

CityWorks – Planning & Development

WHEN ALL

and have



## **Planning Services**

- Long Range Planning
- Development Review

## **Collaborate closely with:**

- Zoning
- Historic Preservation
- Building Department
- Environmental Planning





## Why Plan?

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







Fort Collins

## 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





## Toolkit:

#### Adopted Plans, Zoning, Development Standards

## Toolkit:



Community Input





#### Lessons Learned

## **Community Stats**

Population: Size (sq.mi.): Street Lane Miles: Housing Units: Median Age:

ns

171,000 (2018 estimate) 57 1,922 68,265 29.3

2017 Neighborhood Meetings & Public Hearings:

87



DOWN

SHAPE Downtown's Future

## Long-Range Planning

Where Are We Going?

FIRSTUP

Where We've Bee

## 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)





#### FORT COLLINS CITY PLAND 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.





City of

Collins



#### **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.)



## **Employment Lands**

#### **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

#### **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







## Transportation

#### Major Concepts

- Transit expansion additional high frequency transit routes supported by landuse 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





## Future Transit Network

#### **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)





## **Transit Access**

#### **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







#### **Major Concepts**

- New road construction and widening will be limited to areas like NE Fort Collins
- Ongoing targeted improvements (intersection upgrades) and signal optimization

lins

 Managing congestion will require managing travel demand and offering more efficient trip choices



## **Climate Action**

#### **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





## **Development Review**







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



## The City's Review Process

	Your Eyes Open! From applications to zoning, introduce yourself to how our development review works.	Sign Up for Conceptual Review You meet with staff to review your proposal. We'll help you prepare your formal	STEP 50% COMPLETION Submit Application You submit either new or revised: - application (new projects) - other documents - preliminary review fees to the DRC.	Attend Staff Review Staff meets to discuss their comments at Staff Review, You are welcome and encouraged to attend this review.	Present at a Public Hearing Type II (Administrative) or Type II (Planning & Zoning Board) public hearing determines whether the project is:	Submit Final Plans You submit either new final or revised final: - application (new projects), - plans, - other documents, and	Attend Staff Review Staff meets to discuss their comments at Staff Review, You are welcome and encouraged to attend this review.	STEP 8 Sign Development Agreement Submit signed DA to your DRC engineer for approval by City Attorney. PLUS			FORA	ent
pment Review	Goah Make sure your development ridea is feasible. Historic? If a structure is 50 years old or older, it is first reviewed resources. This step is designed to help preserve Fort Collins' historic character, allow for comment on comment on comment on changes, and for properties to hear about available finanties. For more info: reviewed to the comment on the comment on the comment on comment on the comment of the comment of the comment of the comment of the comment of the comment of the comment of the comment of the comment of the comment of	development review submittal. OR Sign Up for Preliminary Design Review Pay \$500 and	reviewed by City departments and outside agencies. Goal: Get your proposal ready for hearing.	First review takes 3 weeks, subsequent reviews take 2 weeks. Make Revisions You revise your project to address comments from	the project is: - approved - conditionally approved - denied. Once you get preliminary approval, go to the next step.	<ul> <li>final review fees. Your final plans are reviewed by City departments and outside agencies.</li> <li>Goal: Get your proposal ready for</li> </ul>	First review takes 4 weeks, subsequent reviews take 3 weeks. Make Revisions You revise your project to address comments from	PLUS Record Final Mylars You submit mylars with completed owner certifications. Staff collects City stamp and signatures and records mylars with City and County.	ACRONYMS DA - Development Agreement DC - Development Construction Permit DRC - Development Review Center			
1g Develop		Pay 3500 and provide preliminary plans & civil drawings. Our Staff collaborates with you to discuss constraints & opportunities, resulting in a list of critcal issues. This new step exposes any fatal flaws early on. <b>PLUS</b> A neighborhood meeting may be required at this point.	Staff Review, Go back to Step 3 and submit revisions. Once Staff determines it's ready, proceed to the next step.		Submit TF Application	Staff Review. Go back to Step 6. Once Staff determines it's ready, proceed to the next step. <b>PLUS</b> DRC Engineer gets a draft of the DA.	Congratulations! Your project is done with Development Review.	Get Development Inspection for		Schedule TF Building Inspections Your structural routings and foundation work (incl. damp-proofing, soils, perimeter drain, etc.)		
						You submit: - application, - plans, - other documents, and - review fees to the DRC. PLUS	Plan Review	a DCP You submit a DCP application (provided the DRC Engineer) for a permit to proceed with grading and utility work. Refer to the chapter for list of items in this	and storm facilities	Receive Building	Schedule building inspector from City Neighborhood & Building Services to check water, sewer and electrical connections, as they are completed.	
Building Permits	STEP 1	STEP 2	Sign Up for Pre-Submittal	Complete all steps, unless you are just doing tenant finish. These steps are marked with TF.	STEP 5	Submit application to Poudre Fire Authority and if food service, Larimer County Health Dept.	reviewed by City departments and outside agencies, we need 4 weeks minimum.	application. If required, also attend a DCP meeting.	(anything the City will inherit). Once work is approved, you receive an Initial Letter of Acceptance.	Permit Go to the DRC and pay full development fees based on valuation of work.	Schedule with outside agencies to inspect gas and other utility connections.	Certificate of Occupancy or Letter of Completion



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



## **Neighborhood Meeting**

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



## **Application Reviewed**

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

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





#### Quasi- Judicial Decisions

Administrative hearing officer (Type 1)

Planning and Zoning Board (Type 2)

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



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









CACHE

GINGER and BAKER







## Helpful Resources

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



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CityWorks – Zoning



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.





Fort

Collins

<b>∻</b> ZOD	– Zoner on Duty	Building permit reviews for residential & commercial				
*	For the day this person answers all phone calls, emails and	This ranges from deck and pergola permits to large				
	helps customers at the counter.	commercial projects				
*Reg	ulate signs on private property	Setbacks, building height, FAR, etc.				
*	Permits	Home Occupation Licenses				
*	Sign Code	Short Term Rental				
<b>∻</b> Insp	ections	We have a clerical aide, Sara, to research all the				
*	Landscaping	licenses prior to approval as well as for renewals.				
*	Site	✤Off-site construction permits				
*	Signs	Marijuana Zoning Reports				
*	Violations	❖Variance requests				
*	Complaints	Outdoor vendor licenses (think food trucks!)				
✤Minc	or Amendment facilitation	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?







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. <sup>1</sup>⁄<sub>4</sub> acre
C. <sup>1</sup>⁄<sub>2</sub> 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

