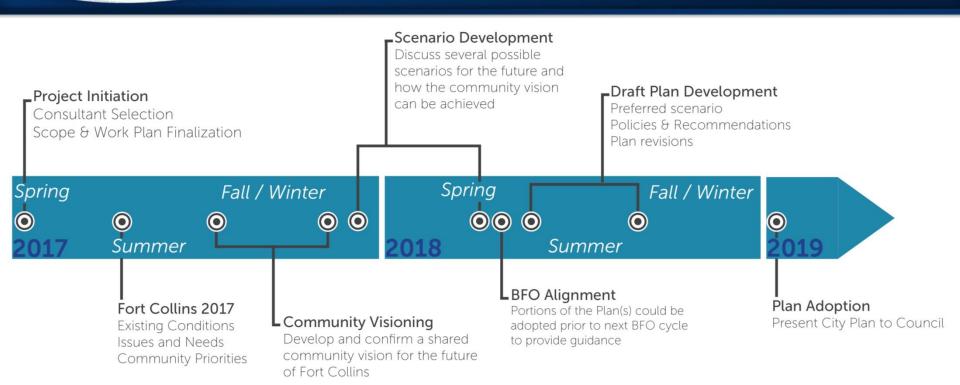


Align Transit Service to Land Use

Land Use	Service Type	Examples
Very Low Density (< 5 DU / AC)	Basic or Demand Response	SE & NW Fort Collins
Low Density (~5 – 12 DU / AC)	Intermediate (30 minute)	"Inner Suburbs"
Medium Density (~ 12 DU / AC)	High Frequency	Around CSU
Key Travel Corridors	Bus Rapid Transit	Mason, Elizabeth, Harmony
Concentration of Transit Markets, Activity Centers	Intermediate to High Frequency	N. College



Timeline & Milestones





Public Engagement



Opportunities To Get Involved

- Meeting in a box / host a party
- Sharing information with neighbors
- Inviting neighbors to events/meetings
- Inviting us to your events
- Attending workshops, speaker series, etc.
- Signing up for the City Plan email list
- Sharing input and ideas online

What other ideas do you have?



The City's Review Process



From applications to zoning, introduce vourself to how our development review

Goal: Make sure vour development idea is feasible.

Historic?

If a structure is 50 years old or older. it is first reviewed for historic resources. This step is designed to help preserve Fort Collins' historic character, allow for citizens to comment on changes, and for owners of eligible properties to hear about available financial incentives. For more info: fcqov.com/historicpreservation

A neighborhood meeting may be required at this

Sign Up for Conceptual Review

You meet with staff to review your proposal We'll help you prepare your formal development

review submittal.

OR Sign Up for Preliminary Design Review

Pay \$500 and provide preliminary plans & civil drawings. Our Staff collaborates with you to discuss constraints & opportunities, resulting in a list of critcal issues.

This new step exposes any fatal flaws early on.

point.

Sign Up for

Complete all steps. unless vou are just doing tenant finish. These steps are marked with

Review

Staff meets to

comments at Staff

attend this review.

Review. You are

welcome and

encouraged to

review takes

3 weeks,

subsequent

reviews take

2 weeks.

Make

Revisions

You revise your

project to address

comments from

Staff Review. Go

submit revisions.

determines it's

the next step.

Once Staff

back to Step 3 and

ready, proceed to

discuss their

50% COMPLETION

Application

new or revised:

other documents

preliminary review

fees to the DRC.

reviewed by City

departments and

outside agencies.

Your plans are

Goal: Get your

proposal ready

for hearing.

- application (new

You submit either

Submit

nlans

Attend Staff

Present at a Public Hearing

Type I (Administrative) or Type II (Planning & Zoning Board) public hearing determines whether the project is:

- approved conditionally approved
- denied. Once you get preliminary approval, go to the next step.

Submit Final Plans

You submit either new final or revised final: application (new

- projects). plans. other documents,
- and final review fees. Your final plans are reviewed by City departments and outside agencies.

Goal: Get your proposal ready for recording.

Attend Staff Review

Sign

Agreement

Submit signed DA to your DRC

approval by City

PLUS

Final Mylars

with completed

You submit mylars

certifications. Staff

collects City stamp

and signatures and

records mylars with

City and County.

Congratulations!

Your project is done

with Development

Review.

Apply for

You submit a DCP

(provided the DRC

permit to proceed

with grading and

Engineer) for a

a DCP

application

engineer for

Attorney.

Record

owner

Staff meets to discuss their comments at Staff Review. You are welcome and

encouraged to attend this review. review takes 4 weeks subsequent reviews take

3 weeks. Make Revisions

You revise your project to address comments from Staff Review. Go back to Step 6. Once Staff determines it's ready, proceed to the next step.

DRC Engineer gets a draft of the DA.

Submit Application You submit:

- application.
- plans. other documents
- and review fees to the DRC.

Submit application to Poudre Fire Authority and if food service. Larimer County Health Dept

Plan Review

Your plans are reviewed by City departments and outside agencies we need 4 weeks minimum

the chapter for list of items in this application.

If required, also attend a DCP meeting.

FCGOV.COM/DRG

Development Development Review Guide

DA - Development Agreement DCP - Development Construction Permit DRC - Development Review Center



FOR APPLICANTS

Get Development Inspection for Public Improvements

Development Inspector from City Engineering, inspects construction of underground utilities. utility work. Refer to curb & gutters, sidewalks, roadways and storm facilities (anything the City will inherit). Once work is approved, you receive an Initial Letter of Acceptance.

Your structural engineer inspects footings and foundation work (incl. damp-proofing. soils, perimeter drain etc.)

Schedule

Inspections

Building

Schedule building inspector from City Neighborhood & **Building Services to** check water, sewer and electrical connections, as they are completed.

Schedule with outside agencies to inspect gas and other utility connections.

Receive Certificate of Occupancy or Letter of Completion











































Go to the DRC and

pay full development

















































Receive

Building

Permit

fees based on

valuation of work













Basic Development Review

No public hearing ("use-by-right")

Minor Amendment

- Existing site specific development plan in place
- No public hearing

Administrative Review (Type 1)

Hearing Officer is decision maker

Planning and Zoning Board Review (Type 2)

P & Z Board is the decision maker



Step 1: Conceptual Review

- Applies if public hearing required
- Free!
 - Historic Preservation process begins
 - Is structure over 50 years old?
 - Will determination of eligibility be required?



Development Review Guide - STEP 2 of 8

CONCEPTUAL REVIEW:

APPLICATION

General	

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record. available for review by anyone who requests it, including the media

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date, Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority.

Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal. The more info provided, the more detailed your

Contact Name(s) and Role(s) (Please id	lentify whether Consultant, Owner, et-	c.)
Business Name (if applicable)		
Mailing Address		
Phone	Email Address	
Site Address (parcel # if address in not a Description of Proposal (attach addition		

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptua

Is your property in a Flood Plain? ☐ Yes ☐ No If yes, then at what risk isit? Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan: Properly location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



Neighborhood Meeting

- Only required for projects that go before the Planning and Zoning Board.
- Held before Applicant formally submits their project to the city.
- Opportunity for Applicant to communicate proposal to neighbors and citizens.
- Neighbors can ask questions, provide information, and give opinions about the proposal to the Applicant and City staff.





Application Submitted

Sign posted on property

Development fees paid



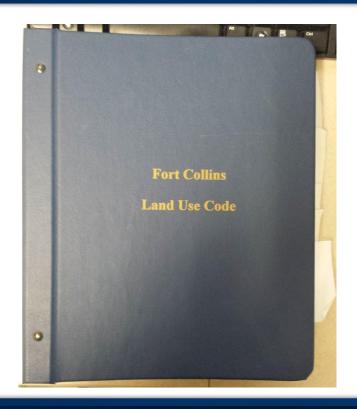


Application Reviewed

Reviewed by 10+ departments

Evaluate proposals according to Land
Use Code

- Landscaping
- Parking
- Building + site design
- Bike, pedestrian, vehicle connections
- Land use







Quasi- Judicial Decisions

Administrative hearing officer (Type 1)

Planning and Zoning Board (Type 2)

- Applicant demonstrates that their proposal meets established requirements of the Land Use Code.
- Board makes a decision based on evidence presented that applicable standards are met.





- Finalize plans
- Record plans with the County
- Apply for building permit



















Recent Projects



Building Services





Why Building Permits?

- Building inspections ensure compliance with minimum codes that regulate health, life safety, and long-term performance.
- Building permits create a permanent public record of construction and alterations for future reference.
- Building permits create accountability for licensed contractors.
- Permits help property sales by providing mortgage companies with proof of building and land use code compliance.
- Building permit application starts the process of plan review and inspections.



Development Review Center

- Don't know where to go? Start here.
- Building Development Review Technicians are available to answer questions before, during, and after your project.
- Application to permit processing.
- Issuance of Letters of Completion, Temporary Certificates Occupancy and Certificates of Occupancy.
- Contractor licensing and outreach.
- Access to Building Services, Planning, Zoning, Historic Preservation, and Engineering.



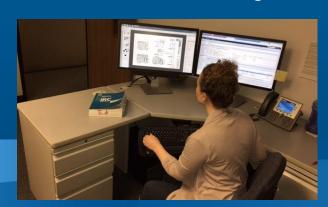
Development Review Center

- Available tools:
 - Citizen Access Portal: http://amos.fcgov.com/CitizenAccess/
 - Inspection scheduling
 - Permit updates
 - Development review projects
 - Building Services website: http://www.fcgov.com/building/
 - Codes and standards
 - Permit requirements, fees, forms
 - Contractor licensing

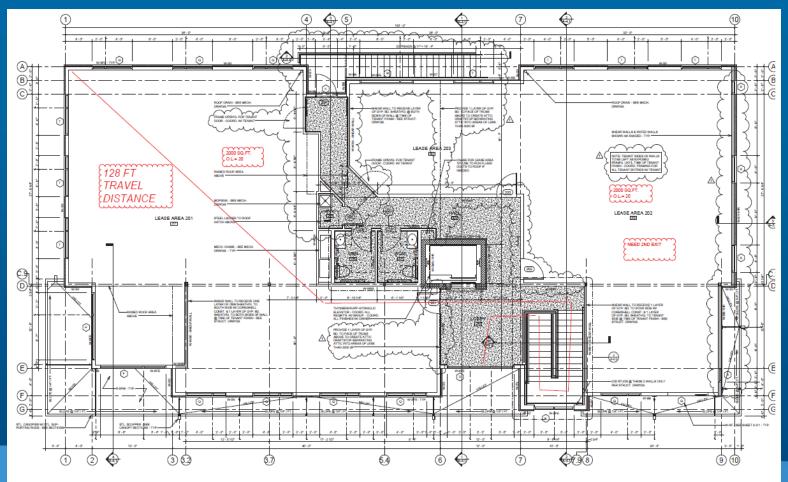


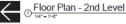
Plan Review

- Review submitted construction plans to verify compliance to all codes and city standards before permit is issued and construction begins.
- Review can identify design issues to prevent unnecessary expense, effort, and problems resulting in failed inspections.
- Plans can be reviewed in paper or electronic format.
- Answer building code questions for contractors and home owners.
- Pre-submittal meetings during planning process.









Building Inspections

- Experienced Building Inspectors perform on-site inspections to verify compliance to the approved construction plans and to all adopted codes.
- Verify contractors/trades on construction sites are the approved licensed personnel listed on the permit.





Building Inspections

 Reduce potential hazards of unsafe construction and to provide for public health, safety, and welfare.







Building Inspections

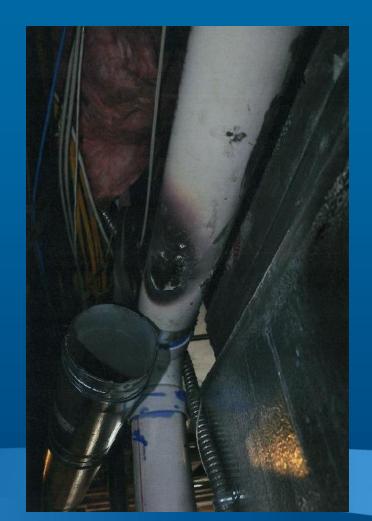
We do NOT enforce:

- Cosmetics
- Aesthetics
- Personal Preferences
- Common Sense
- Best Practices

We ONLY enforce:

Code Minimums





Disaster Assessment / Dangerous Building Inspections

- Building Services staff can be called in to perform assessments for structures after a disaster such at flood/tornado to determine if the building can be safely occupied.
- Inspections can also be done for structures that have potentially dangerous conditions from external factors (vehicle impact) or lack of maintenance/neglect.





Rental Inspections

 On a complaint basis, Building Services staff can do inspections of rental dwelling units to verify it meets the adopted property maintenance code and rental housing standards.

If rental is not in compliance, staff will work with the tenant

and landlord to resolve.





Certificate of Occupancy/Letter of Completion

- Once all final inspections have been completed and all other final compliance documentation has been approved, either a Certificate of Occupancy or a Letter of Completion is issued.
- What's the difference?
 - A Certificate of Occupancy establishes occupancy classification and allows the building to be occupied. CO's are issued for:
 - New Commercial, Multifamily, and Residential Buildings
 - Changes of Occupancy
 - A Letter of Completion is issued for:
 - Additions
 - Alterations/Remodels
 - New secondary buildings



Archives

- Construction plans for certain types of projects are archived.
 - New Commercial Buildings
 - Commercial Changes of Occupancy
 - Commercial Additions
 - Multifamily Buildings
- General alterations, secondary buildings, new single family buildings, and duplexes are not archived due to space limitations.
- Building permits, permit applications, site plans, and many other types of documents are available through our online archive access at <u>citydocs.fcgov.com</u>.
- Archive search requests for construction plans and other hard copy documents can be made in person at 281 N. College Ave.



Code development and adoption

- Building Services will review new updated versions of the various codes that are released and review them for possible adoption.
- A committee is formed comprised of city staff, architects, builders, and other stake holders to help review and give feedback on these new codes to adopt.
- After review the recommended code and local amendments are presented to several public boards and eventually to City Council for approval.







Thank You!

Contact us!

Ryan Mounce City Planner rmounce@fcgov.com Meaghan Overton
City Planner
moverton@fcgov.com

Clay Frickey
City Planner
cfrickey@fcgov.com

Russ Hovland
Plans Examiner
rhovland@fcgov.com





Growth / Community Buildout

Typical 1990s-2000s Multifamily Projects:

- Garden-style apartments
- Vacant, greenfield locations
- Park-like settings
- Surface parking or detached garages



Pavilions at Silver Sage (Drake & Raintree), 1994



The Preserve (Horsetooth & Mason), 2000



Pinecone Apts. (Timberline & Vermont) 1993



Growth / Community Buildout

Typical 2012-2016 Multifamily Projects:

- Mix of garden-style & urban-oriented apartments
- Infill & redevelopment sites
- Taller: 3, 4, 5+ stories
- Structured or tuck-under parking



Trails at Timberline (Timberline & Drake), 2014



Uncommon (College & Olive) under construction



College 830 (College & Locust) under construction



What is your favorite thing about living in your neighborhood?

- **0%** A. My neighbors
- 0% B. My house
- 0% C. Location
- **D.** Neighborhood activities
- **E.** Access to nature (trails, parks, bike paths, etc.)
- F. All of the above
- ^{U%} G. Other





Neighborhood Services











Neighborhood Administration

- Education & Outreach
- Engagement
- Problem Solving
- Meeting Facilitation
- Events & Programs
- •Grant Management
- Special Projects

Mediation & Restorative Justice

- Education & Outreach
- Mediation
- Restorative Justice
- Meeting Facilitation
- Training
- Volunteer Management
- Grant Management

Development Review Liaison

- Education & Outreach
- Engagement
- Meeting Facilitation
- Resource for Residents
- Development Review

Community Liaison

- Education & Outreach
- Problem Solving
- Programming for CSU Students and Long-term Residents
- National Best Practice

Compliance

Code

- Education & Outreach
- Code Review
- Compliance
- Inspection
- Problem Solving
- Enforcement
- Occupancy

With what events/programs is Neighborhood Services involved?

- 0% A. Neighborhood Night Out
- 0% B. Providing assistance to the elderly
- 0% C. Ice cream socials
- 0% D. Identifying neighborhood priorities
- **Company of the Property of th**
- 0% F. Education and outreach
- % G. All of the above





Neighborhood Programs

- Adopt-A-Neighbor
- Neighborhood Grants
- Neighborhood Night Out
- Newsletters
- Welcome Bags
- Educational Programs:
 Landlord & HOA Training
- Anything that gets neighbors interacting in positive ways!



How many Neighborhood Night Out Events/Participants were there last year?

- Marticipants / 500 participants
- 0% B. 74 events / 2,000 participants
- 0% C. 104 events / 5,000 participants
- 0% D. 125 events / 7,000 participants





Neighborhood Night Out





Neighborhood Grants





Renewal of Neighborhoods Grant









HELPING NEIGHBORS WORK TOGETHER AND WITH THEIR LOCAL GOVERNMENT

Get involved!

www.fcgov.com/neighborhoodservices/neighborhoodconnections

What is the best way to stay informed about development projects?

- A. Check the website
- B. Sign up for the weekly development review newsletter
- **C.** Contact the Development Review Liaison
- Ohnor D. Contact the project Planner
- E. All of the above





Development Review Liaison

Applicant Attends You Can Attend

is an opportunity for neighbors to meet City staff, learn about

development review and how

The applicant is typically not

The steps in development

your opportunties for input.

help neighbors participate

This overview is designed to

effectively in the development

If you live near the proposed

dévelopment, vou will receive a

letter in the mail, two weeks prior

to the meeting date. More info

DRO info is also posted at

fcgov.com/reviewagendas.

in the FAQs on next page.

review are discussed, including

present at this meeting.

to participate.

KEY FACTS

Development **Review Outreach** the Project Development Review Outreach meetings (DRO) are optional and not always required. This

These meetings offer an opportunity for neighbors to ask the applicant questions, get the facts about the project, and provide the applicant input on the proposed project.

City Staff is present to facilitate. however this meeting is for neighbors and the applicant to discuss issues.

If you live near the proposed development, you will receive a letter in the mail, two weeks prior to the meeting date.

Notifications of this meeting are also posted at fcgov.com/reviewagendas.

You Can Attend a Neighborhood Meeting(s) About

> If the answer is yes, you'll see a "Development Under Review" sign posted on the property within 14 days of the City receiving a formal application. This sign is your visual cue the applicant has paid associated fees and is moving forward.

Moving Forward?

Is the Project

Do You See

the Sian?

review.

KEY FACTS Applicant submits drawings illustrating site layout. landscaping and what the building will look like (among other submittal requirements) and these drawings are sent to multiple City departments to

Staff Reviews Application

Various City departments meet with the applicant to discuss issues with the design as it relates to applicable standards and Land Use Codes.

KEY FACTS

Staff reviews can take multiple rounds. Staff will give applicant feedback, applicant will review and respond, staff will review and give feedback, etc.

Copies of staff comments can be requested from the project planner.

You Can Attend the Public Hearing Decision to

Type 1 - heard by a hearing officer and are usually held in a City conference room and are not televised.

Type 2 - heard by the Planning and Zoning Board and are held in City Council Chambers at City Hall on the third Thursday evening of each month. All Type 2 hearings are televised.

If you live near the proposed development, you will receive a letter in the mail, two weeks prior to the meeting date. Notifications of a Type 1 hearing are also posted at fcgov.com/reviewagendas.

comments to the decision maker prior to the action which is being appealed

A Citv Čouncilmember

Questions regarding the appeal process should be directed to the City Clerk at 970-221-6515

Citizens' Role in Development Review

This flowchart shows a citizen's role in development review "at-a-glance" with frequently asked questions on the reverse side. The complete guide is a 6-page more thorough "how-to" resource. Both the flowchart and guide can be easily downloaded at fcgov.com/citizenreview. Please share these handy tools showing all your opportunities to offer feedback and participate in development review with your neighbors.

We hope this guide, along with staff planners, will aid you in making the process more predictable, timely, logical, accountable and customer-focused. For more info on development review, and to subscribe to "This Week in Development Review" emails, visit fcgov.com/developmentreview.

Appealing the City Council

Appeals of any hearing must be filed with the City Clerk within 14 days of the date of a decision. The City Clerk also adminsters all Council appeals. An appeal can be filed by:

- The applicant
- Anyone who owns, occupies, or has some other legal interest in the property which was the subject of the decision made by the decision maker
- Anyone who received the mailed notice of, or spoke at, the hearing of the decision maker
- Anyone who sent written

For more info on the appeal process, visit fcgov.com/appeals

or fcgov.com/cityclerk.



Review Conceptual reviews are short meetings with staff and potential applicants/developers. They provide an opportunity to discuss the applicant's ideas and any

Conceptual reviews are scheduled three Mondays per month between 9:30 and 11 AM and last 30-40 minutes.

potential issues.

No formal application is submitted

The only decision made is whether the project will be reviewed by Type 1 or Type 2 hearing. For more info on hearing types, see Step 6.

Conceptual Review agendas posted at fcgov.com/conceptualreview.

Historic?

If a structure is 50 years old or older, it is first reviewed for historic resources. This step is designed to help preserve Fort Collins' historic character and allow citizens to comment on changes. For more info fcqov.com/historicpreservation

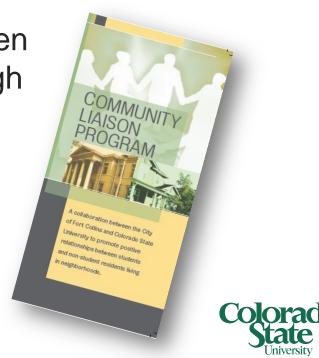
Conceptual



Community Liaison

Promote positive relationships between students & long-term residents through

- Education
- Outreach
- Partnerships
- Connector





In the 2014-2015 academic year CSU students, through SLiCE programs, volunteered the following total hours:

- % A. 49,000 hours
- **0%** B. 59,000 hours
- 0% C. 69,000 hours
- 0% D. 79,000 hours





Mediation & Restorative Justice

COMMUNITY & NEIGHBORHOOD LIVABILITY:

"Provide tools to resolve conflict, repair harm, and strengthen relationships."

Mediation



Restorative Justice





Mediation & Restorative Justice



2016

MEDIATION

368
CASES



ASSISTANCE

28% BASIC

72% ADVANCED

1,296 FACE TO FACE MEDIATIONS



RESTORATIVE JUSTICE

99.4%

OF PARTICIPANTS HAPPY WITH RJ EXPERIENCE

170

2,310

VOLUNTEER HOURS PER YEAR



FAMILIES, VICTIMS/REPRESEN TATIVES, COMMUNITY MEMBERS SERVED

What is success rate for the Mediation Program?

0% A. 98.4%

0% B. 95.0%

0% C. 73.0%

0% D. 56.8%





Code Compliance

Nuisance Codes Enforced

- Weeds
- Noxious Weeds
- Rubbish
- Outdoor Storage of Materials
- Parking on Yards
- Inoperable Motor Vehicles
- Sidewalk Snow Removal
- Unscreened Trash Containers
- Hours of Collection
- Smoking in Public Places

- Wood Smoke
- Camping on Private Property
- Noise Disturbance
- Right-of-Way Encroachment
- Forestry Encroachment
- Dirt Yards
- Dilapidated Fences
- Beekeeping
- Occupancy Limits



Nuisance Violation Process

Inspection -Proactive -Complaint

Violation Notice -7 days to comply

Re-Inspection -Posting 1 Day

Re-Inspection
-Corrected or
Enforced

Abatement and/or Citation









Nuisance Violations Examples



How many people can occupy a dwelling unit?

- **%** A. As many as there are bedrooms available
- 0% B. Unlimited
- **0%** C. A family plus one or three non-related occupants
- **%** D. Limits according to Rental Registration





Occupancy

- 1964: Ordinance originally drafted as a criminal offense
- 2005: Ordinance rewritten and decriminalized
- 2007: Enforcement of civil ordinance
 - Annual case load since 2007 ~110 per year





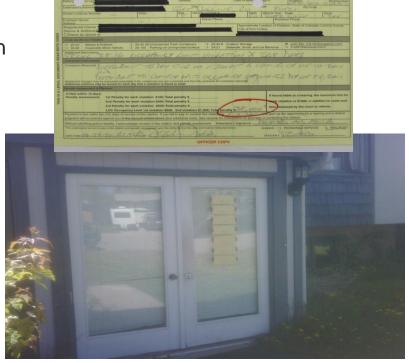
Occupancy

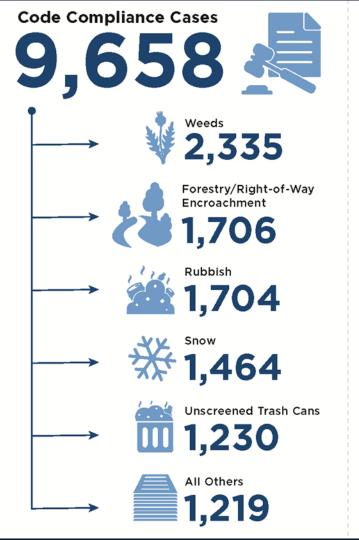
FCLUC 3.8.16 Occupancy Limits:

- One family and not more than one additional person
- Two adults and their dependents, if any, and not more than one additional person

FCLUC 5.1.2:

 Family shall mean any individual living alone or any number of persons who are all related by blood, marriage, adoption, guardianship or other duly authorized custodial relationship, and who live together as a single housekeeping unit and share common living, sleeping, cooking and eating facilities.







Code
Compliance
and
Occupancy
Data



Public Nuisance Ordinance



Violations follow property, not tenants:

- 2 of the same kind in 6 months
- 3 of any kind in 1 year
- 5 of any kind in 2 years





New Staff - Neighborhood Livability





Special Projects



Student Housing Action Plan







LARIMER HUMANESOCIETY







smoke FREE



What's New or Coming?

Neighborhood Services.....

Strengthening the Fort Collins Community through education, resources, and public involvement













Questions

