

CityWorks – Planning & Development

Not All

an in



Planning Services

- Long Range Planning
- Development Review

Collaborate closely with:

- Zoning
- Historic Preservation
- Building





Why Plan?

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





Before & After



Prospect & Shields 1930s



Prospect & Shields Today





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





Toolkit:

Adopted Plans, Zoning, Development Standards

Toolkit:



Community Input



Toolkit:

Lessons Learned

Community Stats

Population:1Size (sq.mi.):5Street Lane Miles:1Housing Units:6Median Age:2

167,000 (2017 estimate) 57 1,922 68,265 29.3

2016 Neighborhood Meetings & Public Hearings:

87



DOWN PLAN

SHAPE Downtown's Future

Long-Range Planning

Where Are We Going?

FIRSTUP

Nhere 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)

Coming Next: City Plan



-

Fort Collins



Transportation Master Plan Fort Collins





City Plan Topics

Traditional Comprehensive Plan Topics:

- Land Use
- Housing
- Transportation
- Transit
- Economic Development
- Parks / Open Space

New / Emerging Topics:

- Equity
- Health & Wellness
- Cultural Resources
- Sustainability
- Urban Design
- Resource Supplies
- Climate Action Plan alignment



How many of you lived in Fort Collins in 1997?

1997 Fort Collins Population:

~ 105,000

2017 Fort Collins Population:

~ 167,000

Difference

Approximately 1/3rd of the City was not present for the 1997 City Plan process



Why Update Now?

	Original (1997)	Revised (2011)	Now (2017)	Future (+20yrs)	
Residential Development	20% multifamily	25-30% multifamily	50% multifamily	70%+ multifamily	
Population Fort Collins N. Colorado	105,000	145,000 566,000	167,000 618,000	215,000 800,000	
Transportation Trends	Cars, Trucks, SUV	Hybrid Vehicles Bicycles	Electric Vehicles MAX Platinum Bike- Friendly Community	Autonomous Vehicles Car/Bike Share growth	
Entertainment (Top Song)	Something about the Way you Look Tonight Elton John (Adele turns 8)	Rolling in the Deep Adele	Hello Adele	Probably still Adele	



Growth / Community Buildout





Vacant Lands, 2014



2014-2016 Development of Vacant Lands



Transportation Outcomes

Successful Outcomes:

- The Mason Corridor / MAX
- Flourishing Bicycle Culture: Platinum Bike Friendly Community
- Safety: Multiple year over year improvements in serious injury crashes
- Innovative Infrastructure: Grade separations, multimodal intersections, reshaping streets
- Enhanced Travel Corridor Plans



Transportation Challenges

On-going Transportation Challenges

- Congestion
- Accommodating all modes: people on bikes, people walking, people on transit, people driving
- Parking
- Funding (maintenance, big ticket infrastructure)
- Impact of projects (such as property impacts)





Transit Growth





Align Transit Service to Land Use

Land Use	Service Type	Examples		
Very Low Density (< 5 DU / AC)	Basic or Demand Response	SE & NW Fort Collins		
Low Density (~ 5 – 12 DU / AC)	Intermediate (30 minute)	"Inner Suburbs"		
Medium Density (~ 12 DU / AC)	High Frequency	Around CSU		
Key Travel Corridors	Bus Rapid Transit	Mason, Elizabeth, Harmony		
Concentration of Transit Markets, Activity Centers	Intermediate to High Frequency	N. College		

Timeline & Milestones



Public Engagement



Opportunities To Get Involved

- Meeting in a box / host a party
- Sharing information with neighbors
- Inviting neighbors to events/meetings
- Inviting us to your events
- Attending workshops, speaker series, etc.
- Signing up for the City Plan email list
- Sharing input and ideas online

What other ideas do you have?



The City's Review Process

r keview	Collins' historic character, allow for citizens to comment on changes, and for owners of eligible owners of eligible	STEP STEP STEP STEP Sow Completion Attend Staff Application new or revised: - application (new projects) Attend Staff Review Staff meets to comments at Staff review (You raise staff reviewed by City departments and outside agencies. Present at a Public Hearing Type! Outside agencies. Attend Staff Review Staff meets to comments at Staff review take subsequent Present at a Public Hearing Type! Outside agencies. Attend Staff Review Staff meets to attend this review. Present at a Public Hearing Type! Goal: Get your proposal ready Make Revisions You revise your proposal ready Attend Staff Review take 2 weeks. Your goal to conditionally approval, go to th next step. Attend Staff Review take 2 weeks.		Submit Final Plans You submit either new final or revised final: - application (new projects), - plans, - other documents, and - final review fees. Your final plans are reviewed by City departments and outside agencies. Goal: Get your proposal ready for recording.	Attend Staff Review Staff meets to discuss their comments at Staff Review, You are welcome and encouraged to are encouraged to are attend this review. First review takes 4 weeks, subsequent review take 3 weeks. Make Revisions You revise your project to address	Sign Development Agreement Submit signed DA to your DRC engineer for approval by City Attorney. PLUS Record Final Mylars Vou submit mylars with completed owner certifications. Staff collects City stamp and signatures and	PCGOV.COM/DRG FOR APPLICANTS Development Agreement Development Agreement Development Review Center					
nevelo		Pay \$500 and provide preliminary plans & civil drawings. Our Staff collaborates with you to discuss constraints & opportunities, resulting in a list of	comments from Staff Review, Go back to Step 3 and submit revisions. Once Staff determines it's ready, proceed to the next step.		Submit T	comments from Staff Review. Go back to Step 6. Once Staff determines it's ready, proceed to the next step. PLUS DRC Engineer gets a draft of the DA.	City and County. Congratulations! Your project is done with Development Review.	Get Development				
	incentives. For more info:	This new step exposes any fatal flaws early on. PLUS A neighborhood meeting may be required at this				Application You submit: - application, - plans, - other documents, and - review fees to the DRC.		Apply for a DCP You submit a DCP application (provided the DRC Engineer) for a permit to proceed with grading and	Inspection for Public Improvements A Development Inspector from City Engineering, inspects construction of underground utilities,	Passiva	soils, perimeter drain, etc.) Schedule building inspector from City Neighborhood & Building Services to check water, sewer and electrical	
Permits		point.	Sign Up for Pre-Submittal	Complete all steps, unless you are just doing tenant finish. These steps are marked with		PLUS Submit application to Poudre Fire Authority and if food service, Larimer County Health Dept,	Plan Review Your plans are reviewed by City departments and outside agencies, we need 4 weeks minimum.	utility work. Refer to the chapter for list of items in this application. If required, also attend a DCP meeting.	sidewalks, roadways and storm facilities (anything the City will inherit). Once	Idways ilities City City Go to the DRC and pay full developmen fees based on	connections, as they are completed. Schedule with outside agencies to inspect gas and other utility connections.	Receive Certificate o 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



Step 1: Conceptual Review

- Applies if public hearing required
- Free!
 - Historic Preservation process
 begins
 - Is structure over 50 years old?
 - Will determination of eligibility be required?



Development Review Guide – STEP 2 of 8

CONCEPTUAL REVIEW:

APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get techeduck or prospecific development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests, kinckdung the media.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. <u>Complete applications and sketh olass</u> must be submitted to City Staff to later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to <u>currentplanning@tcpov.com</u>. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority.

Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal. The more info provided, the more detailed your comments from staff will be.

 Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.)

 Business Name (if applicable)

 Mailing Address

 Phone
 Email Address

 Site Address (parcel # if address in not available)

 Description of Proposal (attach additional sheets if necessary)

 Proposed Use
 Existing Use

 Total Building Square Footage
 Number of Stories
 Lot Dimensions

Age of any Existing Structures

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptua

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan: Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, waterinds, large trees, water), diffice areas, ingeliation ditches), duity line locations (if known), pholographs (heipful but not required). Things to consider when making a proposal: How does the ske drain now? Will it change? If so, what will change?

Community Development & Neighborhood Services - 281 N College Ave - Fort Collins, CO 80522-0580



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.





Sign posted on property

lins

Citvo

Development fees paid



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



Recent Projects







Fort Collins



Recent Projects





-

Recent Projects






Fort Collins

Building Services





Why Building Permits?

- Building inspections ensure compliance with minimum codes that regulate health, life safety, and long-term performance.
- Building permits create a permanent public record of construction and alterations for future reference.
- Building permits create accountability for licensed contractors.
- Permits help property sales by providing mortgage companies with proof of building and land use code compliance.
- Building permit application starts the process of plan review and inspections.



Development Review Center

- Don't know where to go? Start here.
- Building Development Review Technicians are available to answer questions before, during, and after your project.
- Application to permit processing.
- Issuance of Letters of Completion, Temporary Certificates Occupancy and Certificates of Occupancy.
- Contractor licensing and outreach.
- Access to Building Services, Planning, Zoning, Historic Preservation, and Engineering.





Development Review Center

- Available tools:
 - Citizen Access Portal: <u>http://amos.fcgov.com/CitizenAccess/</u>
 - Inspection scheduling
 - Permit updates
 - Development review projects
 - Building Services website: <u>http://www.fcgov.com/building/</u>
 - Codes and standards
 - Permit requirements, fees, forms
 - Contractor licensing



Plan Review

- Review submitted construction plans to verify compliance to all codes and city standards before permit is issued and construction begins.
- Review can identify design issues to prevent unnecessary expense, effort, and problems resulting in failed inspections.
- Plans can be reviewed in paper or electronic format.
- Answer building code questions for contractors and home owners.
- Pre-submittal meetings during planning process.







Building Inspections

- Experienced Building Inspectors perform on-site inspections to verify compliance to the approved construction plans and to all adopted codes.
- Verify contractors/trades on construction sites are the approved licensed personnel listed on the permit.



Building Inspections

• Reduce potential hazards of unsafe construction and to provide for public health, safety, and welfare.







Building Inspections We do NOT enforce:

- Cosmetics
- Aesthetics
- Personal Preferences
- Common Sense
- Best Practices We ONLY enforce:
- Code Minimums





Disaster Assessment / Dangerous Building Inspections

- Building Services staff can be called in to perform assessments for structures after a disaster such at flood/tornado to determine if the building can be safely occupied.
- Inspections can also be done for structures that have potentially dangerous conditions from external factors (vehicle impact) or lack of maintenance/neglect.





Rental Inspections

- On a complaint basis, Building Services staff can do inspections of rental dwelling units to verify it meets the adopted property maintenance code and rental housing standards.
 - If rental is not in compliance, staff will work with the tenant and landlord to resolve.





Certificate of Occupancy/Letter of Completion

- Once all final inspections have been completed and all other final compliance documentation has been approved, either a Certificate of Occupancy or a Letter of Completion is issued.
- What's the difference?
 - A Certificate of Occupancy establishes occupancy classification and allows the building to be occupied . CO's are issued for:
 - New Commercial, Multifamily, and Residential Buildings
 - Changes of Occupancy
 - A Letter of Completion is issued for:
 - Additions
 - Alterations/Remodels
 - New secondary buildings



Archives

- Construction plans for certain types of projects are archived.
 - New Commercial Buildings
 - Commercial Changes of Occupancy
 - Commercial Additions
 - Multifamily Buildings
- General alterations, secondary buildings, new single family buildings, and duplexes are not archived due to space limitations.
- Building permits, permit applications, site plans, and many other types of documents are available through our online archive access at <u>citydocs.fcgov.com</u>.
- Archive search requests for construction plans and other hard copy documents can be made in person at 281 N. College Ave.



Code development and adoption

- Building Services will review new updated versions of the various codes that are released and review them for possible adoption.
- A committee is formed comprised of city staff, architects, builders, and other stake holders to help review and give feedback on these new codes to adopt.
- After review the recommended code and local amendments are presented to several public boards and eventually to City Council for approval.









Thank You!

Contact us!

Ryan Mounce City Planner <u>rmounce@fcgov.com</u> Meaghan Overton City Planner moverton@fcgov.com Clay Frickey City Planner <u>cfrickey@fcgov.com</u> Russ Hovland Plans Examiner <u>rhovland@fcgov.com</u>





Growth / Community Buildout

Typical 1990s-2000s Multifamily Projects:

- Garden-style apartments
- Vacant, greenfield locations
- Park-like settings
- Surface parking or detached garages



Pavilions at Silver Sage (Drake & Raintree), 1994



The Preserve (Horsetooth & Mason), 2000



Pinecone Apts. (Timberline & Vermont) 1993



Growth / Community Buildout

Typical 2012-2016 Multifamily Projects:

- Mix of garden-style & urban-oriented apartments
- Infill & redevelopment sites
- Taller: 3, 4, 5+ stories
- Structured or tuck-under parking



Trails at Timberline (Timberline & Drake), 2014



Uncommon (College & Olive) under construction



College 830 (College & Locust) under construction



T

 \bigcirc

MENT

Neighborhood Services

What is your favorite thing about living in your neighborhood?

- **0% A. My neighbors**
- 0% B. My house
- 0% C. Location
- 0% D. Neighborhood activities
- 5% E. Access to nature (trails, parks, bike paths, etc.)
- ^{3%} F. All of the above

G. Other





Neighborhood Services











Neighborhood Administration

- Education & Outreach
- Engagement
- Problem Solving
- Meeting Facilitation
- •Events & Programs
- •Grant Management
- Special Projects

Mediation & Restorative Justice

- Education & Outreach
- Mediation
- •Restorative Justice
- Meeting Facilitation
- •Training
- Volunteer Management
- •Grant Management

Development Review Liaison

- Education & Outreach
- Engagement
- Meeting Facilitation
- •Resource for Residents
- Development Review

Community Liaison

- •Education & Outreach
- •Problem Solving
- •Programming for CSU Students and Long-term Residents
- National Best Practice

Code Compliance

- Education & Outreach
- Code Review
- Compliance
- Inspection
- Problem Solving
- Enforcement
- Occupancy

With what events/programs is Neighborhood Services involved?

- 0% A. Neighborhood Night Out
- **0% B. Providing assistance to the elderly**
- 0% C. Ice cream socials
- **0% D. Identifying neighborhood priorities**
- 0% E. Strengthening relationships
- 0% F. Education and outreach
- 0% G. All of the above





Neighborhood Programs

- Adopt-A-Neighbor
- Neighborhood Grants
- Neighborhood Night Out
- Newsletters
- Welcome Bags
- Educational Programs: Landlord & HOA Training



• Anything that gets neighbors interacting in positive ways!

How many Neighborhood Night Out Events/Participants were there last year?

- 0% A. 54 events / 500 participants
- 0% B. 74 events / 2,000 participants
- 0% C. 104 events / 5,000 participants
- D. 125 events / 7,000 participants





Neighborhood Night Out



Neighborhood Grants









Fort Collins



Get involved!

www.fcgov.com/neighborhoodservices/neighborhoodconnections

What is the best way to stay informed about development projects?

- A. Check the website
 - B. Sign up for the weekly development review newsletter
 - C. Contact the Development Review Liaison
- **D.** Contact the project Planner
- **E.** All of the above



Development Review Liaison

Applicant Attends You Can Attend Conceptual Review

Conceptual reviews are short meetings with staff and potential applicants/developers. They provide an opportunity to discuss the applicant's ideas and any potential issues.

Conceptual reviews are scheduled three Mondays per month between 9:30 and 11 AM and last 30-40 minutes.

KEY FACTS

No formal application is submitted vet.

The only decision made is whether the project will be reviewed by Type 1 or Type 2 hearing. For more info on hearing types, see Step 6.

Conceptual Review agendas posted at fcgov.com/conceptualreview.

Historic?

If a structure is 50 years old or older, it is first reviewed for historic resources. This step is designed to help preserve Fort Collins' historic character and allow citizens to comment on changes. For more info fcgov.com/historicpreservation

Development Review Outreach

Development Review Outreach meetings (DRO) are optional and not always required. This is an opportunity for neighbors to meet City staff, learn about development review and how to participate.

KEY FACTS The applicant is typically not present at this meeting.

The steps in development review are discussed, including your opportunties for input.

This overview is designed to help neighbors participate effectively in the development review.

If you live near the proposed development, you will receive a letter in the mail, two weeks prior to the meeting date. More info in the FAQs on next page.

> DRO info is also posted at fcgov.com/reviewagendas.

You Can Attend a Neighborhood Meeting(s) About the **Project**

These meetings offer an opportunity for neighbors to ask the applicant questions, get the facts about the project, and provide the applicant input on the proposed project.

City Staff is present to facilitate. however this meeting is for neighbors and the applicant to discuss issues.

If you live near the proposed development, you will receive a letter in the mail, two weeks prior to the meeting date.

Notifications of this meeting are also posted at

fcgov.com/reviewagendas



Is the Project **Moving Forward?** Do You See the Sign?

If the answer is yes, you'll see a "Development Under Review" sign posted on the property within 14 days of the City receiving a formal application. This sign is your visual cue the applicant has paid associated fees and is moving forward.

KEY FACTS

Applicant submits drawings illustrating site layout. landscaping and what the building will look like (among other submittal requirements) and these drawings are sent to multiple City departments to review.

Staff Reviews Application

Various City departments meet with the applicant to discuss issues with the design as it relates to applicable standards and Land Use Codes.

KEY FACTS

Staff reviews can take multiple rounds. Staff will give applicant feedback, applicant will review and respond, staff will review and give feedback, etc.

Copies of staff comments can be requested from the project planner.

You Can Attend Appealing the the Public Hearing Decision to **City Council**

Type 1 - heard by a hearing officer and are usually held in a City conference room and are not televised.

Type 2 – heard by the Planning and Zoning Board and are held Hall on the third Thursday 2 hearings are televised.

If you live near the proposed development, you will receive a letter in the mail, two weeks prior to the meeting date. Notifications of a Type 1 hearing are also posted at

fcgov.com/reviewagendas.

14 days of the date of a decision. The City Clerk also adminsters all Council appeals. An appeal can be filed by:

in City Council Chambers at City evening of each month. All Type

the hearing of the decision Anyone who sent written comments to the decision maker prior to the action which is being appealed

Appeals of any hearing must be

Anyone who owns, occupies,

interest in the property which

was the subject of the decision

made by the decision maker

mailed notice of, or spoke at,

Anyone who received the

or has some other legal

filed with the City Clerk within

The applicant

maker

A City Čouncilmember

For more info on the appeal process, visit

fcgov.com/appeals

Questions regarding the appeal process should be directed to the City Clerk at 970-221-6515 or fcgov.com/cityclerk.





Citizens' Role in Development Review

This flowchart shows a citizen's role in development review "at-a-glance" with frequently asked questions on the reverse side. The complete guide is a 6-page more thorough "how-to" resource. Both the flowchart and guide can be easily downloaded at fcgov.com/citizenreview. Please share these handy tools showing all your opportunities to offer feedback and participate in development review with your neighbors.

We hope this guide, along with staff planners, will aid you in making the process more predictable, timely, logical, accountable and customer-focused. For more info on development review, and to subscribe to "This Week in Development Review" emails, visit fcgov.com/developmentreview.

Community Liaison

Promote positive relationships between students & long-term residents through

- Education
- Outreach
- Partnerships
- Connector





In the 2014-2015 academic year CSU students, through SLiCE programs, volunteered the following total hours:

-)% A. 49,000 hours
- 0% B. 59,000 hours
- 0% C. 69,000 hours
- **D.** 79,000 hours





COMMUNITY & NEIGHBORHOOD LIVABILITY:

"Provide tools to resolve conflict, repair harm, and strengthen relationships."

Mediation



Restorative Justice



Mediation & Restorative Justice



2016

MEDIATION

RESTORATIVE JUSTICE

99.4% OF PARTICIPANTS HAPPY

WITH RJ EXPERIENCE

YOUTH SERVED

1,296 TOTAL CONTACTS MADE

368

CASES

FACE TO FACE MEDIATIONS

28% BASIC

72% ADVANCED

ASSISTANCE

2,310 VOLUNTEER HOURS PER YEAR



FAMILIES, VICTIMS/REPRESEN TATIVES, COMMUNITY MEMBERS SERVED
What is success rate for the Mediation Program?

-)% A. 98.4%
-)% B. 95.0%
- 0% C. 73.0%
- 0% D. 56.8%



Code Compliance

Nuisance Codes Enforced

- Weeds
- Noxious Weeds
- Rubbish
- Outdoor Storage of Materials
- Parking on Yards
- Inoperable Motor Vehicles
- Sidewalk Snow Removal
- Unscreened Trash Containers
- Hours of Collection
- Smoking in Public Places

- Wood Smoke
- Camping on Private Property
- Noise Disturbance
- Right-of-Way Encroachment
- Forestry Encroachment
- Dirt Yards
- Dilapidated Fences
- Beekeeping
- Occupancy Limits



Nuisance Violation Process

Inspection -Proactive -Complaint

Violation Notice -7 days to comply

Re-Inspection -Posting 1 Day Re-Inspection -Corrected or Enforced Abatement and/or Citation









Nuisance Violations Examples



How many people can occupy a dwelling unit?

- % A. As many as there are bedrooms available
-)% B. Unlimited
- **C.** A family plus one or three non-related occupants
- **0%** D. Limits according to Rental Registration





- 1964: Ordinance originally drafted as a criminal offense
- 2005: Ordinance rewritten and decriminalized
- 2007: Enforcement of civil ordinance

llins

• Annual case load since 2007 ~110 per year



Occupancy

FCLUC 3.8.16 Occupancy Limits:

- One family and not more than one additional person
- Two adults and their dependents, if any, and not more than one additional person

FCLUC 5.1.2:

 Family shall mean any individual living alone or any number of persons who are all related by blood, marriage, adoption, guardianship or other duly authorized custodial relationship, and who live together as a single housekeeping unit and share common living, sleeping, cooking and eating facilities.





Code Compliance and Occupancy Data



Public Nuisance Ordinance



Violations follow property, not tenants:

- 2 of the same kind in 6 months
- 3 of any kind in 1 year

5 of any kind in 2 years

New Staff - Neighborhood Livability



Fort Collins



Special Projects



Student Housing Action Plan







LARIMER HUMANE SOCIETY



neighbor to neighbor







What's New or Coming?

Neighborhood Services.....

Strengthening the Fort Collins Community through education, resources, and public involvement







Questions

