



Fossil Creek Reservoir Area Plan

Implementation Status May 2010

Adoption Dates:

City of Fort Collins: March 17, 1998

Larimer County, CO: March 25, 1998

Last Amendment Date:

June 15, 1999

October 5, 1998

Review Date:

August 12, 2010

#	Action Item	Status	Timeline 1-3 Years: Short 4-9 Years: Mid 10+ Years: Long	Comments
Land Use Implementation 6.1				
1	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	Completed	Short Term	
2	City to Annex Areas North of CR 36 and West of CR 11 Prior to Development; Areas South of CR 32 and East of CR 11 May Develop at Current FA1 Zoned Densities	On-Going	N/A	
3	Development of a Larimer County Transfer of Density Unit Program for the Fossil Creek Reservoir Area Plan	Completed	Mid Term	Adopted Sept 22, 1998 by Larimer County Board of Commissions
4	Establish by Plan designation and proposed regulations a Resource Management Area around Fossil Creek Reservoir	Completed	Mid Term	
5	Create a Cooperative Planning Area	Completed	Mid Term	Area Represents a Future Study Area Designated to Further Implement the Plan for the Region between Ft Collins & Loveland
Amendment of the Ft Collins Growth Management Area Zone District 6.2				
6	Achieve Higher Residential Densities where they are Appropriate; Feather to Lower Densities as Development Nears Fossil Creek Reservoir	On-Going	N/A	
7	Achieve Protection of Identified Natural or Sensitive Lands Area	On-Going	N/A	
8	Require Cluster Development Patterns Utilizing Existing County FA-1 Zone Densities which will allow Continued Development in the Area	On-Going	N/A	

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Action Plan 6.3				
9	Create Realistic Overview with Plan of Action to Continue Implementation of Plan	On-Going	N/A	Joint Referral of All Development Projects by City and County
Implementation Policies 6.4				
10	The E-Estate Designation Indicates the Existing Legal Lots and Uses are Permitted to Continue without Change; E-Estate Designation Establishes the Density and Standards at which Redevelopment could occur	On-Going	N/A	FC-I-1
11	Areas North of CR 36 and West of CR 11 are Designated for a Density between 5 - 12 units per acre; Required to annex before development	On-Going	N/A	If one of the properties are not eligible for annexation, County will process the application in accordance with density and development standards affecting the area; FC-I-2
12	Areas East of CR 7 and West of I-25 designated as FA-1 zoning are required to cluster at Rural Conservation Development Standards	On-Going	N/A	Outlined in Larimer County Master Plan; FC-I-3
13	Activity of Development in the Resource Management Area shall meet the Natural Area Resources Management Plan Requirements	On-Going	N/A	FC-I-4
14	The Planning Area South of CR 36 and East of CR 11 Shall Remain Under Current County Zoning of FA-1 Farming or City Zoning With Annexation	On-Going		City will Not Annex these Areas Until Development has Occurred at Plan Densities and Standards of Proposed TDU Program (Listed in Plan) FC-I-5
15	A Cooperative Planning Area (CPA) is Planned for Each Municipality and will not overlap with other municipalities	On-Going	N/A	To Decrease "annexation wars" between municipalities FC-I-6
16	Larimer County's adoption of the Transfer of Density Units (TUD) Program	Completed	Short Term	FC-I-7