



Planning Services

- Long Range Planning
- Development Review

Collaborate closely with:

- Zoning
- Historic Preservation
- Building



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





Prospect & Shields
1930s



Prospect & Shields
Today



North College
1975



College near
Prospect
1975



College near
Prospect
Today



Taco Bell
Prospect & College



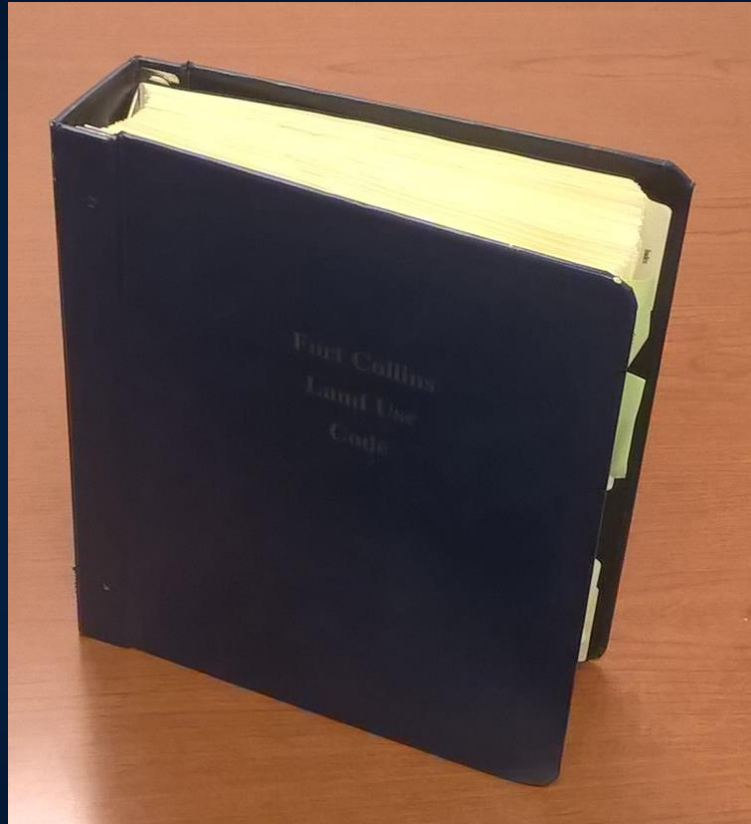
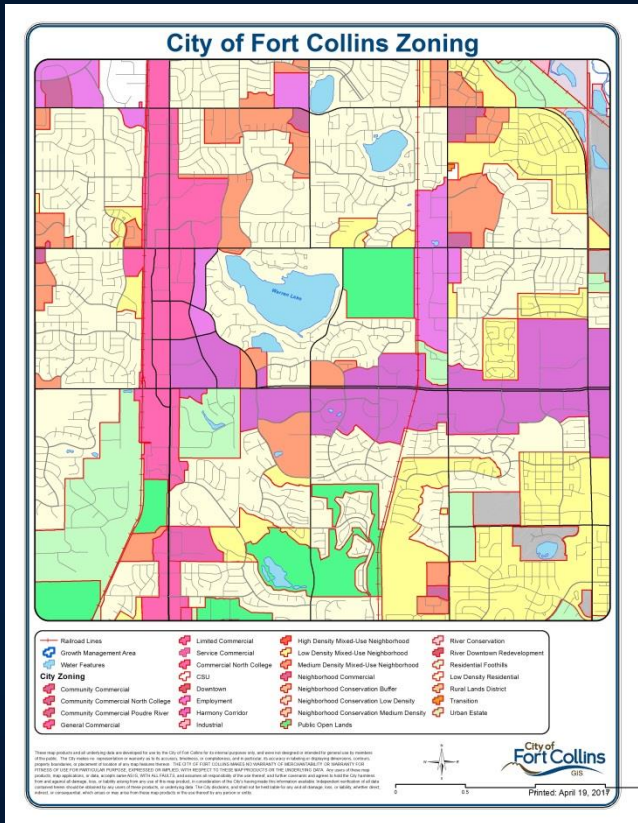
Former City Hall
Walnut Street



East Mountain Ave



Toolkit:



Adopted Plans, Zoning, Development Standards

Toolkit:



Community Input

Toolkit:



Lessons Learned

Population:	167,000 (2017 estimate)
Size (sq.mi.):	57
Street Lane Miles:	1,922
Housing Units:	68,265
Median Age:	29.3
2016 Neighborhood Meetings & Public Hearings:	87



SHAPE DOWNTOWN'S FUTURE

The new **Downtown Plan** is underway, and we need your help. Why? This effort will guide development, improvement and change in downtown for the next few decades. Your input will build on the investment and address the challenges downtown faces.

Getting Involved is Easy
Sign up for emails at region.com/downtown. We'll let you know about upcoming events and surveys, so your input is heard.

- Plan Topics**
- Arts & Culture
 - Downtown Management
 - Energy & Environment
 - Housing & Vacancies
 - Transportation & Parking
 - Urban Design



DOWNTOWN PLAN

Where We've Been



Where Are We Going?



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

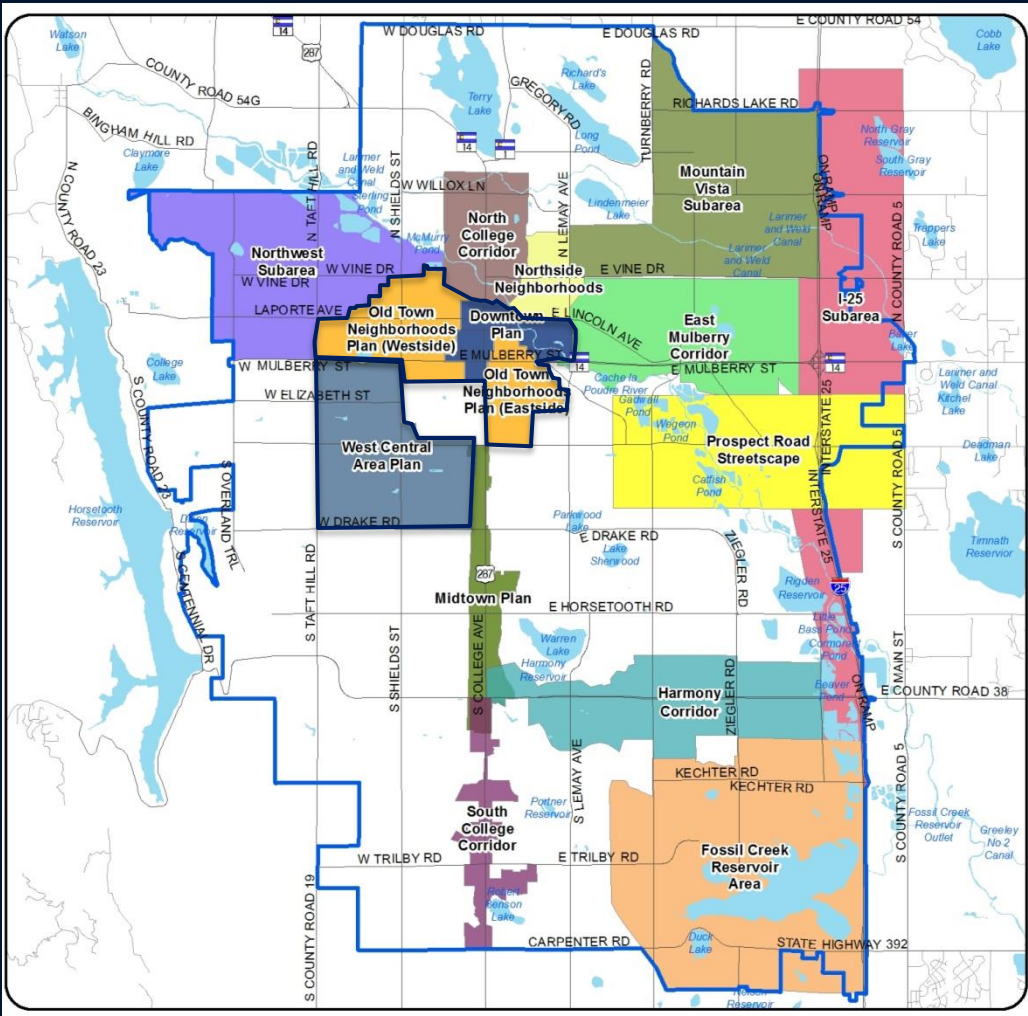
- A plan for the future (10-20 yrs)
- Vision for a particular area/neighborhood
- Describes how policies from Comprehensive Plan should be implemented in a specific place
- More detailed

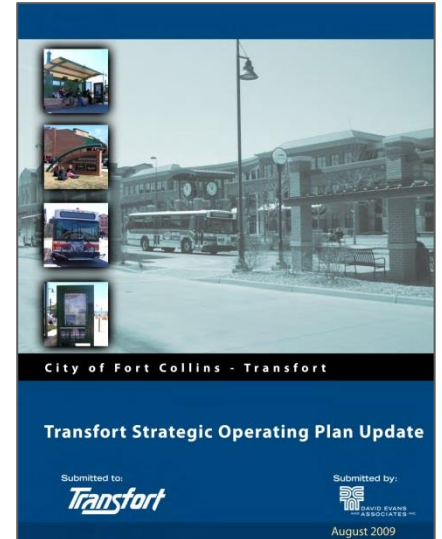
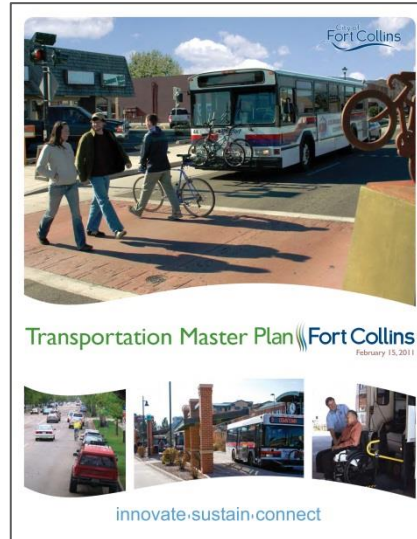
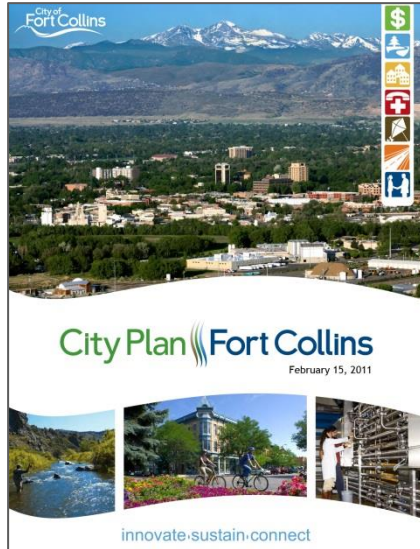
What might our community look like in the future? How should we accomplish that?

Subarea Plans in Fort Collins

Recently Adopted:

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





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

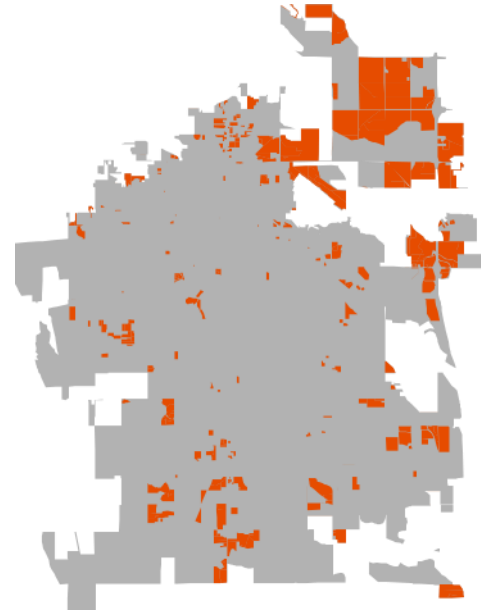
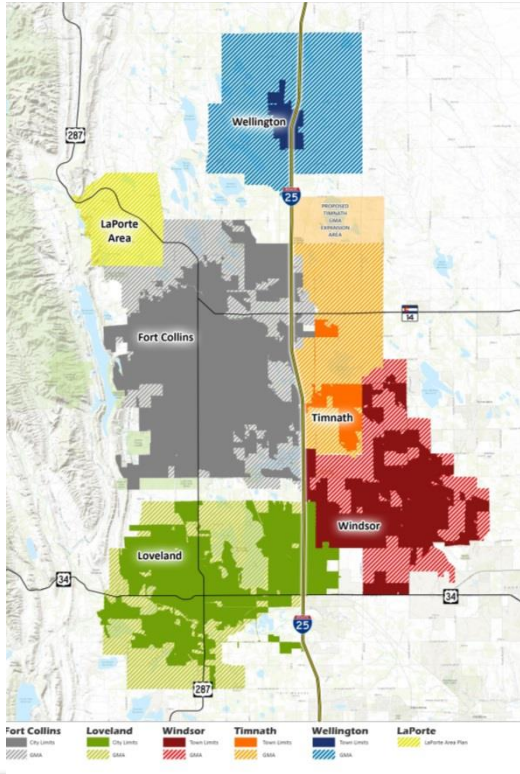
Difference

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

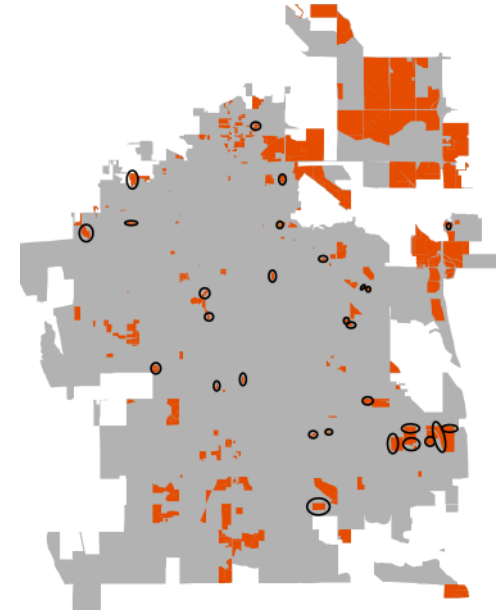
Why Update Now?

	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

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**



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)





IN 2015 WE SAW A

25%

GROWTH SPURT

THANKS FOR RIDING TRANSFORT

RIDE FREE APRIL 1

2016

18%

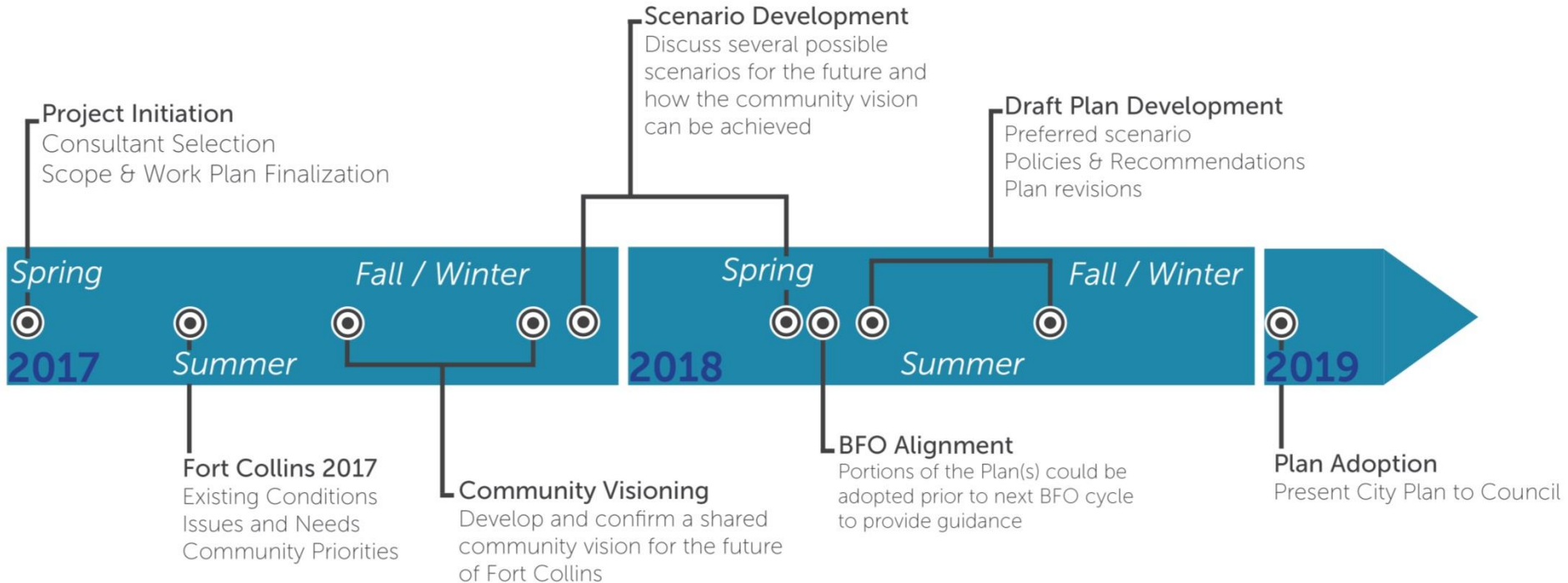
INCREASE

(OVER 4 MILLION RIDES)

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 ($\sim 5 - 12$ 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



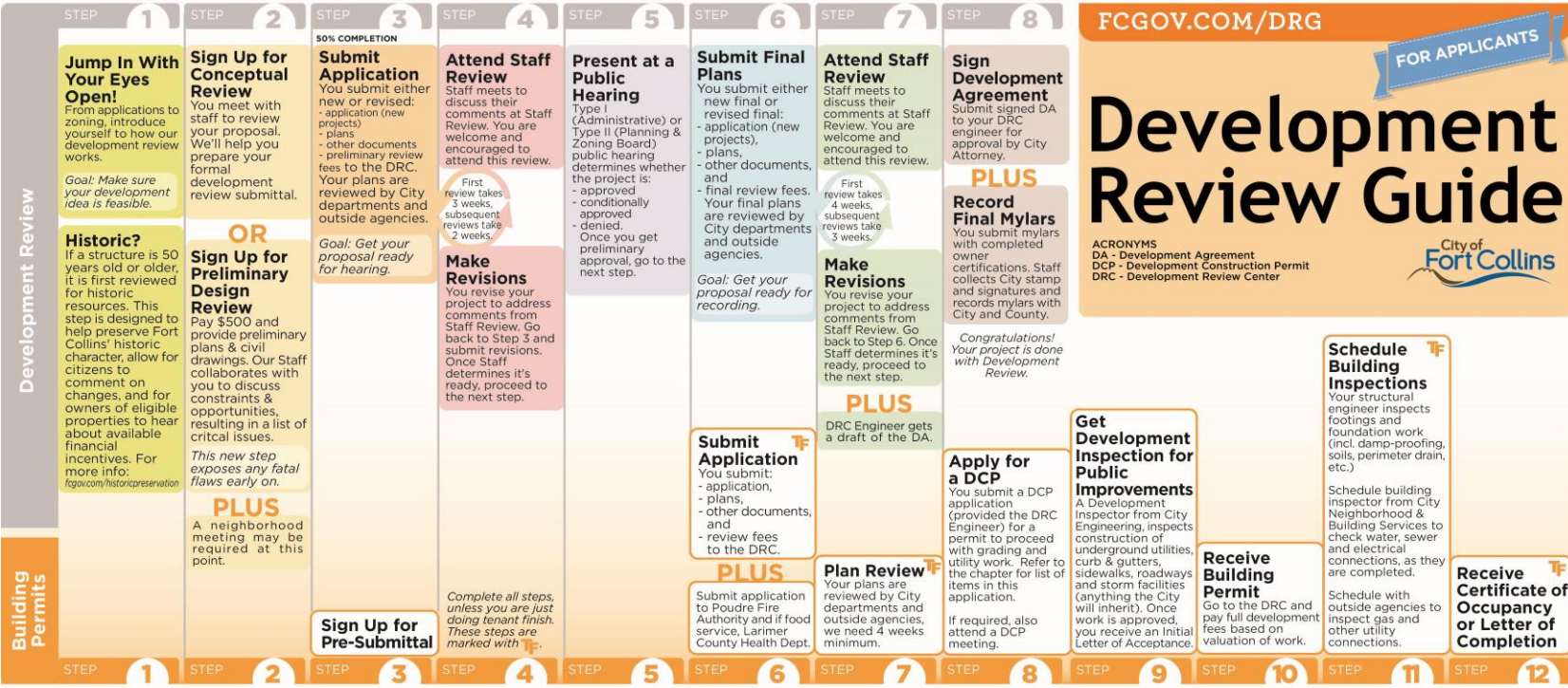


Opportunities To Get Involved

- 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



Development Review

Building Permits

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 feedback on prospective 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 it, including 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. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. 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 is 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 conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area _____ S.F.
 (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, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

- 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

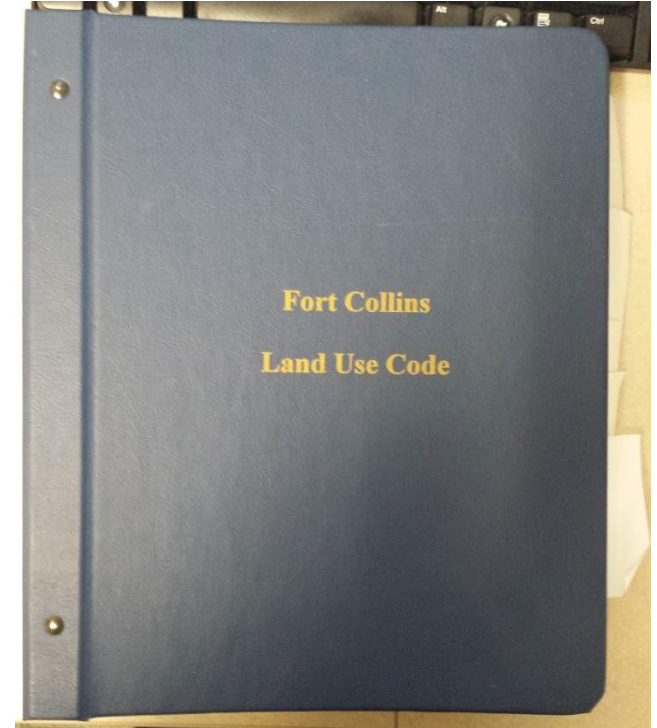
Development fees paid



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











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.



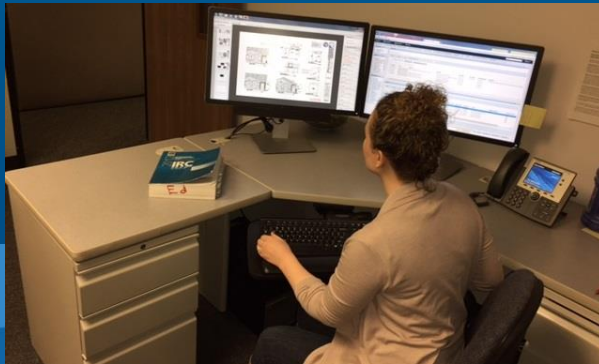
Development Review Center

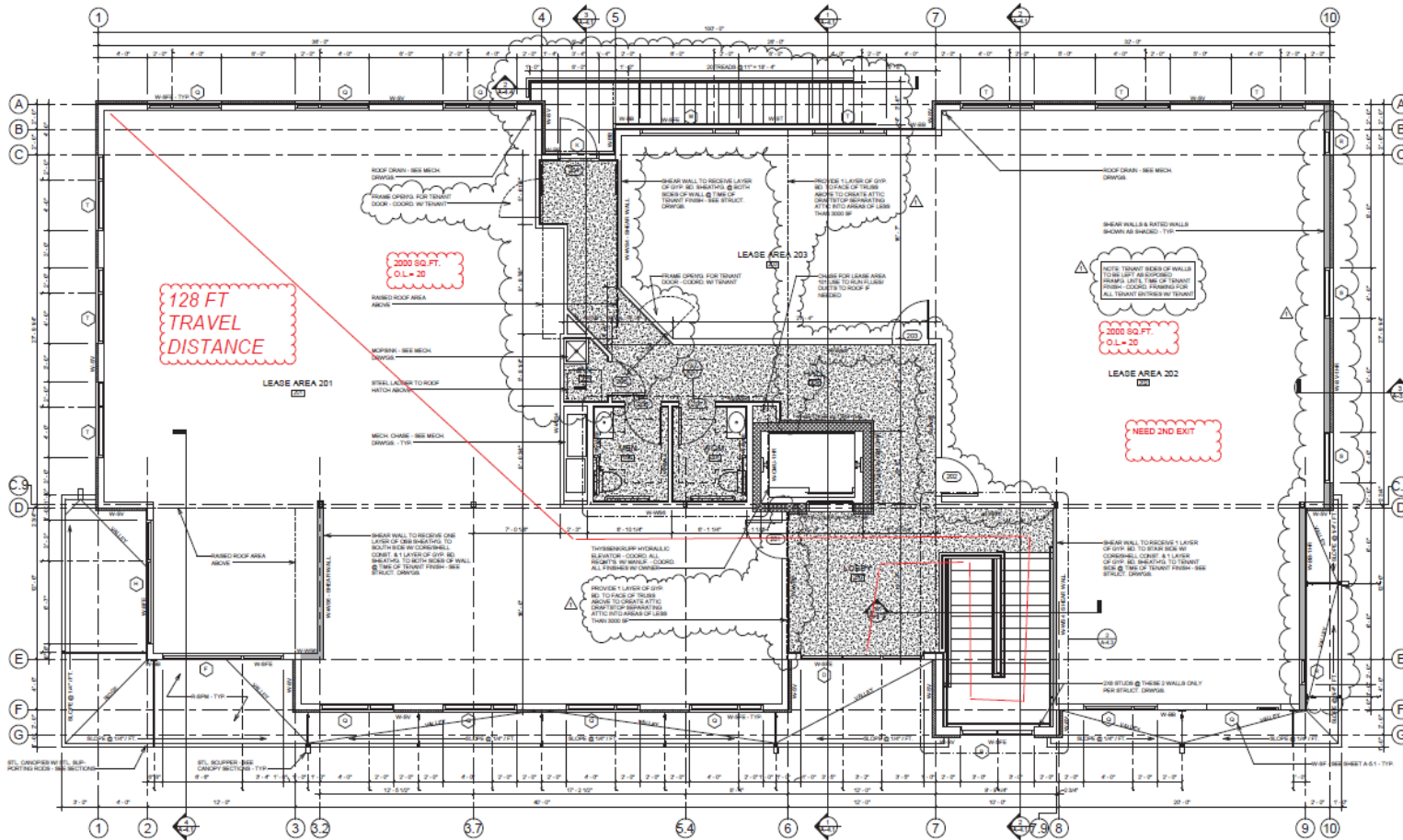
- Available tools:
 - Citizen Access Portal: <http://amos.fcgov.com/CitizenAccess/>
 - Inspection scheduling
 - Permit updates
 - Development review projects
 - Building Services website: <http://www.fcgov.com/building/>
 - Codes and standards
 - Permit requirements, fees, forms
 - Contractor licensing



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



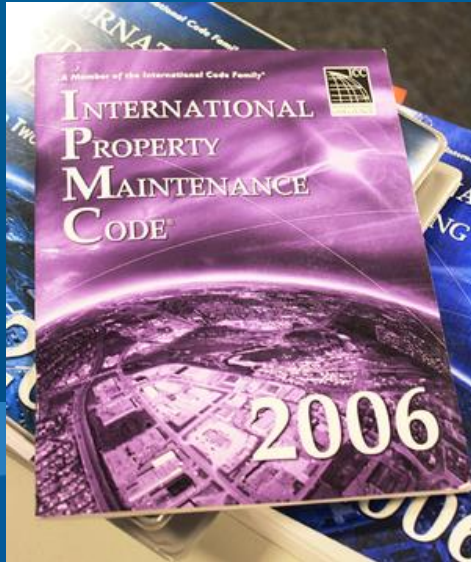
Disaster Assessment / Dangerous Building Inspections

- Building Services staff can be called in to perform assessments for structures after a disaster such as 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

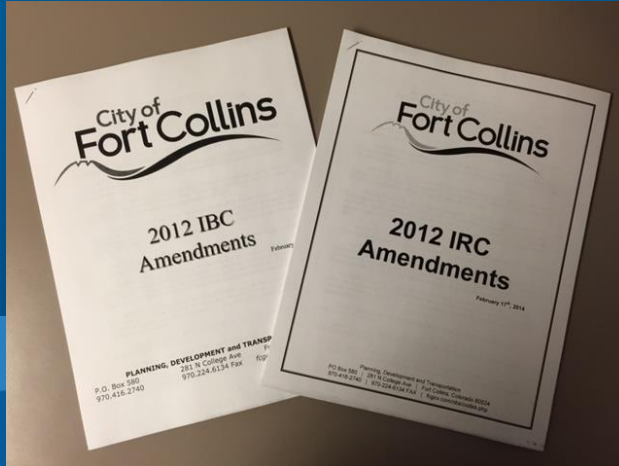
- Once all final inspections have been completed and all other final compliance documentation has been approved, either a Certificate of Occupancy or a Letter of Completion is issued.
- What's the difference?
 - A Certificate of Occupancy establishes occupancy classification and allows the building to 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 citydocs.fcgov.com.
- 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!

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City Planner
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Clay Frickey
City Planner
cfrickey@fcgov.com

Russ Hovland
Plans Examiner
rhovland@fcgov.com

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

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



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**
- 0% **E. Access to nature (trails, parks, bike paths, etc.)**
- 0% **F. All of the above**
- 0% **G. Other**





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
- 0% D. 125 events / 7,000 participants



Neighborhood Night Out





Renewal of Neighborhoods Grant





NEIGHBORHOOD
CONNECTIONS



HELPING NEIGHBORS WORK TOGETHER AND WITH THEIR LOCAL GOVERNMENT

Get involved!

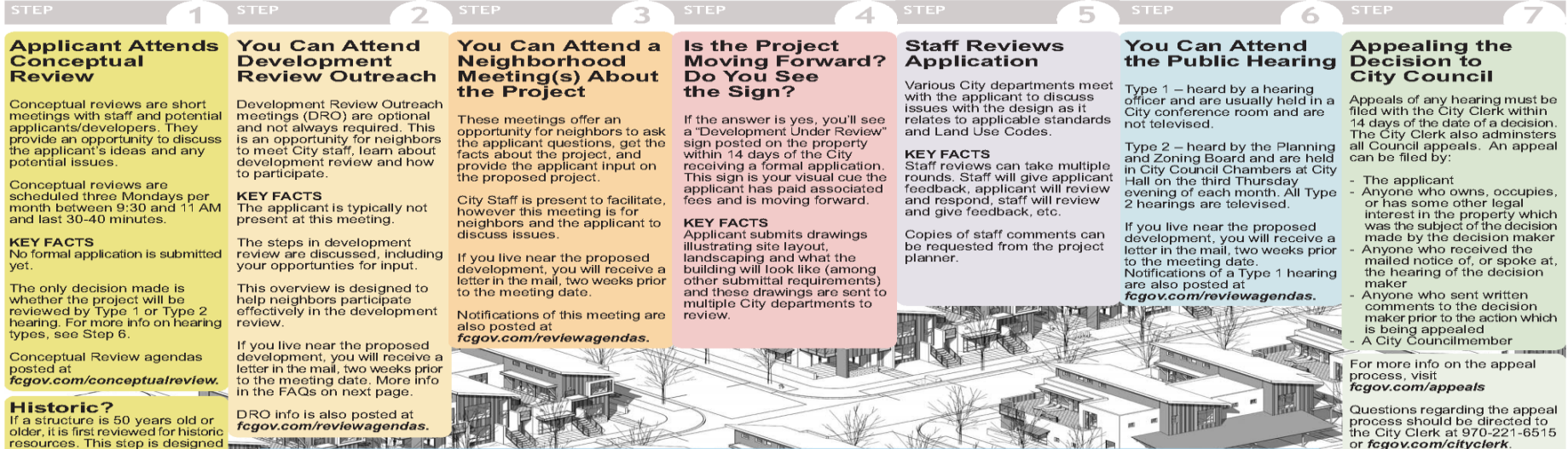
www.fcgov.com/neighborhoodservices/neighborhoodconnections

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

- 0% A. Check the website
- 0% B. Sign up for the weekly development review newsletter
- 0% C. Contact the Development Review Liaison
- 0% D. Contact the project Planner
- 0% E. All of the above



Development Review Liaison



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.

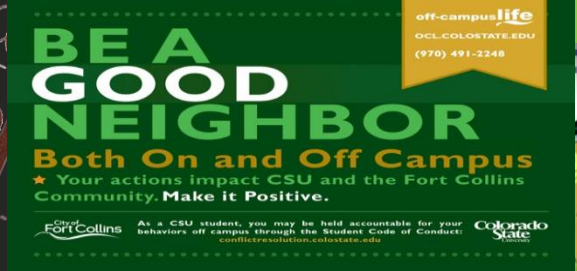
We hope this guide, along with staff planners, will aid you in making the process more predictable, timely, logical, accountable and customer-focused. For more info on development review, and to subscribe to "This Week in Development Review" emails, visit fcgov.com/developmentreview.

Promote positive relationships between students & long-term residents through

- Education
- Outreach
- Partnerships
- Connector



Take Time Before



REGIS



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

0% A. 49,000 hours

0% B. 59,000 hours

0% C. 69,000 hours

0% D. 79,000 hours



COMMUNITY & NEIGHBORHOOD LIVABILITY:

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

Mediation



Restorative Justice



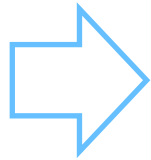


**MEDIATION &
RESTORATIVE JUSTICE**

2016

MEDIATION

**368
CASES**



ASSISTANCE
28% BASIC
72% ADVANCED

RESTORATIVE JUSTICE

99.4%

OF PARTICIPANTS HAPPY
WITH RJ EXPERIENCE

YOUTH SERVED

170



1,296

TOTAL
CONTACTS
MADE



FACE TO FACE
MEDIATIONS



18

2,310

VOLUNTEER
HOURS
PER YEAR



FAMILIES,
VICTIMS/REPRESENTATIVES,
COMMUNITY
MEMBERS SERVED

What is success rate for the Mediation Program?

0% **A. 98.4%**

0% **B. 95.0%**

0% **C. 73.0%**

0% **D. 56.8%**



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

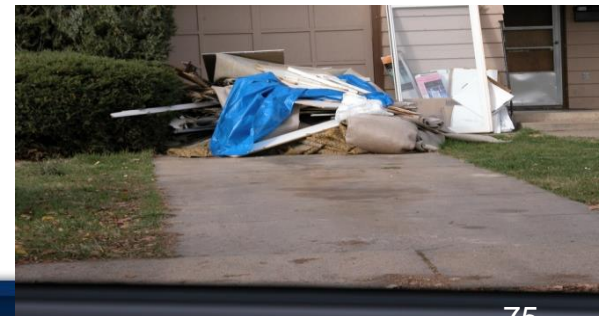
Re-Inspection

-Posting 1 Day

Re-Inspection

-Corrected or
Enforced

**Abatement
and/or
Citation**



Nuisance Violations Examples



How many people can occupy a dwelling unit?

- 0% A. As many as there are bedrooms available
- 0% B. Unlimited
- 0% 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
 - Annual case load since 2007 ~110 per year



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 Cases

9,658



Weeds

2,335



Forestry/Right-of-Way Encroachment

1,706



Rubbish

1,704



Snow

1,464



Unscreened Trash Cans

1,230



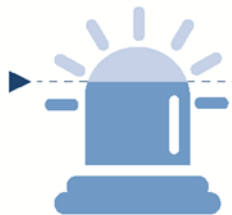
All Others

1,219

94%



Voluntary Compliance Rate



63%

Pro-Active Patrols



Occupancy Cases

206

RECORD NUMBER!

Investigation Notices Sent

109



Violation Notices Issued

56

Citations Issued

24



Code Compliance and Occupancy Data

Public Nuisance Ordinance



**Violations follow property,
not tenants:**

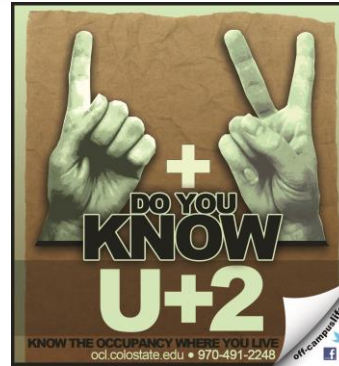
- 2 of the same kind in 6 months
- 3 of any kind in 1 year
- 5 of any kind in 2 years

New Staff - Neighborhood Livability





Student Housing  Action Plan



LARIMER HUMANESOCIETY



neighbor to neighbor



K21163241 fotosearch.com ©

Neighborhood Services.....

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



