

# FOSSIL CREEK RESERVOIR AREA PLAN



## ADOPTION

Fort Collins City Council - March 17, 1998  
Larimer County Planning Commission - March 25, 1998



A joint planning effort



# **Fossil Creek Reservoir Area Plan**

## **Adoption Dates**

**Fort Collins City Council - March 17, 1998**

**Larimer County Planning Commission - March 25, 1998**

## **Plan Amendments**

**Amendment 1: Fort Collins City Council - February 2, 1999**

**Larimer County Planning Commission - September 22, 1999**

**Amendment 2: Fort Collins City Council - June 15, 2000**

**Larimer County Planning Commission - October 5, 2000**

**Amendment 3: Fort Collins City Council - September 19, 2006**

**A Joint Planning Effort**



## Credits

The *Fossil Creek Reservoir Area Plan* is the result of a collaborative effort between Larimer County and the City of Fort Collins.

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John Clarke, Chair Pro Tem  
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[www.larimer.org](http://www.larimer.org) ♦ [www.fcgov.com/advanceplanning](http://www.fcgov.com/advanceplanning)

# Table of Contents

## Preface

Larimer County Adopting Resolution	
City of Fort Collins Adopting Resolution	
Executive Summary .....	i

## Chapter 1 - Introduction

1.1 Purpose of the Plan .....	1
1.2 Planning Area .....	2
1.3 Relation to Other Plans .....	3
1.4 Planning Process .....	4
1.5 Organization of the Plan .....	6

## Chapter 2 - Land Use Framework Plan

2.1 Introduction .....	7
2.2. Land Use Classifications .....	9
2.3. Land Use Policies .....	15

## Chapter 3 - Transportation

3.1 Existing Transportation System .....	19
3.2 Transportation Planning Process .....	20
3.3 Street Network and Functional Classifications .....	21
3.4 Transportation Policies .....	24

## Chapter 4 - Natural Areas and Open Lands

4.1 Natural Areas and Open Lands Protection .....	28
4.2 Natural Areas and Open Lands Policies .....	34

## Chapter 5 - Parks, Schools, and Other Community Facilities

5.1 Community Facilities and Services .....	35
5.2 Community Facilities Policies .....	37

## Chapter 6 - Implementation

6.1 Introduction .....	39
6.2 Amendment of the Fort Collins Urban Growth Area Zone District .....	40
6.3 Action Plan .....	40
6.4 Implementation Policies .....	40

## Appendix

A Larimer County <i>Master Plan</i> and <i>City Plan Principles and Policies</i> .....	43
B Utilities and Services Background Information .....	51
C Implementation Action Plan .....	65
D Growth Management Area Boundary Adjustment .....	71

*Fossil Creek Reservoir Area Plan*

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LARIMER COUNTY PLANNING COMMISSION RESOLUTION

LARIMER COUNTY MASTER PLAN

WHEREAS, pursuant to C.R.S. 30-28-106, it is the duty of a county planning commission to make and adopt a master plan for the physical development of the unincorporated territory of the County; and

WHEREAS, the master plan of a county with the accompanying maps, plats, charts, and descriptive and explanatory matter shall show the county planning commission's recommendations for the development of the territory covered by the plan; and

WHEREAS, the following Master Plan is intended to replace the previous master plan element known as the *Larimer County Land Use Plan*, adopted January 20, 1988; and

WHEREAS, the master plan hereby adopted is the result of careful and comprehensive surveys and studies of the existing conditions and probable future growth of the County, and an extensive citizen review process.

NOW THEREFORE, BE IT RESOLVED that the following document, together with the previously adopted master plan element, the *Comprehensive Parks Master Plan*, 1993; and the previously adopted special area plans: *Estes Park Directions: Gateway to the Future*, 1996; *LaPorte Area Land Use Plan*, 1992; and *Plan for the Region between Fort Collins and Loveland*, 1995, shall constitute the County's master plan adopted pursuant to C.R.S. 30-28-106.

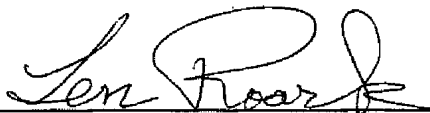
BE IT FURTHER RESOLVED THAT a copy of this Larimer County Master Plan be and hereby is certified to the Board of Larimer County Commissioners and to the Planning Commissions of all municipalities with the County.

ADOPTED November 19, 1997.

LARIMER COUNTY PLANNING COMMISSION



Chairperson



Secretary

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*Fossil Creek Reservoir Area Plan*

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RESOLUTION 98-54  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
ADOPTING THE FOSSIL CREEK RESERVOIR AREA PLAN  
AS AN ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF FORT COLLINS

WHEREAS, Principle LU-4 of the City Plan Principles and Policies provides that additional specific subarea planning efforts will follow the adoption of the City Plan "Principles and Policies," which subarea planning efforts will tailor City Plan's perspective to individual neighborhoods, districts, corridors and edges; and

WHEREAS, one of the priority subareas to be planned pursuant to Principle LU-4 is the Fossil Creek Reservoir area, which area has also been identified in the Larimer County PLUS Master Plan as an important area in need of additional subarea planning; and

WHEREAS, both the City and the County (as well as the City of Loveland) have established the "Plan for the Region between Fort Collins and Loveland," which is furthered by the adoption of the Fossil Creek Reservoir Area Plan; and

WHEREAS, the Fossil Creek Reservoir Area Plan was initiated during the summer of 1996 through the joint efforts of the staffs of the City and the County in consultation with area residents, property owners, special district representatives, and organizations and others interested in the future of the Fossil Creek Reservoir Area; and

WHEREAS, the Fossil Creek Reservoir Area Plan is the culmination of an extensive cooperative effort between the City and County together with other interested persons and organizations, and advances the intent of Principle LU-4 of the City Plan Principles and Policies; and

WHEREAS, the Council has determined that it is in the best interests of the citizens of the City that the Fossil Creek Reservoir Area Plan be adopted and incorporated into the Comprehensive Plan of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

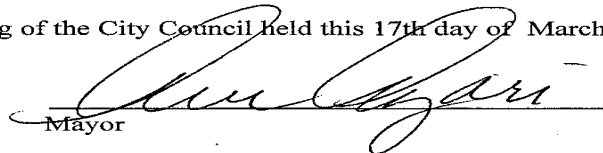
Section 1. That the draft Fossil Creek Reservoir Area Plan, dated January 27, 1998, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference, be, and hereby is, adopted and incorporated into the City of Fort Collins Comprehensive Plan, with those amendments as shown on Exhibit "B," also attached hereto and incorporated herein by this reference.

Section 2. That said plan, as so amended and adopted, shall hereafter be known as "The Fossil Creek Reservoir Area Plan, dated March 17, 1998" (the "Plan").

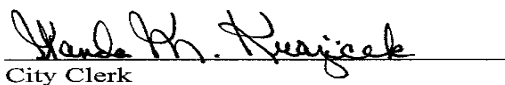
Section 3. That the Plan shall be used by the City, upon adoption by Larimer County, for providing policy support for land use decision making in the area subject to the Plan and for guiding amendments to the Intergovernmental Agreement for the Urban Growth Area established between the City and Larimer County, as well as other implementation measures.

Section 4. That the Council hereby encourages Larimer County to also forthwith adopt the Plan.

Passed and adopted at a regular meeting of the City Council held this 17th day of March A.D. 1998.

  
Mayor

ATTEST:

  
City Clerk

*Fossil Creek Reservoir Area Plan*

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## Executive Summary

The *Fossil Creek Reservoir Area Plan* represents a collaboration between Larimer County, the City of Fort Collins and citizens in developing a long-range plan for an area outside Fort Collins municipal and Growth Management Area boundaries. The primary objective of the Plan is to direct future urban development toward municipal boundaries, while balancing preservation of open lands and critical natural areas around the Fossil Creek Reservoir and areas between Loveland and Fort Collins, and while maintaining sensitivity to the rights of individuals.

This project is unique in that both jurisdictions – while operating under different land use regulations and planning environments – came together and worked through many complex issues and policy decisions, ultimately resulting in a jointly adopted Plan. The Plan is intended to balance urban development and environmental conservation by recommending a unique combination of City-County integrated implementation strategies. The key to the success of the planning effort is the formulation and adoption of a Transfer of Density Units program by Larimer County.

Plan adoption represents significant advancement in the long history of mutual City-County cooperation for planning areas adjacent to the expanding Fort Collins community. The adopted Plan is accompanied by an Intergovernmental Agreement and regulatory document designed to address the principles contained in the *Fossil Creek Reservoir Area Plan* and the growth management concerns of each jurisdiction.

### Outstanding features of the project include:

- ***A two-year planning process*** which began with an extensive inventory and analysis of existing conditions, assessment of goals and policies of adopted plans, and development of Geographical Information Service mapping.
- ***Establishment of a land use framework*** for the area which integrates future urban and rural residential designations, parks and open lands.
- ***A transportation plan*** which integrates existing City and County street alignments with a future travel network. The transportation component is designed to enhance connectivity between uses, while maintaining sensitivity to critical natural resource lands around Fossil Creek Reservoir. The transportation network linking facilities for not only vehicular traffic, but also for transit, bicyclists, and pedestrians.
- ***An extensive environmental assessment***, which involved a collaboration between City and County natural resources and open lands staff, consultants, and the Colorado Division of Wildlife. Future development was primarily directed



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### *Fossil Creek Reservoir Area Plan*

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away from the reservoir; a ¼-mile Resource Management Area buffer was established to protect valued habitat areas; and existing drainage ways were identified for linkages to larger open lands within the study area.

- ***Identification of a range of future park lands*** intended to serve the area – from neighborhood size parks to regional park preserves.
- ***Development of an implementation plan*** which included: amending the existing Intergovernmental Agreement for the Fort Collins Urban Growth Area, incorporating new development standards, and extending the Growth Management Area Boundary.

Plan implementation occurred concurrent with adoption by amending the Intergovernmental Agreement between both jurisdictions. The Plan also identifies a Growth Management Area – lands the municipality expects and intends to annex within a specific time period. In addition, a Cooperative Planning Area was designated, acknowledging a long-term potential growth area for the City.

A Transfer of Density Units (TDU) Program for Larimer County was initiated by establishing a program specifically for the Fossil Creek Reservoir Area. This tool, in combination with other land management strategies, provides a mechanism for establishing a community separator between Loveland, Fort Collins and Windsor. Adoption of a Transfer of Density Units (TDU) Program was not intended to occur at the time of Plan adoption, however, it is included in the proposed Implementation Action Plan.

It is the intent of Larimer County and the City of Fort Collins that the Plan and accompanying regulatory tools will be reviewed and amended, as necessary, following joint evaluations.

## Chapter 1 – Introduction

### 1.1 Purpose of the Plan

The *Fossil Creek Reservoir Area Plan* is the result of a cooperative effort between Larimer County and the City of Fort Collins. *Larimer County's Master Plan* and the Fort Collins *City Plan* indicated that this is an important area deserving more specific planning focus in order to implement *A Plan for the Region Between Fort Collins and Loveland "The Corridor Plan"*. More specifically, the objectives of the *Fossil Creek Reservoir Area Plan* are:



- To outline a vision for long-range and resource-based development, within the Fossil Creek Reservoir Area, that reflects the aspirations of Larimer County, City of Fort Collins, and adjacent municipalities, and incorporating a strategy for accomplishing that vision.
- To provide a basis for judging whether specific development proposals and public projects are in harmony with Plan policies and development standards, and consistent with Larimer County's *PLUS Master Plan* and *City Plan*.
- To allow County and City departments, other public agencies, and private developers to design projects that will enhance the character of the Fossil Creek Reservoir Area, preserve and enhance critical environmental resources, and minimize hazards.
- To provide for continuing consultation between Larimer County and the City of Fort Collins on policies and standards that are within each governmental body's jurisdiction.

## *Fossil Creek Reservoir Area Plan*

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This Plan was developed in consultation with residents, property owners, utilities and school districts as well as others interested in the future of this area. It includes proposals to allow for development at urban densities close to or within an expanded Fort Collins Growth Management Area and preservation of open land in the southern portion of the area. It also includes innovations in land use planning which, if successful, can be a model for such programs elsewhere in the County to provide for open space preservation around sensitive environmental resources.

Although the densities allowed by current County zoning form the framework for land development outlined in the Plan, there is a clear distinction between the northern and southern portions of the area with regard to assumed future densities and development type; these assumptions shaped the application of County and City policies to this Plan. Close to Fort Collins, where the land is designated for urban residential densities, the City's policies and standards acted as the basis for the *Fossil Creek Reservoir Area Plan* provisions. In the southern portion of the area, the County's approaches to development were incorporated into this Plan, including maintenance of open space and protection of the Airport Critical Zone.



### **1.2 Planning Area**

The Fossil Creek Reservoir Area includes over 5,062 acres of land. The planning area and its relation to Fort Collins' city limits is shown on the vicinity map and the existing Larimer County Zoning map at the end of this chapter.

While most of the land in the planning area is privately owned, substantial public and water and irrigation district ownerships include the Reservoir itself, the State Land Board's parcel south of the Reservoir, the sewage treatment plan site and the city-owned wetlands west of Timberline Road.

### Current Zoning

Within the Fossil Creek Reservoir Area, existing County zoning north of the Reservoir is predominantly the FA-1 Farming District, while much of the land south of the Reservoir is in the AP Airport District. Isolated parcels of multi-family zoning and commercial zoning also exist south and east of the Reservoir. Table 1-1 summarizes the acres of land within each County Zoning District in the planning area, while the map at the end of this chapter shows existing county zoning:

Table 1-1 Existing County Zoning	
Zoning District	Acres
R - Residential	19.2
FA-1- Farming	2,721.8
M - Multi-family	29.7
T - Tourist	17.5
C - Commercial	49.7
AP - Airport	771.6
Parks, Natural Areas, & Water Bodies	1,452.5
<b>Total Acres</b>	<b>5,062.0</b>

Source: Larimer County Planning Department

### 1.3 Relation to Other Plans

Although, prior to this effort, little site-specific planning has occurred for the Fossil Creek Reservoir Area itself, there are a number of plans that address issues related to development in the area. The *Fossil Creek Reservoir Area Plan* is intended to be consistent with and support implementation of these plans, including:

- The Larimer County *Partnership Land Use System (PLUS) - Master Plan*, adopted in 1997, identifies strategies for urban development, intergovernmental cooperation, transportation, open space, and natural land protection on a countywide level, balancing these environmental concerns with property rights considerations.

- Fort Collins *City Plan*, the City’s comprehensive plan, calls for a more compact urban development pattern and establishes mixed use development, activity centers, and multi-modal transportation corridors between destinations. *City Plan* also promotes creation of walkable and more livable urban environments which are connected by a framework of open lands and “green” corridors.
- The *Harmony Corridor Plan*, which enables development of a major employment center just north of the Fossil Creek Reservoir Area, expanding the need and market for residential and mixed-use development in the southeast portion of the City.
- *A Plan for the Region between Fort Collins and Loveland (the "Corridor Plan")*, designates land to be protected as open space, maintaining a permanent separation between Fort Collins and Loveland, which suggests higher urban density in the Fossil Creek Reservoir Area and calls for an investigation of the TDU Program as an important implementation tool.
- City and special district plans for parks, schools and other community facilities, particularly in the southeastern portion of the city.

## **1.4 Planning Process**

The substantive planning effort for the Fossil Creek Reservoir Area began in the Spring of 1996 when the Fort Collins City Council invited Larimer County to cooperate in planning for this area. The process included:

- |                                 |                                   |
|---------------------------------|-----------------------------------|
| • Project Start-up              | • Preferred Alternative Selection |
| • Analysis                      | • Land Use Framework              |
| • Issues and Options Assessment | • Implementation                  |
| • Sketch Plan Alternatives      | • Adoption of Plan                |

A technical committee, composed of County and City staff, met frequently during the process. A committee composed of the Fort Collins Council Growth Management Committee and representatives from the Board of County Commissioners also met periodically to review progress on the Plan and provide policy direction. The adoption process by the County and City followed the sequence shown in Table 1-2:

***Fossil Creek Reservoir Area Plan***

<b>Table 1-2 Public Outreach Schedule - Key Dates and Plan Adoption Sequence.</b>	
<b>Date</b>	<b>Event</b>
August 10, 1996	Open House Orientation.
January 6, 1997	Open House Plan Alternatives.
March 10, 1997	Open House Preferred Plan.
November 3, 1997	Joint Study Session between Larimer County and Fort Collins.
January 12, 1998	Joint Study Session between the Board of County Commissioners and the Fort Collins City Council.
February 5, 1998	Open House – Plan and Implementation.
March 2, 1998	Joint Public Hearing between the Board of County Commissioners, Larimer County Planning Commission, Fort Collins City Council, and Fort Collins Planning & Zoning Board.
March 16, 1998	Board of County Commissioners Plan Recommendation.
March 17, 1998	Hearing – Fort Collins City Council – Plan Adoption.
March 23, 1998	Board of County Commissioners – Adoption of Regulations.
March 25, 1998	Larimer County Planning Commission Plan Adoption / Recommendation of Regulations.

Opportunities for additional public review and comment continued throughout the adoption process and prior to implementation of the Plan by the Larimer County Board of Commissioners and the Fort Collins City Council. Additionally, the Larimer County Planning Commission and the Fort Collins Planning and Zoning Board both reviewed the Plan during public meetings held prior to recommending action to the Board of County Commissioners and to the Fort Collins City Council. Following adoption of the *Fossil Creek Area Reservoir Plan*, a revised Intergovernmental Agreement, including regulation processes and tools to implement the Plan, will be considered by Larimer County and by the City of Fort Collins.

**Plan Development Process**

Three sketch plans were originally prepared to show alternative approaches regarding development in the area:

- A market-based plan, focused around a proposed, traditional residential subdivision in the northern portion of the area.
- A plan based on the land uses identified for the area in the *Fort Collins Structure Plan*.
- A plan emphasizing a relatively self-supporting residential neighborhood, with a centrally-located neighborhood commercial center and an emphasis on internal connections and links to the rest of the City.

### **Land Use Plan**

Based upon continued input from the technical committee and the community the Land Use Framework Plan emerged. The Plan establishes a basic arrangement of uses to respond to residents' concerns; however, these changes have been tempered by the need to be consistent with and respond to the policy directions of the County's *Master Plan* and *City Plan*.

### **Plan Implementation**

As the Land use Framework Plan was refined, Plan implementation strategies were developed toward the end of the planning process, prior to adoption.

## **1.5 Organization of the Plan**

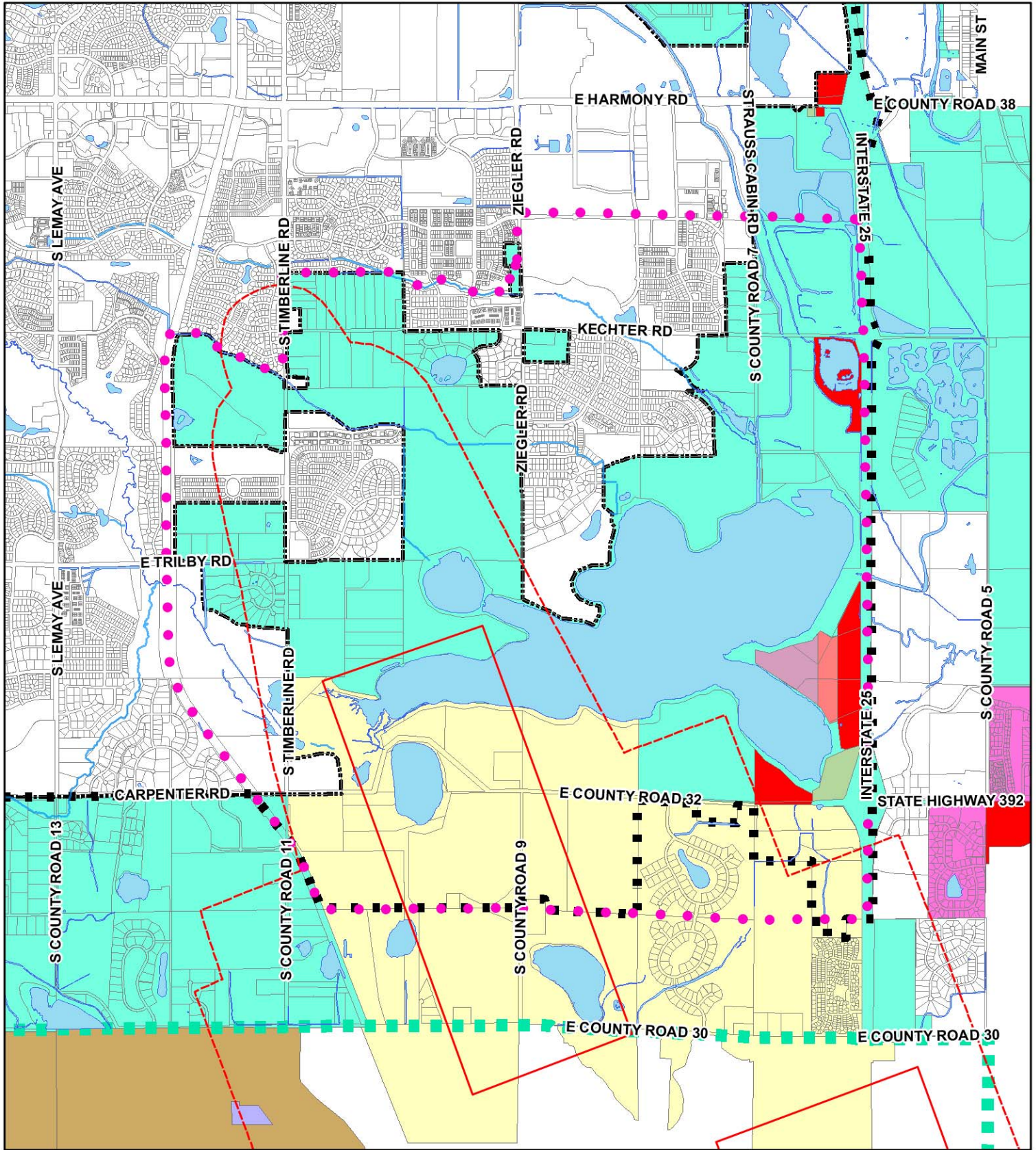
### **Plan Sequence**

The *Fossil Creek Reservoir Area Plan* is organized to provide an overview of the Plan's direction, followed by closer examination of specific provisions. The Plan chapters that follow include:

- Land Use Framework – Chapter 2
- Transportation – Chapter 3
- Natural Areas and Open Lands – Chapter 4
- Parks, Schools, and Other Community Facilities – Chapter 5
- Implementation – Chapter 6
- Appendix

The Policies will be numbered by using a combination of letters and numbers, such as FC-LUF-1, meaning Fossil Creek Reservoir Area Plan (FC) - Land Use Framework or chapter name (LUF) - the actual policy number (1).

# Fossil Creek Reservoir Area Existing Larimer County Zoning



**Legend**

- |              |             |                        |                              |     |    |
|--------------|-------------|------------------------|------------------------------|-----|----|
| GMA          | Parcels     | Project Boundary       | <b>Larimer County Zoning</b> | FA  | PD |
| Loveland GMA | Streams     | Airport Critical Area  | AP                           | FA1 | R  |
| WaterBodies  | City Limits | Airport Influence Area | C                            | M   | T  |
|              |             |                        | E1                           | O   |    |

September 19, 2006





## Chapter 2 – Land Use Framework Plan

### 2.1. Introduction.

**2.1.1. Development Concepts Overview.** The proposed Land Use Framework Plan builds on the directions established in *City Plan* and the *Larimer County Master Plan*. Both of these plans emphasize compact urban form, with a clear distinction between urban and rural areas and a balance between urban development and rural conservation. The *Fossil Creek Reservoir Area Land Use Framework Plan* is intended to support and implement these community-wide concepts, yet at a more detailed neighborhood level. The policies enumerated in this Plan are intended to be utilized with the principles and policies found in Appendix A of this document in support of the policies contained in the adopted City and County Plans.



#### **Land Use Framework Plan Objectives:**

- a. Build a self-supporting group of neighborhoods with a full complement of parks, schools and community facilities, linked by open space systems, consistent with the County's *Master Plan* and Fort Collins' *City Plan, Principles and Policies*.
- b. Provide for protection of sensitive wildlife habitat around the Reservoir, as well as with standards for that habitat conservation.
- c. Provide neighborhood centers as a focal point for neighborhood activity. Provide a Neighborhood Commercial Center to serve surrounding

- neighborhoods including a grocery store or supermarket and other neighborhood oriented retail services.
- d. Link the area to other districts and neighborhoods, encourage walking and bicycling, and accommodate transit service to the Neighborhood Commercial Center and other neighborhood centers.
  - e. Complement, but do not compete with, development in the Harmony Corridor.
  - f. Provide a "Transfer of Density units" (TDU) program in which development units may be transferred from the region between Fort Collins and Loveland to the Receiving Area portion of the *Fossil Creek Reservoir Area Plan*, depicted on the TDU Sending and Receiving Area Map, located at the end of Chapter 6.
  - g. Achieve higher densities where they are appropriate and feather to lower densities as development nears Fossil Creek Reservoir.

The Land Use Framework Plan is grounded in planning concepts that have emerged during the concurrent long range planning efforts undertaken by the County and the City of Fort Collins.

**2.1.2. Land Use.** The Land Use Framework Plan, shown on the map at the end of this chapter, balances urban development with conservation of natural resources and compatibility with existing development in the area. Mixed-use Neighborhood development is concentrated in the northern portion of the area. The area around and south of the reservoir is largely identified as a resource management area targeted primarily for implementing strategies to protect the area from development. Estate Residential development will provide the transition from the more intensive development in the north to rural residential in the south. The Land Use Framework Plan also identifies the area's existing and future street system, which is described in detail in Chapter 3, Transportation. Regional and neighborhood parks are located according to the standards articulated in Larimer County's *Mater Plan*, *City Plan*, and the *Fort Collins Parks and Recreation Master Plan*. Table 2-1 summarizes development at build-out under the Plan's proposals, including the number of housing units and estimated population.

**2.1.3. Natural Resource Protection.** One of the primary purposes of the *Fossil Creek Reservoir Area Plan* is to protect the area's sensitive wildlife habitat and to maintain and enhance the Fossil Creek Reservoir as a component of the regional open lands system. Sensitive wildlife areas of the reservoir include, but are not limited to, the heronries, bald eagle winter night roosts and hunting perches, shorebird nesting habitat, pelican feeding and resting areas, and wetlands. The need to protect these unique wildlife habitats, to provide opportunities for passive recreation and interpretive education, and to provide

other open lands in the Fossil Creek Reservoir Area have previously been identified in a number of documents, including the *Larimer County Parks Master Plan*, *A Plan for the Region Between Fort Collins and Loveland*, *Fort Collins City Plan*, *Fort Collins Natural Areas Policy Plan*, and *Fort Collins Parks and Recreation Policy Plan*. These plans recognize the Fossil Creek Reservoir Area as an important constituent of the open land corridor between Fort Collins and Loveland.

**2.2. Land Use Classifications.** (Revised by Resolution 99-015, February, 1999)

**2.2.1. Introduction.** The Land Use Framework Plan identifies various land use classifications including mixed-use neighborhoods, a medium density mixed-use neighborhood with neighborhood commercial center at its core, estate residential, farming, airport, tourist, commercial, multi-family, and residential. Table 2-1 summarizes the acreage and potential development under each land use classification, based on assumptions regarding likely densities and limitations. Implementation mechanisms which will be used to achieve the densities and uses specified in the land use classifications are identified in Chapter 6, Implementation.

*Fossil Creek Reservoir Area Plan*

<b>Table 2-1 Land Use Area / Dwelling Unit Calculations - 1998 (inside study area)</b>				
<b>Land Use</b>	<b>Gross Acres</b>	<b>Net Acres (15%)</b>	<b>DU /Acre Minimum</b>	<b>Total DUs</b>
<b>New Urban Residential:</b>				
Medium Density Mixed-Use Neighborhoods	20.0	17.0	12.0	204.0
Mixed-Use Neighborhoods at 5 units per acre	53.0	461.5	5.0	2,307.5
Mixed-Use Neighborhoods at 3 units per acre	572.0	486.2	3.0	1,458.6
Estate Residential	646.0	549.1	0.5	274.5
<b>Subtotals:</b>	<b>1,791.0</b>	<b>1,522.4</b>	<b>9.5</b>	<b>4,244.6</b>
<b>County Zoning Districts:</b>				
FA-1 Farming	892.8	NA	0.5	465.4
AP - Airport	771.6	NA	0.5	385.8
T - Tourist	17.5	NA	NA	
C - Commercial	87.7	NA	NA	
MF - Multi-Family	29.7	NA	NA	
R - Residential	19.2	NA	NA	
<b>Subtotals:</b>	<b>1,818.5</b>	<b>NA</b>	<b>1.0</b>	<b>851.2</b>
<b>Others:</b>				
Neighborhood Commercial Center	10.0	NA	NA	
Regional Park	473.8	NA	NA	
City-Owned Natural Area	188.8	NA	NA	
Open Water Bodies	789.9	NA	NA	
<b>Total Acres:</b>	<b>5,062.0</b>		<b>Total DU:</b>	<b>5,095.8</b>

Source: City of Fort Collins, Advance Planning Department

**2.2.2. Neighborhoods.** The Fort Collins *City Plan* supports the development of new neighborhoods that are conducive to walking, bicycling and transit use, and that provide an internal mix of uses and housing types. Consistent with *City Plan* policies, the Land Use Framework Plan promotes these community design objectives and provides for a mix of residential neighborhoods. Proposed neighborhoods are arranged on a street network that enables pedestrian and bicycle connections, and each is focused on a neighborhood center combining elements such as a park, school, community facility, or small-scale neighborhood-oriented commercial facilities. Neighborhood centers are to bring together the residents of the Fossil Creek Reservoir Area neighborhoods. Whether for visiting the park, attending the elementary school, participating in a day care center or other activity at a neighborhood facility, or buying a convenience item, residents should find that the neighborhood center meets numerous every day needs.

A medium density mixed-use neighborhood is shown in conjunction with a Neighborhood Commercial Center west of Timberline. This neighborhood is intended to be a place for attached and multi-family housing within easy walking distance of transit and a neighborhood commercial center. This neighborhood will form a transition and a link between surrounding neighborhoods and the commercial center with a unifying pattern of streets and blocks. Buildings, streets, bike and walking paths, and outdoor spaces will be arranged to create an inviting and convenient living environment.

Recommended amendments to the intergovernmental agreement accompanying this Plan will specify neighborhood design and urban development.

The land uses and densities proposed in the Plan are consistent with *City Plan*. The Fossil Creek Reservoir Area is considered a part of the future urban area of Fort Collins. The Plan provides for a mix of urban and estate lots, with a general transition from higher densities near Harmony Road to lower densities near the reservoir.

New urban residential neighborhoods abutting existing County large lot subdivisions, presently exist throughout the City, and as a whole, establish a range of densities that reflect the character of Fort Collins. Existing County large lot subdivisions have been designated "Estate Residential" for the purpose of maintaining the existing larger-lot character of these properties. This will allow for increased densities of between ½ to 2 acre lots for proposed future subdivisions. As development occurs next to existing large lot developments, the County and City staff will work with the property owners to maintain adequate compatibility between existing and future uses.

The residential component of the Land Use Framework Plan addresses the following issues:

- What should be the mix of housing types?
- How should densities be regulated?
- Should clustering be encouraged and, if so, where?
- How can residential development occur in ways that protect the environment and are consistent with the character of existing development both within and adjacent to the Fossil Creek Reservoir Area?

**2.2.3. Residential Uses in FA-1/AP Designation.** This land use classification designates those areas where cluster development would be permitted, similar to the rural conservation development designated in the Larimer County *Master Plan*. These areas are located in the northeast portion of the Fossil Creek Reservoir Area and south of County Road 32, as shown on the map at the end of Chapter 1.

**2.2.4. Neighborhood Commercial Center.** The neighborhood Commercial Center is intended to be a mixed-use commercial core area anchored by a grocery store or supermarket and a primary transit stop. The main purpose of this center is to meet consumer demands for frequently needed goods and services, with an emphasis on serving the surrounding neighborhoods including a medium density mixed-use neighborhood. In addition to retail and services, the center may include small civic facilities, day care, and dwellings.

**2.2.5. Resource Management Area.** Much of the surrounding Fossil Creek Reservoir Area lands are designated for close management of natural resources. This designation was based on a variety of considerations, including:

- Presence of wetlands, critical habitat areas (particularly water bird nesting sites and bald eagle roosting sites), airport noise impact, and hazard areas.
- Implementation of *A Plan for the Region Between Fort Collins and Loveland* which calls for protection of important natural resource habitat around and south of the reservoir.
- Access limitations.

The Land Use Framework Plan designates a Resource Management Area  $\frac{1}{4}$  mile wide around the Fossil Creek Reservoir, including Duck Lake – bounded on the west by Timberline Road, on the south by County Road 32, and on the east by Interstate-25. A resource management study and plan would be required prior to development approval within this Resource Management Area. The  $\frac{1}{4}$  mile boundary on the north is measured from the shoreline of the reservoir, as

defined by the property line of the reservoir, approximately 50 to 80 feet above the high water line.

Within the Resource Management Area development is discouraged. Proposed developments will be required to prepare resource management plans. These plans will identify, in detail, any natural resources on the development site, and then present design and regulatory options for their protection. Procedures for development in the Resource Management Area and for resource management plans are described in detail in Chapter 4, Natural Areas and Open Lands.

**2.2.6. Mixed-Use Commercial Interchange.** The southeastern portion of the planning area, including land north and south of the interchange of Interstate-25 and County Road 32, is currently zoned for higher density and non-residential uses. The northern portions are included in the Resource Management Area resulting in considerable environmental and infrastructure constraints for new development or use under the existing multiple zoning districts. These issues will need to be resolved in a joint planning effort involving the County, adjacent municipalities, and affected landowners. (See references to the Cooperative Planning Area, Chapter 6.) A regional bikeway route connects to a bikeway trail that runs through the planning area, encircles the reservoir, and links to the Poudre River Bikeway. Both Larimer County and the City of Fort Collins have identified a future Interstate-25 Corridor Study Project, which includes the Interstate-25 and County Road 32 interchange area in the analysis. Any development applicant in this area will need to include a Master Plan and Resource Management Plan for the project.

**2.2.7. Transfer of Density Units.** The *Fossil Creek Reservoir Transfer of Density Units (TDU) Program*, adopted September 22, 1998, by the Larimer County Board of Commissioners, provides landowners the means to transfer development potential from one parcel of land to another. The purpose is to guide future growth in the County toward areas designated for higher density development, and away from areas that have important community values. Its goals are to promote the preservation of agriculture, open space, scenic vistas, natural and environmental resources, and recreational lands.

The TDU program establishes a procedure to evaluate the development potential of a parcel and translate it into tradable units, or TDU's. Lands within the Fossil Creek TDU program area fall within either the "Sending Area" or the "Receiving Area". Higher residential densities required by this Plan are located in the Receiving Area, which consists of approximately 900 acres north of Fossil Creek Reservoir. The remainder of lands covered by this Plan are in the Sending Area. (See the TDU Sending/Receiving Areas Map, at the end of Chapter 6.)

### **Receiving Area**

Landowners who choose to develop must either cluster residential development without using TDUs or may develop by acquiring TDUs. A landowner or developer in the Receiving Area may bargain to arrive at a fair market price for TDUs with any willing seller in the Sending Area holding a TDU certificate. To develop in the Receiving Area without using TDUs, the landowner or developer must have the County Planning Department determine an acceptable range of dwelling units allowed for the parcel, this number will be based on County zoning and site constraints. Dwelling units must be clustered to meet land use and density requirements with any remaining developable land being designated for “future development”, and developed only by transferring TDUs from Sending Areas. Larimer County Planning Department is the primary contact for landowners and developers with land in the Receiving Area.

### **Sending Area**

Landowners in Sending Areas who wish to be compensated for limiting or foregoing the development of their land can sell transferable density units to buyers in the Receiving Area. The TDU Administrator evaluates the parcel to determine the number of transferable density units, or basic allowable TDUs. Factors that may increase the number of TDUs include lands providing: significant natural resource values, important community buffers, agricultural land preservation values, recreational trails or wildlife migration routes, significant historic sites, or environmental education opportunities. Conditions that may decrease the number of TDUs include parcel size (less than 40 acres), physical or public utility limitations of the parcel which limit development potential, and distance from existing development. Sending area sites that are outside the Fossil Creek Reservoir planning area were designated separately and are not a part of the *Fossil Creek Reservoir Area Plan*.

For additional information on the *Fossil Creek Reservoir Area Transfer of Density Units Program* contact the Larimer County Planning Department.



### **2.2.8. Public Facilities and Services**

**Public/Institutional.** Schools and publicly-owned sites used for provision of public services, such as the sewage treatment plant or other land owned by an irrigation or sanitation district.

**Parks.** Neighborhood parks and a "commons" or public open space in the neighborhood center. This designation also includes a proposed regional park south of Fossil Creek Reservoir, to be cooperatively developed and managed by Larimer County and the cities of Fort Collins and Loveland.

**Special Area Designations.** Several designations have been identified, which modify uses or development standards permitted by the base land use classification, based on environmental planning considerations. One of these designations, the Resource Management Area, is unique to the Fossil Creek Reservoir Area.

**Resource Management Area.** The area within one-quarter mile of Fossil Creek Reservoir and Duck Lake, within which a Resource Management Plan will be completed as identified with Plan implementation.

**Wetlands.** This designation includes all "jurisdictional" wetlands, meeting Federal criteria for a Section 404 permit issued by the Army Corps of Engineers, or other wetlands meeting the broader criteria of the U.S. Fish and Wildlife Service. Development is not permitted in areas designated as wetlands.

**Airport Critical Area.** Areas subject to hazards from aircraft takeoff and landing activities. Certain restrictions on development would be imposed within the airport critical area consistent with state policy, and cooperative implementation action between Larimer County and the cities of Loveland and Fort Collins.

### **2.3. Land Use Policies.**

These Land Use Policies have been developed to guide development of residential neighborhoods in the Fossil Creek Reservoir Area, as well as other non-residential and natural resource areas. Neighborhood policies supplement those found in the Larimer County *Master Plan* and in *City Plan*; although they are based on the policy directions established in those plans, they are tailored to the particular conditions of the Fossil Creek Reservoir Area. The residential policies establish minimum densities for Estate and Low Density neighborhoods, but, measures needed to achieve these densities will depend on the implementation direction selected.

### **2.3.1. Neighborhood Policies**

**FC-LUF-1 Community Design.** New urban development will be required to be consistent with the principles and policies for community design and new residential neighborhoods established by the Fort Collins *City Plan*.

**FC-LUF-2 Rural Residential.** Areas currently zoned FA-1 and AP-Airport which are not designated for urban residential are included in potential sending areas in the proposed TDU program. However, if developed they should be developed at residential densities consistent with the rural conservation development policy contained in the Larimer County *Master Plan*. The AP-Airport zoning south of County Road 32, adjacent to the I-25 Interstate exchange remains designated a mixed-use area as denoted in *A Plan for the Region Between Fort Collins and Loveland, "The Corridor"*.

**FC-LUF-3 Mixed-Use Neighborhoods.** These neighborhoods will consist of a mix of housing types near parks, schools, and a neighborhood center. The density will be a minimum overall average of either 3 or 5 units per acre, with an overall maximum of 8 dwelling units per acre, and maximum of 12 units per acre for any single phase. This residential classification will require design and development standards agreed upon by both Larimer County and the City of Fort Collins. The method of calculating density is shown in Appendix A.

**FC-LUF-4 A Medium Density Mixed-Use Neighborhood.** A medium density mixed use neighborhood will be located in conjunction with a neighborhood commercial center on the west side of Timberline Road approximately 1½ miles south of Harmony Road. This neighborhood will be approximately 20 acres in size, shaped to generally wrap around the Neighborhood Commercial Center to form a transition and a link to surrounding mixed-use neighborhoods. The density will be a minimum overall average of 12 units per acre, with a minimum of 7 units per acre for any single phase in a multiple-phase plan. Buildings will be limited to 2½ stories in height. This residential classification will require design and development standard agreed upon by both Larimer County and the City of Fort Collins. The method of calculating density is shown in Appendix A.

**FC-LUF-5 Relationships and Transitions at Edges of Neighborhood Development.** Where a new neighborhood develops next to existing lower-density residential development, the neighborhood design and layout should complement the established patterns of buildings and outdoor spaces along the edge, with no drastic and abrupt increase in the size of buildings or intensity of building coverage.

**FC-LUF-6 Estate Residential.** Neighborhoods in this area will consist of single family homes on larger lots than those found in mixed-use residential neighborhoods. The Land Use Framework Plan calls for Estate development north and west of the reservoir, providing a gradual transition between urban development and open lands. Estate areas will vary from lots between one-half and one acre in size, to lots of up to five acres or more, with overall gross density ranges from .5 to 2 units per acre. This category provides for large lot single family residential development of the type already found in the northwestern portion of the study area. The Estate Residential classification will require design and development standards agreed upon by both Larimer County and the City of Fort Collins.

**2.3.3. Neighborhood Centers Policies.** These policies are based on *City Plan* policies for neighborhood centers, with specific attention to individual market and development conditions in the Fossil Creek Reservoir Area. They enable development of a range of nonresidential uses in the area and identify the appropriate character of development.

**FC-LUF-7** Neighborhood centers will be incorporated within new development, located for convenience to residential areas – preferably within walking or bicycling distance of most homes.

**FC-LUF-8** Land uses in a Fossil Creek Reservoir Area neighborhood center may include: a park or commons, one of the area’s elementary schools, a church, a community facility such as a day care center and/or recreation facility, and limited convenience retail shops, small professional offices, clinics, or other small businesses.

**2.3.4. Neighborhood Commercial Center Policies.**

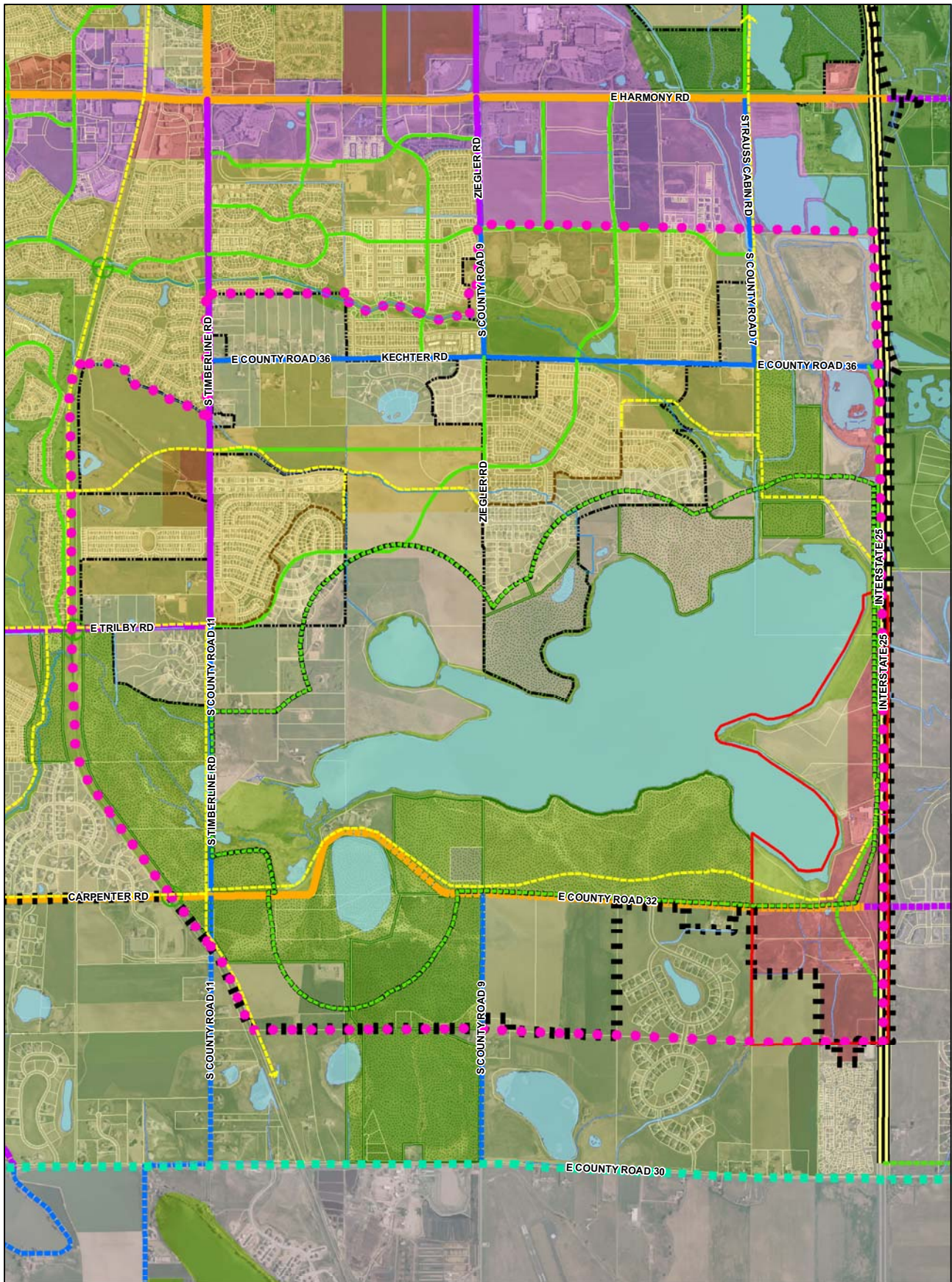
**FC-LUF-9** Designated space for a neighborhood commercial center approximately 10 acres in size will be located on the west side of Timberline Road approximately 1½ miles south of Harmony Road.

**FC-LUF-10** A grocery store or supermarket will be encouraged as the anchor for this center, and the center may also include shops, offices and clinics, services, civic uses, residential (such as lofts or apartments) and some limited auto-related services.

**FC-LUF-11** Buildings will be limited to 2½ stories in height.



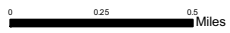
# Fossil Creek Reservoir Area Land Use Framework Plan



### Legend

- |  |  |   |   |   |
|--|--|---|---|---|
| <ul style="list-style-type: none"> <li> GMA</li> <li> City Limits</li> <li> Resource Management Area</li> <li> Parcels</li> <li> Project Area</li> <li> Proposed Trail</li> <li> Existing Trail</li> </ul> | <ul style="list-style-type: none"> <li> Natural Areas</li> <li> Streams</li> <li> Lowland GMA</li> <li> WaterBodies</li> <li> Unified Development Plan Needed</li> <li> Potential Grade Separated Rail Crossing</li> <li> Potential Interchange</li> </ul> | <ul style="list-style-type: none"> <li> Collector 2 Lanes</li> <li> Arterial 2 Lanes</li> <li> Arterial 4 Lanes</li> <li> Major Arterial 6 Lanes</li> <li> Interstate</li> <li> Collector 2 Lanes - Outside GMA</li> <li> Arterial 2 Lanes - Outside GMA</li> <li> Arterial 4 Lanes - Outside GMA</li> <li> Major Arterial 6 Lanes - Outside GMA</li> </ul> | <h4>Structure Plan</h4> <h4>Land Use</h4> <ul style="list-style-type: none"> <li> Commercial Corridor District</li> <li> Neighborhood Commercial District</li> <li> Employment District</li> <li> Urban Estate</li> <li> Low Density Mixed-Use Neighborhoods</li> </ul> | <ul style="list-style-type: none"> <li> Medium Density Mixed-Use Neighborhoods</li> <li> Rural Lands</li> <li> Community Separator</li> <li> Open Lands, Parks and Stream Corridors</li> <li> Poudre River</li> <li> Adjacent Planning Areas</li> </ul> |
|--|--|---|---|---|

Adopted: March 28, 1998  
 Amended: February 18, 1999  
 City Council Amended: May 18, 1999  
 City Council Amended: September 19, 2006



## Chapter 3 – Transportation

Transportation needs in the Fossil Creek Reservoir Area are inextricably connected to city, county, and regional transportation systems. Transportation planning considers land use planning needs, as well as area-specific issues.

Transportation planning in the area is based on the *North Front Range Regional Transportation Plan*, which included forecasts of future trip increases for the region. This plan forms the basis for the improvements shown in the *City of Fort Collins Master Street Plan* and the proposed Larimer County Transportation Plan. Because the *Fossil Creek Reservoir Area Plan* calls for development above that projected for the area in the *North Front Range Plan*, additional improvements not included in either the regional or the citywide plan are proposed for the Fossil Creek Reservoir Area; however, these recommended improvements are consistent with the street classifications in the *City of Fort Collins Master Street Plan*, and are projected to operate at the levels of service defined in the City's Multi-Modal Level of Service Manual. For Transportation Plan, see map at the end of this chapter.

### 3.1 Existing Transportation System

The Fossil Creek Reservoir Area is currently served by a network of roadways, primarily providing access to Fort Collins. Most of the area's roadways are currently two-lane paved or unpaved rural roads, with the exception of the four-lane Harmony Road arterial and I-25 immediately to the east of the area. The area has interchanges with I-25 at County Road 32 to the south and Harmony Road to the north.

The primary bicycle route serving the area is an on-street route along Timberline Road. In addition, bicyclists use several of the low traffic roadways in the area.

There is currently no regular transit service to the area. The nearest service is a TransFort bus route that services Harmony Road west of County Road 9, approximately one mile to the north.

#### Issues

In identifying transportation improvements, the *Fossil Creek Reservoir Area Plan* identified several issues of concern for providing adequate circulation within the area and to other parts of Fort Collins:

- How can the Fossil Creek Reservoir Area best be integrated into the county and citywide transportation systems?

- What transportation service standards should govern land use decisions?
- How should transit access and bicycle and pedestrian circulation be provided?
- What measures are needed to ensure adequate access to community facilities and emergency access?

### **3.2 Transportation Planning Process**

The transportation planning process is summarized below. A full description of the process is included in the *Fossil Creek Planning Area Transportation Evaluation (November 1996)*, prepared by Feldsburg Holt and Ullevig and available from Larimer County or the City of Fort Collins.

#### **Traffic Forecasting**

Increased traffic in the Fossil Creek Reservoir Area was forecasted by combining future traffic levels projected for the area specified in the North Front Range Regional Model with vehicle trips that would be generated by full build out of the *Fossil Creek Reservoir Area Plan*. Vehicle trips generated were estimated by multiplying trip generation rates for each type of development to the projected amount of each type of new development.

Trip generation estimates result in an estimated total of 41,400 vehicle trips per day from the Fossil Creek Reservoir Area at build out. Almost 4,320, or 10.4 % of these trips, would occur at the evening peak hour and 3,326, or 8% of these trips would occur in the morning peak hours.

#### **Trip Distribution**

The proportion of trips from the Fossil Creek Reservoir Area to seven subareas of the region were obtained from the North Front Range Regional Model. The destinations of these trips were then proportioned among nine potential roadway routes to or from the area. The resulting trip distribution estimates for Fossil Creek Reservoir Planning Area vehicle trips entering or leaving the area are shown on Table 3-1. Based on this distribution, estimated trips were assigned to the area's arterial and connector streets, forming the basis for the proposed circulation system.

<b>Table 3-1 Fossil Creek Reservoir Area Trip Distribution</b>		
<b>Direction</b>	<b>Daily Trips</b>	<b>Percent of Total</b>
North I-25	8,280	20%
North County Road 9	2,070	5%
North Timberline Road	6,210	15%
West Harmony Road	8,280	20%
West Trilby Road	4,140	10%
West County Road 32	2,070	5%
South I-25	6,210	15%
East County Road 32	2,070	5%
East Harmony Road	2,070	5%
<b>Totals</b>	<b>41,400</b>	<b>100%</b>

Source: Transportation Department, City of Fort Collins

### **3.3 Street Network and Functional Classifications**

The Transportation Plan map at the end of this chapter, shows the future arterial, collector, and connector/local street network for the Fossil Creek Reservoir Area, including the number of through lanes and functional street classifications. Classifications are based on the street classification system in the *City of Fort Collins Master Street Plan*. Primary streets fall either within the category of arterial - which provide access between the Fossil Creek Reservoir Area and other parts of the city or county - or collectors - providing for circulation within Fossil Creek's residential neighborhoods. Specifications for the City's functional street classifications are described in Appendix B and in the City's *Design and Construction Criteria, Standards and Specifications for Streets, Sidewalks, Alleys and Other Public Ways*. Street patterns and connectivity standards are described in Article 3, Section 6.3 of the City's *Land Use Code*.



## **Street Improvements**

Recommended street improvements in the Fossil Creek Reservoir Area include:

- Harmony Road is programmed by the City to be expanded to six lanes over the long term. As traffic levels increase, it may be desirable to limit left turns and crossing movements to signalized intersections. County Road 7 is recommended for signalization when traffic volumes meet signal warrants.
- Timberline Road will be expanded to four lanes through the urbanized portion of the Fossil Creek planning area. The transition from a four-lane to a two-lane roadway is recommended to occur at Trilby Road.
- County Road 36 is planned as a two-lane minor arterial street through a low density residential area, connecting Timberline Road on the west with County Road 7 on the east. The County Road 36 intersection with Timberline Road will be evaluated for signalization upon substantial Fossil Creek build-out.
- A Central East-West Roadway, approximately mid way between the Trilby Road and County Road 36 alignments, is planned as an east-west access street through the center of the Fossil Creek development area. This roadway will be a Collector street.
- Trilby Road is planned to be extended into the study area as a local street.
- County Road 32 is shown on the *Fort Collins Master Street Plan* as a future four lane arterial through and west of the study area. A two-lane rural roadway cross-section will be adequate to accommodate traffic demands from the Fossil Creek development; the potential need for future widening to four lanes would be primarily a function of development levels west and south of the Fossil Creek study area.
- County Road 9 between County Road 36 and approximately 1/8 mile south of Harmony Road will be a minor arterial road connecting to a four lane arterial road as it intersects Harmony Road.
- County Road 7 is recommended to be a Minor Arterial street extending north from County Road 36 to Harmony Road.
- Pending further analysis based on development identified in a Master Plan for the area's southeastern corner, I-25 Frontage Road will be expanded to a two-lane Collector street, with appropriate turn lanes at development access points and at cross-streets. The frontage road is recommended to be realigned to the west at its intersection with County Road 32, which has potential to warrant signalization as

development occurs, to allow better intersection spacing between the frontage road intersection and I-25 ramp terminal intersections.

- Other Collector / Connector Streets are presumed to be two-lane streets with turn lanes as appropriate at intersections with minor arterial and other collector / connector streets. The street alignments shown on the Plan are to indicate the approximate location of collector, connector, and local streets; and the exact locations of arterial streets. The collector, connector and local streets will be designed to fit the character of the neighborhood, the projected impact of the proposed travel behavior, and any existing conditions which will affect the construction of the roadway. More detailed evaluation will be required as specific development areas are designed. Street cross-sections can be selected at that time based on Fort Collins standards and decisions about inclusion of on-street parking on particular streets.

### **Level of Service**

Congestion on roadways is measured in terms of Level of Service (LOS) A through F, with LOS A representing completely free traffic flow and LOS F representing very high congestion levels, where the number of vehicles meets or exceeds the roadway's capacity. The *North Front Range Regional Transportation Plan* sets a LOS threshold D for the region; the *City of Fort Collins Multi-Modal Level of Service Manual* presents a range of acceptable LOS, including E being acceptable for commercial arterial streets, D being acceptable for commercial collectors or residential major arterial streets, and C being acceptable for residential minor arterial and collectors.

The roadway system as proposed for the Fossil Creek Reservoir Area will provide a circulation system that meets all applicable level of service (LOS) standards. At build out, two street segments are projected to operate at LOS D:

- Harmony Road, between County Road 9 and I-25.
- The two lane segments of County Road 9, North of County Road 36.

All other roadways in the vicinity of the study area are forecast, at a planning level, to operate at LOS C or better.

### **Bicycle Routes**

The central east-west street and County Road 36 will both be designated as on-street bicycle routes, connecting the core neighborhood area to Timberline Road. The I-25 frontage road is also recommended as an on-street bicycle route through the study area, consistent with the *Fort Collins Bikeway Map*. In addition, off-road pedestrian / bicycle

trails are recommended through the open space / park areas surrounding the Fossil Creek Reservoir, as shown on the *Fort Collins Bikeway Map* and the Land Use Plan.

### **Transit Service**

With its residential development and proximity to the Harmony Road employment areas, the Fossil Creek Reservoir Area will have a high transit ridership potential. TransFort bus service should be extended to service the area; a potential route could enter the area on Harmony Road and follow a loop consisting of Timberline Road, County Road 36, County Road 7, and Harmony Road.

## **3.4 Transportation Policies**

Seven policies have been identified to provide a basis for street improvements in the Fossil Creek Reservoir Area. In addition to establishing linkages by defining the physical requirements for new streets, the policies identify the level of service standards that will form the basis for impact analysis from new development. Transportation policies also define requirements for transit service, pedestrian connectivity and bicycle use. The policies are consistent with *City Plan*, expanding on the transportation and community design policies to meet the needs of the Fossil Creek Reservoir Area.

**FC-T-1 Street Location and Design.** Locate streets according to the general alignments shown on the Land Use Plan, and design them to be consistent with the City's street standards, connectivity standards in the City's *Land Use Code* and the proposed Intergovernmental Agreement.

**FC-T-2 Level of Service Standards.** Strive to maintain Motor Vehicle Level of Service (LOS) "C" on residential streets and LOS "D" or better on arterial and collector streets and at all intersections. *City Plan* does not set specific standards, but these LOS standards are consistent with County policy and City practice, as well as with the *Multi-Modal Level of Service Manual*.

**FC-T-3 Street Connectivity and Pedestrian Linkages.** In addition to the policies in *City Plan*, provide for street connectivity and pedestrian linkages by:

**FC-T-3.1** Providing at least two access points to existing local or collector streets for each 10 acres of new development.

**FC-T-3.2** Providing for both intra- and inter-neighborhood connections to knit developments together rather than forming barriers between them.

**FC-T-4 Transit Service.** Work with TransFort to extend transit service to the Fossil Creek Reservoir Area when the area has reached at least 50 percent of build out in order to provide service within a quarter mile of all residents, reduce dependence on the automobile, and improve mobility within the urban area consistent with city-wide transit policies.

**FC-T-5 On-Street Bicycle Lanes.** Designate specific bike routes within the new neighborhoods and on the new central east-west arterial and County Road 36, consistent with city-wide policies on bicycle facilities and system design (*City Plan* Policies T-4.1 and T-4.2). The I-25 frontage road also is recommended as an on-street bicycle route through the area. Require secure, bicycle parking facilities in new multi-family residential and commercial development at a ratio of at least 5 bike spaces per 100 car spaces. Promoting bicycle use will make it safer for children to ride bicycles to school and park and recreation areas, if both riders and driver are made aware of routes. Bicycle promotion will also help provide access to the reservoir.

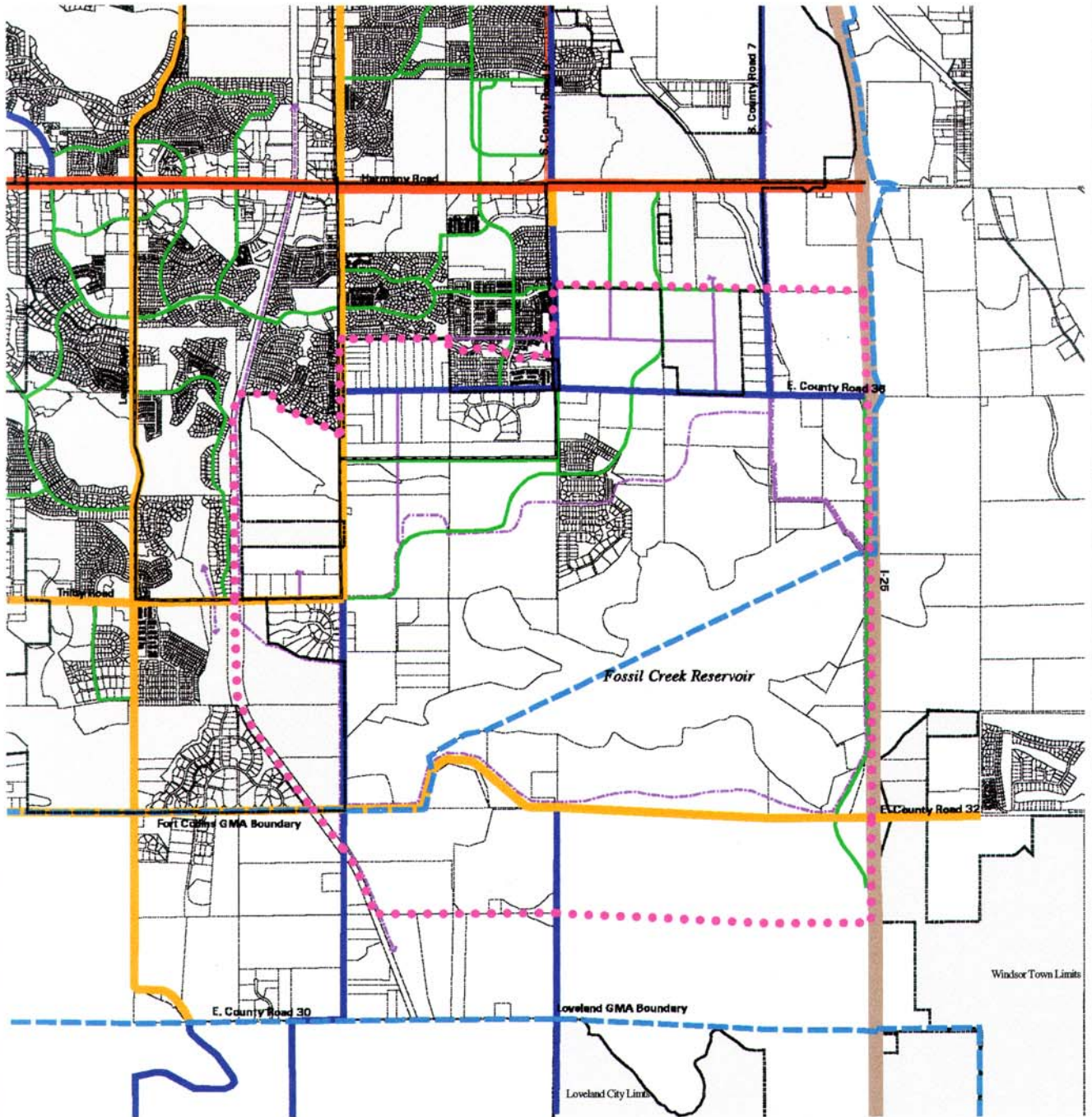
**FC-T-6 Off-Street Bicycle Trails.** Provide off-road pedestrian and bicycle trails through the open space areas south of the Reservoir at appropriate locations that will not have an adverse impact on sensitive habitats. The Fossil Creek Trail is anticipated to come from the west, linking the Regional Preserve and potential Regional Park with the City's open space system. The off-street bicycle trail is indicated on the Land Use Plan.

**FC-T-7 Bicycle Safety.** Increase bicycle safety by delineating and signing bike lanes and bike paths, providing lighting for separate bike lanes, and ensuring that streets have bicycle-safe drainage grates.



# Fossil Creek Reservoir Area

## Transportation Plan



### Legend

- |  |                          |  |                        |
|--|--------------------------|--|------------------------|
|  | CONNECTOR/LOCAL          |  | EXISTING TRANSIT ROUTE |
|  | COLLECTOR                |  | STUDY BOUNDARY         |
|  | MINOR ARTERIAL (2 LANES) |  | PARCEL                 |
|  | ARTERIAL (4 LANES)       |  | CITY LIMITS            |
|  | MAJOR ARTERIAL (6 LANES) |  |                        |
|  | GROWTH MANAGEMENT AREA   |  |                        |
|  | HIGHWAY                  |  |                        |
|  | BIKEWAY TRAIL            |  |                        |
|  | FUTURE TRANSIT ROUTE     |  |                        |

Adopted: March 25, 1998  
 Amended: February 18, 1999  
 Amended: June 21, 2000

CITY OF FORT COLLINS  
 ECONOMIC INFORMATION SYSTEM MAP PRODUCTS

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SCALE: 1:1000



Map Date: 7/1/2000

## **Chapter 4 – Natural Areas and Open Lands**

One of the primary purposes of the *Fossil Creek Reservoir Area Plan* is to protect the area's sensitive wildlife habitat and to maintain and enhance the Fossil Creek Reservoir as a component of the regional open lands system. Sensitive wildlife areas of the reservoir include, but are not limited to, the heronries, bald eagle winter night roosts and hunting perches, shorebird nesting habitat, pelican feeding and resting areas, and wetlands. The need to protect these unique wildlife habitats, to provide opportunities for passive recreation and interpretive education, and to provide other open lands in the Fossil Creek Reservoir Area have previously been identified in a number of documents, including the *Larimer County Parks Master Plan*, *A Plan for the Region Between Fort Collins and Loveland*, *Fort Collins City Plan*, *Fort Collins Natural Areas Policy Plan*, and *Fort Collins Parks and Recreation Policy Plan*. These plans recognize the Fossil Creek Reservoir Area as an important component of the open land corridor between Fort Collins and Loveland. Please refer to the Environmental Assessment map and the Park, Natural or Management Areas map at the end of this chapter.



#### **4.1 Natural Areas and Open Lands Protection**

Environmental constraints that will limit future development in portions of the Fossil Creek Reservoir Area include areas where a geological report is required, 100-year flood plains, and natural areas. The Fossil Creek Reservoir Area contains several areas designated 7-A on the Geologic Hazards Map, which indicates that the area is currently, or used to be, a physiographic flood plain. Reports will be required addressing the need for engineered footing and foundations for structures and also drainage reports will be required to address potential onsite and offsite flooding or drainage problems. Building locations and designs will be required to address the technical recommendations of the report.





Although all natural areas need to be protected to the greatest extent possible, the critical, sensitive areas, identified for wildlife protection, are primarily associated with the Fossil Creek Reservoir, Duck Lake, and their associated wetlands. The reservoir provides key winter habitat for the federally threatened bald eagle. Large cottonwoods at the reservoir edge provide critical night roosting sites, while the trees and shorelines provide hunting perches and feeding sites. As many as 15 bald eagles have been observed night roosting together in trees on the edge of the reservoir. These cottonwoods are also used by other large birds of prey, including the ferruginous hawk (Colorado Species of Concern), golden eagle, and red-tailed hawk. The reservoir, Duck Lake, and their associated wetlands provide extremely important nesting, migratory, and wintering habitat for a variety of wetland bird species, including many species that can only be found in the Fort Collins / Loveland area at these sites.

To achieve the goals of the Larimer County *Master Plan*, the Fort Collins *City Plan*, and *A Plan for the Region Between Fort Collins and Loveland*, the protection of other types of open lands, such as agricultural lands, are also an important component of the *Fossil Creek Reservoir Area Plan*. A variety of strategies will be used to protect natural areas and these other open lands. Strategies include regulations, land acquisition, conservation easements, Transfer of Density Units (TDU's), cluster development, and management plans. Use of these various strategies are best discussed by the general location of the resource identified or open land within the Fossil Creek Reservoir Area.

#### **4.1.1. Resource Management Area**

The Land Use Framework Plan establishes a ¼ mile wide area around the Fossil Creek Reservoir, including Duck Lake. This area is identified as the Resource Management Area, bounded on the west by Timberline Road, on the south by County Road 32 and on the east by Interstate-25. The ¼ mile boundary is measured from the shoreline of the reservoir as defined by the property line of the reservoir – approximately 50 to 80 feet above the high water line. The Resource Management Area is recognized by both the County and the City as the most critical area in need of protection in the Fossil Creek Reservoir Area. Both agencies have envisioned the area around Fossil Creek Reservoir as both public and/or private open lands and wildlife habitat. Where appropriate, passive outdoor recreation will be allowed. The Resource Management Area may also accommodate limited development if it is demonstrated that there are no negative impacts to wildlife or the integrity of this area. However, the goal is to maintain a continuous, wildlife corridor of an average width of ¼ mile, with no new development occurring in that corridor. A number of tools are available to protect the Resource Management Area. No one tool will be adequate to protect the entire area and limited development will likely occur in some areas.

- a. Transfer of Density Units (TDU) Program.** One of the goals of the TDU program is to promote the preservation of natural and environmental resources.

## *Fossil Creek Reservoir Area Plan*

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Lands within the Fossil Creek TDU program area fall within either the “Sending Area” or the “Receiving Area,” as defined in Chapter 2.

If a property develops at residential densities allowed by County zoning, it will be required to "cluster" the allowed number of dwelling units at Plan density and according to the new design standards for the planning area.

Sending area sites that are outside the Fossil Creek Reservoir planning area will be designated separately from the adoption of the *Fossil Creek Reservoir Area Plan*.

**b. Natural Areas Regulations.** Both the *City of Fort Collins Natural Areas Standards* and the *County Environmental Regulations* will apply throughout the Fossil Creek Reservoir Area. At this time, *County Environmental Regulations* will be incorporated into the new Land Use Code. These standards and regulations include setbacks from natural areas and critical wildlife use areas.

**c. Cluster Development.** Parcels that are located entirely within the Resource Management Area are eligible to participate in the TDU Program as sending parcels; however, if development is proposed, the property would be required to cluster at 1 unit per 2 acre density on 20% of the land with residual parcel designated as permanent open space as outlined in the rural conservation development principles contained in the adopted Larimer County (PLUS) *Master Plan*.

**d. Conservation easements.** Conservation easements may be dedicated by property owners that seek to protect open land.

**e. Land Dedication.** Property owners may seek to dedicate lands to a public or non-profit entity to allow owners to increase the number of units that can be built on the land in other classifications. The Resource Management Area is a sending area for development rights.

**f. Land Acquisition.** Land may be purchased by the County, the City of Fort Collins, or a nonprofit organization such as the Larimer Land Trust, using state or local funds for open lands.

**g. Land Management.** Open lands preserved in the Resource Management Area under public purchase, land dedication, or placement in a conservation easement will be managed under a cooperative and coordinated system. North of the reservoir, where public access may infringe on sensitive wetlands and habitat areas, land may be managed as a wildlife preserve or agricultural land by private landowners, a local land trust (e.g., Larimer Land Trust), or possibly Larimer County Parks and Open Lands or Colorado Division of Wildlife. Appropriate agricultural

uses may include crop land (such as corn, which benefits waterfowl that feed on the stubble in winter) or livestock pasture (with a proper number of animal units to prevent overgrazing). Land purchased by the public would likely be managed by Larimer County Parks and Open Lands or the City of Fort Collins. It is also possible that these entities, as well as others, could form a Regional District to manage public open lands in the Fossil Creek Reservoir Areas.

**h. Resource Management Plans.** To protect natural resources within the ¼-mile Resource Management Area, landowners will be required to prepare Resource Management Plans prior to development approval. These plans will ensure that important habitat areas are retained, and that development is compatible with



wildlife needs. Larimer County Parks and Open Lands intends to work with the Colorado Division of Wildlife and City of Fort Collins to develop a reservoir-wide Resource Management Plan in the future. When such plan is available, developers will be required to conform to this plan. Until that time, landowners will be required to prepare their own Resource Management Plan, which will include the following:

An inventory and ecological characterization of known or potentially-occurring biological resources on the property and adjacent to the project site. This inventory shall include results of existing field studies and may require additional field studies conducted by consultants hired by the County, with funds provided by the applicant.

1. An updated map showing locations of special habitat features and proposed natural areas buffers and distances from sensitive wildlife habitat features. If appropriate, a map showing the relationship of special habitat features on the development property to other areas within the Resource Management Plan area may be requested.
2. A rationale and justification for any deviations from recommended buffer distances specified in the Natural Area and Feature Standards.
3. A discussion of proposed protection strategies and analysis of how the strategies address specific wildlife habitat requirements with regard to special habitat features. Any unavoidable impacts must be addressed in the protection strategies through the identification of viable mitigation options.
4. Design solutions for development that potentially affects special habitat features.
5. Opportunities for enhancement or expansion of existing habitat areas.
6. A written critique and recommendation regarding the Resource Management Plan by the Colorado Division of Wildlife, Larimer County Parks and Open Lands, and City of Fort Collins Natural Resources Department.

#### **4.1.2. Regional Park Preserve**

The Land Use Framework Plan proposes a publicly owned and managed site, partially within the Resource Management Area, on the south side of Fossil Creek Reservoir. This site is identified on the Land Use Plan as the Regional Park Preserve, see the map at the end of chapter 2. This concept has been envisioned in previous documents, including the *Larimer County Parks Master Plan*, *A Plan for the Region Between Fort Collins and Loveland*, *Fort Collins City Plan*, and *Fort Collins Parks and Recreation Policy Plan*. The goal of the Preserve is to protect wildlife habitat, while providing opportunities for passive recreation and environmental and interpretive education. The management of this Regional Park Preserve will be guided by a comprehensive and coordinated management plan that encompasses both the Regional Park Preserve and lands within the Resource Management Area.

The Fossil Creek Bike Trail is proposed to go through the site, shown on the map at the end of Chapter 3. This hard-surface trail has been planned since 1988; however, the exact location of this regional bike trail within the Fossil Creek Reservoir Area has not yet been determined. A more detailed examination of wildlife use along the proposed trail location, including the portion through the City's Fossil Creek Wetlands Natural Area,

will direct the final placement of the trail. The trail will be located to avoid impact to sensitive wildlife features. The purpose of this trail is to provide recreational use and will eventually connect the City of Fort Collins' Fossil Creek Bike Trail to the west with the City's Poudre River Bike Trail to the north and Loveland's Boyd Lake Bike Trail to the south of the study area. This bike trail will also serve as an alternative transportation mode route (bikes) for the area.

Regional active recreation and cultural facilities would be limited to the portion of the site south of County Road 32, outside of the more sensitive Resource Management Area. The principle strategy for protecting the land for the Regional Park Preserve will likely be through land acquisition by County and/or the City of Fort Collins, with potential partnerships with GO Colorado, Colorado Division of Wildlife, and other non-profit entities. Land dedication and conservation easements may also be tools in protecting this site.

#### **4.1.3. Natural Areas Outside of the Resource Management Area**

The *Fossil Creek Reservoir Area Plan* identifies other natural areas outside of the Resource Management Area that need to be protected, as well. These are, generally, wetlands that are protected by Federal regulations to some extent, and will mainly be protected during the development review process by required *City of Fort Collins Natural Areas Standards* and *Larimer County Environmental Regulations*. Most of these sites do not contain as critical of wildlife habitat as the Resource Management Area and could be incorporated into open space or park plans for individual developments to provide pocket natural areas. In addition, a "green corridor," located along the stream bed/drainage way (Muskrat Creek) that traverses the Study Area north of Mail Creek Ditch and crosses County Road 36 is conceptually shown on the Land Use Framework Plan. The purpose of this green corridor is to link larger areas of open space and provide for the movement of animals and/or humans. Developed bike and pedestrian trails may be a part of this corridor depending upon the natural area values and sensitivity to human disturbance.

#### **4.1.4. Other Open Lands Outside of the Resource Management Area**

The *Fossil Creek Reservoir Area Plan* identifies other open lands outside of the Resource Management Area that will remain rural lands. These are lands identified in *A Plan for the Region Between Fort Collins and Loveland* and *Fort Collins City Plan* as "proposed open lands." The intent of this category of land is for community separators between Fort Collins, Loveland, and Windsor, as well as protection of views and rural character along I-25. These lands may remain in agricultural use. Principle strategies to protect these lands will likely include conservation easements, clustering, and utilization of the County's TDU Program.

## **4.2 Natural Areas and Open Lands Policies**

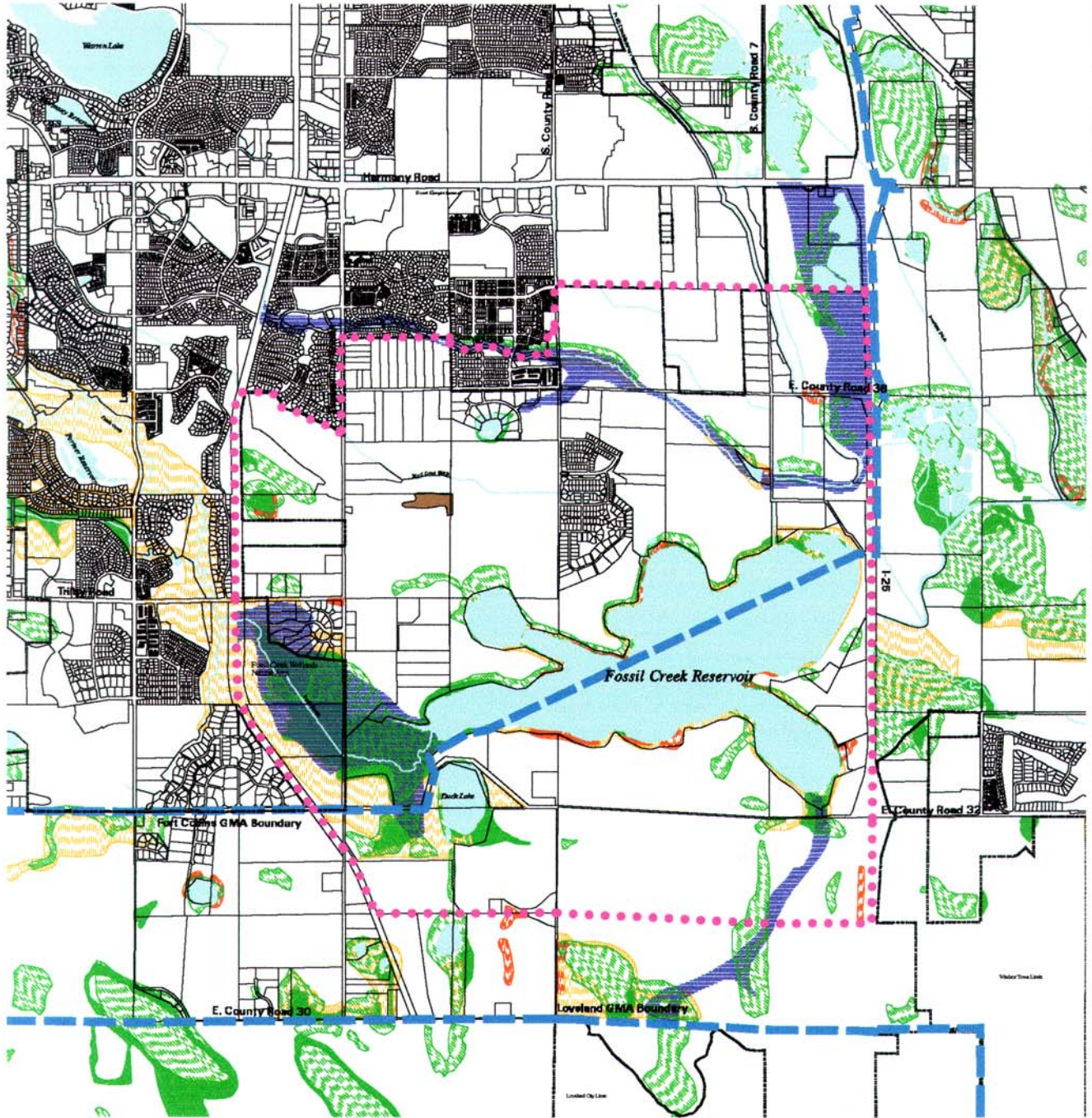
In addition to other adopted county and city natural area policies, two specific policies have been established for protection of the most critical natural areas in the Fossil Creek Reservoir Area. The policies are consistent with planned resource management approaches of the County, City, and special districts.

**FC-NA-1 Resource Management Area.** Establish a ¼ mile Resource Management Area around the entire Fossil Creek Reservoir and Duck Lake, as shown on the Land Use Plan map at the end of Chapter 2. The purpose of the Resource Management Area is to protect wetlands and wildlife habitat for nesting, migratory, and wintering waterfowl, water birds, and raptors, and other important species. Prior to approval of proposed development within the Resource Management Area, including estate subdivisions, clustered rural conservation development, and construction of roads and trails, require that a resource management plan be prepared to determine whether the proposed development would be compatible with the environment. As a condition of approval, mitigation measures may be imposed; development that would cause significant adverse impacts on wildlife habitat will not be approved.

**FC-NA-2 Regional Park Preserve.** Work with landowners and others to establish a Regional Park Preserve on the south side of Fossil Creek Reservoir, as shown on the Land Use Plan map at the end of chapter 2. The site should be considered for public acquisition and management. Recreational use on the land north of County Road 32 should be limited to interpretive or passive uses, but land south of County Road 32 may be used for more active public recreation and cultural facilities if sufficient land is acquired. Municipalities will likely be responsible for any active public recreation because parks for this purpose are outside the current mission of Larimer County Parks and Open Lands.

# Fossil Creek Reservoir Area

## Environmental Assessment



### Legend

- OPEN WATER
- UPLAND FOREST
- WETLAND (SOURCE - LARIMER COUNTY)
- WETLAND (SOURCE - CORRIDOR STUDY)
- RIPARIAN FOREST
- UPLAND GRASSLAND
- SEVERE GEOLOGIC LIMITATIONS ON DEVELOPMENT
- PARCELS
- STUDY BOUNDARY
- GROWTH MANAGEMENT AREA

CITY LIMIT LINE

Adopted: March 25, 1998

ITY OF FORT COLLINS  
ECOLOGIC INFORMATION SYSTEM MAP PRODUCTS

Ecological information is a complex and dynamic system that is constantly in flux. The information presented in this map is based on the best available data and is intended to provide a general overview of the system. It is not intended to be used as a basis for legal or regulatory decisions. The information presented in this map is the property of the City of Fort Collins and is provided for informational purposes only. The City of Fort Collins is not responsible for any errors or omissions in this map. The City of Fort Collins is not responsible for any damages or liabilities arising from the use of this map. The City of Fort Collins is not responsible for any damages or liabilities arising from the use of this map.



Revised: 11/2004

Map data provided by the City of Fort Collins and the United States Geological Survey. City of Fort Collins is not responsible for any errors or omissions in this map.

## **Chapter 5 – Parks, Schools, and Other Community Facilities**

The arrangement of parks, schools, and other community facilities in the *Fossil Creek Reservoir Area Plan* will be based on the provisions of *Fort Collins City Plan*, *Fort Collins Parks and Recreation Policy Plan*, and the *Poudre R-1 Facility Master Plan*. In keeping with these plans, efforts will be made to provide community destinations within walking or bicycling distance of most residences.



### **5.1 Community Facilities and Services**

The County and City will cooperatively address service provision responsibilities in the Fossil Creek Reservoir Area, in consultation with special districts, prior to development approval. Residential development north of Fossil Creek Reservoir will be eventually annexed to Fort Collins and, thus, services will be developed under the City's standards and procedures, including payment of development impact fees. Community facility and service needs were identified based on information provided by the City and special districts. In addition to planning for future parks, schools, and other community



facilities, provisions for public water and sewer infrastructure are addressed in Appendix B. The challenges for service provision lie in funding and operation of facilities, which is discussed further in Appendix B.

**Parks.** For development that will be annexed to the City of Fort Collins in the Fossil Creek Reservoir Area, parkland will meet the City's per capita standard of 7 acres per 1,000 residents, with 2.5 acres allocated to neighborhood parks and 4.5 acres allocated to community parks. The Fossil Creek Community Park, located west of the railroad tracks outside of the Fossil Creek Reservoir Area, was proposed to meet the needs of southeast Fort Collins. However, an additional community park within the Fossil Creek Reservoir Area may be necessary in the future, dependent on future needs and number of residents in the portion annexed and brought into the Fort Collins Growth Management Area. Some of the future needs for active recreational use in the Fossil Creek Reservoir Area may be met within the portion of the Regional Park Preserve south of County Road 32, shown on the map at the end of Chapter 4.

The City of Fort Collins Parks and Recreation Department will participate with developers in determining the location of all parks in the portion of the Fossil Creek Reservoir Area that will be annexed to the City of Fort Collins.

**Schools.** Two elementary schools will likely be needed for the Fossil Creek Reservoir Area. The estimated need for two schools at build out is based on the Poudre School District's estimated elementary school generation rates for the *Fossil Creek Reservoir Area Plan*. The capacity of Poudre School District elementary schools is 550 students. The district has estimated a population of 1,148 elementary school age children, based on the plan's projections of single family and multi-family homes at build out. The *Poudre School District Facilities Review*, June 1998, states, "By the 2001-2002 school year, it is predicted that enrollment should level off. We predict that our current facilities will be able to accommodate all growth through 2007."

The Poudre School District is constructing an elementary school on a site adjacent to Preston Junior High School, just north of the study area. Construction is scheduled to be finished in November, 1998. This facility, Core Knowledge, is a charter school whereby the parents of the students attending make decisions for the curriculum, with emphasis in special areas such as science, rather than the school board. An elementary school more centrally located in the proposed residential area of the *Fossil Creek Reservoir Area Plan* would be preferable. The school could provide an important focal point as a neighborhood gathering place. Co-location of schools and parks on the same site is preferable to both the Parks and Recreation Department and the Poudre School District.

Because schools often serve as a neighborhood core, their sites are chosen with care. Walk-in areas and bus routes are considered when school sites are selected in order to

avoid excessive busing costs, both in the short and long term. Travel distances for walk-in students are:

- Elementary Schools – 1.0 mile
- Junior High Schools – 1.5 miles
- Senior High Schools – 2.0 miles

### **Additional Community Facilities**

The Fossil Creek Reservoir Area will have additional community facilities as required by the population. In particular, the Poudre Fire Authority and Fort Collins Police Department both have service provision standards that will require development of additional stations in the southeastern portion of the city, possibly in the Fossil Creek Reservoir Area, in the future as population growth continues. Service requirements are included in Appendix B.

## **5.2 Community Facilities Policies**

Four policies have been developed with regard to future community facilities in the Fossil Creek Reservoir Area.

**FC-PSCF-1 Parks.** Provide at least 2.5 acres of neighborhood parks per 1,000 new residents, as provided in the *Fort Collins Parks and Recreation Policy Plan*. Provide a community park site if future needs warrant this type of park once the number of residents in the portion annexed and included in the Fort Collins Growth Management Area are determined.

**FC-PSCF-2 Schools.** Provide at least two elementary schools (including the Preston site), per the *Poudre School District Master Plan*, within the Fossil Creek Reservoir Area, with one of the schools more centrally located within the proposed residential area north of the Fossil Creek Reservoir.

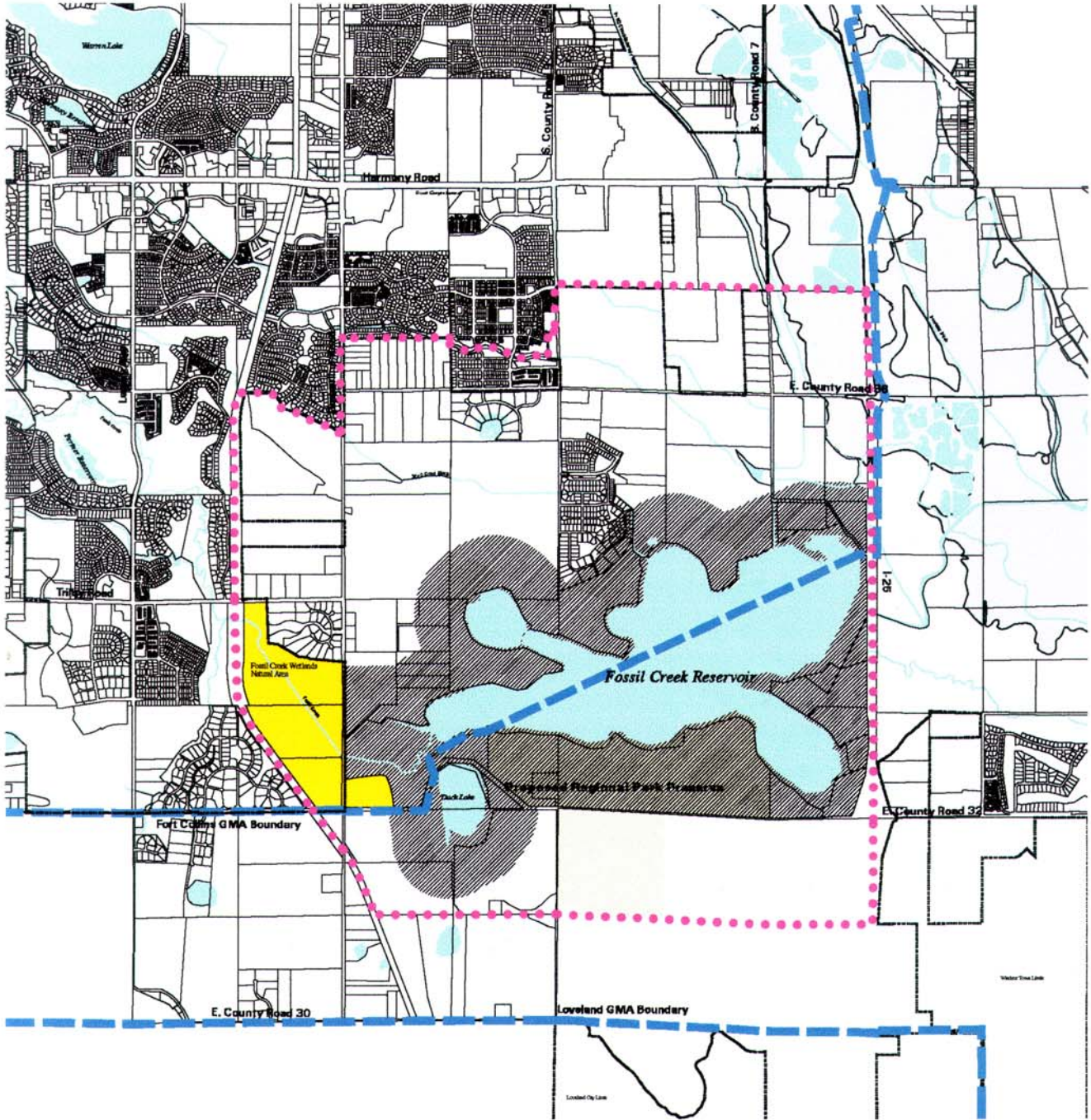
**FC-PSCF-3 Fire Station.** As per *Poudre Fire Authority Master Plan*, construct a new fire station at a central location to provide fire service to the Fossil Creek Reservoir Area.

**FC-PSCF-4 Other Community Services.** Support efforts to provide a branch library, health and social service facilities, and child care centers within the Fossil Creek Reservoir Area at locations easily accessible to residents.



# Fossil Creek Reservoir Area

## Park, Natural or Management Areas



### Legend

- CITY OWNED NATURAL AREA
- PROPOSED REGIONAL PARK PRESERVE
- OPEN WATER
- 100 YEAR FLOODPLAIN
- RESOURCE MANAGEMENT AREA
- PARCELS
- STUDY BOUNDARY
- GROWTH MANAGEMENT AREA
- CITY LIMIT LINE

Adopted: March 25, 1998

CITY OF FORT COLLINS  
 ECONOMIC DEVELOPMENT SYSTEM MAP PRODUCTS  
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## Chapter 6 – Implementation

### 6.1. Introduction

The Larimer County *Master Plan* and the Fort Collins *City Plan Principles and Policies* cited in Appendix A provide the fundamental guidelines for implementation of this Plan. The County and City plans call for integrated implementation strategies for all planning efforts through establishment of an Intergovernmental Agreement and Growth Management Areas. In addition, these plans establish annexation policies for cities and establish that rezoning to higher residential densities will not be approved by the County unless there is an agreement with the adjacent city. Also the plans call for adequate public facilities and services, and, implementing development regulations that will require applicants meet city design criteria and standards so that areas may eventually be annexed without extensive capital improvements or costs. Accordingly, both the City and County directive that the implementing regulations for the *Fossil Creek Reservoir Area Plan* be developed and consistent at the time of Fort Collins' Plan adoption, along with an Action Plan to guide these implementing strategies. The specific steps outlined for Fort Collins' Plan implementation are:

- Amend the Larimer County Growth Management Area (GMA) Overlay Zone to include in the Zone designation of all areas between the existing GMA Boundary and Fossil Creek Reservoir.
- In the expanded Growth Management Area Overlay Zone, those areas that will be required to annex prior to development are located north of County Road 36 and west of County Road 11. Those areas south of County Road 32 and east of County Road 11 may develop at current FA1 zoned densities with development clustered at Plan density and standards.
- Development of a Larimer County Transfer of Density Unit Program for the *Fossil Creek Reservoir Area Plan*. (Adopted September 22, 1998, by the Larimer County Board of Commissioners.)
- Establish by Plan designation and proposed regulations a Resource Management Area around Fossil Creek Reservoir.
- Create, by Plan designation, a Cooperative Planning area. The area so designated represents a future study area designed to further implement the plan for the Region Between Fort Collins and Loveland.

## **6.2. Amendment of the Fort Collins Growth Management Area Zone District**

As indicated on the Implementation Plan Map at the end of Chapter 6, the Fort Collins Growth Management Area Overlay Zone is expanded to include all areas between the previous boundary and Fossil Creek Reservoir. The three primary objectives of the expanded Growth Management Area Overlay Zone are:

- Achieve higher residential densities where they are appropriate and feather to lower densities as development nears Fossil Creek Reservoir. Urban standards will be required to ensure eventual annexations of approved developments to the City of Fort Collins.
- Achieve protection of identified natural or sensitive lands areas.
- Require clustered development patterns utilizing existing County FA-1 Zone densities that will allow continued development in the Fossil Creek Reservoir Area. As noted in the Implementation Action Plan the County will then continue to work toward establishment of a Transfer of Density Units program to achieve the planned densities for the residual land in the cluster development.

## **6.3. Action Plan**

As indicated, the specific implementation tool of a revised intergovernmental agreement between Fort Collins and Larimer County will be considered concurrently with the adoption of the *Fossil Creek Reservoir Area Plan*. However, other actions that are contemplated to implement the *Fossil Creek Reservoir Area Plan* are outlined in Appendix C. This Action Plan, while not being all-inclusive is intended to set out a realistic overview with Plan of Action to continue implementation of the *Fossil Creek Reservoir Area Plan*.

## **6.4. Implementation Policies**

Seven specific implementation policies were developed for the various areas of the expanded UGA. The Implementation Action Plan to establish these policies and regulations are discussed in Appendix C. The regulatory details of these policies are included in a proposed amendment to the Intergovernmental Agreement considered concurrently with this Plan.

**FC-I-1** The E-Estate designation indicates the existing legal lots and uses are permitted to continue without change. If a property owner chooses to redevelop an existing

platted lot, the E-Estate designation establishes the density and standards at which that redevelopment could occur.

**FC-I-2** Areas north of County Road 36 and west of County Road 11 are designated for a density of between 5 to 12 units per acre, and are required to annex prior to development. If one of these properties was not eligible for annexation, the County will process the application in accordance with density and development standards effecting the area.

**FC-I-3** Areas east of County Road 7 and west of I-25 designated as FA-1 zoning are required to cluster at rural conservation development standards, as outlined in the Larimer County *Master Plan*.

**FC-I-4** Activity or development in the Resource Management Area shall meet the Natural Area Resources Management Plan requirements.

**FC-I-5** The balance of the planning area south of County Road 36 and east of County Road 11 shall remain under current County zoning of FA-1 Farming (TDU Receiving Area). The City will not annex these areas until development has occurred at Plan densities and standards by utilization of the proposed TDU Program. In the interim, development policies and proposal regulations shall require development proposals to meet the following standards:

**FC-I-5.1** The maximum number of units which may be developed are based on the underlying zoning and are calculated as follows: Total number of acres, less areas in designated flood ways, divided by minimum lot size for the applicable zoning classification.

**FC-I-5.2** All dwelling units must be located in clusters on the site such that the cluster is consistent with the planned densities and standards specified in the Land Use Framework Plan and development regulations for the Fossil Creek Reservoir Area. The residual area of the development not in the cluster must be designated as a future development area.

**FC-I-5.3** The designated future development area could further be developed to planned densities and standards upon adoption of a Transfer of Density Unit Program Land Regulation by Larimer County.

**FC-I-6** According to the County's *Master Plan*, a Cooperative Planning Area (CPA) is intended to be the area which is beyond a municipality's Growth Management Area (GMA) but which could conceivably be annexed in the long term. The CPA is a cooperative planning arrangement (via intergovernmental agreement) between the municipality and Larimer County. Each municipality will have its own CPA, and no

municipality's CPA should overlap that of another municipality. Any planning in the CPA should be done jointly by the municipality and the County. It is intended that rural development in the CPA proceed, but in a manner that does not preclude or jeopardize urbanization when and if it becomes part of the municipality's GMA. Another principle behind the CPA ideas is that if each municipality would identify its own CPA, the potential for "annexation wars" would diminish. For this reason, the south portion of the Fossil Creek Reservoir planning area is shown in the *Fossil Creek Reservoir Area Plan* to be in the Fort Collins CPA.

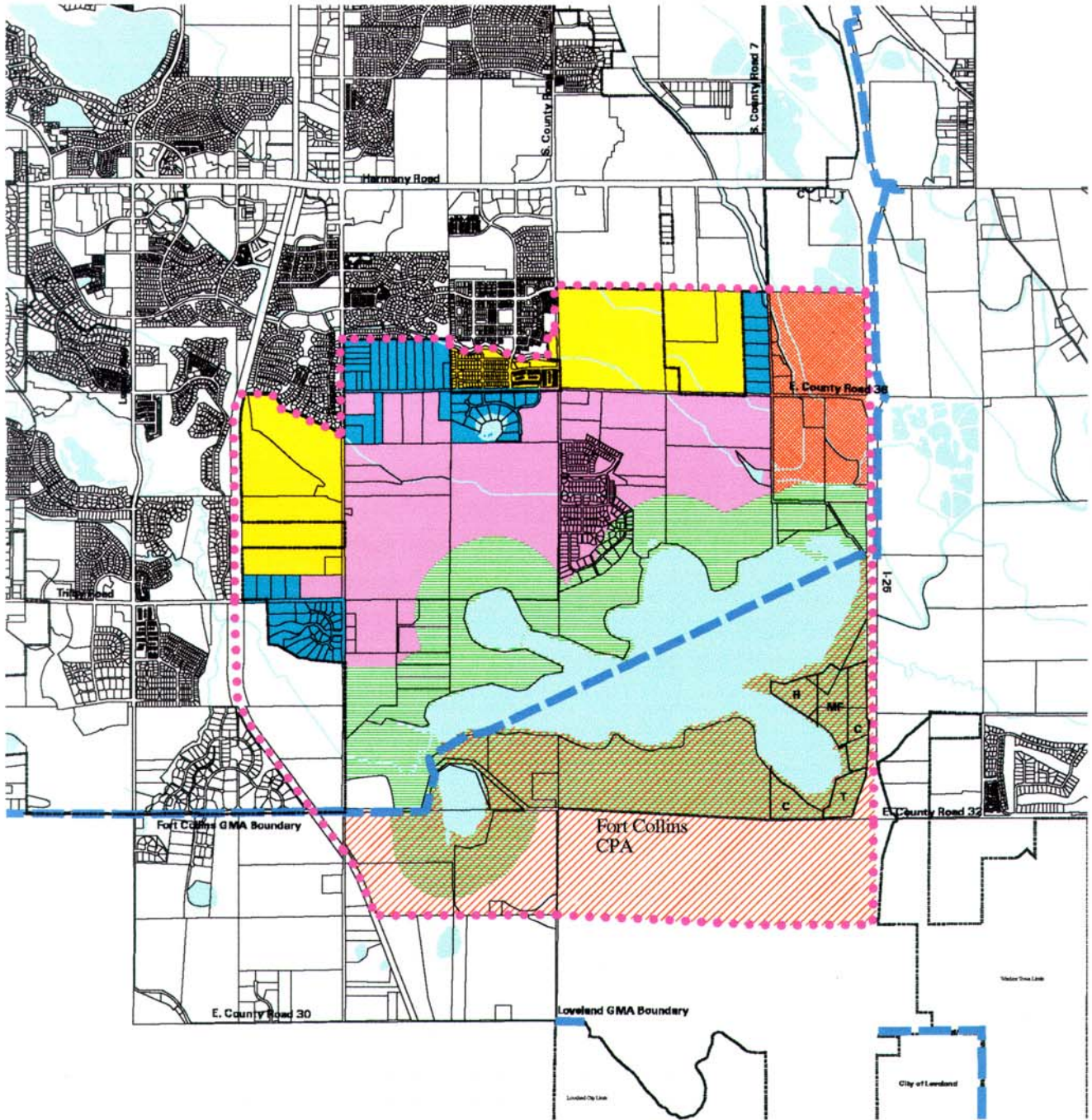
The northwest and southwest corners of County Road 32 and I-25 have a statement on the Plan map indicating that when development is proposed in these areas then a unified development plan is encouraged, but not required, to be submitted for the development parcel and all other parcels in the designated areas north of County Road 32 or south of County Road 32. The objective of the overall development plan requirement is to achieve coordinated site planning of water and sewer infrastructure, internal road circulation/access to the frontage roads and potential land use relationships. The Plan should be at the concept level and would not depend upon detailed engineering. This submittal will enable the applicant, surrounding property owners and review agencies supplying infrastructure an improved opportunity to coordinate planning efforts, achieve infrastructure cost economies, and insure efficient transportation circulation to serve potential land uses. These areas are included in the Larimer County TDU "Sending Area" and land owners are encouraged to participate in that program.

**FC-I-7** Larimer County adopted the Transfer of Density Units (TDU) program, along with supporting maps, for the Fossil Creek Reservoir planning area on September 22, 1998. The receiving area for this program is within the Growth Management Area portion of the planning area, while the majority of the sending area sites are located outside the planning area in the region between the cities of Fort Collins and Loveland.



# Fossil Creek Reservoir Area

## Implementation Plan



### Legend

- FA-1 (CLUSTER AT PLAN DENSITY) (STDS) FUTURE TDU RECEIVING AREA
- EXISTING COUNTY SUBDIVISIONS (ESTATE RESIDENTIAL)
- ANNEX PRIOR TO DEVELOPMENT
- FA-1 (CLUSTERED AS RURAL CONSERVATION DEVELOPMENT)
- RESOURCE MANAGEMENT AREA BUFFER ZONE
- FORT COLLINS COOPERATIVE PLANNING AREA
- PANCELS
- STUDY BOUNDARY
- CITY LIMIT LINE
- GROWTH MANAGEMENT AREA BOUNDARY

Adopted: March 26, 1998

CITY OF FORT COLLINS

COGNITIVE AND EXAMINATION SYSTEM MAP PRODUCTS

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SCALE: 1" = 100'



March 13, 2001

## Appendix A

# **Larimer County *Master Plan* and *City Plan Principles and Policies***

Larimer County *Master Plan* and the Fort Collins *City Plan Principles and Policies* cited in the text of the *Fossil Creek Reservoir Area Plan* are included below. Each are organized according to their classifications in their respective plans.

### **A.1. Larimer County *Master Plan***

**TH-2. Natural and cultural resources shall be identified, conserved and protected.** Environmental quality and impacts shall be considered when evaluating changes in land use. Long-term cumulative impacts of land use policies and decisions on environmental resources shall be monitored and used to evaluate the performance of the planning process.

**TH-5. Urban land use shall ultimately be in cities and towns.** Becoming an urban service provider is not a goal of Larimer County. However, in Urban Growth Areas and LaPorte, in order to support community plans, urban land uses will be required. Also, the County may encourage urban development in certain areas suitable for such uses in return for preservation of open lands elsewhere in the County.

**TH-8. Adequate public facilities and services shall be provided concurrent with development.** Level of service standards included in the Master Plan shall be performance-based and shall reflect differences between urban and rural areas. If adequate facilities and services are not available at the time of development, the developer will have several options: wait for facilities and services to be improved, finance needed improvements or select a different site. In rural areas, reducing the density of the project may also be an option. Capital expansion fees tied to actual costs of new development shall also be used to fund needed improvements in urban and rural areas.

**TH-11. Intergovernmental cooperation will be critical for Plan implementation.** The Master Plan shall integrate land use policies and implementing strategies that complement and support the goals and objectives of the cities and towns and of the region. Amendments to the current Intergovernmental Agreements will need to be implemented, where feasible, concurrent with the Master Plan.

**TH-12. The Master Plan and the implementing rules and regulations shall be consistent.** This consistency concept does not require that the Zoning Map be amended to strictly conform to the Plan's designations or that zoning be changed to implement the plan. Rather, it is intended to ensure that Plan concepts are carried out through the County's land use regulations, so that the Master Plan can serve as the County's policy basis for development and conservation of resources.

**2.4.1. Intergovernmental Agreements and Growth Management Areas.**

**GM-1** Larimer County shall plan for long-term growth and physical expansion based on environmental, land use, community design and infrastructure considerations.

**GM-3** Larimer County will use transfer of development rights as a tool to protect important County resources, where appropriate.

**GM-3-s1** Larimer County shall continue to develop a transfer of development rights program in cooperation with the municipalities of the County.

**GM-3-s2** The transfer of development rights program shall include a means to identify or define areas where transfer of development rights will be used to protect important resources, called "sending areas".

**GM-4** Larimer County shall continue to allow for urban development within cities and designated urban areas.

**GM-4-s2** Intergovernmental Agreements shall clearly define an annexation policy that is consistent with County and City growth management principles. In development not eligible for immediate annexation, the County will require applicants to meet city criteria, standards and fee structures adopted by the County, so that the areas may eventually be annexed as they become eligible without extensive capital improvements or costs. The County also will encourage annexation of land that is to be developed with urban uses or at urban densities so provision of urban level services by Larimer County is minimized. Binding annexation agreements also will continue to be required.

**GM-5** Larimer County, in cooperation with municipalities and after consultation with residents, landowners and other affected interests, shall establish Cooperative Planning Areas (CPAs) and Community Influence Areas (CIAs) adjacent to Growth Management Areas (GMAs), where appropriate, to provide for protection of future City or Town interests.

***Fossil Creek Reservoir Area Plan***

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**PF-7-s1** Larimer County shall work with School Districts to establish Intergovernmental Agreements to facilitate coordination of land use planning, development review and provision of new school facilities.

**PF-8-s1** Larimer County shall consider establishing Intergovernmental Agreements with service providers.

**TR-1** The Larimer County transportation planning process shall complement the development patterns and principles of the Master Plan.

**TR-1-s1** The Functional Road Classification Map shall be used as the official future roadway plan for the County.

**ER-1** Resources and environmental conditions potentially impacted by proposed development shall be identified in the initial stages of the project, to best design a development that protects the environment.

**ER-3** Larimer County shall endeavor to protect all identified wetland areas of the County, in recognition of their importance in maintaining water quality, wildlife habitat, flood protection and other critical environmental functions.

**ER-4** Larimer County shall endeavor to protect all areas identified as highest priority on the Important Wildlife Habitat Map, which is adopted by reference as part of the Master Plan.

**ER-4-s3** A Wildlife Impact Mitigation Plan shall be developed for any development project which impacts an Important Habitat, or which presents concerns of detrimental human-wildlife interaction. Requirements and performance standards for the mitigation plan shall be clearly established in the Land Use Code and shall be the basis for approval of the plan.

### **A.3. Fort Collins City Plan Principles and Policies**

**Policy LU-4.5 Priority Subareas.** The following areas have been identified as priority for future subarea planning:

- I-25 Corridor
- Community Commercial District and Vicinity
- Summit View/Mountain Vista
- Campus West Community Commercial District
- CSU Campus District – Foothills Campus
- East Mulberry Corridor
- Fossil Creek Reservoir Area
- South College Corridor
- Foothills
- Poudre River Corridor
- West Central Neighborhoods

**PRINCIPLE ENV-5: Natural habitat/ecosystems (wildlife, wetlands, and riparian areas) will be protected and enhanced within the developed landscape of Fort Collins.**

**Policy ENV-5.1 Protection and Enhancement.** The City will seek to integrate wildlife habitat, riparian areas, wetlands and other important natural features into the developed landscape by directing development away from sensitive areas and using innovative planning, design, buffering, and management practices. The City’s regulatory powers will be used to preserve, protect, and enhance the resources and values of natural areas by directing development away from sensitive natural features -- such as wetlands, riparian areas and wildlife habitat. When it is not possible to direct development away from natural areas, these areas will be protected in the developed landscape.

**Policy GM-1.3 Cooperative Planning Area Boundary.** The City will collaborate with Larimer County to explore establishing a Cooperative Planning Area boundary. The objective of the Cooperative Planning Area is to preserve opportunities to expand the supply of buildable land for urban purposes within the City, when the Community Growth Management Area boundary is filled in. The decision to expand or not expand into these areas shall be as part of a comprehensive update of *City Plan*. In the interim, new residential development in the Cooperative Planning Area should be permitted as clustered development, so that large parcels of land may remain for future urban development, as well as forming an edge to the community. “Future urbanized area development standards” will be prepared to apply to all new development within the Cooperative Planning Area in order to ease the transition of these areas from rural to urban in the future. Such standards may include street

pattern and connectivity, right-of-way dedication for public streets, drainage and utility easements, and engineering design standards. The precise boundaries, terms, conditions, and requirements of the Cooperative Planning Area will be defined and implemented through an intergovernmental agreement with Larimer County, in collaboration with affected property owners.

**Policy GM-1.4 Community Growth Management Area Boundary Amendments.**

The City shall review the current Community Growth Management Area (formerly known as the Urban Growth Area) boundary, and shall consider amendments as necessary to expand or contract the boundary so as to bring it into conformance with *City Plan*. Areas to be reviewed shall include, but not be limited to, the following:

- CSU Foothills Campus
- Fossil Creek Reservoir Area
- Areas West of Overland Trail
- Area North of County Road 50 (Wilcox Lane)

**Policy GM-2.1 Annexation Policies.** The City Council will weigh the following factors when considering the annexation of new land into the incorporated limits:

- **Statutory requirements.** The property must meet all statutory requirements for annexation according to the laws of the State of Colorado.
- **Property to be annexed located within the Community Growth Management Area.** The property must be currently located within the Community Growth Management Area boundary, or the boundary must be amended by actions of the City (and County, if necessary) before the City approves the proposed annexation.
- **Phasing of public services and facilities.** Vacant/undeveloped land proposed for annexation must conform to the City's phasing requirements for extension of public services and facilities before being annexed.
- **Annexation of county enclaves.** Vacant/undeveloped land included in a county enclave (i.e., an area completely surrounded by property already in the City) will be annexed within one year after becoming eligible for involuntary annexation, but only if such land conforms to the City's phasing requirements for the extension of public services.
- **Infrastructure standards.** Developed land, or areas seeking voluntary annexation, must have their infrastructure improved (e.g., streets, utilities and storm drainage systems) to City standards, or must have a mechanism (e.g., a

special improvement district) in place to upgrade such services and facilities to City standards, before being annexed.

- **Properties with annexation agreements as conditions of approval.**  
Developments approved by the County that have an annexation agreement as a condition of approval, or have an annexation agreement with the City as a result of receiving out-of-city utility service, will be considered for annexation when they meet all statutory requirements.

**Policy GM-5.1 Phasing of Development.** The provision of public facilities and services will be utilized to direct development in desired directions, according to the following considerations:

- Development will only be permitted where it can be adequately served by critical public facilities and services such as water, sewer, police, transportation, schools, fire, stormwater management, and parks.
- New roads and other City services shall not be extended to serve development which is inconsistent with *City Plan* or other regional plans as adopted by the City. Moreover, the City shall not enter into any agreements with other jurisdictions to jointly fund or construct infrastructure improvements or provide services that might foster growth which is inconsistent with these plans. These policies will not preclude the City from working with other jurisdictions to provide services and facilities which benefit the entire community such as water and wastewater facilities, regional trails, open space and parks.
- Development which occurs within the Community Growth Management Area shall have at least one-sixth of its boundary area contiguous with existing urban development.
- Preferential consideration will be given to the extension and augmentation of public services and facilities to accommodate infill and redevelopment before new growth areas are prepared for development.
- The City will review applications for the creation of new special service agencies and the expansion of existing special service agencies for conformance with these *City Plan Principles and Policies*.
- The City will work with Larimer County to develop plans and policies for public services and facilities required for new and existing development located in unincorporated areas of the City's Community Growth Management Area, with special consideration to those subareas and neighborhoods where more detailed planning will follow the adoption of these *City Plan Principles and Policies*.

- The City should charge additional fees to non-city residents who utilize City services.

**PRINCIPLE LMN-2: The size, layout and design of a Low Density Mixed-Use Neighborhood should make it conducive to walking, with all the dwellings sharing the street and sidewalk system and a Neighborhood Center.**

**Policy LMN-2.1 Size of Neighborhood.** A typical neighborhood will be an area about one-half ( $\frac{1}{2}$ ) mile across, subject to adjustment for site-specific or pre-existing conditions.

**Policy LMN-2.2 Neighborhood Center.** A neighborhood should be planned to include other neighborhood-serving uses and features in addition to residential uses. At a minimum, each neighborhood will include a Neighborhood Center that serves as a year-round gathering place accessible to all residents. A Neighborhood Center will be no larger than 7 acres, and will include some of the following: recreation facility; school; children's and adult's day care; place of assembly and worship; small civic facility; neighborhood-serving market, shops, small professional offices, clinics, or other small businesses. Any such uses should have limited needs for signage and limited traffic attraction into or through the neighborhood. The inclusion of rooms or indoor space for meetings and neighborhood functions is encouraged, as is a square, plaza, pavilion, or other outdoor space accessible to all residents.

**Policy LMN-2.3 Neighborhood Center Location.** A Neighborhood Center should be encouraged to locate near the center of the neighborhood, but will be permitted to be located elsewhere such as on an edge.

**Policy LMN-2.4 Neighborhood Center Design.** A Neighborhood Center should either be designed in collaboration with the residents, or otherwise be custom-designed by its developer to reinforce the positive identity, character, comfort and convenience of its surrounding neighborhood.

**Policy LMN-2.5 Neighborhood Center Access.** Access for pedestrians and bicyclists should be a priority.

**Policy LMN-2.6 Additional Services and Conveniences.** In addition to Neighborhood Centers, non-retail development such as places of worship, day care, recreation facilities, schools, and small civic facilities, may be incorporated into a neighborhood in other locations.

**Policy LMN-2.7 Neighborhood Retail Uses.** Retail uses will be permitted only in Neighborhood Centers. Retail centers will be separated by a least three-quarters ( $\frac{3}{4}$ ) of a mile.



**Policy LMN-2.8 Access to Transit.** Either the Neighborhood Center or another focal point for possible transit stop should be provided in a location that is logical, and has convenient access for pedestrians, bicyclists and motorists.

**Policy LMN-2.9 Outdoor Spaces.** Small neighborhood parks, squares and other common outdoor spaces will be included within new neighborhoods. These spaces should be attractive settings, highly visible and easily observed from public streets.

**Policy UGE-2.2 Region Between Fort Collins and Loveland.** The physical and visual separation between Fort Collins and Loveland should be preserved and maintained as indicated in *A Plan for the Region Between Fort Collins and Loveland (1995)*.

**Policy ROLE-1.1 Acquiring and Managing Open Lands.** The City will continue to administer a program to acquire and manage important open lands and/or development rights that preserve wildlife habitat and native landscapes and form an edge, while providing opportunities for education, scientific research, nature interpretation, art, fishing, relaxation, wildlife observation, hiking, bicycling, and other appropriate activities. When acquisition is not possible, the City will apply other tools, including conservation easements.

## **Appendix B**

# **Utilities and Services Background Information**

Information on utilities and services that would be needed to serve development in the Fossil Creek Reservoir Area has been compiled through a series of interviews held with service providers and documents provided by Larimer County and the City of Fort Collins. Interviews were conducted with the following agency representatives:

- Mike Ditullio, District Manager  
Fort Collins-Loveland Water District and South Fort Collins Sanitation District
- Guy Boyd, Director of Administrative Services  
Poudre Fire Authority
- Fred Anderton, Airport Manager  
Fort Collins - Loveland Airport
- Janet Meisel, Park Planner  
City of Fort Collins Park Planning and Development
- Michael Spearnak, District Architect  
Poudre School District

The utilities and services assessment assumes future annexation to Fort Collins of urban portions of the Fossil Creek Reservoir Area. This assumption is based on the County's policy that urban development, with accompanying urban levels of service, is to occur in cities.

### **1.1 Fort Collins Loveland Water District and South Fort Collins Sanitation District**

The Water and Sanitation Districts have anticipated the development of the Fossil Creek Reservoir Area and have considered the potential impact on the delivery of service in their master plans of 1994. The master plans project a total of approximately 2,500 units. Development in the Fossil Creek Reservoir Area at the proposed density of 3,400 units will result in changes to planned infrastructure for water service, aside from potential changes in the timing of essential water transmission line construction. In addition, the development projected in the preferred plan will have a significant impact on the treatment, collection, and transmission capabilities of each District.

Presently, the water and sewer treatment capacity is more than sufficient to serve the anticipated development; however, since water and sewer lines are not constructed in

advance, service availability could be problematic if growth occurs too quickly and outpaces the construction of necessary capital improvements.

Sewer service is contingent upon the construction of a new collector line northeast of the treatment plant into the development area. There is concern that approval to construct this line may be difficult and/or lengthy because of the perceived environmental impacts to wetlands and wildlife. The environmental impacts and necessary mitigation measures for the line are yet to be determined. Conditional easements have already been secured from the North Poudre Irrigation Company, however, private easements still need to be obtained. The Master Plan for each district is scheduled to be updated in 1998.

### **Service Provision Assumptions**

**Water.** The District assumes a water consumption rate of 1 acre-foot per three quarter inch tap, with a general rule of one tap per household. This translates to approximately 120 gallons of water per person per day, based on a standard of 3.5 persons per household.

**Sewer.** Sewage generation is assumed to occur at 70 GPCD per capita for residences (dry weather) and 1,200 GPAD for commercial uses.

The developer is responsible for construction and installation of all required water and sewer related facilities. The District is responsible for maintenance and repair of those facilities once they are accepted into the system.

### **Planned Improvements**

**Water.** The Fort Collins-Loveland Water District is planning to add several water lines in the Fossil Creek Reservoir Study Area. Except for the CR 9 line (which is a Phase I project), all projected improvements are to occur during Phase II between 2000 and 2015. However, if development occurs in the area earlier, they will construct the water lines as needed. The projected cost is listed in Table A-1 on the following page.

**Fossil Creek Reservoir Area Plan**

<b>Table A-1: Projected Water Line Expansion Cost</b>	
<b>Water Line</b>	<b>Projected Cost</b>
County Road 9 Line (Homestead Ridge to Paragon Meadows)	\$691,150
Duck Lake Line (County Road 11 to I-25 and 14" CR 9 line)	\$831,450
McCloughan Hill Line to County Road 32	\$737,150
Timberline Line (Harmony to County Road 32)	\$745,200
County Road 36 Line (County Road 9 to County Road 7)	\$273,700
<b>Total</b>	<b>\$3,278,650</b>

Source: Fort Collins-Loveland Water District Water Distribution System Master Plan Update 1994 (adjusted January 1, 1997).

**Sewer**

There is currently a sanitary sewer line on the south side of Fossil Creek Reservoir and no sanitary sewer service north of the reservoir. Even if the Fossil Creek Reservoir Area were to develop at the current allowable density of one unit per 2.29 acres, the South Fort Collins Sanitation District would recommend installation of a sewer line to avoid increasing wastewater leaching into the reservoir. However, the District is assuming development at urban densities north of the reservoir.

The District has determined that a 30-inch diameter gravity sewer pipe would be required to serve development of 2,500 homes in the Fossil Creek Reservoir Area at a density of 4 units per acre.

Approximately 4,450 linear feet of pipe would be required, at a total installation cost of \$600,000. The District has also determined that a lead time of 12 to 18 months will be needed before the sewer line can be installed in order to address environmental concerns and coordinate with the North Poudre Irrigation Company and other private landowners, and obtain approval from the Colorado Health Department and other government agencies.

The northeast area of the study area south of Harmony Road will require a "lift" station in order to receive sanitary sewer service, for which the estimated cost is \$125,000.

**Fees**

**Water:** The District requires 1 acre-foot of raw water per ¾ inch tap. This translates to a yield of approximately 120 gallons of water per person per day, based on a standard of 3.5 persons per household. The amount of raw water required increases with the size of the water tap. As of January 1, 1997, the raw water fee is \$2,500.00 per acre foot. In all probability, this fee will increase significantly during the life of this development.

## *Fossil Creek Reservoir Area Plan*

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The developer has the option of providing CBT water stock in lieu of paying the raw water fee.

The District charges a plant investment fee for all taps. The amount of the fee is based on the size of the tap. The current fee as of January 1, 1997, for a  $\frac{3}{4}$  inch tap is \$2,500. The plant investment fee for a 1 inch tap is \$6,250.00. The plant investment fees are used to install water lines or make treatment plant improvements.

The District may charge an additional growth impact fee of \$1,100.00 per tap on all taps in the development area if the densities projected in their master plan are exceeded.

The developer is responsible for the construction and installation of all required water related facilities. The District is responsible for the maintenance and repair of those facilities once they are accepted into the system.

**Sewer:** The District uses 70 GPCD per capita for residences (dry weather) and 1,200 GPAD for commercial uses in calculating sewage generation.

The District charges a tap fee which is based on the size of the water tap. As of January 1, 1997, the current fee based on a  $\frac{3}{4}$  inch tap is \$1,975.00. The cost of a one inch tap is \$4,938.00.

The District may charge an additional growth impact fee of \$1,100.00 per tap on all taps in the development area if the densities projected in their master plan are exceeded.

The developer is responsible for the construction and installation of all required sewer related facilities. The District is responsible for the maintenance and repair of those facilities once they are accepted into the system.

### **Impacts of Fossil Creek Reservoir Area Development**

Development in the Fossil Creek Reservoir Area would not result in significant changes to planned water service, aside from potential changes in the timing of water line construction. Sanitary sewer service is potentially more problematic. The calculations for sewer pipeline assume full development of 2,500 units in the area. The Districts might reimburse developers paying for the sewage line and collect impact fees from future developers at higher tap rates as compensation. It is likely, however, that sanitary sewer calculations may need to be reconsidered once an overall development plan for the Fossil Creek Reservoir Area is approved.

The primary obstacle to sewer service is the location of the pipeline. The pipeline as planned would cross the wetlands west of the reservoir. The environmental impacts and necessary mitigation measures for the line are yet to be determined. Easements

have already been granted by the North Poudre Irrigation Company. The District has calculated that an additional 2,000 linear feet of larger diameter pipeline would be needed to avoid the wetlands.

## **1.2 Poudre Fire Authority**

Although Station 10 was recently constructed at 2067 Vermont in the southeast portion of the city, it would not be able to serve development in the Fossil Creek Reservoir Area to Poudre Fire Authority (PFA) standards. Services are also provided to the area from Fire Station 5 at 4615 Hogan Drive. In its 1995 Draft Strategic Plan, PFA identified the need for two additional fire stations in the southern portion of the city to be constructed within the next 10 to 12 years. The timing and location of construction for these stations will be determined by patterns of future development. Primary issues of concern for the Fire Authority are access, water supply, and funding.

### **Service Provision Assumptions**

The PFA uses a system of "benchmarks" to evaluate the effectiveness of service provision. These benchmarks are quantitative objectives related to various factors such as injuries, property loss, numbers of fires, and response time. Benchmarks govern PFA's estimates regarding where new fire stations are needed and what type of personnel and equipment are needed.

Based on PFA's primary goal of minimizing death and injuries due to fire, medical emergencies and related emergency situations, response time is the primary benchmark used to determine the need for a new fire station. The PFA maintains a benchmark of an average total response time of six minutes. However, the Authority uses a more complicated system of percentiles and frequency distributions to determine appropriate response times in different portions of the service area, given the needs articulated in other benchmarks. Due to a greater potential for property loss and fire spread, the response time standard in urban areas is four minutes. With an assumed speed of 30 miles per hour for emergency vehicles, the desired response radius for fire stations in urban areas is two miles. Station 10 is located approximately four miles away from Fossil Creek Reservoir. Given this situation, PFA feels that an additional fire station would be needed to serve development in the Fossil Creek Reservoir Study Area, especially if commercial or higher density subdivision development were to occur.

PFA anticipates the need of a south station sometime within 7 to 10 years. This need for new service delivery points is based on the assumption of the area being about 50 percent built up and a call load of approximately 400 responses per year at that time.

### **Station Location and Access**

Actual station location is determined by internal analysis. The current assumption is that a southeastern fire station will be developed in the intermediate term (5 to 10 years) in either the Harmony Road or Trilby Road corridors. Location criteria include density, adjacent land uses, access, joint use, and future system integration.

Depending on future development patterns in the Fossil Creek Reservoir Area, the new station could be constructed closer to the north side of the reservoir. However, current access patterns are problematic. While County Road 9 might be the most desirable location to serve development in the Fossil Creek Reservoir Area, such a location might not have sufficient access without improved connections to Trilby and Timberline Roads.

### **Water Supply**

PFA requires fire hydrants with 1,000 gallons per minute (gpm) pressure to be located at 800 foot intervals in residential areas and 600 foot intervals in commercial areas. This infrastructure is funded by developers. While the Fossil Creek Reservoir Area currently does not have the water supply capacity to achieve this standard, the required infrastructure would accompany urban development.

One potential approach supported by PFA is the provision of fire sprinklers in all structures. Sprinklers reduce water supply requirements by approximately 75 percent and decrease the required response time needed to prevent property loss, injury and fire spread. Currently, fire sprinklers are only required in structures that are more than 900 feet from the entrance to a cul-de-sac. However, the City of Loveland is now requiring sprinklers in a much larger proportion of new structures.

### **Funding**

Using an implementation time of 2000, the capital cost of a new fire station would be \$1.7 million and the annual operations and maintenance cost would be between \$660,000 and \$880,000. PFA currently estimates that adequate funds will be generated by new development to fund the new station, assuming annexation of the Fossil Creek Reservoir Area to the City of Fort Collins.

PFA has two primary revenue sources. Within the City, development impact fees are levied for fire protection. Throughout the District, a mil levy is used to generate annual fire protection funding. Like other infrastructure providers, PFA has the dual challenge of funding services for new development and correcting service deficiencies in older parts of the Fort Collins. Often, capital improvements are spread over a period of several years because revenue is not available for land purchase, construction and hiring over a short time frame.

The revenue issue seems to be one of timing, the pace of development and annexation in the Fossil Creek Reservoir Area will determine the ability of PFA to fund needed services. Based on historical revenue contributions and the projected rate of growth in the south from which that revenue is derived, PFA continues to believe that it can provide services in a timely fashion.

### **1.3 Fort Collins - Loveland Airport**

According to the Airport Manager, the long-range airport strategy is to:

- Attract more commuter flights.
- Serve general aviation, particularly through flights that may find Fort Collins-Loveland more attractive than DIA.

For further details, please refer to the *Airport Master Plan*.

#### **Noise Contours**

The noise impact map is a "single-event" noise contour, based on noise from a Saber Liner – a Stage One Jet Aircraft (that is quite noisy). As such, these contours should be viewed as a "worst case" scenario, they are not the same as the contours required for an FAA Part 150 Airport Environs Noise Impact Study. The Airport Manager doubts that the 65 dBA contour line would be very far from the airport boundaries using FAA noise assessment guidelines, even if the commuter operations increased substantially. This worst case noise contour should be reevaluated in year 2003 when Stage One and Two aircraft are no longer permitted to operate.

As currently conceived, the airport environs zoning regulations would include restrictions on use in each of the identified types of zones. The FAA has no land use recommendations outside the 65 dBA contour line if a Part 150 Noise Impact Study is not required.

#### **Airport Land Acquisition**

There is one industrial park on the east side of the airport, with access to runway facilities for private planes parked outside the airport; it has room for expansion. There also is substantial land for industrial and airport related development on the airport property itself. As a consequence, the Airport Manager does not envision that the airport will require any additional land, although the 1993 Master Plan did indicate one or two acquisition sites; one site has been acquired, but no more acquisition is intended.

### **1.4 City of Fort Collins Parks and Recreation**



## *Fossil Creek Reservoir Area Plan*

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When development occurs in the Fossil Creek Reservoir Area, the Parks and Recreation Department will have dual objectives. The first is provision of neighborhood and community parks to the standard established for urban densities; this objective is particularly salient if the area is annexed to the City. The second is a longer term goal, that of developing a regional park on the southern side of County Road 32.

### **Service Provision Assumptions**

The City's per capita standard for park provision is 7 acres per 1,000 residents, with 2.5 acres allocated to neighborhood parks and 4.5 acres allocated to community parks. Neighborhood parks are distributed at a standard of one or more neighborhood parks per square mile section, and are to be located within  $\frac{1}{4}$  to  $\frac{1}{2}$  of a mile of the residences they are meant to serve. In addition, location of parks adjacent to schools or creek or drainage corridors is encouraged.

While neighborhood parks are now constructed as single parks of appropriate size to serve the population of the square mile section, the new *Parks and Recreation Plan* advocates a scattering of smaller park sites in the future, with one park of approximately 8 acres containing sports fields and the remaining acreage provided by smaller "pocket" parks.

Currently, the City has a severe shortage of community parkland. According to the draft *Parks and Recreation Policy Plan*, the current level of service is 3.1 acres of community park and 2.3 acres of neighborhood park per 1,000 residents. In particular, a shortage of unprogrammed park space has been identified; existing parks are often dominated by sports fields and developed recreation areas.

### **Existing and Planned Fossil Creek Reservoir Area Parks**

There are no existing parks near the Fossil Creek Reservoir Area; however, several locations in the southeastern portion of the City have been identified for future park development. The City currently owns land slated for a neighborhood park adjacent to the undeveloped school site southeast of the intersection of Harmony and Timberline Roads. Land acquisition and park development are recommended south of Harmony Road between County Road 9 and I-25, north of County Road 32 and east of College Avenue, and southwest of Harmony and Timberline Roads. However, no land acquisition or park development is recommended within the Fossil Creek Reservoir Study Area because it is currently outside the City's urban growth boundary. Two neighborhood parks are proposed in addition to the Regional Park that is recommended south of Fossil Creek Reservoir.

The area South of County Road 32 and the Fossil Creek Reservoir has been identified as a potential location for a regional park. The Parks and Recreation Department

envisions a 200 acre facility that includes cultural, environmental education, and recreational activities. The park would serve as a possible location for fairgrounds and could serve future cultural or civic needs. The maintenance of the southern portion of the reservoir for open space or passive recreation is consistent with open space provision priorities. Fort Collins Parks and Recreation hopes to work with Loveland and Larimer County in acquiring and developing this regional parkland.

### **School District Cooperation**

The City's Parks and Recreation Department works closely with the Poudre School District in service provision. Because all of the sports programs are school-based, and for economies of scale in service provision, neighborhood parks are generally located adjacent to school sites. Therefore, park provision in the Fossil Creek Reservoir Area is likely to be closely connected to school location if this area is to be annexed to the City of Fort Collins.

While adjacent development is in many ways advantageous to Parks and Recreation, there are some issues in the location and siting of facilities that staff feels could be resolved differently. Currently, schools are located on their sites in such a way that their fields must be located on the parks; often when sports fields are planned on park-owned land, the School District does not fund full development or maintenance. In addition, the School District has some concerns about increased liability resulting from public use of school fields. These unresolved issues indicate some potential for increased efficiency in future Parks and Recreation-Poudre School District cooperative efforts.

In many cases, developers want parks to be in place prior to development of housing units to create a visible amenity for potential buyers. In such cases, the Parks and Recreation Department uses a land dedication policy in which impact fees are used to reimburse developers for land dedication, roads, and utility costs generally borne by the Department.

### **1.5 Poudre School District**

The District owns a site adjacent to Preston Junior High School and is in the process of constructing an elementary school there. Construction is expected to be completed by November 1998. This school is not particularly well located to serve as an accessible neighborhood school for the Fossil Creek Reservoir Area. While development in the Fossil Creek Reservoir Area would clearly generate the need for an additional elementary school, the means of providing funding for the school is currently unclear.

### **Service Provision Assumptions**

School need is determined based on population, not density. Elementary schools generally have a capacity of 550 students, based on a model of 18 classrooms plus two kindergarten classrooms. Timnath Elementary, which currently serves the Fossil Creek Reservoir Area, has reached capacity. Therefore, new development will create a need for a new elementary school, but not a new junior high or high school. The District uses population projections to evaluate future school need created by population growth or "bubbles" of large age groups.

Schools are located based on need. The District prefers to purchase adjacent sites for multiple schools and parks, when possible. The new elementary school southeast of Harmony and Timberline Roads is fairly far from the proposed development in the Fossil Creek Reservoir Area.

### **School Construction and Operations Funding**

Recent school construction was funded through a \$100 million bond issue. The 5-year bond issue buildout was recently completed, and no additional funds will be available for school construction for several years. The availability of funds for construction of an additional school in the Fossil Creek Reservoir Area is therefore uncertain. School operations are funded through mil levies and taxes.

**Existing school facilities.** The described area falls roughly in the attendance areas of Timnath or Kruse Elementary schools, Preston Junior High, and Fort Collins High School. The Poudre School District is in the process of constructing an elementary school on a ten acre site adjacent to Preston Junior High School on Corbett Drive.

**School service standards.** Elementary enrollment capacities are based upon full room utilization and average class size of 26 students. The capacity of Timnath Elementary is 546 and Kruse Elementary is 568. Secondary school capacities are based upon full room utilization. The capacity of Preston Junior High School is 900. The capacity of Fort Collins High School is 1,800.

**Planned school facilities in Fossil Creek Reservoir Area.** Currently, there are no new facilities planned for this area, but, additional school needs will be monitored as development occurs in the Fossil Creek Reservoir Area. Additional sources of funding will be necessary to build any new schools.

Preliminary district enrollment estimates indicate 22,390 students in the year 2000 (up 227 from 1997). These same projections indicate a small decrease through the year 2004. Although these projections have been quite accurate in the past, there is no guarantee what impact a multitude of new developments will cause. No specific projections of students in the Fossil Creek Reservoir Area have been made, pending completion of the subarea plan and approval by the County and the City.

## **1.6 Police**

Currently, the City's Police Services Department provides a full range of police services to the Fossil Creek Reservoir Area within the City limits. The services include requests for assistance from citizens, crime related calls and internally generated activity.

Citizens request assistance with problems that are not crime-related ranging from stalled cars to neighbor and family problems. Crime related calls include incidents such as domestic violence, thefts and assaults. Internally generated activity includes not only traffic stops but also activities that require officers' time such as court, training, and meetings.

Historically, the number of calls for service will continue to increase at rates faster than the increase in population. Besides the increase in population, sociological and economic trends and changes in expectations within the community contribute to additional demands on police service.

### **Standards**

Police service standards of the City of Fort Collins recommend that an officer's hour be divided equally with 20 minutes spent on calls for service, 20 minutes spent on non calls for service and 20 minutes available for uncommitted time. With respect to Fort Collins Police Services, this division of labor is markedly different, spending 42 minutes on calls for service, 12 minutes on non calls for service, and 6 minutes is left available for uncommitted time.

The City of Fort Collins Police Services Department has significant concerns about the amount of time officers are committed to calls for service and the lack of available time for officers to participate in problem solving efforts and serve the community in a proactive manner due to the exceedingly low levels of non calls for service time and uncommitted time.

### **Impacts of Fossil Creek Reservoir Development**

Currently there is no planned service expansion for the Fossil Creek Reservoir Area. However, as the area develops and the population increases and the geographical area expands, calls for service will increase proportionally.

Additionally, Fort Collins provides various recreational opportunities and methods of travel. Each presents its own set of challenges (problems) and opportunities. Examples include:

- Streets and Highways
- Bicycles
- Railroad Location
- Parks
- Water

This location's recreational opportunities and managed growth will attract new residents. The City of Fort Collins typically experiences the same crime trends as seen on the national level. Specifically, the Police Services Department is concerned with service demands associated with:

- Traffic
- Firearms related calls
- Violent crime
- Property crime
- The overall numbers in calls for service
- Juvenile related/gang incidents

### **1.7 Solid and Household Hazardous Waste Disposal Services**

Solid waste and recycling collection services are provided by private businesses in Fort Collins and surrounding areas of Larimer County. Neither the City nor Larimer County provides direct collection of solid waste. There also is no collection of household hazardous wastes at local residences. Larimer County operates a free household hazardous waste collection site located at the Larimer County landfill.

### **1.8. Fossil Creek and McClellands / Mail Creek Master Drainage Plan Requirements.**

The Fossil Creek Master Drainage Plan, which governs drainage requirements for most of this area, does not specify a set release rate for development within the area. The Master Plan assumes that the creek itself can carry developed runoff from all areas within this watershed. Therefore in general no detention is required unless site or downstream conditions require it. A portion of the Fossil Creek Reservoir Area Plan also drains to the McClellands outfall channel so is in the McClellands / Mail Creek drainage basin. This master plan does require detention and has specified release rates of 0.2 cfs/ac for the 10-year and 0.5 cfs/ac for the 100-year storm runoff. Both of the basins do have new development fees that are due at the time a building permit is requested if the property is annexed to the City.

Often release rates are constrained by limited downstream capacity as may be the case in several parts of the Fossil Creek basin within the proposed Fossil Creek Reservoir Area Plan. There is a significant amount of area in the Fossil Creek Area Plan, which will require on-site detention due to offsite drainage restrictions. The major drainage

improvements for this area that are proposed by the master plan are the crossings of existing arterial streets. The cost of these improvements are to be shared by the developer(s), street oversizing, the Stormwater Utility, and sometimes the Parks Department.

It is important to note that many of the newly designated arterial streets by the City's Transportation Plan were not designated as arterial streets at the time of the original master plan preparation and thus those improvements will not be funded by any drainage fees, so street oversizing and the developer(s) would be the usual participants.

There are some low lying areas such as the area south of the Mail Creek Ditch and west of Timberline Road that do not have a natural positive drainage outfall. These areas may need to be filled or development within them may be limited due to the lack of a drainage system. The intent of the master plan itself is not to detail how drainage from that area is to be handled, that is part of the development plans. As development occurs the developer may be required to update the master plan to show that proposed improvements are acceptable.

One additional improvement already shown in an update to the McClellands / Mail Creek master plan is a required spillway to be built on the existing pond which is presently owned by Loui Swift. Our current basin master plan does allow modification to the channel to carry the developed flow, however, any modifications must incorporate considerations for natural stream features such as: stream stability, habitat, wetlands, and water quality.

## **1.9 Streets**

The existing street network within the *Fossil Creek Reservoir Area* was developed under Larimer County road standards. Segments of County Roads 9 and 7 are unpaved and County Roads 11, 32, and 36 are paved, two-lane roads.

The Fort Collins Master Street Plan illustrates future street improvements to the county roads stated above, along with identifying proposed local streets north of the Fossil Creek Reservoir, which would be required to meet urban street standards for design and connectivity. County Road 7, the lower portion of County Roads 9 and 11 are shown as future minor arterial streets. The upper segments of County Roads 11 and 9 are future arterial status, including County Road 32.

As development occurs within the Fossil Creek Reservoir area, streets will be developed under agreed upon design and construction standards between Larimer County and

the City of Fort Collins, according to the Intergovernmental Agreement for the Fort Collins Urban Growth Area.

*Fossil Creek Reservoir Area Plan*

**Appendix C  
Implementation Action Plan**

Fossil Creek Reservoir Area Plan Action Plan	Reference Documents	Lead Entity	Actions & Partners	Area Plan	Time Line		
					6 mos	12 mos	1-5 yrs
<b>Larimer County/City of Fort Collins</b>							
Amendments to Existing IGA:							
Annexation Policy	<ul style="list-style-type: none"> <li>• <i>City Plan</i>: GM-2.1, p 136</li> <li>• LCMP: TH5; GM-4-s2, p 2 -13</li> </ul>	City of Fort Collins Advance Planning	Larimer County Planning	X			Done
1/6 Contiguity/Any Contiguity	<ul style="list-style-type: none"> <li>• <i>City Plan</i>: GM-5.1, p 139</li> <li>• LCMP: TH5 1</li> </ul>	City of Fort Collins Advance Planning	Larimer County Planning			Done	
Extension of Growth Management Area Boundary (GMAB) and Overlay Zoning District	<ul style="list-style-type: none"> <li>• <i>City Plan</i>: GM-1.4, p 135</li> <li>• LCMP: TH5; TH2; TH8; TH11; TH12; GM1; GM4; GM4-32; GM7-52</li> </ul>	City of Fort Collins Advance Planning	Larimer County Planning	<b>X</b> Done			
Establish Fort Collins Cooperative Planning Area (South of Reservoir)	<ul style="list-style-type: none"> <li>• <i>City Plan</i>: GM-1.3, p 133</li> <li>• LCMP: GM-5</li> </ul>	City of Fort Collins Advance Planning	Larimer County Planning			Done	
Adopt Natural Areas Standards for Resource Management Area (outside of GMAB)	<ul style="list-style-type: none"> <li>• <i>City Plan</i>, ENV-5, p 123</li> <li>• LCMP: ER-3 &amp; ER-4, p 6-11; LU-10, p 3-9</li> </ul>	City of Fort Collins Natural Resources Larimer County Parks, Natural Resources					Done



**Fossil Creek Reservoir Area Plan**

Fossil Creek Reservoir Area Plan Action Plan	Reference Documents	Lead Entity	Actions & Partners	Area Plan	Time Line		
					6 mos	12 mos	1-5 yrs
City/County Open Lands acquisition	<ul style="list-style-type: none"> <li>• <i>City Plan</i>: ROLE-1.1, p 233</li> <li>• LCMP: LC Open Land Goal</li> </ul>	City of Fort Collins Natural Resources Larimer County Parks, Natural Resources	Colorado Division of Wildlife	X	X	X	
I-25 Corridor Plan	<ul style="list-style-type: none"> <li>• <i>City Plan</i>: LU-4.5, pp 91, 205</li> <li>• LCMP: GM-6</li> </ul>	City of Fort Collins Advance Planning	Larimer County Planning		X		
Continued Implementation: Plan for the Region Between Fort Collins and Loveland	<ul style="list-style-type: none"> <li>• <i>City Plan</i>: UGE-2.2, p 229</li> <li>• LCMP: 3.3.2, p 3-4</li> </ul>	City of Fort Collins Advance Planning Larimer County Planning	City of Loveland Planning		X	X	
Urban Development Standards	<ul style="list-style-type: none"> <li>• <i>City Plan</i>: LU-3; GM-1.5, p 139</li> <li>• LCMP: GM-4s; 2PF-1s; PF1</li> </ul>			X		Done	
Plan Amendment: Respond to condition at adoption for amending the Plan to include Neighborhood Commercial Center (NCC) and Medium Density Mixed Use Neighborhood Land Use designations (MMN) - Hansen Property.	<ul style="list-style-type: none"> <li>• <i>City Plan</i>: MMN1-3</li> </ul>	City of Fort Collins Advance Planning Larimer County Planning			Done		

**Fossil Creek Reservoir Area Plan**

Fossil Creek Reservoir Area Plan Action Plan	Reference Documents	Lead Entity	Actions & Partners	Area Plan	Time Line		
					6 mos	12 mos	1-5 yrs
<b>Larimer County</b>							
Transfer of Density Units Program (TDU)	<ul style="list-style-type: none"> <li>• City Plan: GM-1.6, p 135</li> <li>• LCMP: LU-2-s3, p 3-7; GM-3; GM 3s1; GM-3-52</li> </ul>	Larimer County	City of Fort Collins, Property Owners, Developers		Done		
TDU Overlay Zoning District	<ul style="list-style-type: none"> <li>• LCMP: GM-3</li> </ul>	Larimer County			X	Done	
Amend Transportation Master Plan	<ul style="list-style-type: none"> <li>• LCMP: TR-1; TR-1s1</li> </ul>	Larimer County	City of Fort Collins	X		Done	
Develop Resource Management Area Plan	<ul style="list-style-type: none"> <li>• LCMP: ER-4; ER-1; ER4-s3</li> </ul>	Larimer County Parks and Open Lands	City of Fort Collins Natural Resources Department, Colorado Division of Wildlife			X	
Amend County Land Use Regulations for Development Standards and TDU Program	<ul style="list-style-type: none"> <li>• LCMP: PF-1-s1, p 4-9 GM-3; GM-3s1; M3s2</li> </ul>	Larimer County	City of Fort Collins	X	X		

**Fossil Creek Reservoir Area Plan**

Fossil Creek Reservoir Area Plan Action Plan	Reference Documents	Lead Entity	Actions & Partners	Area Plan	Time Line		
					6 mos	12 mos	1-5 yrs
<b>Fort Collins</b>							
Amend <i>City Structure Plan</i>	<ul style="list-style-type: none"> <li>• <i>City Plan</i>: LU-3.2, p 90</li> </ul>	City of Fort Collins Advance Planning		X Done			
Amend <i>Fort Collins Master Streets Plan</i>		City of Fort Collins Transportation Planning		X Done			
Develop Stormwater Master Plan	<ul style="list-style-type: none"> <li>• <i>City Plan</i>: ENV-7.6</li> <li>• LCMP: ER-15, p 6-14</li> </ul>	City of Fort Collins Stormwater			X		X
Amend <i>Transit Development Plan</i>	<ul style="list-style-type: none"> <li>• <i>City Plan</i>: T-21, p 94</li> <li>• LCMP: TR-4-s1, p 5-6</li> </ul>	City of Fort Collins Transportation	Larimer County, City of Loveland	X			
Fort Collins: Provide Branch Library In Fossil Creek Reservoir Area	<ul style="list-style-type: none"> <li>• Library Development Plan</li> </ul>	City of Fort Collins Library					X
South Fort Collins Sanitation District: Extend service within established District	<ul style="list-style-type: none"> <li>• SFCSD: Master Plan for Wastewater Collection &amp; Treatment</li> </ul>	SRCSD	City of Fort Collins Larimer County				X
Fort Collins Water Utilities: Extend service south within established District		City of Fort Collins Water					X

**Fossil Creek Reservoir Area Plan**

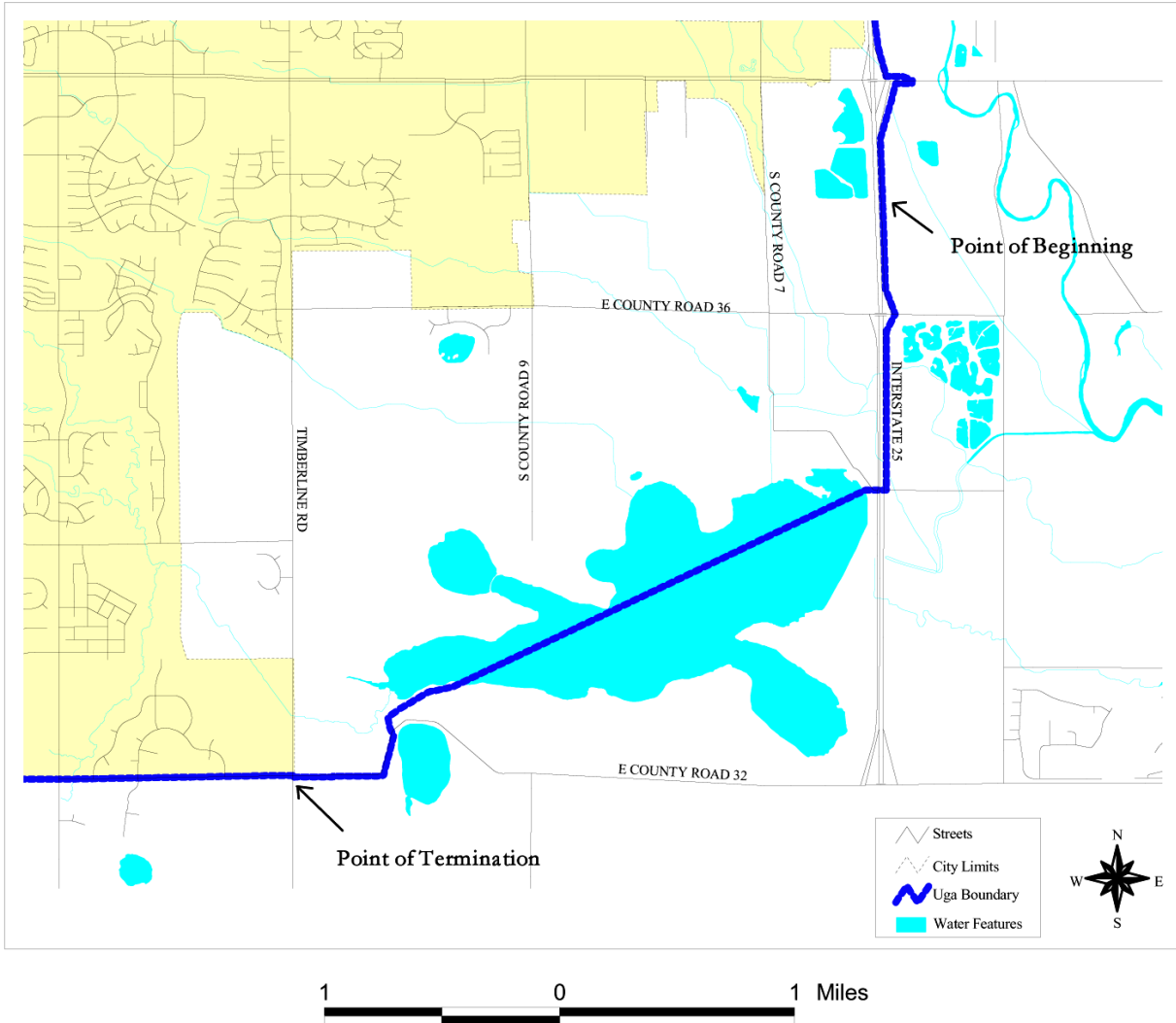
Fossil Creek Reservoir Area Plan Action Plan	Reference Documents	Lead Entity	Actions & Partners	Area Plan	Time Line		
					6 mos	12 mos	1-5 yrs
Coordinate Fort Collins Light & Power facility needs with Poudre Valley REA		Fort Collins Light & Power and Poudre Valley REA	City of Fort Collins and Larimer County		X		
<b>Special Districts</b>							
South Fort Collins Sanitation District: Extension of treatment facilities to north side of Fossil Creek Reservoir	SFCSD: Master Plan for Wastewater Collection & Treatment PF-85-1; PF4; PF-1-s1	SRCSD	City of Fort Collins Larimer County				X
Fort Collins Loveland Water District: Provide service to Fossil Creek development	• <i>City Plan</i> : GM-3.3, GM-4, GM-5, pp 138-139 • LCMP: PF-1-s1, p 4-9; PF-4, p 4-10; PF-8-s1, p 4-11 • Fort Collins Loveland Water District Master Plan	South Fort Collins /Loveland Water District	City of Fort Collins				X
Poudre Fire Authority: Provide new station (Station #5) in Fossil Creek Reservoir Area	• <i>City Plan</i> : GM-3.3, GM-4, GM-5, pp 138-139 • LCMP: PF-2-s5, p 4-10 • PEA Strategic Plan (1987): pp 60-62	Poudre Fire Authority	City of Fort Collins, Larimer County				X Done

***Fossil Creek Reservoir Area Plan***

<b>Fossil Creek Reservoir Area Plan Action Plan</b>	<b>Reference Documents</b>	<b>Lead Entity</b>	<b>Actions &amp; Partners</b>	<b>Area Plan</b>	<b>Time Line</b>		
					6 mos	12 mos	1-5 yrs
Poudre School District: Provide new elementary school(s) in Fossil Creek Reservoir Area	<ul style="list-style-type: none"> <li>• <i>City Plan</i>: GM-3-2, p 137; RD-4, p 170</li> <li>• <i>LCMP</i>: PF-7-s1, p 4-11</li> </ul>	Poudre School District	Thompson School District, City of Fort Collins, Larimer County			<b>X</b>	

*Fossil Creek Reservoir Area Plan*

Appendix D  
Legal Description  
Fossil Creek Area Urban Growth Area  
Boundary Adjustment



The revised location of the City of Fort Collins Fossil Creek Area Urban Growth Area Boundary is Located in Sections 3, 9, 10, 16, 17, and 20 all of Township 6 North, Range 68 West of the Sixth Principal Meridian, Larimer County, Colorado and is described as beginning on the existing Urban Growth Area Boundary at the point of intersection of the East Right of Way of Colorado Interstate 25 and the north line of the south half of the said Section 3; Thence southerly along the said east Right of Way of Colorado Interstate 25, to the north line of the south half of the southeast quarter of the said Section 10; Thence westerly along said north line and along the North line of the south half of the southwest quarter of Section 10, 460 feet; Thence southwesterly through Fossil Creek Reservoir to the northeast corner of the South Fort Collins Sanitation District property as described in Book 1587 at Page 592 records of the Clerk and Recorder of the said Larimer County located in the south half of the said Section 17; Thence westerly and southerly along the northerly and westerly boundary of the said South Fort Collins Sanitation District property and the westerly boundaries southerly prolongation to the southerly Right of Way of County Road No. 32; Thence along the said southerly Right of Way of County Road 32, southerly and westerly to the existing Urban Growth Area Boundary at the Easterly Right of Way of South Timberline Road and to the point of terminus of this description.