



Planning Services

- Long Range Planning
- Development Review

Collaborate closely with:

- Zoning
- Historic Preservation
- Building Department
- Environmental Planning



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



Before & After



North College
1975



College near
Prospect
1975



College near
Prospect
Today

Before & After



Taco Bell
Prospect & College

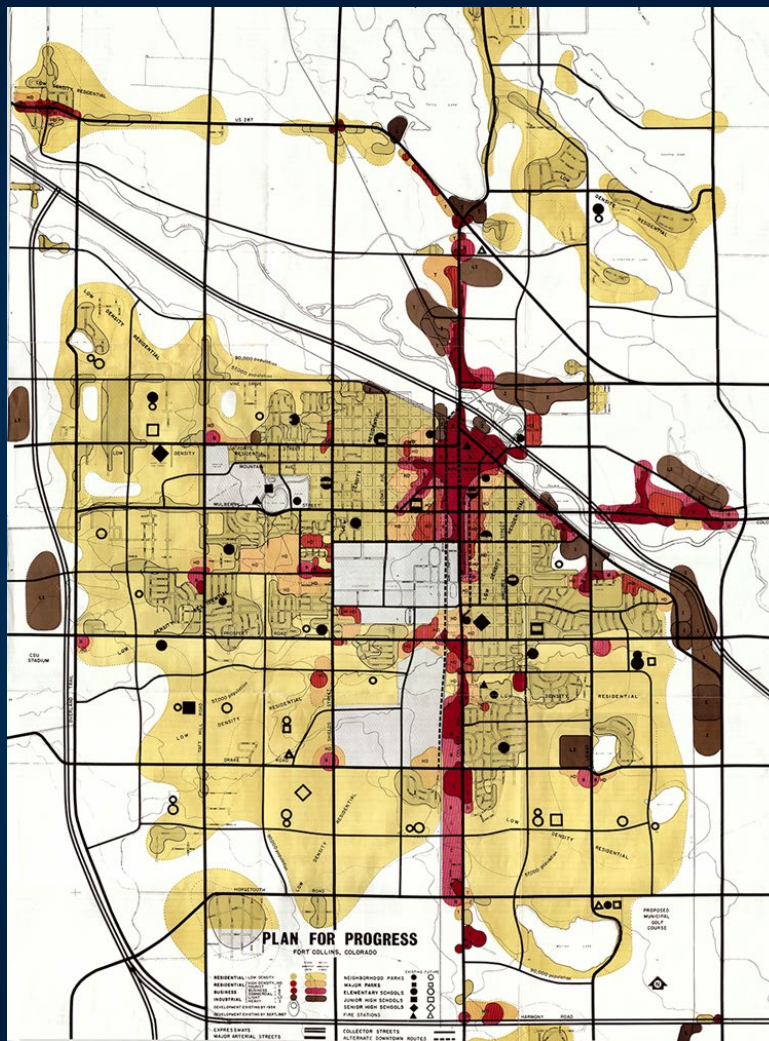


Former City Hall
Walnut Street



East Mountain Ave





Plans help articulate community vision and how to implement it

A dark blue, leather-bound book titled "Farr Collins Land Use Code" is shown standing upright on a wooden surface. The book is thick, with many yellowed pages visible. The title is embossed on the front cover.



Toolkit:



Community Input

Toolkit:



Lessons Learned

Population: 171,000 (2018 estimate)

Size (sq.mi.): 57

Street Lane Miles: 1,922

Housing Units: 68,265

Median Age: 29.3

**2017 Neighborhood
Meetings & Public
Hearings:**

87



Types of Long Range Plans

Comprehensive Plan

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

Subarea/Corridor Plans

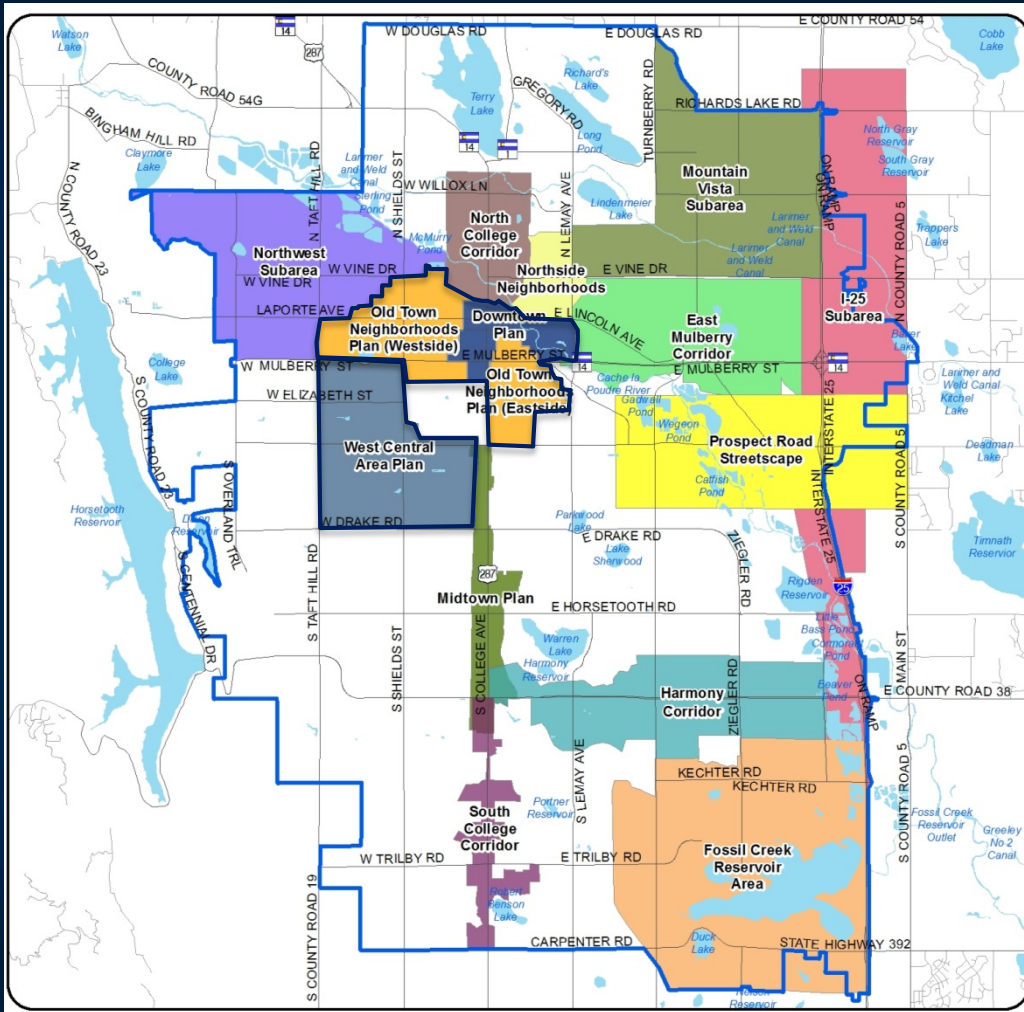
- A plan for the future (10-20 yrs)
- Vision for a particular area/neighborhood
- Describes how policies from Comprehensive Plan should be implemented in a specific place
- More detailed

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

Subarea Plans in Fort Collins

Recently Adopted:

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





LAND USE
PLAN



TRANSPORTATION
MASTER PLAN



TRANSIT
PLAN

FORT COLLINS **CITY PLAN** ▶

PLANNING OUR FUTURE. TOGETHER.

City Plan is an update to the comprehensive land use, transportation, and transit plans for Fort Collins. They help set the direction of our community for the next 10-20 years.



Commercial & Transit Corridors

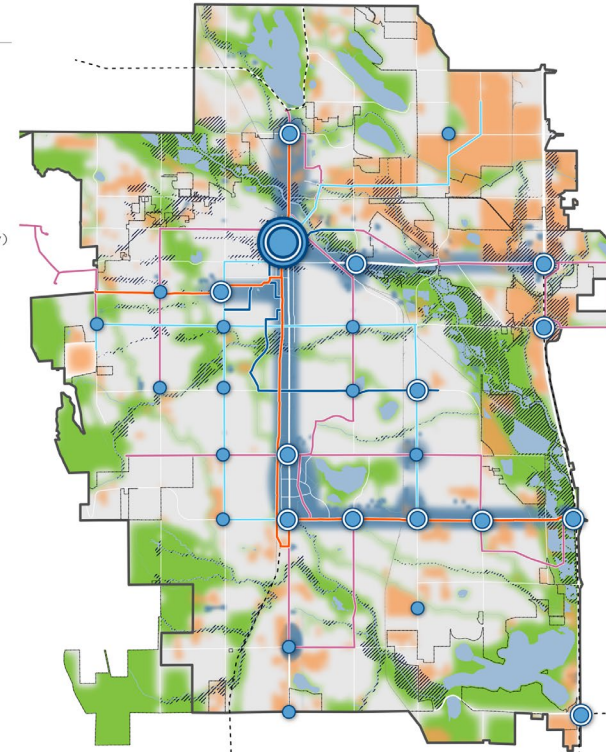
- Renewed focus as areas for infill & redevelopment
- Require greater activity and intensity near transit investments

Vacant Land / New Development

- Growth shifting to N/NE Fort Collins
- Infrastructure priorities and partnerships
- Incorporate community goals in last growth areas of community
(Nature in the City, Urban Agriculture, etc.)

LEGEND

- Downtown Activity Center
- Community Activity Center
- Neighborhood Activity Center
- Bus Rapid Transit
- High Frequency Service (15-min all day)
- Frequent Peak Service (15-min peak/30-min off-peak)
- Local service (30-min service all day)
- Remaining Greenfield Opportunity Areas
- Infill/Redevelopment Opportunity Areas
- Parks and Natural/Protected Lands
- Flood Hazard Areas

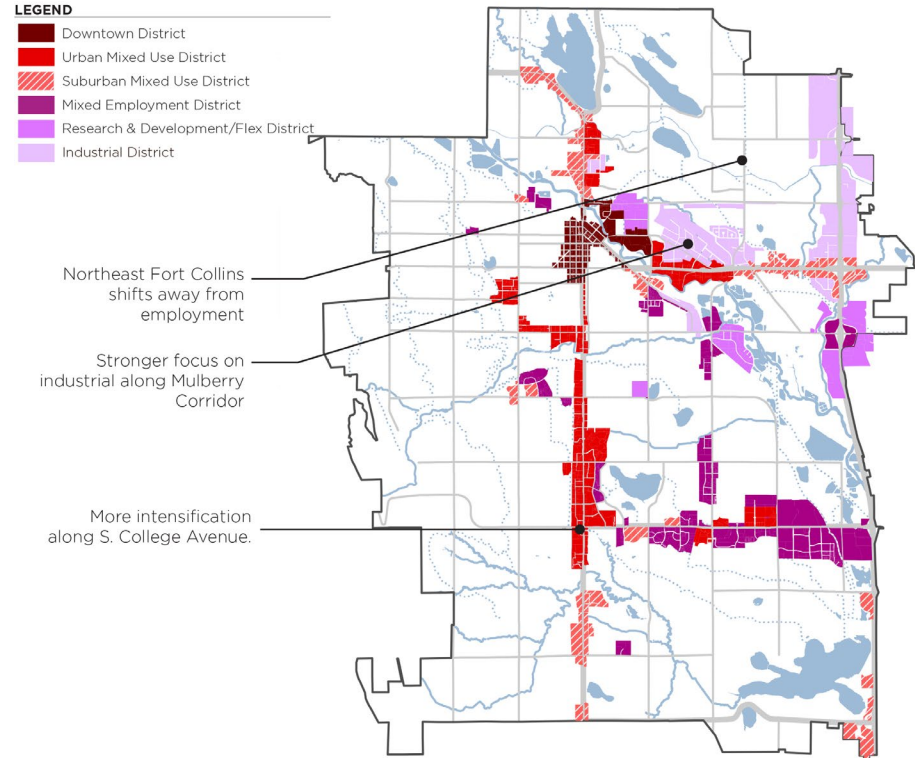


Employment Zoning

- Excess employment zoning – shift towards other uses in NE Fort Collins
- Additional small user industrial space along E. Mulberry
- Flexibility for secondary uses and amenities supporting employers and employees

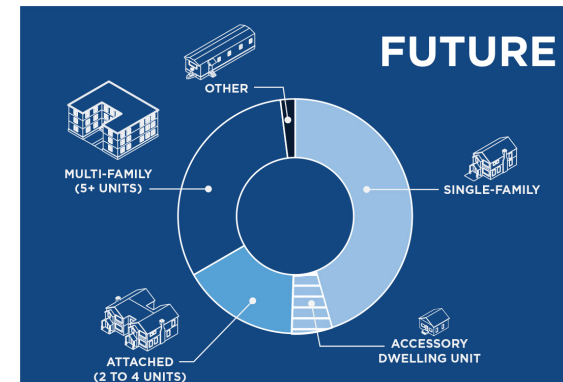
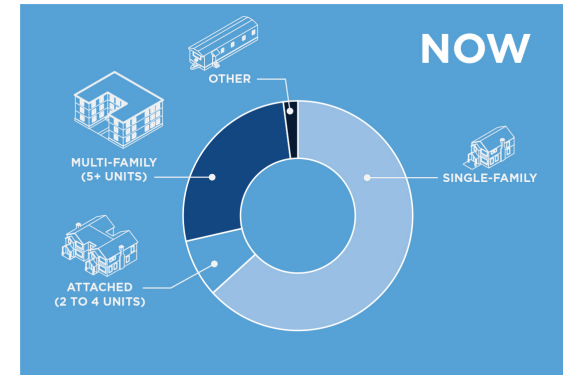
Gateways

- Understand suitability and update vision for I-25 gateways



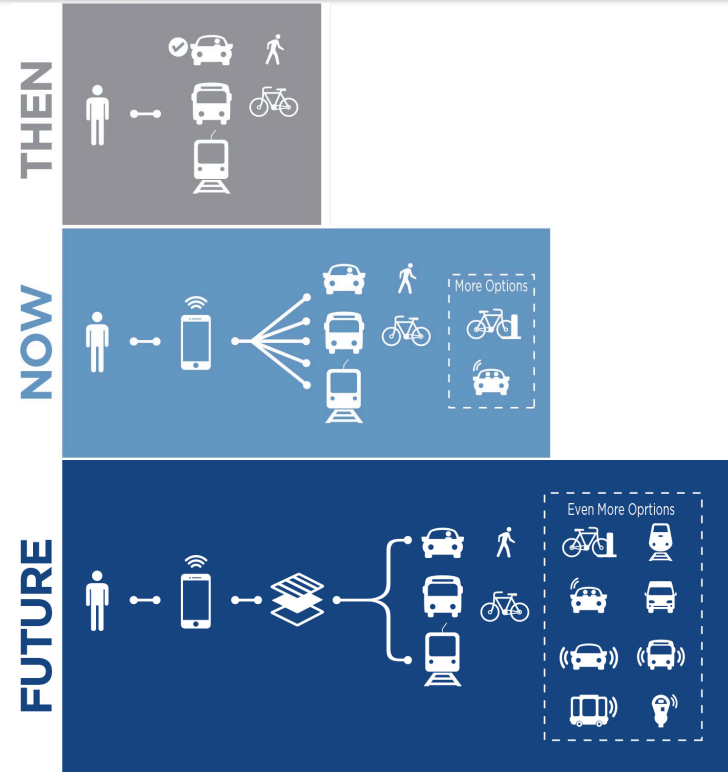
Housing Options

- Update standards to reduce barriers and incentivize a broader mix of housing in new development
- Investigate the possibility of additional housing choices in neighborhoods, e.g.- accessory units
- Clarify Land Use Code standards for infill & redevelopment projects – e.g. compatibility, green spaces/amenities, emergency access



Major Concepts

- **Transit expansion** – additional high frequency transit routes supported by land-use and funding
- **Mobility as a service** - embrace innovation as new technologies and travel options emerge
- **Mobility management** – Reduce congestion with system upgrades and shifting trips to biking, walking and transit
- **Layered networks** – defines a prioritized mode for each street



Plan Highlights

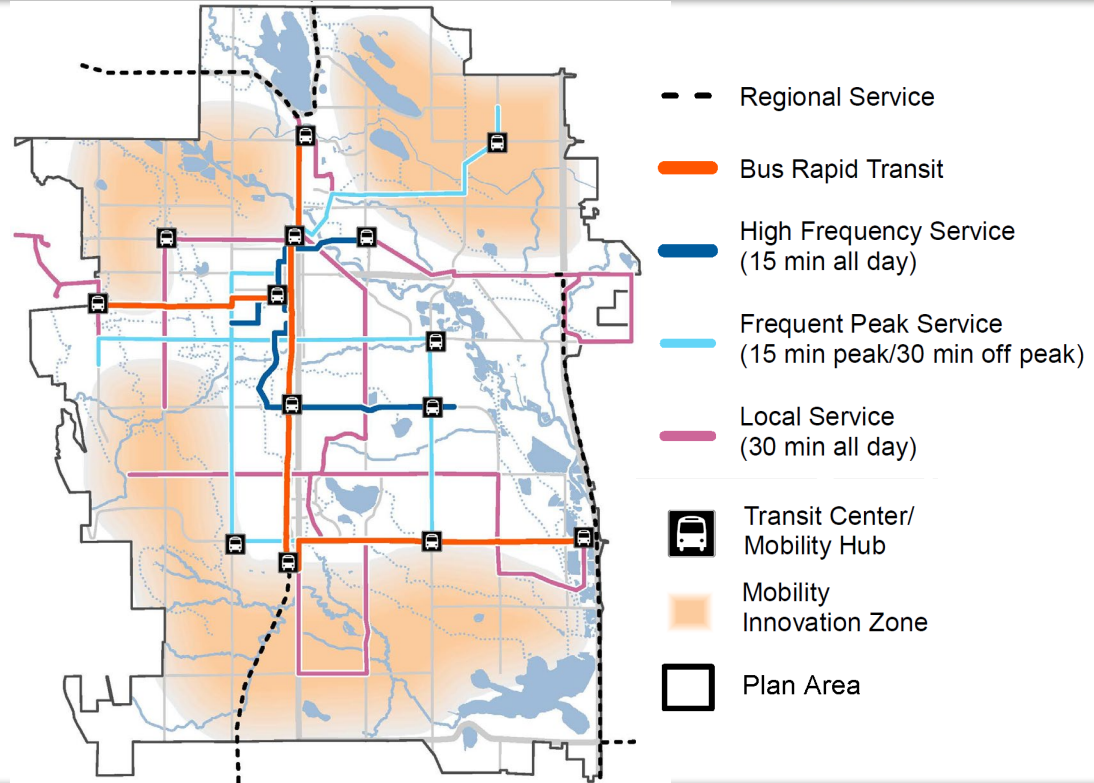
High frequency focus

- 3 new Bus Rapid Transit routes
- 30 minute service or better throughout the system (other than BRT routes)

▪ Regional connections

▪ Mobility Hubs

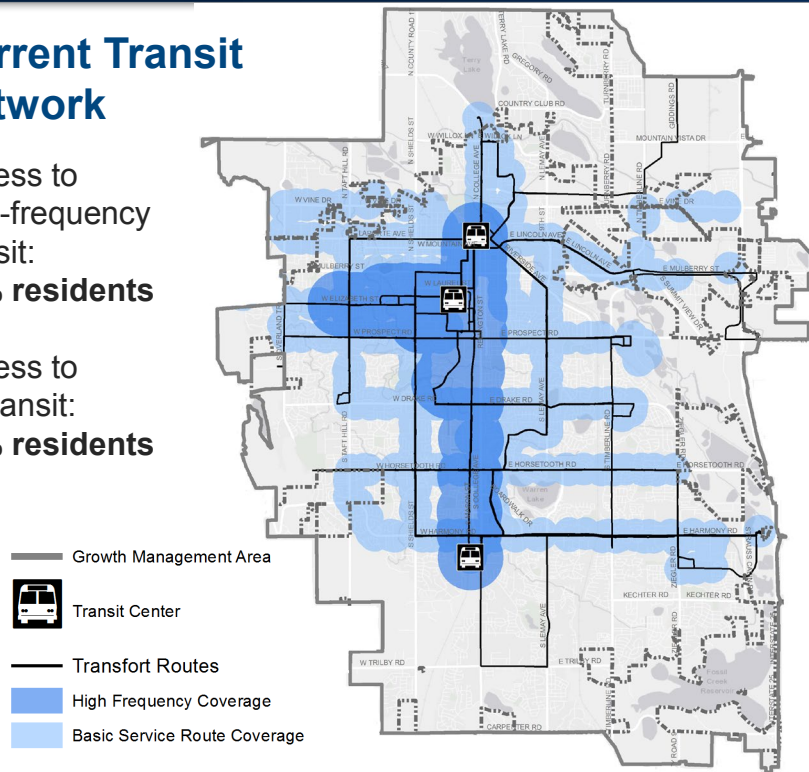
▪ Innovation Zones (on- demand service)



Current Transit Network

Access to
high-frequency
transit:
23% residents

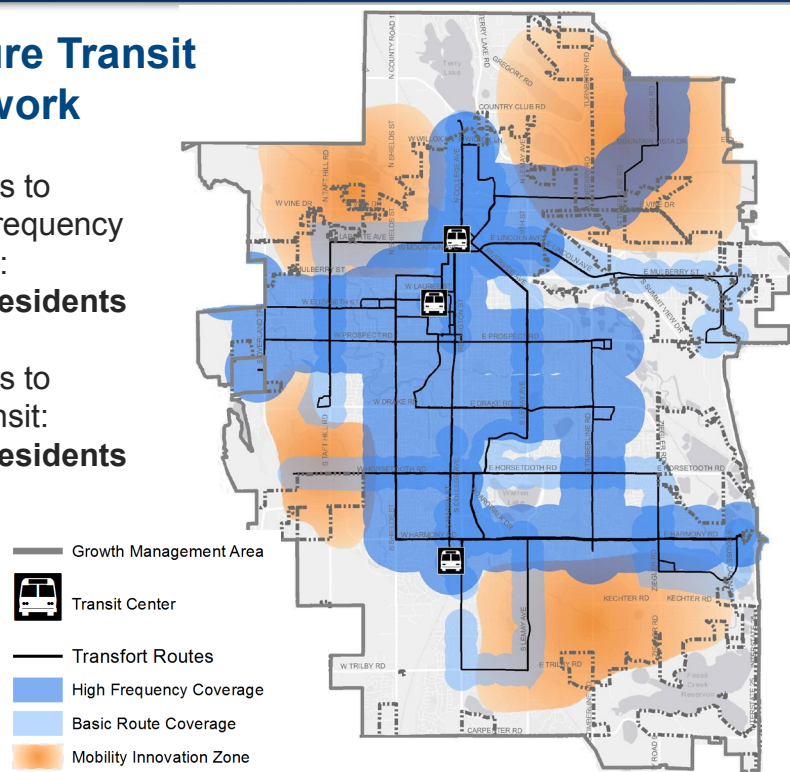
Access to
all transit:
58% residents



Future Transit Network

Access to
high-frequency
transit:
53% residents

Access to
all transit:
85% residents



Transportation – Mobility Management

Major Concepts

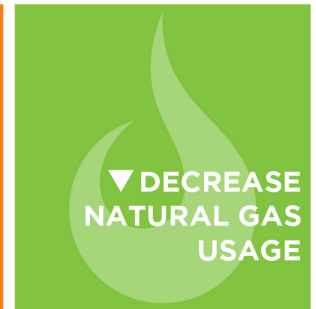
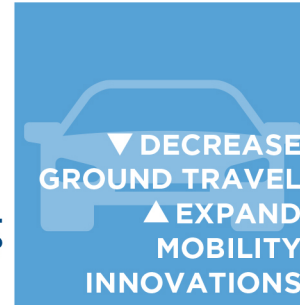
- New **road construction** and widening will be limited to areas like NE Fort Collins
- Ongoing **targeted improvements** (intersection upgrades) and signal **optimization**
- Managing congestion will require managing **travel demand** and offering more efficient **trip choices**



Climate Action

- *First time climate action and City Plan have aligned at this level*
- Multi-modal investments balance out population-driven increases in Vehicle Miles Traveled (VMT)
- Community-wide impacts were less than expected
- CAP / Energy Policy update will identify pathway to 80x30 goal; and
- Identify actions for climate adaptation and resilience planning

WHAT WILL
IT TAKE?



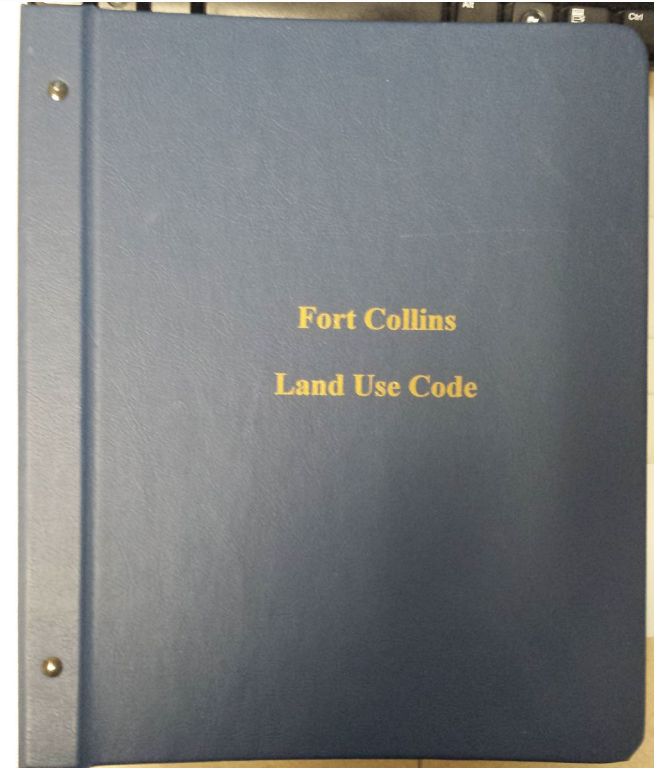
Development Review



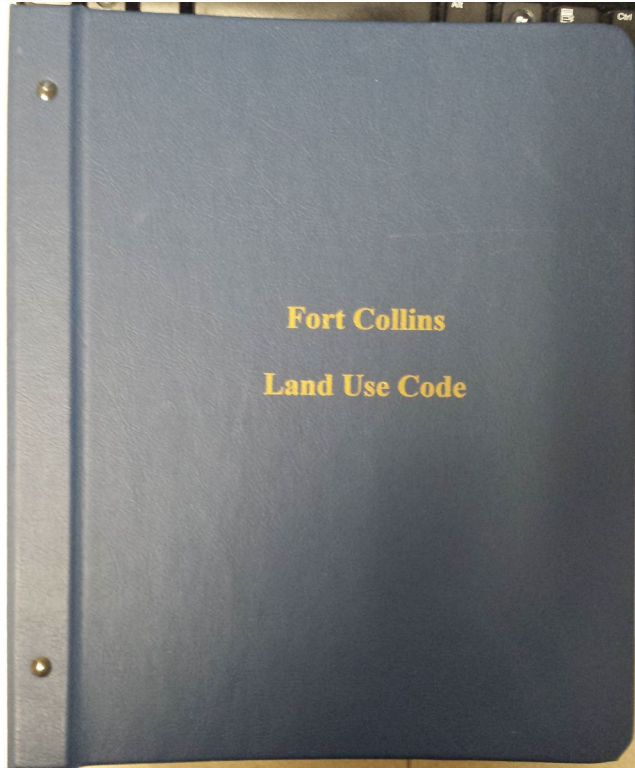
City Plan || Fort Collins



innovate.sustain.connect

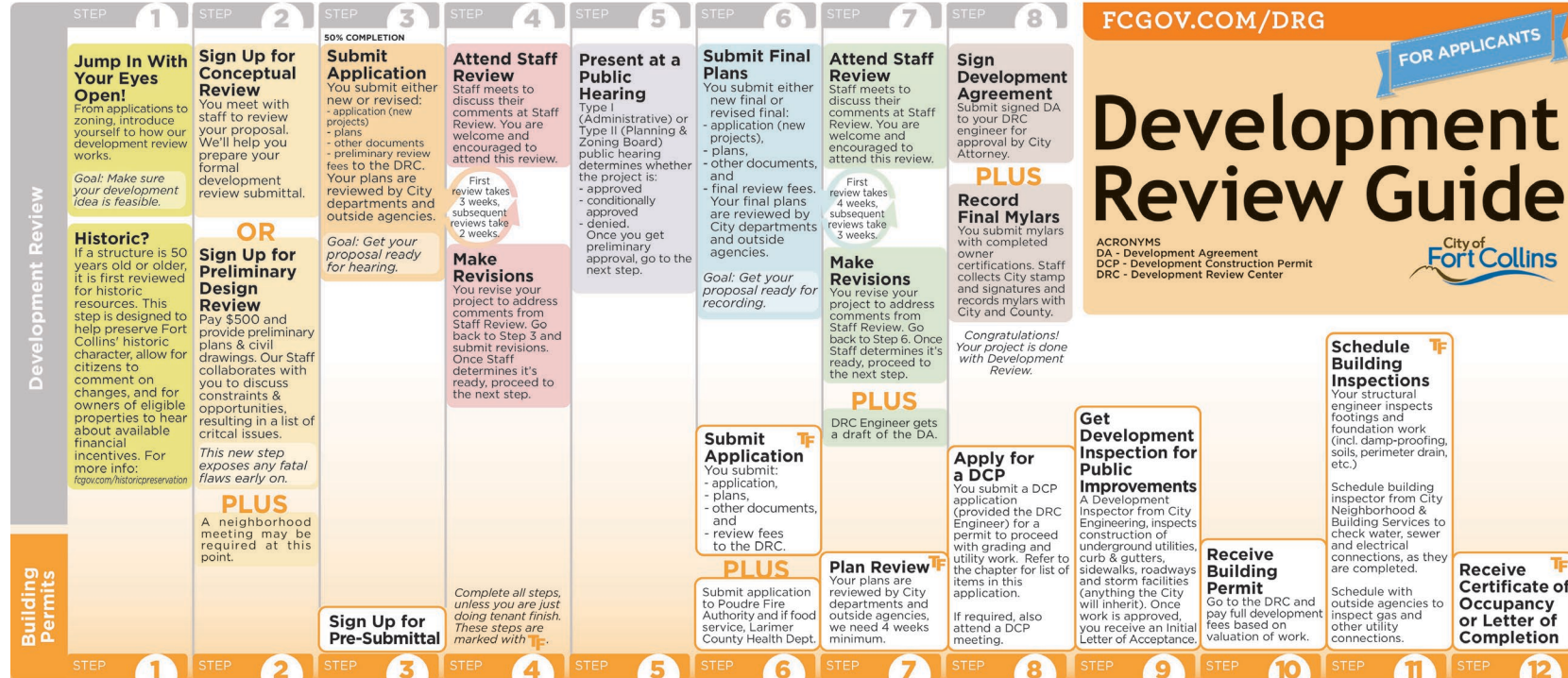


Development Review



- Regulations for development
 - Landscaping
 - Parking
 - Design
 - Land use
- Process for development

The City's Review Process



FCGOV.COM/DRG

FOR APPLICANTS

Development Review Guide

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



Basic Development Review

- No public hearing (“use-by-right”)

Minor Amendment

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

Administrative Review (Type 1)

- Hearing Officer is decision maker

Planning and Zoning Board Review (Type 2)

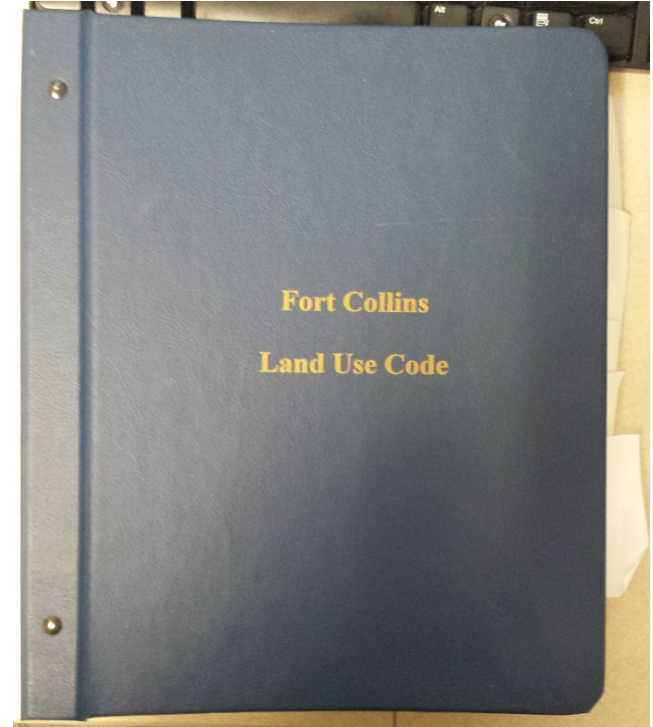
- P & Z Board is the decision maker

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



Reviewed by 10+ departments
Evaluate proposals according to Land
Use Code

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



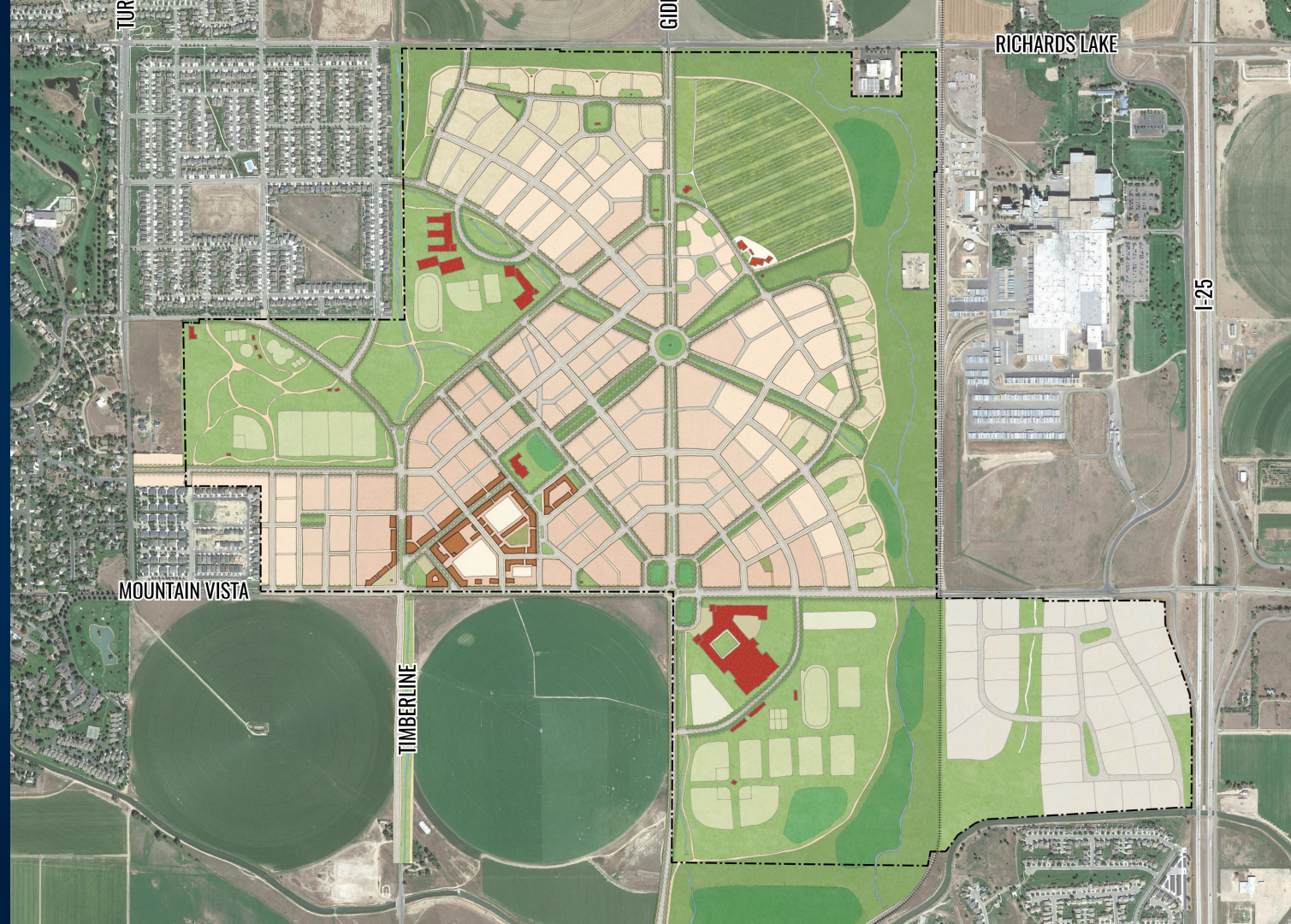
Quasi- Judicial Decisions

Administrative hearing officer (Type 1)

Planning and Zoning Board (Type 2)

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

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









Source: 303 Magazine

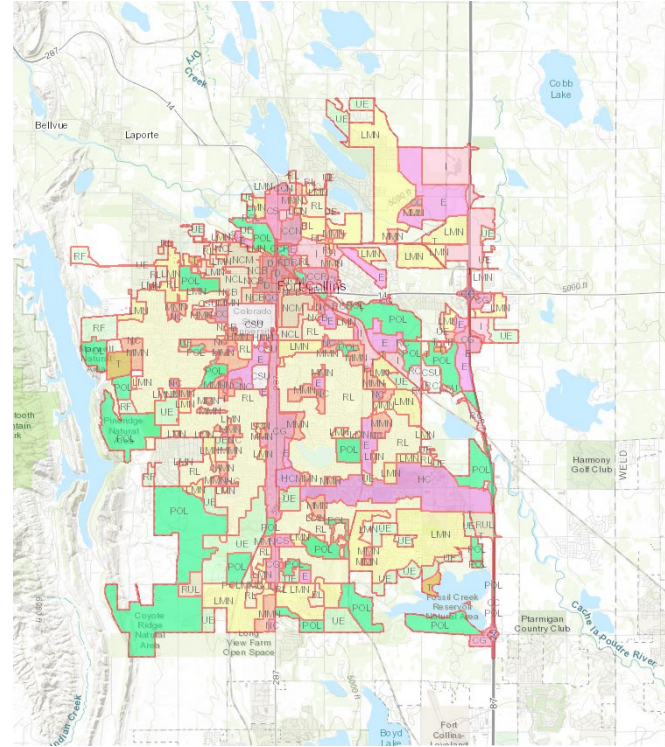




- Development review guide - <https://www.fcgov.com/drg/>
- Citizen's role in development review - <https://www.fcgov.com/developmentreview/citizenreview.php>
- Development proposals under review - <https://www.fcgov.com/developmentreview/proposals/>
- Map of current development proposals - <http://gisweb.fcgov.com/HTML5Viewer/Index.html?Viewer=FCMaps&LayerTheme=Current%20Development%20Proposals>



Zoning is used by local governments to regulate the uses and/or development forms of land to provide property owners and the government agency with an expectation of how areas will develop and change over time.



What we do...enforce the Land Use Code.

❖ ZOD – Zoner on Duty

- ❖ For the day this person answers all phone calls, emails and helps customers at the counter.

❖ Regulate signs on private property

- ❖ Permits
- ❖ Sign Code

❖ Inspections

- ❖ Landscaping
- ❖ Site
- ❖ Signs
- ❖ Violations
- ❖ Complaints

❖ Minor Amendment facilitation

❖ Building permit reviews for residential & commercial

- ❖ This ranges from deck and pergola permits to large commercial projects
- ❖ Setbacks, building height, FAR, etc.

❖ Home Occupation Licenses

❖ Short Term Rental

- ❖ We have a clerical aide, Sara, to research all the licenses prior to approval as well as for renewals.

❖ Off-site construction permits

❖ Marijuana Zoning Reports

❖ Variance requests

❖ Outdoor vendor licenses (think food trucks!)

❖ Liquor license (part of approval process)

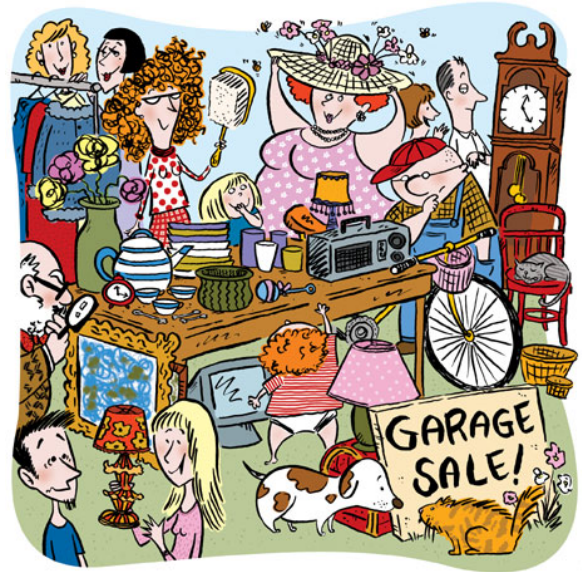
How many zone districts does the City currently have?

- A. 12
- B. 36
- C. **25**
- D. 15



How many garage sales are allowed per year, per property owner?

- A. 5
- B. 10
- C. 2
- D. 7



Is an inflatable dancing man permitted in the City and if so, which zone districts?

- A. Yes, anywhere as long as they have a permit.
- B. No, nowhere.
- C. Yes, only outside of the residential sign district.
- D. Yes, Zoning does not regulate them.

Can you create a Bar-Shed open to the public
in your backyard?

A.True

B.False



If a horse is allowed on a property as long as there is $\frac{1}{2}$ acre of space for it, how much space is required for a miniature horse/pony?

- A. 1 acre
- B. $\frac{1}{4}$ acre
- C. $\frac{1}{2}$ acre
- D. Ponies are not permitted



How many times per year are you allowed to host a wedding on your private property?

A. 8

B. 4

C. 6

D. 2

