



renewing fort
collins with
great planning





City of Fort Collins Community Development & Neighborhood Services

Laurie Kadrach, Community Development & Neighborhood Services Director

lkadrach@fcgov.com

Cameron Gloss, AICP, Planning Manager

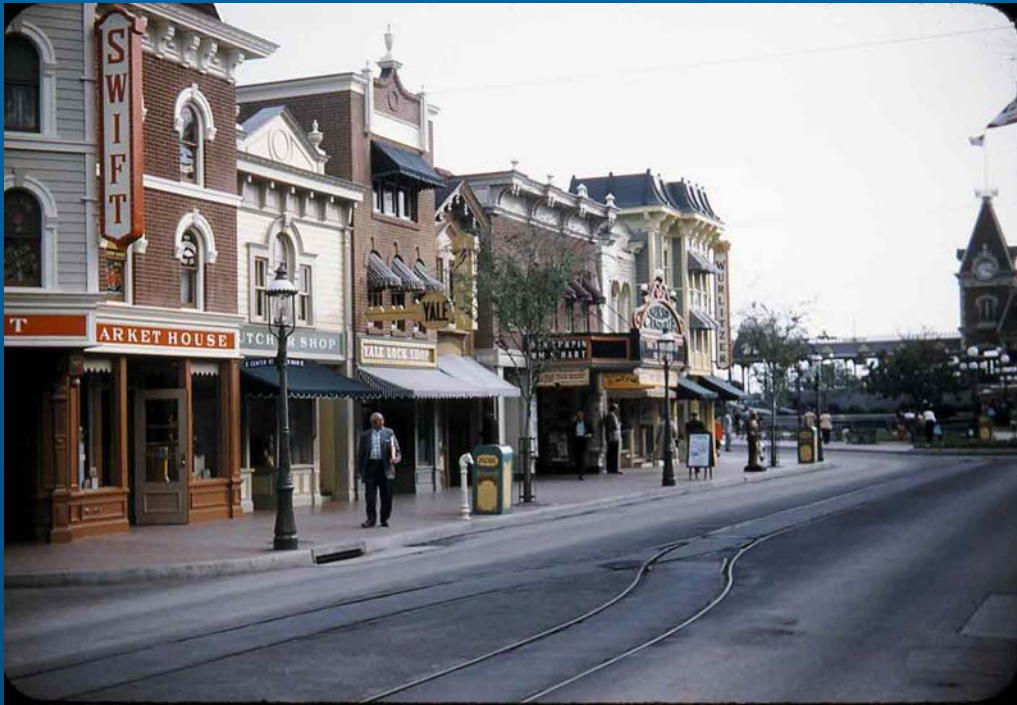
cgloss@fcgov.com

Dan Beaty, Community Mediation Program Coordinator

dbeaty@fcgov.com

Fort Collins City Planning Quiz

1. What famous Main Street is patterned after Downtown Fort Collins?

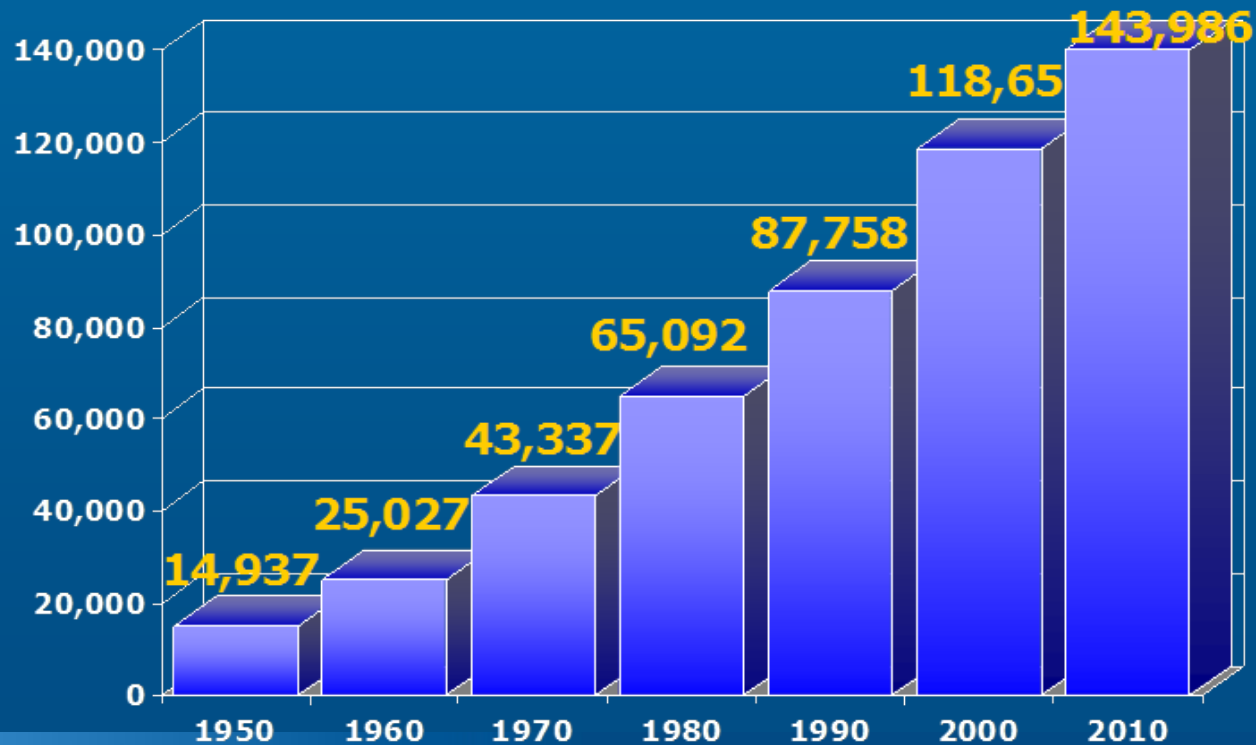


Main Street, Disneyland

Fort Collins City Planning Quiz

2. What was Fort Collins' average growth rate per year from 1950-2010?

1.6 %





1978



2014



1975



2014



Approximately 1975



2014



1975
view

2014





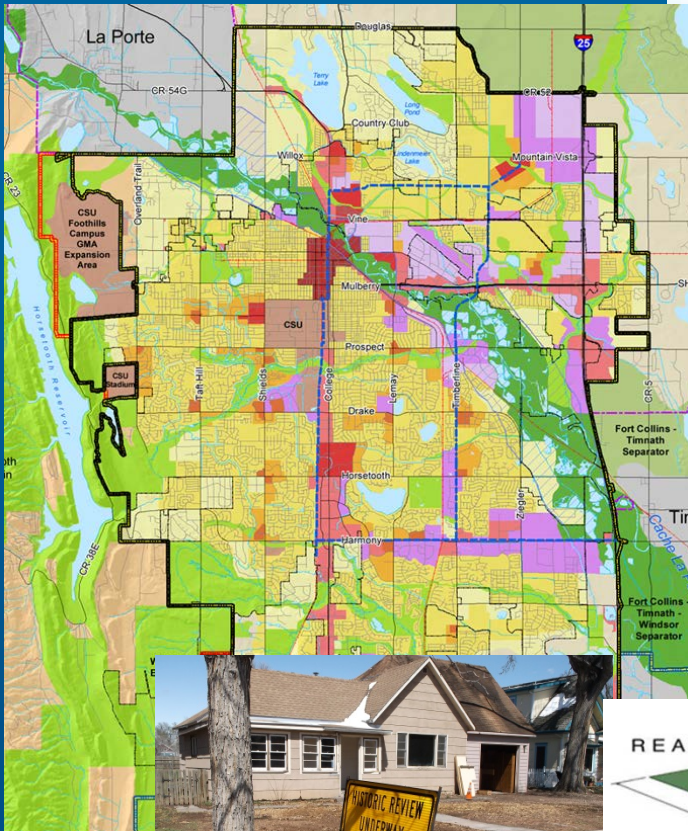




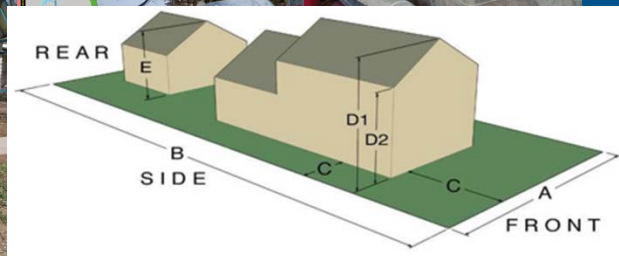




Community Development & Neighborhood Services



- What we do:
 - Long-Range Planning
 - Development Review
 - Zoning
 - Historic Preservation
 - Land Use Regulations
 - Building Permitting
 - Building Inspections
 - Neighborhood Services



Planning Services

**Long Range Planning
Development Review
Zoning
Historic Preservation**

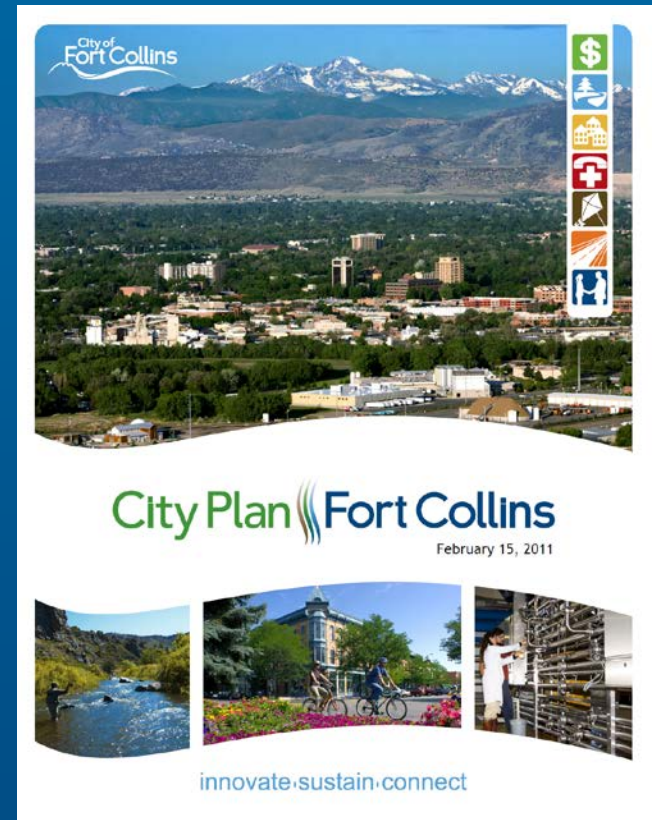
Why Plan?

- **Maintain quality of life.**
- **Provide economic opportunities.**
- **Protect the natural environment.**
 - **Natural areas**
 - **Open space**
- **Provide efficient, cost-effective municipal services and facilities.**
 - **Basic services**
 - **Quality of life**

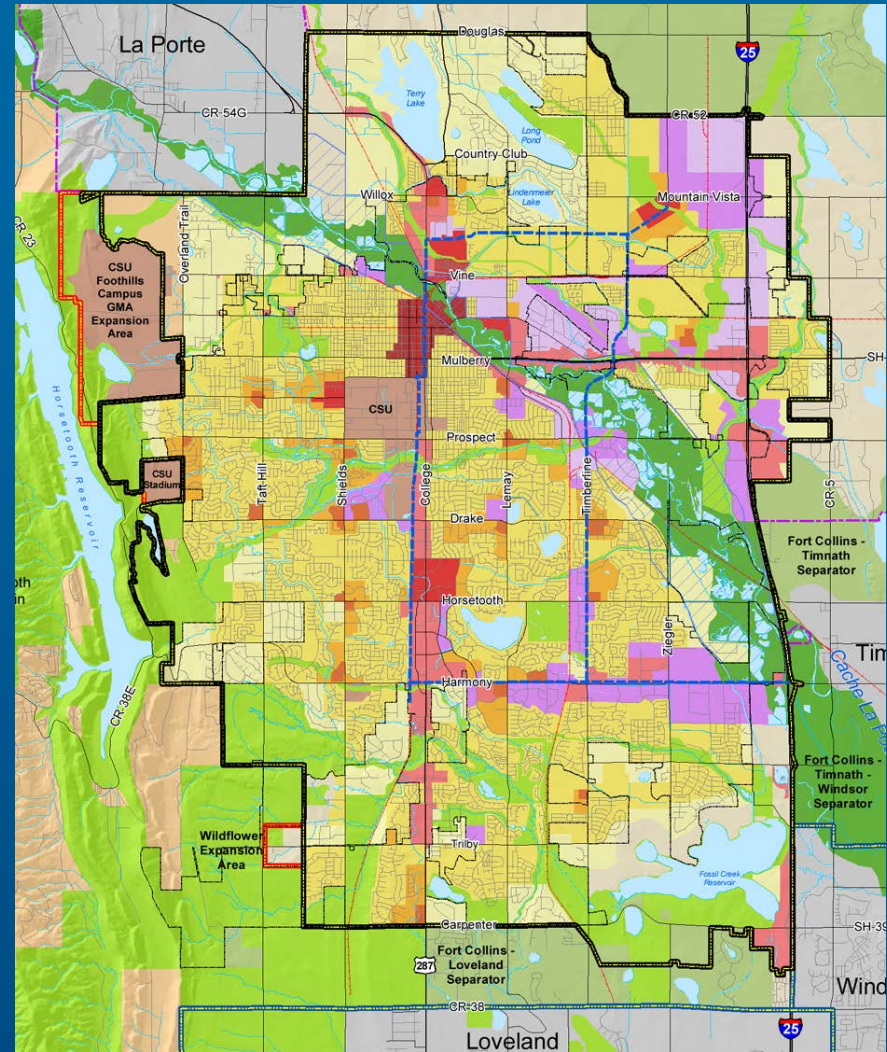
Fort Collins Comprehensive Plan: *City Plan*

City Plan illustrates how we envision Fort Collins over the next 25 years and beyond.

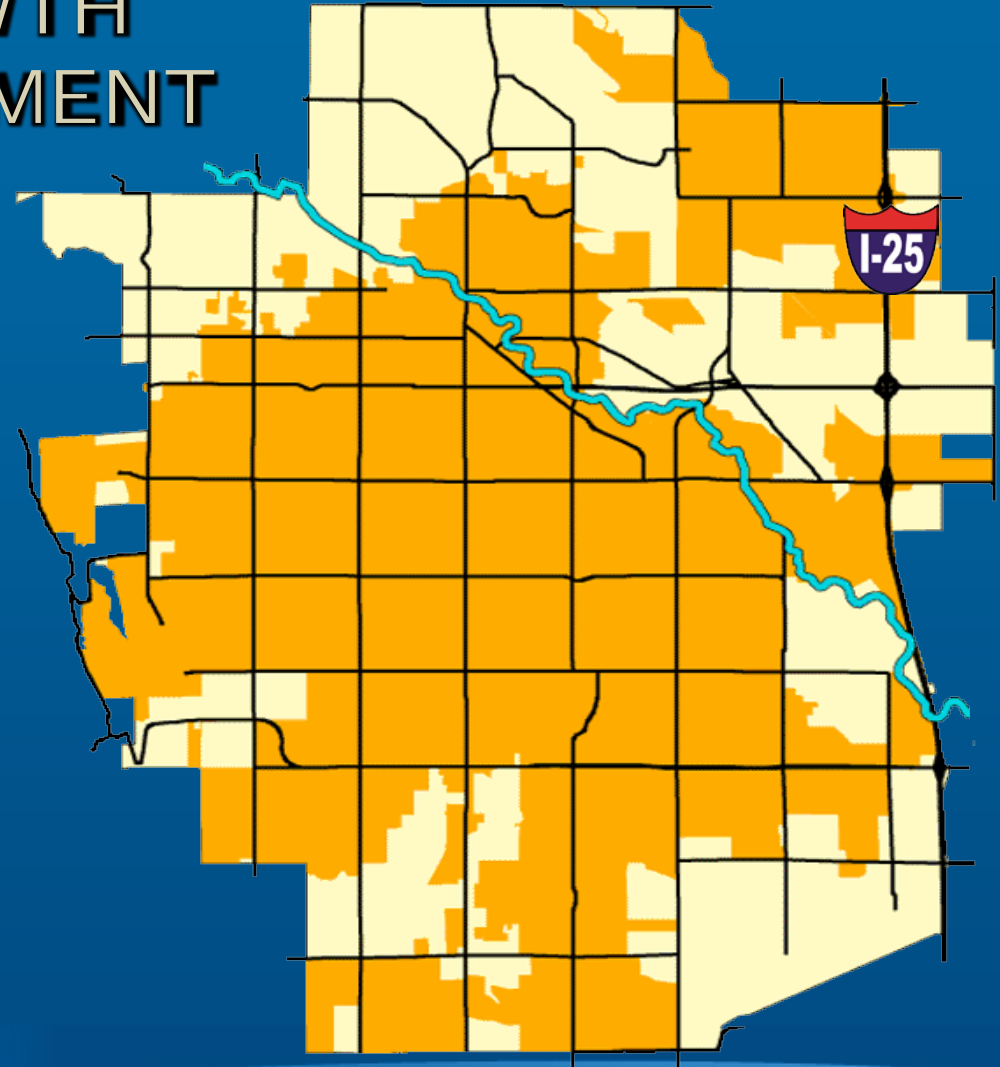
An “Umbrella” document that synchronizes with other long-range plans to create a clear policy direction.



CITY PLAN'S Structure Plan



URBAN GROWTH AREA AGREEMENT



City Plan Framework

- Seven categories relate to City outcomes:
 - Economic Health
 - Environmental Resources
 - Community and Neighborhood Livability
 - Safety and Wellness
 - Culture, Parks, and Recreation
 - Transportation
 - High Performing Community

ECONOMIC
HEALTH

ENVIRONMENTAL
RESOURCES

COMMUNITY &
NEIGHBORHOOD
LIVABILITY

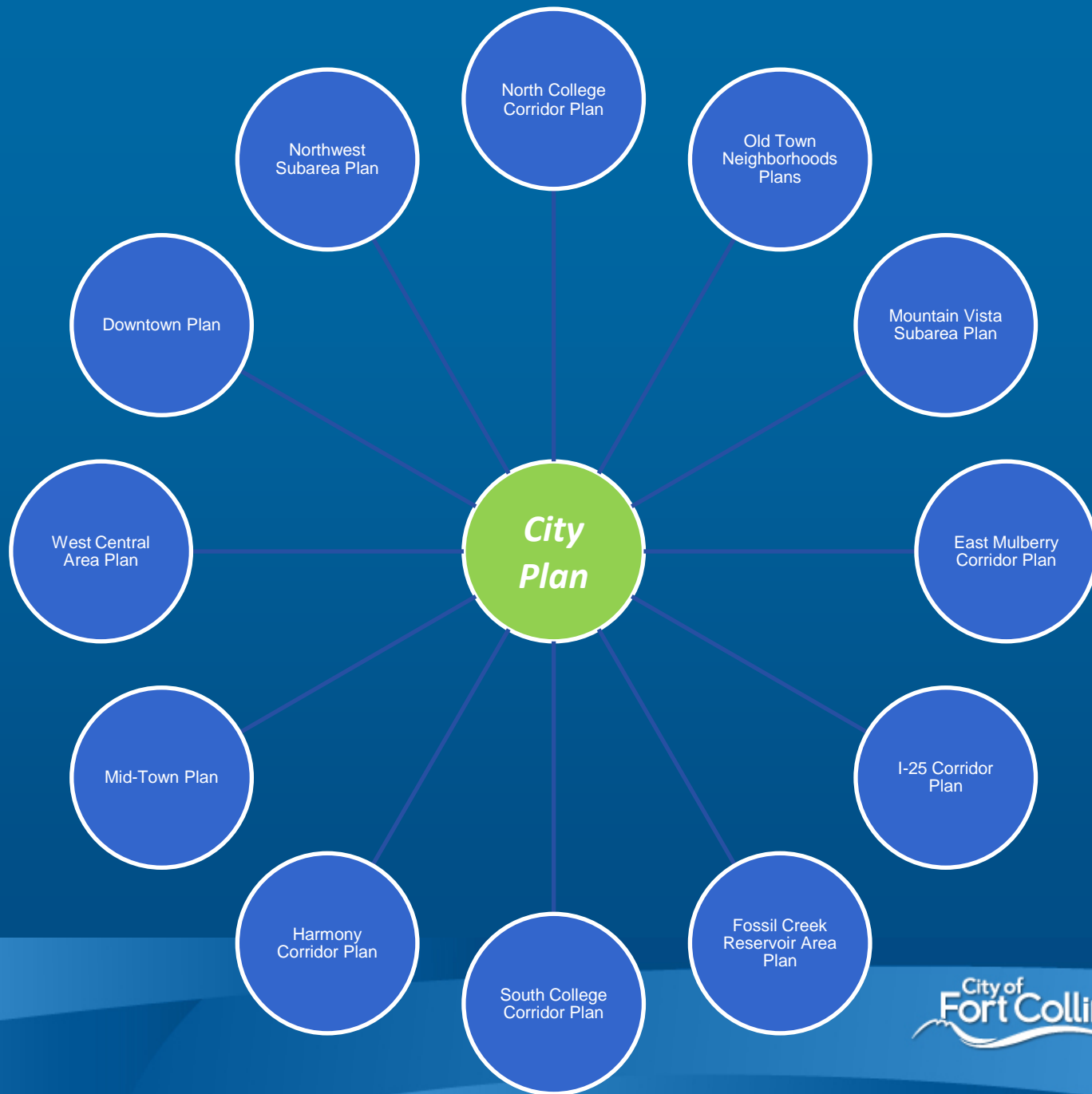
SAFETY &
WELLNESS

CULTURE,
PARKS &
RECREATION

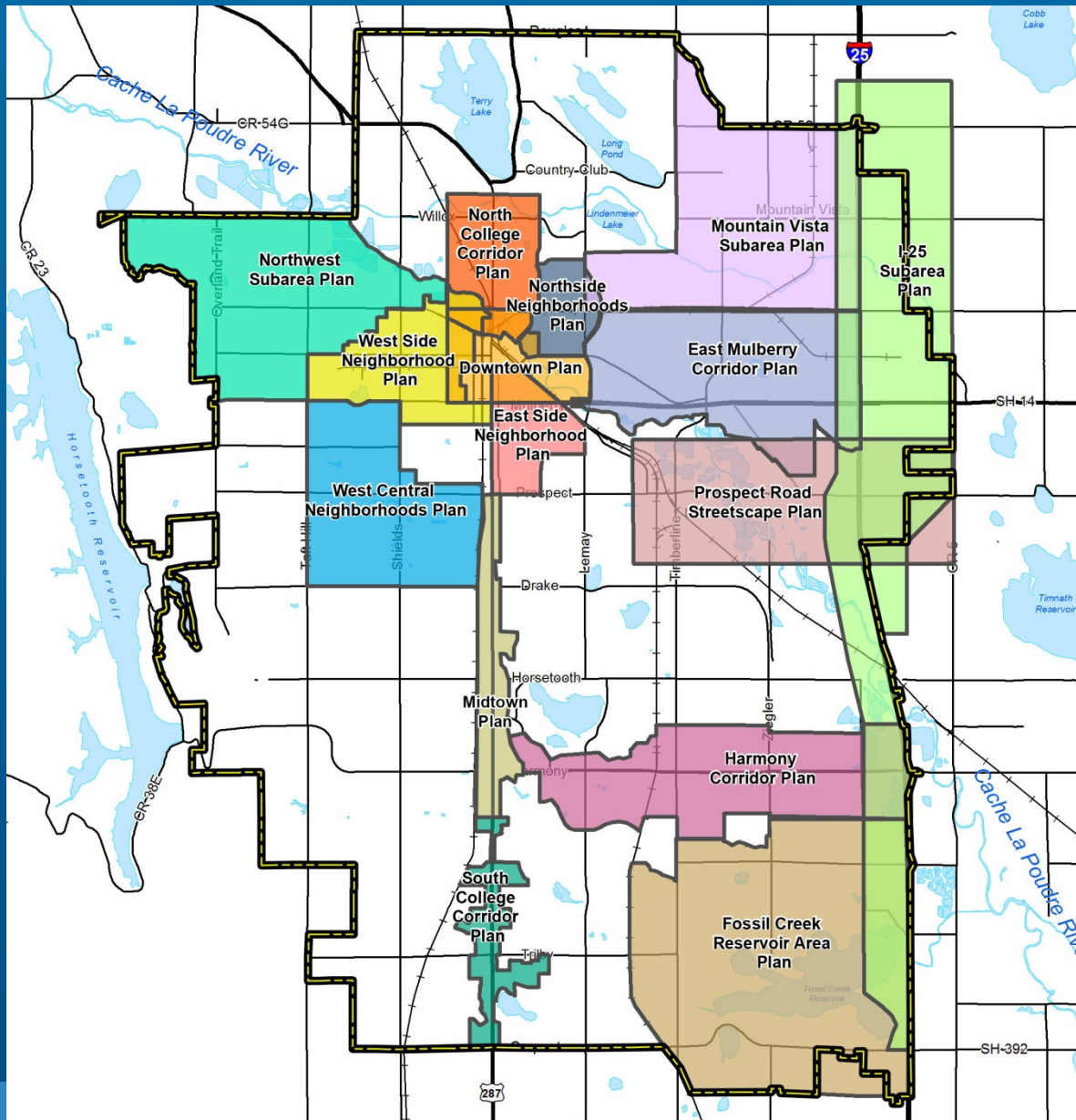
TRANSPORTATION

HIGH
PERFORMING
COMMUNITY

Long Range Plans



Long Range Plans



Recently Approved: *Nature in the City*

The purpose of *Nature in the City* is to ensure that, as our community grows to its buildout population, all residents have access to high-quality, natural spaces close to where they live and work.



Recently Approved: *West Central Area Plan*



West Central Area Plan

A collage of six images illustrating the West Central Area Plan. The images show a multi-story apartment building, a bus, a street scene with people walking and cycling, a modern building with a glass facade, a person working in a field, and a landscaped area with orange flowers.

City of Fort Collins
DRAFT 3/4/15

Vision

**Policies &
Action Items**

Land Use &
Neighborhood
Character

Open Space
Networks

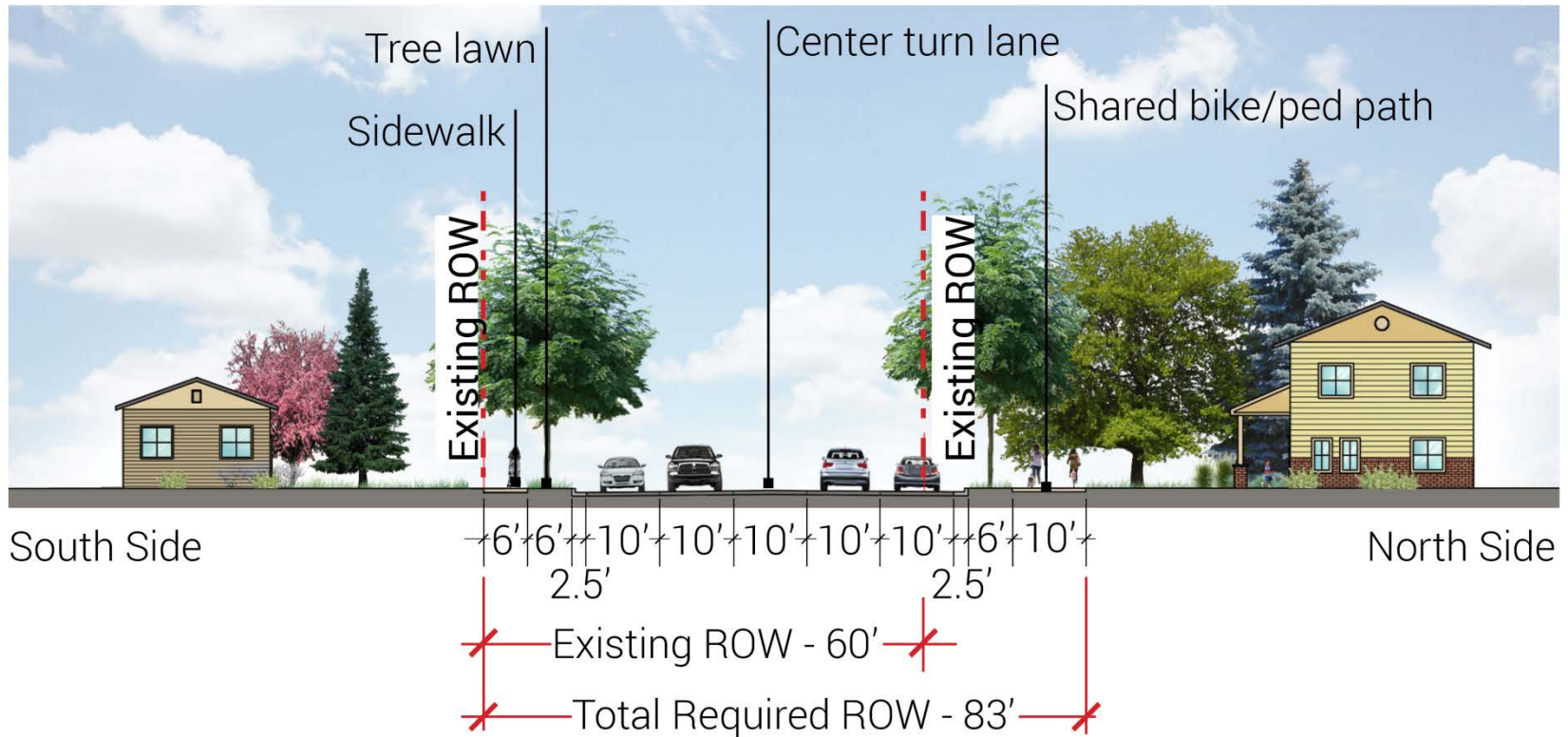
Transportation &
Mobility

Prospect Corridor Design

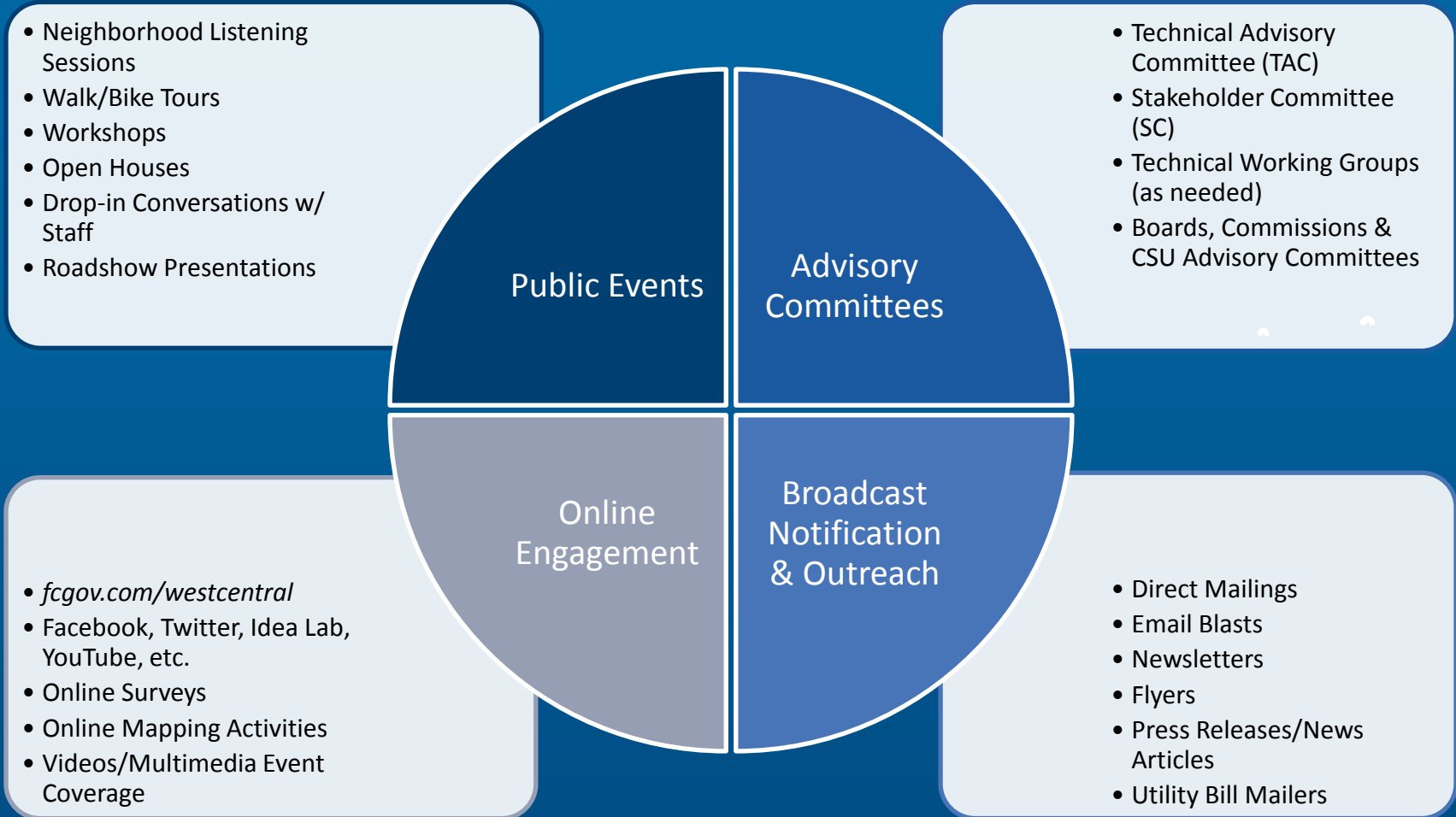
Implementation Summary

Prospect Road

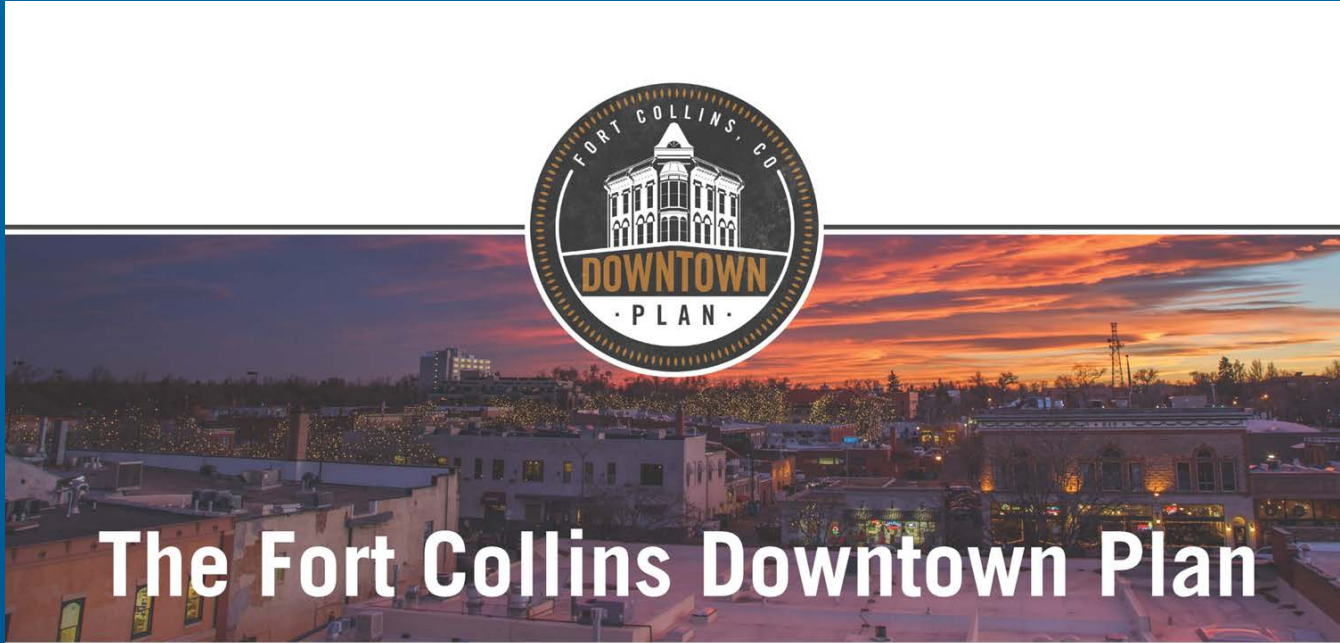
Typical Cross-Section - Shields Street to Whitcomb Street



Community Engagement



On-Going:



The Fort Collins Downtown Plan



Downtown Plan is the
overarching policy document
guiding private development
and public investment



WORKING GROUPS



Arts + Culture



Market + Economy



Downtown
Management



Transportation +
Parking

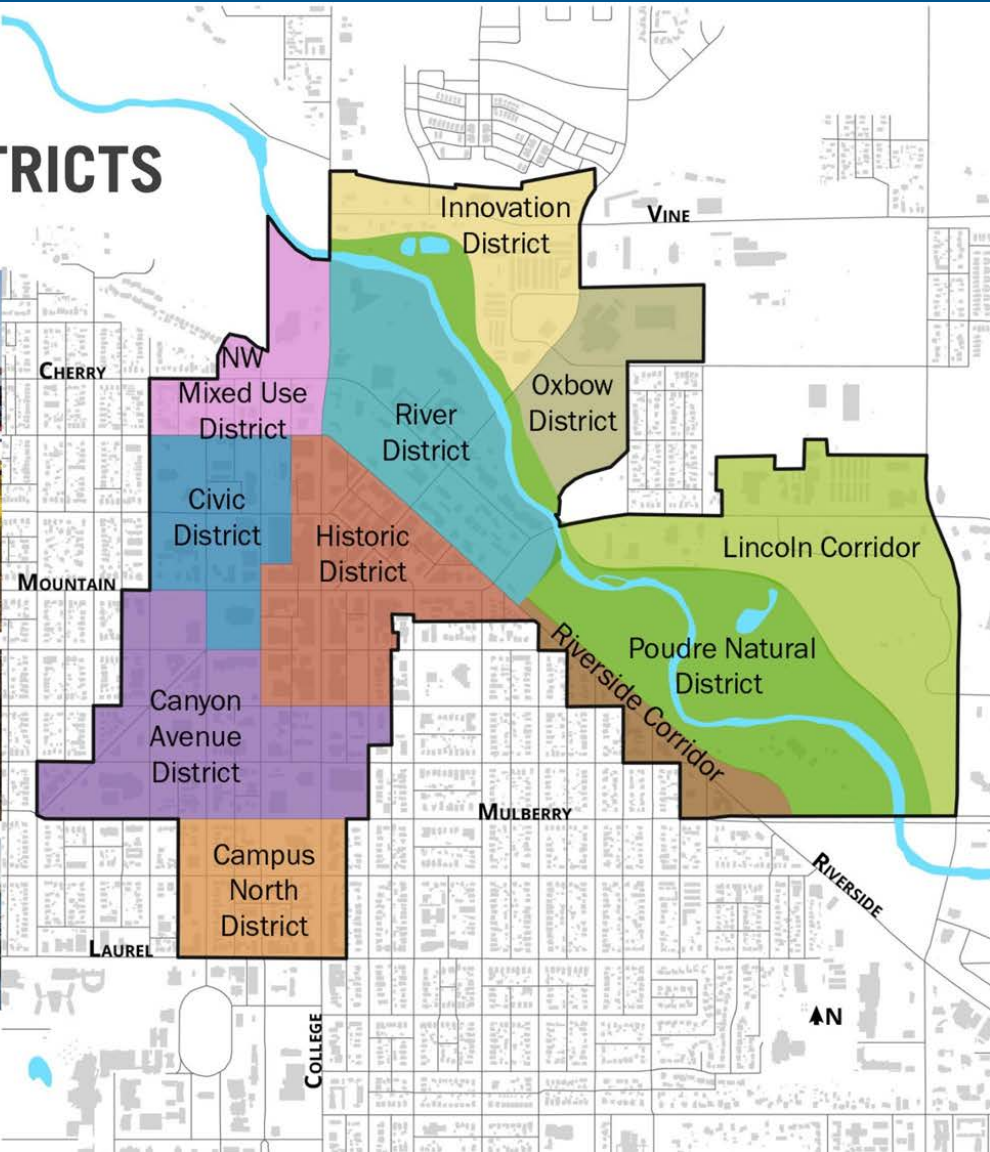


Energy +
Environment



Urban Design

CHARACTER DISTRICTS



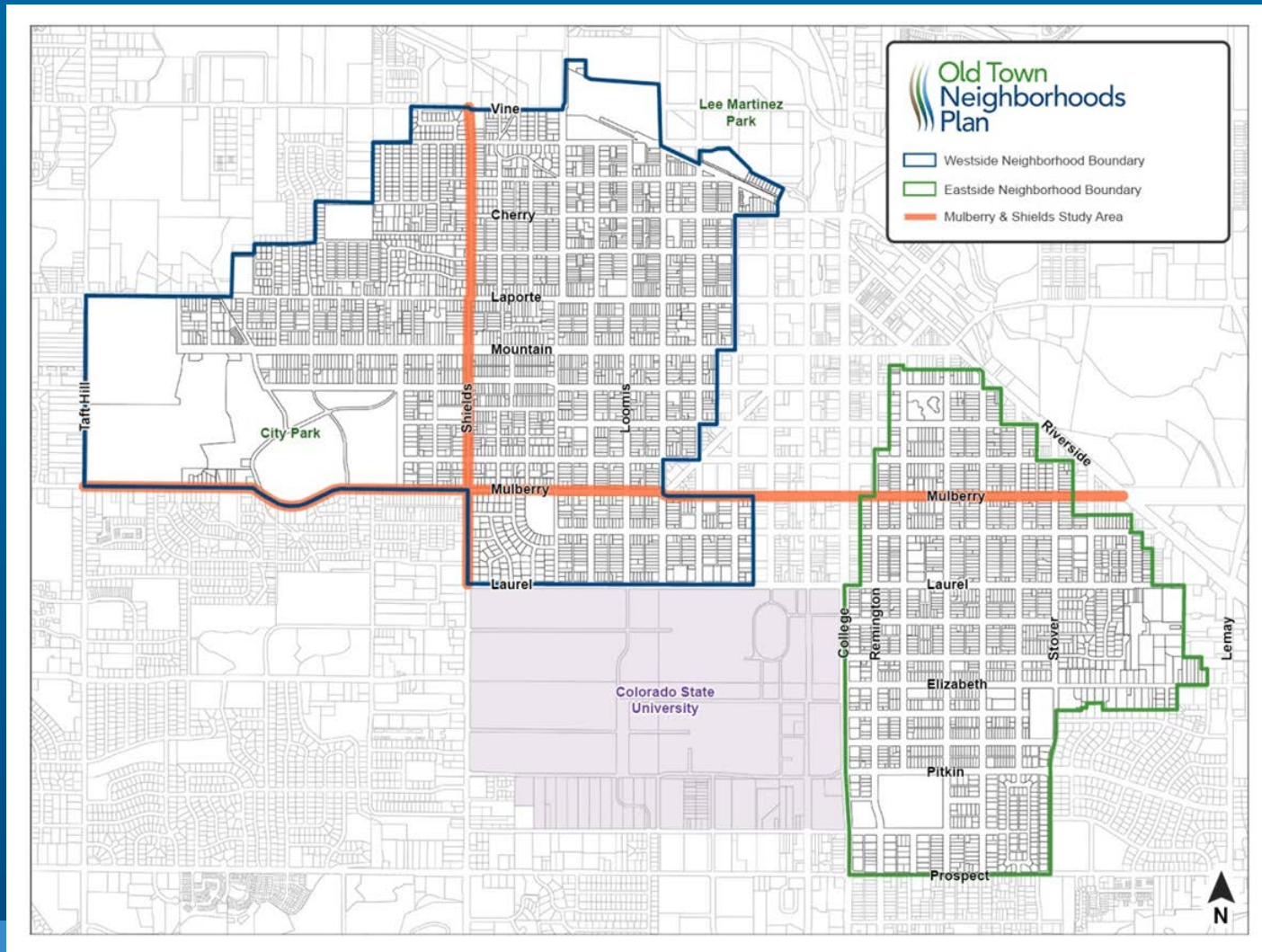
For more information, please see
fcgov.com/downtown

[Cameron Gloss](#), Planning Manager

[Seth Lorson](#), City Planner

[Rebecca Everette](#), City Planner

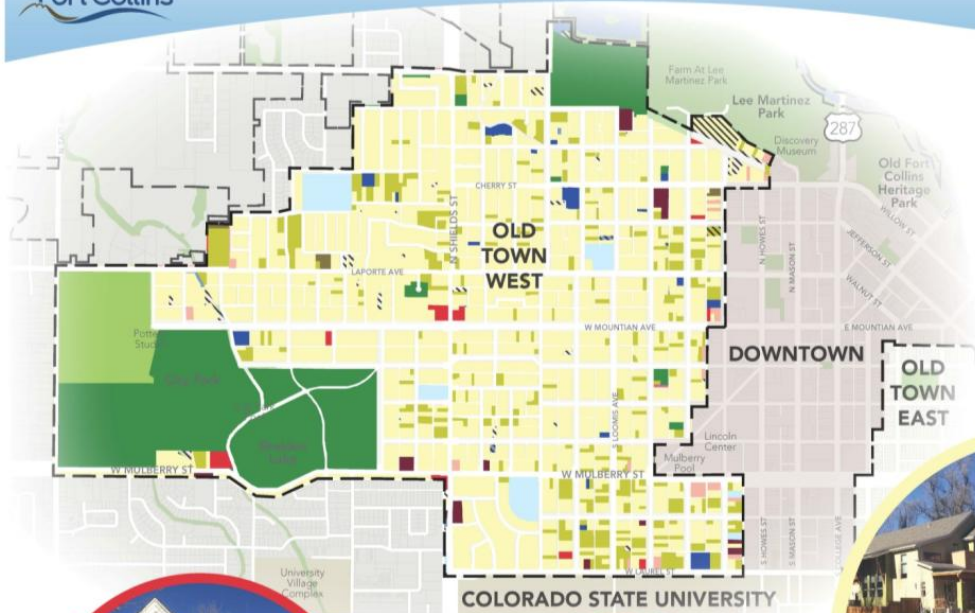
Ongoing: *Old Town Neighborhoods Plan*



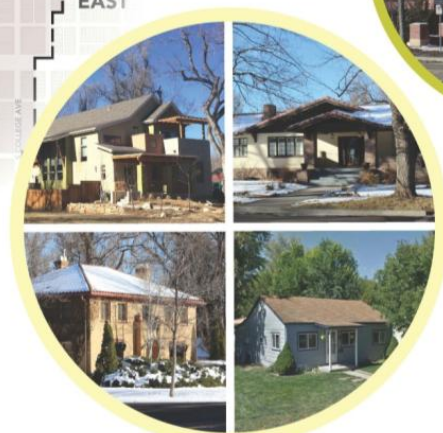
Key Focus – Character and Compatibility



Old Town West Neighborhood



multi family residential



single family residential



commercial (office)



service

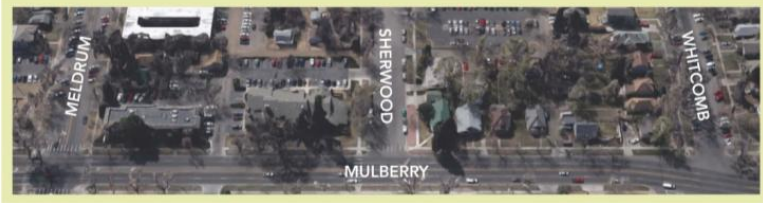
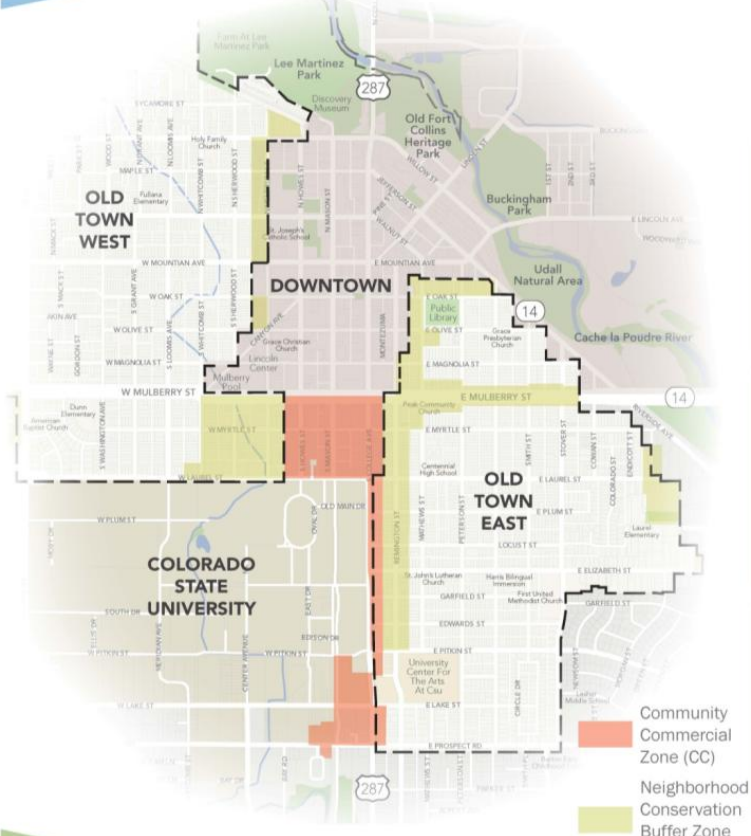


fcgov.com/otnp

Key Focus – Land Use and Transition Areas



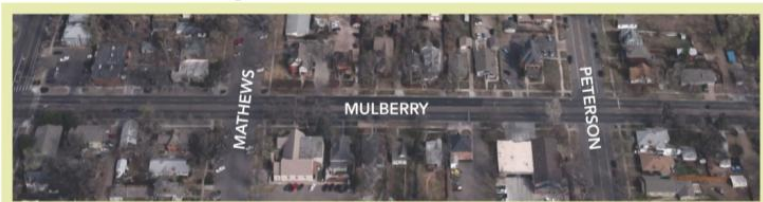
Old Town Neighborhoods Transition Areas



NCB Zone in Old Town West Neighborhood



CC Zone in Downtown Neighborhood



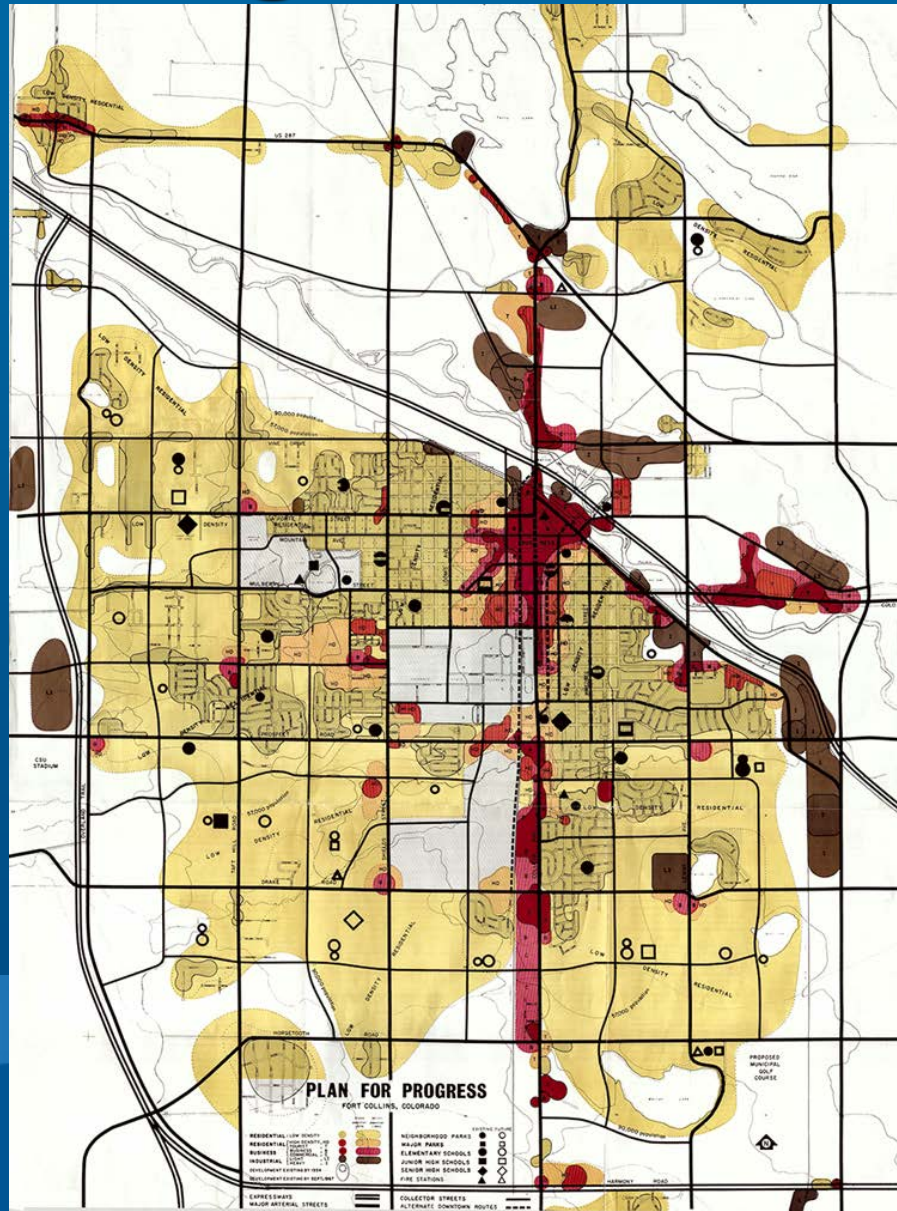
NCB Zone in Old Town East Neighborhood

Community Commercial Zone (CC)
Neighborhood Conservation Buffer Zone (NCB)

fcgov.com/otnp



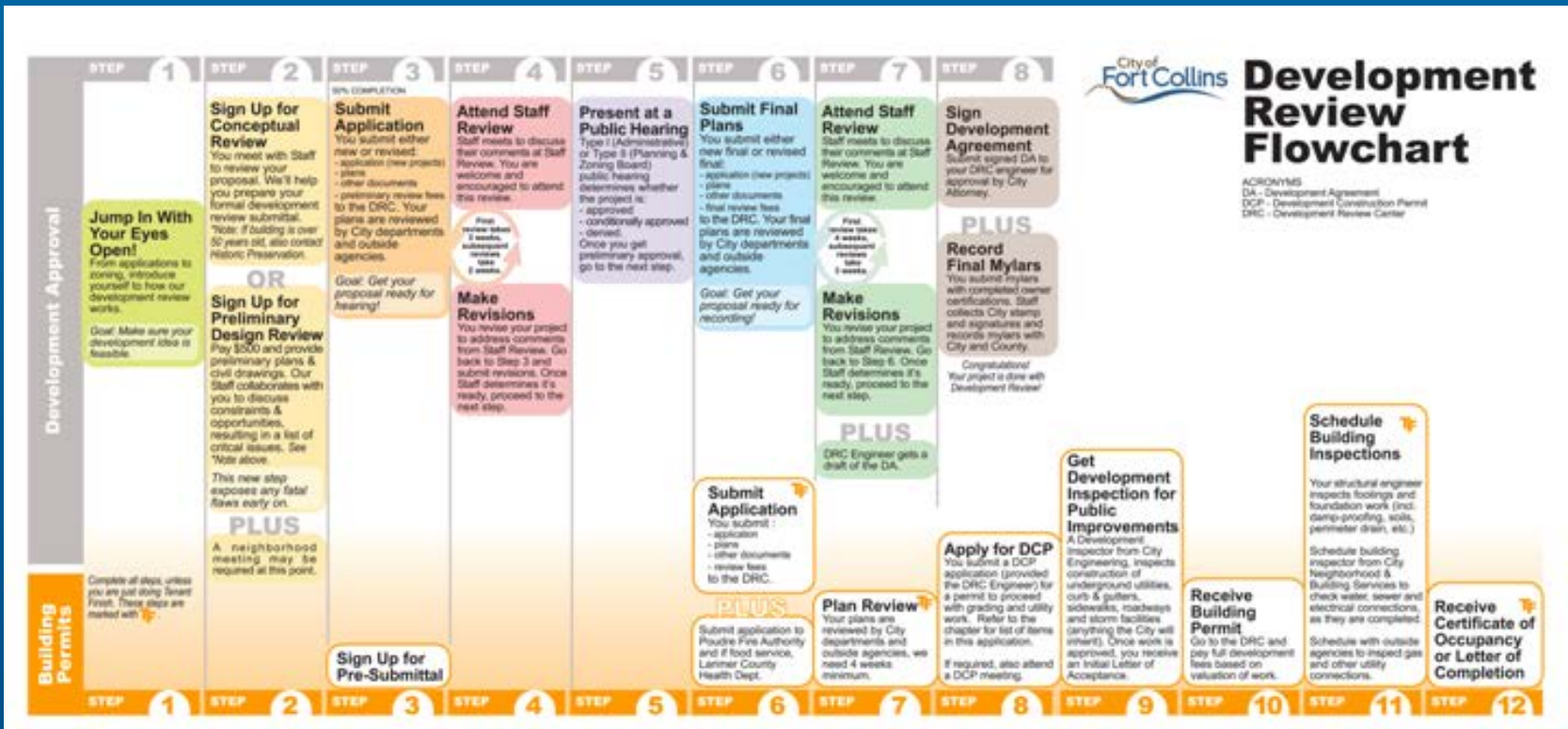
Plans help the community realize a vision aligned with our values



What Happens After Plans?

- TIME – typical 20 year horizon
- TRY TO GET \$\$
- Follow-up studies
- Public infrastructure projects
- Public and private programs
- Private development projects

The City's Review Process



Types of Projects

- 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

Conceptual Review

- First step in starting process if the project is determined as going before a hearing officer or the Planning and Zoning Board.
- Free City service.
 - Historic Preservation Planner lets Applicant know that property is 50 years or older (early in process).
 - Historic Preservation Planner lets Applicant know if a determination of eligibility will be required.
 - This is where the Preservation Planner utilizes Chapter 14 of the City Code.

The image shows a form titled "City of Fort Collins Development Review Guide - STEP 2 of 8: CONCEPTUAL REVIEW APPLICATION". The form is divided into several sections:

- General Information:** A paragraph explaining that proposed development projects begin with Conceptual Review and that anyone with a development idea can schedule a meeting to get feedback.
- Conceptual Review Schedule:** A paragraph stating that reviews are scheduled on three Monday mornings per month on a "first come, first served" basis, with one 45-minute slot per applicant.
- Staff Meeting:** A paragraph stating that at the meeting, staff from various departments (Community Development, Planning, Engineering, etc.) will be present to assist with the application.
- Business Information:** Fields for Business Name, Mailing Address, Phone Number, Email Address, and Site Address or Description.
- Proposed Use:** A table with columns for Existing Use, Total Building Square Footage, S.F. Number of Stories, and Lot Dimensions.
- Age of any Existing Structures:** A section with checkboxes for "Yes" or "No" and a field for "If yes, then at what risk is it?".
- Increase in Impervious Area:** A field for "S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)".
- Suggested Items for the Staff Meeting:** A list of items to bring to the meeting, such as property location, surrounding land uses, and photos of the site.

Neighborhood Meeting

- Only required for projects that go before the Planning and Zoning Board.
- Neighborhood meetings occur 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



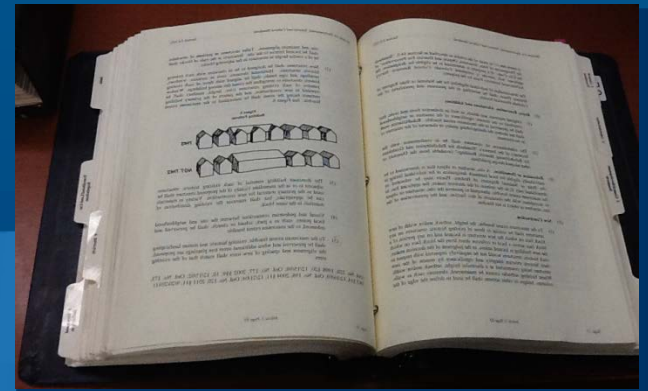
Application Reviewed

Who in the City reviews the application?

- Historic Preservation Planner reviews if:
 - Individually eligible for local landmark
 - Listed on State or National Register
 - It is actually designated
 - Located adjacent to any one of the above

How do planners evaluate an application?

- Based on Land Use Code



Public Hearing

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.

Development Plan: *Foothills Redevelopment*

Deconstruct part of existing Mall and build ...

- Movie theater
- 4-level parking structure
- 18,000 s.f. Foothills Activity Center
- 659,131 s.f. retail/restaurant
- 450 Multi-family units













Development Plan: *Woodward*

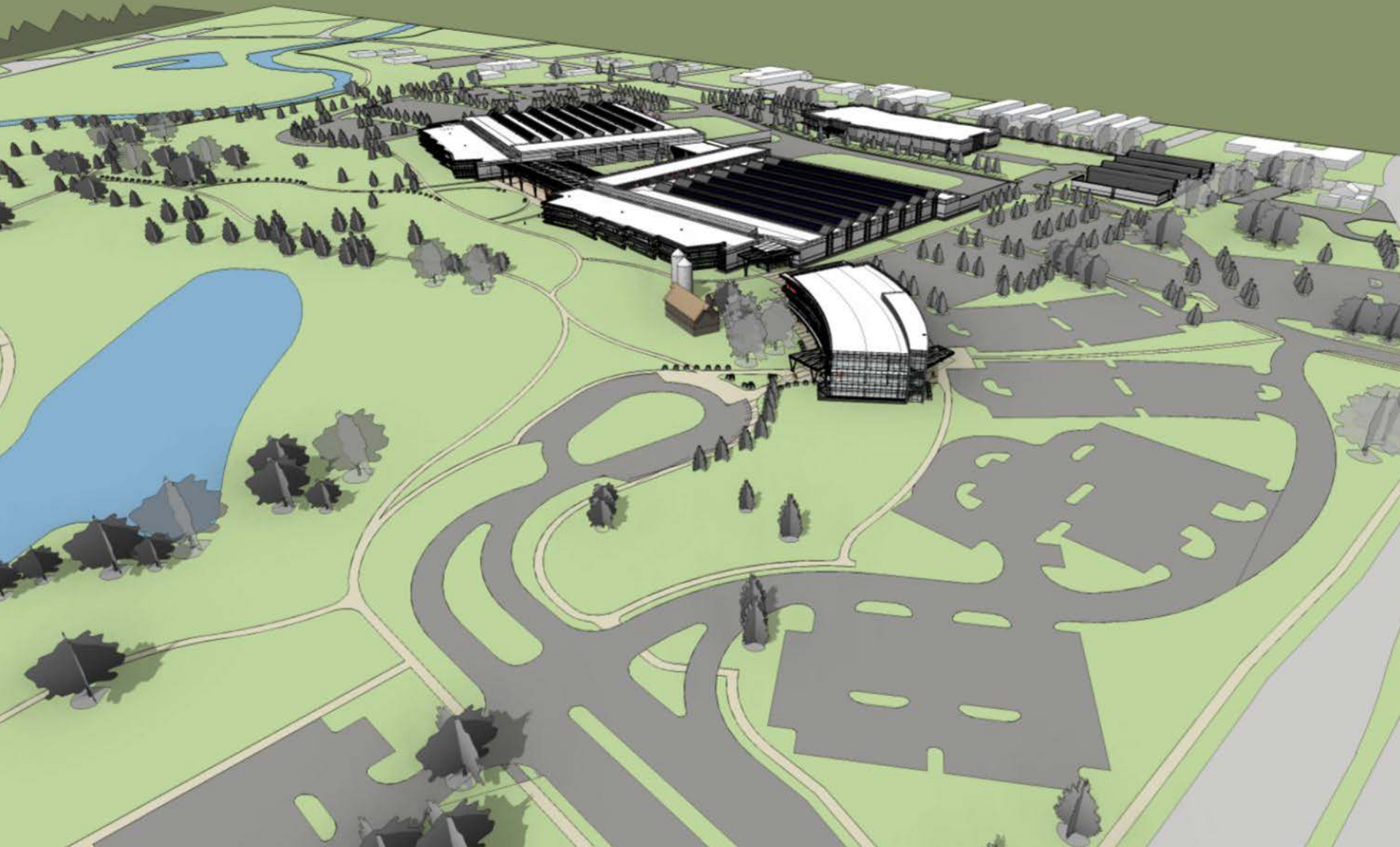
- 100 net acres
- 29 acres proposed River restoration area

Building Program:

- 268,000 s.f. – Woodward Phase 1
- 871,000 s.f. – Future Woodward Phases
- 73,400 s.f. – Lot 3 Commercial Area









Building Permits

- Building permits reviewed and issued after Final Plan is recorded.
- No work on site can start before the issuance of a building permit.

Certificate of Occupancy/ Letter of Completion

- New buildings – Certificate of Occupancy is required
- For alterations – Letter of Completion
- Issued after final building inspections.

Preserving our Past





Before



South side of E.
Mountain Avenue



62

After

RESULTS



West side of Linden Street

1970s



63

After

1982



Former City Hall on
Walnut Street



