

LAND USE CODE

COMMUNITY ENGAGEMENT REPORT



**CENTER FOR
PUBLIC DELIBERATION
COLORADO STATE UNIVERSITY**

**PREPARED FOR THE CITY OF FORT COLLINS BY
THE CSU CENTER FOR PUBLIC DELIBERATION**

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Executive Summary

This report synthesizes the Land Use Code engagement series that took place on Saturday, October 23rd, Monday, October 25th, and Wednesday, October 27th, 2021. It includes data and notes from small group facilitated conversations. These events were designed to allow residents throughout Fort Collins to share their current experiences with housing and discuss changes and updates they would be willing to accept as the City of Fort Collins begins implementing numerous strategies from their Housing Strategic Plan. Residents were also asked to share information about any barriers they could identify to changing or updating land use code, and how current codes may be impacting the affordability of their housing.

Land Use Code Engagement Events

Meeting Design

In order to solicit broader feedback on various land use code related issues, the Center for Public Deliberation, in partnership with the City of Fort Collins, designed a series of three community engagement opportunities that focused on a different neighborhood type for each event. City partners alongside the CPD identified three neighborhood types that would allow various residents throughout the city to react to and provide feedback about land use code. These neighborhood types were chosen to ensure that residents felt they did not need to attend all three events in order to participate in the conversation that most related to the type of housing they currently live in. However, some residents still opted to attend all three of the events. To encourage a wider diversity of participation and to honor the time our community members spent in conversation with one another, we offered \$40 gift cards to King Soopers for each of these engagement events

While each unique event had its own topic, there was overlap in the land use codes and policies that impacted each neighborhood type, which allowed various residents to share feedback about similar codes.

To gather a variety of participants, we created an RSVP survey that was sent to Fort Collins residents through various channels and each resident was able to register for multiple events. This information was used to create small breakout groups for each event. These breakout groups consisted of community members with a variety of expertise on housing issues, some were developers or builders, some were landlords, some worked in local business, and many were community members with context expertise who lived in manufactured housing communities, affordable developments, and a variety of other housing situations. Various groups included both English and Spanish speakers and we utilized Language Justice Interpretation to allow all participants to communicate in the language they were most comfortable with. All participants were provided an informational handout with more detail about each of the neighborhood type they were discussing. These were provided in both English and Spanish. You can find these handouts at the end of this report.

At each event, small groups were facilitated by a student associate at the Center for Public Deliberation. There was also a note-taker in each breakout group tasked with recording all comments, questions, and information shared by participants. City of Fort Collins experts attended each meeting to be available to answer any fact-based questions, but they were not incorporated into small groups to avoid conversations turning into Q&A sessions. Student facilitators guided the conversation by asking a series of questions in two parts. For each event, some questions were changed slightly to make sure they pertained to the neighborhood type being discussed.

Part one discussions focused on building community understanding and consisted of the following questions:

Event One:

1. If you moved to Fort Collins this year with your current salary, what types of housing would you be able to afford?
 - a. How has what you can afford changed over time?
2. How is the current cost of single-family housing impacting you or others you know in the community?
3. If you own a home, what are some things you would like to do, but are currently unable to do because of land use code regulations?

Event Two:

1. If you moved to Fort Collins this year with your current salary, what types of housing would you be able to afford?
 - a. How has what you can afford changed over time?
2. How is the current cost of various types of housing impacting you or others you know in the community?
3. If you currently live in a neighborhood like this, what are some things you would like to see changed or improved?

Event Three:

1. If you moved to Fort Collins this year with your current salary, what types of housing would you be able to afford?
 - a. How has what you can afford changed over time?
2. Do you or someone you know live in a mixed-use neighborhood? What has your/their experience been like?
3. What are some benefits to having mixed-using housing throughout the city?

Part two focused on future visioning and utilized the same questions each night, simply substituting the appropriate neighborhood type:

Event One:

1. What does an ideal suburban (mixed housing, mixed-use) neighborhood look like to you?
2. What are some steps the city can take to increase housing capacity in suburban (mixed housing, mixed use) neighborhoods
3. What changes to code would you be willing to accept in your own neighborhood? What changes would you like to avoid?
4. Can you identify any unintended negative consequences to updating land use codes in suburban (mixed housing, mixed-use) neighborhoods?

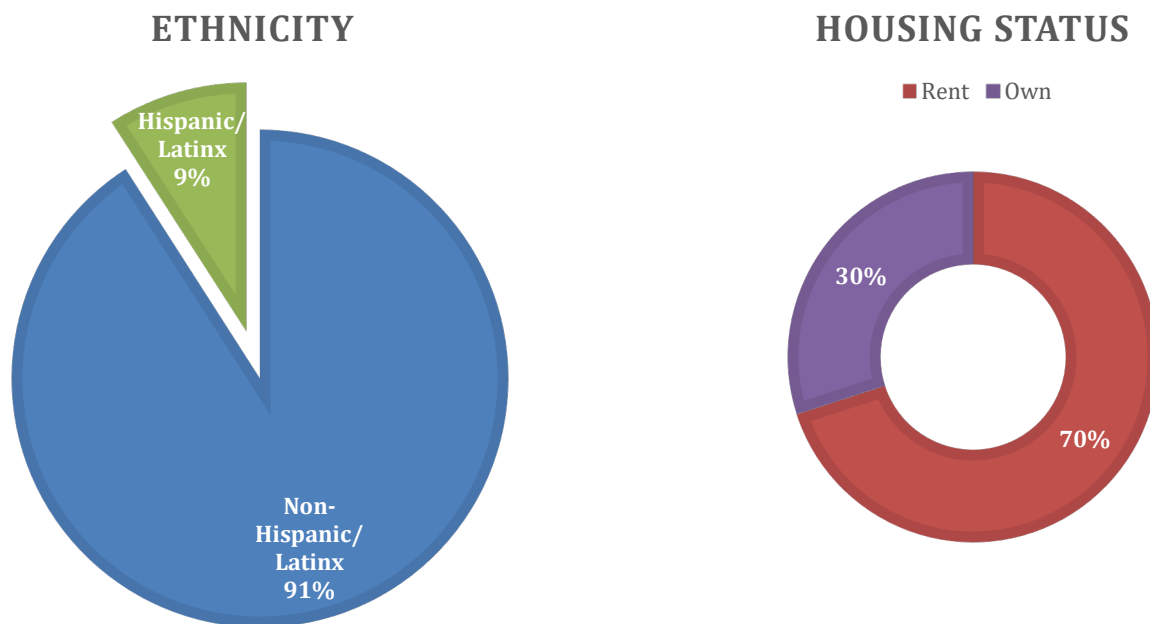
At each engagement event, partners with the City of Fort Collins provided a 10–15-minute introduction about the specific neighborhood type being discussed as well as information about how updating land use code will progress in the coming months and years. After this introductory session, participants were sent to breakout groups and spent 40 minutes in facilitated discussions for part one. After 40 minutes, we provided a 10-minute break, and then participants returned to their original breakout groups to begin part two. Participants then spent an additional 40 minutes focused on future visioning questions before being sent back to the full group for closing remarks.

After the three events were complete, a small team of students compiled notes from all events into one document. Once this was complete, each comment in the notes was thematically coded in two rounds. In the sections below, we share demographic breakdowns for attendance at each engagement event, as well as major themes we identified. These themes are organized roughly according to the frequency with which they appeared in the event notes.

Event One, Saturday, October 23rd

Suburban Neighborhoods

Participant Demographics



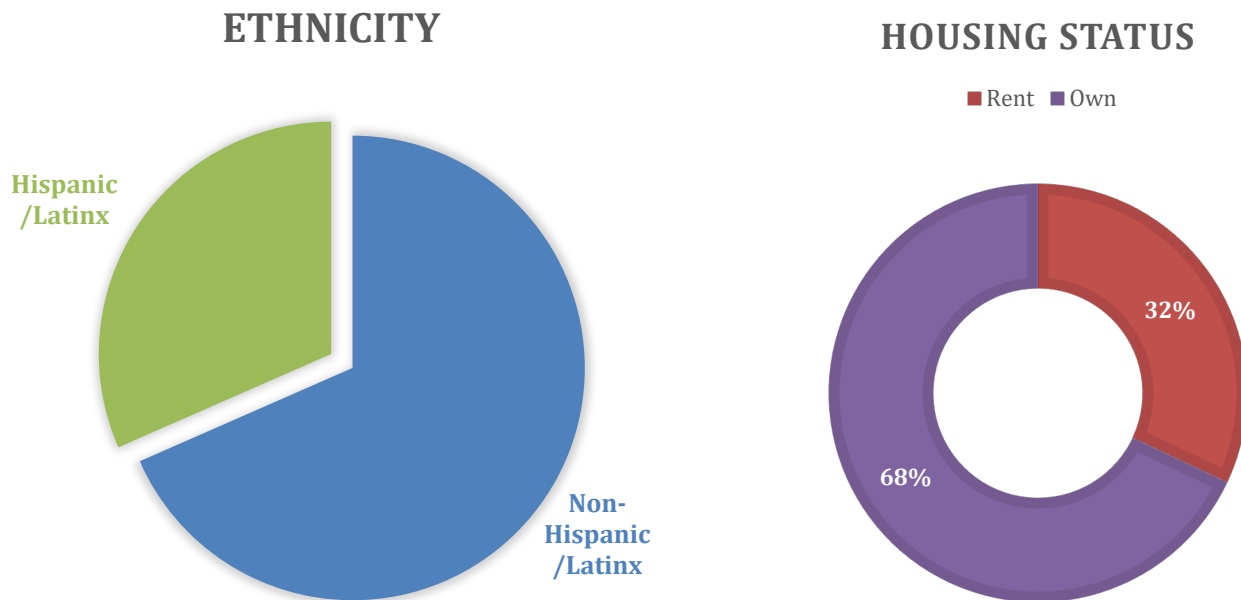
10 residents attended the first event. They ranged in age from 18-64. Most residents at this event declined to specify their income range, which makes it difficult to provide accurate percentages. 80% of event one participants identified as White, 20% identified as Black/African American. 91% of participants were non-Hispanic, and 9% identified as Hispanic/Latinx. 70% were renters and 30% were owners. Breakout groups included a mix of English and Spanish speakers. Low turnout at this event speaks to a larger attrition issue at Saturday events which has been a theme for the duration of the pandemic.

**Where numbers do not equal 100, participants declined to specify.*

Event Two, Monday, October 25th

Mixed-Type Neighborhoods

Participant Demographics



25 residents participated in the second event. They ranged in age from 18-75+ and encompassed income levels from \$24,999 or less to \$199,999. 68% of event two participants identified as White and the remaining number chose not to identify. 52% of participants were non-Hispanic, and 32% identified as Hispanic/Latinx. 32% were renters and 68% were owners. Breakout groups included a mix of English and Spanish speakers.

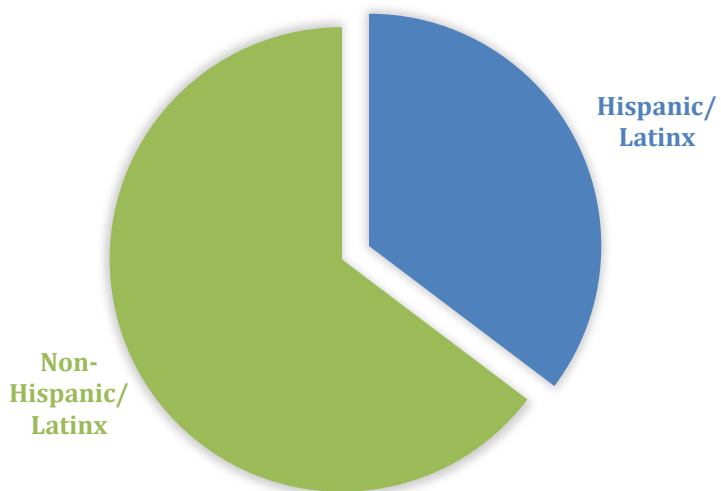
**Where numbers do not equal 100, participants declined to specify.*

Event Three, Wednesday, October 27th

Mixed-Use Neighborhoods

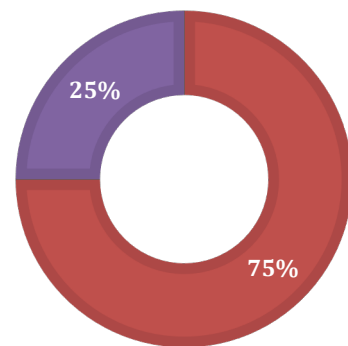
Participant Demographics

ETHNICITY



HOUSING STATUS

■ Rent ■ Own



19 residents participated in the third event. They ranged in age from 18-75+ and encompassed income levels from \$24,999 or less to \$199,999. 52% of event three participants identified as White, 10% identified as Asian, and the remaining number chose not to identify. 57% of participants were non-Hispanic, and 31% identified as Hispanic/Latinx. 75% were renters and 25% were owners. Breakout groups included a mix of English and Spanish speakers.

**Where numbers do not equal 100, participants declined to specify.*

Event Themes

Though each event focused on a different neighborhood type, participant notes across all events reflected similar major themes. For this reason, these themes will be compiled into one section rather than identifying themes in each night. Quotes and information about specific neighborhood types will also be identified in the following sections.

Community Concerns

At each event participants began their facilitated conversations by focusing on their current experience with housing and any concerns they would like to share with the city. Across all breakout group, themes tied to concerns of low supply, rising costs of living, and impacts on community were identified.

Low Supply and High Costs.

In several groups, participants continually discussed concerns about the low supply of all types of affordable housing throughout the city, whether the housing was located in suburban, mixed type, or mixed-use neighborhoods. Participants noted that low supply was leading to various issues like needing to rent rather than own a home, having to share a space with family or roommates because there wasn't enough available affordable housing, and a prescient concern that outside investors were buying up all the available housing and turning it into long-term rentals, which was pushing many first-time home buyers out of the market. Participants across breakout groups noted that this issue of low supply was a major driver of the rising cost of housing throughout the city.

One participant shared that, although she had been a lifetime saver, the low supply of housing coupled with large costs in Fort Collins forced her to “settle”:

Having moved around the country to pursue job opportunities and finally settling in Fort Collins, I could not find the house I wanted to buy, but I settled for what I could find. I could not buy anything in Fort Collins if I moved here this year.

In terms of suburban housing, participants noted that because much of this type of housing is low density it required a lot more space than was necessary for most people, especially in back yards. Some noted that building housing more closely and reducing the size of lot lines may be a way to increase capacity in these neighborhood types, though many noted the understanding these neighborhoods were likely not the best places to build new housing because of the associated costs. However, numerous residents also noted concerns about how increasing density especially in suburban neighborhoods may impact their views or the value of their properties. Residents seemed much more willing to have density conversations about the other two neighborhood types where they perceived there was more flexibility to build up.

U+2 was also discussed across all three events as there was a considerable number of Colorado State University students present at each event. While U+2 certainly impacts other groups apart from these students, they are typically more impacted than others. Numerous students noted that their ability to afford housing off campus was hampered by the code. They noted that increasing these capacity restrictions could help alleviate not only cost concerns, but also increase the supply of available units elsewhere in the city.

One student noted:

I have to move into an apartment next year, but it's not affordable with just me and another roommate as minimum wage workers. In order to afford off-campus housing you need at least 3 or 4 roommates but can only have 3 people in a house to conform with city regulations.

However, on the other side of this discussion, many residents also expressed concern that increasing resident capacity in any neighborhood type would just allow landlords to increase their rent prices to account for an additional person on the lease. Many expressed a desire for the city to help make sure this would not happen.

At each event we asked participants if they would be able to afford their current home if they just moved to Fort Collins this year. Many noted that would not be possible as the cost of living has risen almost unsustainably throughout the years. Some participants noted that the pandemic helped keep their rent low, but if they were to move into the same size apartment or home now, they would not be able to afford the monthly mortgage or rent. Additionally, many noted that to afford any housing now would require them to share the rent or mortgage with friends or family members even though many participants were making what they felt was a decent salary at their current job.

In one group, a participant noted that a generational wage gap may also be making housing unaffordable for many younger residents throughout the city:

CSU students independent of parents do not have the wealth to purchase housing until they get older. Especially low-density single-family housing.

Concerns and conversations about generational wealth were echoed a few times throughout these events. Many noted the rising costs were disproportionately impacting students and young families, as well as lower-income earners across the city.

Impacts on community and the environment.

Participants in various breakout groups also expressed concern that the aforementioned issues were having negative impacts on the local community at-large. Many stated their concern that long-term residents are slowly being priced out of their own neighborhoods, again echoing the concern that investors or others from out of state were able to buy up housing more quickly than local residents. Some lamented that the issues of low supply and high prices were making neighborhoods less vibrant, because only certain demographics of residents were able to afford housing especially in suburban type neighborhoods.

One resident shared:

[I worry about] pushing out Native Coloradans. Fort Collins is becoming less and less livable for older populations.

Another stated:

I think it's a shame we're going to lose a fully dimensioned community because our pricing is so high.

Groups also discussed concern around the growing homeless population in the city and how this group would be impacted by building more housing. Participants wondered if people experiencing homelessness would continue to be displaced from their current areas if new housing developments were built where they currently rest or keep their belongings. Many shared a hope that any plans made by the city would take this into account.

In terms of environmental concerns, several participants noted the current cost of housing/lack of supply throughout the city also has unintended climate consequences as more and more residents are forced to purchase homes or rent housing outside of the city and drive in for work or school. This creates a two-fold concern of an increased carbon footprint within the city as well as contributing to growing issues of traffic, which leads us to our next main theme across these events.

Traffic and Infrastructure.

Another major theme across all three events was a concern for how increased density in any neighborhood type would also create more traffic on roads that are already congested throughout the city. In multiple groups at each event, participants had extended discussions about how there are certain areas of the city in consideration for development where there is limited to no public transportation.

As one participant shared:

There is limited bus service in my neighborhood. There are mobile home parks that likely do not have any bus services. It's not just about housing, but if you're increasing density you need to increase transportation.

Additionally, many noted that the areas with limited transportation also do not have the current road infrastructure to support a drastic increase in traffic from personal vehicles. Numerous residents expressed concern that building more housing or increasing more density prior to assessing infrastructure would lead to more headaches getting through the city. We heard stories throughout almost all breakout groups about certain areas of the city residents would already avoid because of increased traffic congestion, as well as extended discussion about how specific drive-thru lines in areas of the city were contributing to these issues. Some participants wondered what the city's role might be in changing traffic patterns for businesses to help ease some of these traffic woes.

Overall, participants recognized that we are currently less focused on utilizing public transportation as we could be in our community, and the increase in personal vehicles was going to create new issues or worsen issues already happening on roads in the city. Many expressed a desire to increase our focus on public transportation and shift community attitudes away from personal vehicles.

Community Hopes

At each event, we also asked residents to share what they need or what changes they'd be willing to accept in their neighborhoods. Participants were able to address what they hoped for in response to the concerns they shared in the previous section.

Increased affordability and diversity.

One of the most prescient themes tied to community need was an increased availability of affordable housing throughout the city. As mentioned in the previous section, numerous residents shared that housing had become unaffordable for a large portion of the local community and that this was creating other issues: limiting neighborhood diversity, pushing out long-term residents, causing people to violate U+2 and other codes, among others. Many residents shared their hopes that the city could provide more affordable housing for people across the income spectrum. Additionally, which was echoed from previous engagement around housing issues, residents continue to express a desire for more information and transparency about how “affordable housing” is defined. Many participants continued to note that even housing in the city currently listed as affordable is still unattainable for numerous residents.

Residents also noted they would like to see more diversity of housing types built within the city and shared that in their current state, many land use codes can separate the community into specific sections related to income, race, and other demographic factors either intentionally or unintentionally. They stated that if the city increased development of mixed housing types throughout the city it could serve a two-fold purpose of creating more affordable housing while also encouraging populations in various neighborhoods to become more diverse.

One participant said:

We want places where we can meet different people, and we can't do that if we live in economically different neighborhoods. I wish that zoning could be re-worked. It tends to separate people. Zoning and developing laws that encourage us to be more inclusive should be a higher priority.

In these conversations, participants grappled not only with providing diverse and accessible housing types, but also with how we help our community create vibrant, welcoming neighborhoods where residents of various races, incomes, abilities, and identities would be able to live and thrive. Many residents noted that housing in its current state is certainly a barrier to creating or maintaining these vibrant neighborhoods.

Increased accessibility and improved infrastructure.

Another large theme cutting across all three of these engagement events was a need for increased accessibility in response to concerns about aging or narrow roads, lack of public transportation, and access for aging populations or residents with disabilities. Many participants noted that ideal neighborhoods would have an appropriate amount of parking for all vehicles and be conveniently located near public transportation and other amenities like grocery stores, cultural centers, and outdoor spaces. Most residents seemed to acknowledge that suburban neighborhoods had a decent amount of accessibility in terms of amenities but could often be lacking in matters of physical accessibility with things like sidewalks, steps up to patios or porches, and the inability of homeowners to build ADUs or other dwelling units to help their aging family members.

As traffic was an extended discussion in nearly all the breakout groups at these events, participants also grappled with how the city could work to improve traffic issues and increase access to public transportation

One participant shared:

I think that building near transit centers is convenient but doesn't replace cars. Most people still have cars even if they do live around transit centers. There needs to be adequate parking and bike racks in all new housing...

Residents were hopeful that current bus lines could be extended farther throughout the city and that wait times between busses could be decreased. Many residents noted that a deterrent to using public transportation in its current state is often that waiting an hour or more between busses isn't realistic. Conversations across breakout groups focused on how the city could build a culture that utilized public transportation more often as some noted these long wait times were caused by multiple things within the city's control, but public sentiment was something we needed to address as a full community. Participants acknowledged that lack of use was also a factor in the reduction of transportation hours and routes.

Some felt that if the community itself became more willing to use public transportation, it would allow for decreased wait times and open up the opportunity for extended service. Participants acknowledged that increasing density in any neighborhood was going to create more traffic, so they hoped the city would keep transportation and infrastructure as a central focus, and work to make sure these systems could accommodate more density before moving forward with new developments.

Flexibility of land use codes and increased protection for renters.

Across three events there was a decent mix of renters and owners, which allowed for participants to grapple not only with a need for increased flexibility in land use code for owners, but also focus on ways the city could work to protect renters. Participants who did currently own a home expressed frustration that they were not able to build accessory dwelling units or turn old garages or barns into additional housing on their own property. Additionally, participants noted frustration with policies in HOAs and their inability to have full gardens in their front yards rather than a lawn. These participants also discussed the increased summer costs of being required to water their lawns. These concerns were echoed by owners and renters alike, but many renters noted they often felt intimidated by their landlords or HOAs and could not choose to make more environmentally friendly choices without violating their lease. These participants wondered if codes or requirements could be updated to account for our changing climate and give tenants more flexibility with watering lawns and allowing them to make more creative changes to their yards.

Others noted that rigid land use codes were causing developers to build bigger units than most people need because of the minimum lot size requirements. They stated that houses on smaller lots may be more affordable and could also help with density issues. Additionally, some homeowners expressed a desire for the city to be less restrictive about short-term rentals as these could provide a revenue stream for current residents to rent out detached units on their property and build income to buy housing in the future or provide short-term housing to those in need throughout the city. However, several other residents expressed concern about detached housing or ADUs turning into short-term rentals in their neighborhood.

Addressing this, a participant shared:

It does not increase affordability when we increase units but have them being used for short-term purposes. We need housing for the people who live here, not the people who visit.

Overall, participants seemed to hope for land use codes that were less restrictive and allowed for neighborhoods and residents throughout the city to create change that makes sense for them rather than proposing a one-size-fits-all solution to density-related issues.

As one participant stated:

We need to think in the long term. I don't think anything we do today will increase capacity immediately, but we need to allow people in these neighborhoods to have the flexibility to change to meet capacity.

Maintaining the character of Fort Collins.

Local character was another main theme we identified. Participants acknowledged the need for Fort Collins to grow and change in order to accommodate its residents more effectively. However, many of these same residents also recognized that a fear of change is driving many of our conversations about development. Numerous groups discussed ways to increase the availability of affordable housing while also maintaining and preserving things they love about the city. In conversations about mixed-use housing zones, participants expressed a strong desire to keep the local character of buildings intact, especially in the downtown area. Residents acknowledges that increasing height requirements would likely be necessary to provide more housing, but they hoped any new developments would be designed to match or fit in well with the existing architecture of buildings.

In a conversation about building heights in Old Town, one participant said:

I like the idea of keeping the facades [of existing buildings], but architecture is more than just facades and much more plays into the historical value of many buildings. How can we make progress while having that historical conservation?

Residents in suburban neighborhoods expressed hopes that new flexibilities in land use code wouldn't have unintended impacts on their own homes or yards. Many folks noted they enjoy the privacy their back yard affords them, or the view of the mountains they're able to see from their back porch. Additionally, some residents in suburban areas were hopeful that these changes wouldn't fundamentally alter the overall character of their neighborhood, as earlier conversations noted some of our older suburban neighborhoods are likely not well suited for higher density housing.

Another important aspect of Fort Collins' character identified by our participants was parks and open space. Numerous conversations focused on the tradeoffs related to preserving land for open space while affordable housing is limited, but most of the participants in these groups expressed a desire to keep open space attainable for residents throughout the city. They discussed potential for developments to incorporate small parks or greenbelts into their plans, but also noted again the importance of the transportation piece to make sure residents in all neighborhood types had easy access to nature even if it wasn't right next door. Some residents expressed hopes that open spaces and parks could be made more easily accessible to parts of the city that are lacking in these amenities.

Summary

Conversations and themes during these events largely echoed themes we heard from residents during our community engagement from 2019-2021 for the Home2Health Community Guide Program, and the Home2Health Community Summit. Participants continue to acknowledge the growing costs of housing and how it is impacting the local community. Participants also continued to express a desire for continued engagement around various housing issues: land use code updates, implementation of other strategies in the Housing Strategic Plan, etc. Residents were willing to admit that change is intimidating and many folks throughout the city have legitimate concerns about how changing building codes and our housing mix could change the character and value of their neighborhoods. However, most seemed to acknowledge that change was necessary and hoped the City of Fort Collins would continue to be transparent with residents and continue to seek their feedback.

Most of the participants who filled out the RSVP survey expressed interest in being involved in future conversations about housing policy and development in Fort Collins. Additionally, numerous residents who attended one or more of our engagement events in prior years came back again to share their thoughts about these new topics, which suggests continued interest and concern for these issues. Participants also continued to express gratitude for the inclusion of Language Justice in our community engagement events. Many were impressed by the city's efforts to make many of these events more accessible to residents throughout the city and the city's efforts to make sure as many voices as possible would be heard and considered in these important decisions. Participants felt it was important to keep the community involved in the months and years to come and to continue the work of incorporating a wide variety of residents in these conversations. Overall, these events brought together numerous groups of people who care deeply about the City of Fort Collins and hope to maintain its local character while also make sure it is affordable and accessible.

In response to a question about things residents liked in our city, a participant shared:

I have lived in other places and Fort Collins is great. I am worried that as people come here, we will lose the kindness we have. It has the sense of a small town. I don't want to lose that. I am so happy here. I love it. I love that Spanish speakers were included.

We hope the city will continue to engage these diverse voices and continue building spaces where all residents feel welcome and able to share their experiences.

SUBURBAN NEIGHBORHOODS



RL-LOW DENSITY RESIDENTIAL



24%

OF CITY'S TOTAL LAND AREA

Not used for new housing

Housing allowed:
Only single unit detached homes

Lot requirements:
Minimum 6000 sq ft or 3x the size of
the house, whichever is larger
60 ft width
20 ft front yard
5 ft side yard

Height Limit:
28 feet

Parking:
1 space per lot required

LMN-LOW DENSITY MIXED USE



17%

OF CITY'S TOTAL LAND AREA

Wide range of housing types

Height restrictions:
2.5 stories max
3 stories for buildings w/ 4+ units

Density restrictions:
4-9 du/acre

Parking restrictions:
1-2 spaces per lot required
.75-3 spaces per unit in multi-unit
buildings

Building design regulations:
Building & color variation
Multiple housing types required
Max size of 12 units per building



VECINDARIOS SUBURBANOS



RL-RESIDENCIAL DE BAJA DENSIDAD



24%

DE LA SUPERFICIE TOTAL DE LA CUIDAD

LMN-USO MIXTO DE BAJA DENSIDAD



17%

DE LA SUPERFICIE TOTAL DE LA CUIDAD

No se utiliza para nuevas viviendas

Viviendas permitidas:
Sólo viviendas unifamiliares

Requisitos del lote:
Mínimo 6000 pies cuadrados o 3 veces el tamaño de la casa, lo que sea mayor
60 pies de ancho
20 pies de patio delantero
5 pies de patio lateral

Límite de altura:
28 pies

Estacionamiento:
Se requiere 1 espacio por lote

Amplia gama de tipos de vivienda

Límite de altura:
Límite de altura
3 pisos para edificios con más de 4 unidades

Restricciones de densidad:
4-9 du/acre

Restricciones de estacionamiento:
1-2 espacios por lote
.75-3 espacios por unidad en edificios de varias unidades

Normas de diseño de edificios:
Variación de edificios y colores
Se requieren múltiples tipos de viviendas
Tamaño máximo de 12 unidades por edificio



MIXED HOUSING NEIGHBORHOODS



ZONE DISTRICTS:

LMN-LOW DENSITY MIXED USE
MMN-MEDIUM DENSITY MIXED USE
RL- LOW DENSITY RESIDENTIAL
E-EMPLOYMENT



35%

OF CITY'S TOTAL LAND AREA



60%

OF HOUSING CAPACITY

Currently has a decent amount of available land. The most available land for any place type.



Housing allowed:

- Single-unit detached homes (RL Zone)
- Duplexes (LMN, MMN & E Zones)
- Triplex/Quadplexes (LMN, MMN & E Zones)
- Townhouses (LMN, MMN, & E Zones)
- Manufactured Housing (LMN & E Zones)



Restrictions:

- Height restrictions
- Density restrictions
- Parking restrictions
- Building design restrictions
- Setback restrictions



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City of
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VECINDARIOS DE VIVIENDA MIXTA



DISTRITOS DE ZONA:

LMN-USO MIXTO DE BAJA DENSIDAD
MMN-USO MIXTO DE DENSIDAD MEDIA
RL- RESIDENCIAL DE BAJA DENSIDAD
E-EMPLEO



35%

DE LA SUPERFICIE TOTAL DE LA CIUDAD



60%

DE LA CAPACIDAD DE LA VIVIENDA

Actualmente tiene una cantidad decente de tierra disponible. La mayor cantidad de tierra disponible para cualquier tipo de lugar.



Vivienda permitida:

Viviendas unifamiliares (RL Zona)
Duplexes (LMN, MMN & E Zonas)
Triplex/Quadplexes (LMN, MMN & E Zonas)
Casas adosadas (LMN, MMN, & E Zonas)
Viviendas prefabricadas (LMN & E Zonas)



Restricciones:

Restricciones de altura
Restricciones de densidad
Restricciones de estacionamiento
Restricciones al diseño de los edificios
Restricciones de alejamiento



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City of
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MIXED USE NEIGHBORHOODS



ZONE DISTRICTS:

D-DOWNTOWN
E-EMPLOYMENT
HC-HARMONY CORRIDOR
GC-GENERAL COMMERCIAL
LMN-LOW DENSITY MIXED USE
NC-NEIGHBORHOOD COMMERCIAL



32%

OF VACANT LAND



28%

OF HOUSING CAPACITY



Housing allowed:

Single-unit detached homes (HC, E, and LMN Zones)
Duplexes (GC, NC, HC, LMN, & E Zones)
Triplex/Quadplexes (GC, NC, HC, LMN, & E Zones)
Townhouses (GC, NC, HC, LMN, & E Zones)
Multi-Family (All Zones)
Mixed Use Multi-Family (All Zones)
Manufactured Housing (LMN & E Zones)



Restrictions:

3-4 story height limit
No minimum or maximum density requirements
Required to have multiple types of housing
In employment zones (E or HC):
Housing is limited to 25% of overall development



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VECINDARIOS DE USO MIXTO



DISTRITOS DE ZONA:

E-EMPLEO
GC-COMERCIAL GENERAL
D-CENTRO DE LA CIUDAD
HC-CORREDOR DE ARMONÍA
NC-COMERCIAL DEL VECINDARIO
LMN-USO MIXTO DE BAJA DENSIDAD



32%

DE TERRENOS VACÍOS



28%

DE LA CAPACIDAD DE LA VIVIENDA



Vivienda permitida:

Viviendas unifamiliares (HC, E, & LMN Zonas)
Duplexes (GC, NC, HC, LMN, & E Zonas)
Triplex/Quadplexes (GC, NC, HC, LMN, & E Zonas)
Casas adosadas (GC, NC, HC, LMN, & E Zonas)
Multifamiliares (Todas las Zonas)
Uso mixto multifamiliar (Todas las Zonas)
Viviendas prefabricadas (LMN & E Zonas)



Restricciones:

3-4 pisos como máximo
Sin requisitos de densidad mínima o máxima
Requerido para tener múltiples tipos de vivienda
En zonas de empleo (E or HC):
La vivienda se limita al 25% del desarrollo general



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City of
Fort Collins

From: [Susan Beck-Ferkiss](#)
To: [Noah Beals](#)
Cc: [Meaghan Overton](#)
Subject: FW: [EXTERNAL] Fwd: Land Use Code Update Information Sessions - Sat. Oct. 23, 2021
Date: Tuesday, October 19, 2021 11:11:15 AM

Hi Noah,

Just wanted to share with you what my neighbors are saying about the LUC update. Especially please note highlighted paragraph at beginning of stream... Is it likely that HOA covenants can trump a city-wide ADU ordinance? Something to consider.

Sue

SUE BECK-FERKISS

Social Policy and Housing Program Manager
Social Sustainability Department
[City of Fort Collins](#)
222 Laporte Ave.
970-221-6753 office
sbeckferkiss@fcgov.com

From: Michael Ferkiss <ferkiss@gmail.com>
Sent: Tuesday, October 19, 2021 11:00 AM
To: Susan Beck-Ferkiss <sbeckferkiss@fcgov.com>
Subject: [EXTERNAL] Fwd: Land Use Code Update Information Sessions - Sat. Oct. 23, 2021

Begin forwarded message:

From: "Auld,Garry" <Garry.Auld@colostate.edu>
Date: October 19, 2021 at 10:47:58 AM MDT
Subject: FW: Land Use Code Update Information Sessions - Sat. Oct. 23, 2021

From: Colleen Hoffman <cohoff@comcast.net>
Sent: Tuesday, October 19, 2021 8:37 AM
To: Auld,Garry <Garry.Auld@ColoState.EDU>
Cc: 'Dave Dornan' <conflictjujitsu@gmail.com>; 'Larry Paroz' <larry.paroz@gmail.com>; 'Rick Hoffman' <rick-hoffman@comcast.net>
Subject: Land Use Code Update Information Sessions - Sat. Oct. 23, 2021

Hi Garry,

Please forward the information below to our HOA membership from the city. Major changes are coming within the Planning and Zoning sections of the City – i.e. the Land Use Code, Zoning, etc. This is a nation wide trend. Single family zoning may be a thing of the past – ADUs (Additional

Dwelling Units) are the new trend. The city is wanting to inform it's citizens as to these developments. The target areas for these changes are around Campus, Mid-town, etc. due to lot sizes and desire for more density in these areas and will occur by Spring 2022. There is a public information session this Saturday – see below.

Colleen Hoffman
The Home Broker
970-484-8723
cohoff@comcast.net

From: Noah Beals <nbeals@fcgov.com>
Sent: Monday, October 18, 2021 3:58 PM
To: Current_Planning <Planning@fcgov.com>
Subject: Land Use Code Update Information Sessions

Thank you to each of you who have participated in our Land Use Code Update Information Sessions. I wanted to share a few more details with you about where to find the webinar recordings and how to stay involved in the next step.

Want to catch up on a previous webinar? I have include the links below to the video recordings and PowerPoint presentations for each of the completed sessions. Our final information session addressing [Housing Choice](#) will be hosted tonight and the video recording and PowerPoint presentation will be posted to our website (fcgov.com/housing/lucupdates) the following day.

Housing and Demographic Trends: Who is the "everyone" in our housing vision? Learn about who lives in Fort Collins now, and who will likely live here in the future.

- View Recording [HERE](#)
- View PowerPoint Presentation [HERE](#)

Planning 101: How do we use zoning as a tool to connect us rather than divide us? Learn how land use codes evolve over time to meet community needs and goals.

- View Recording [HERE](#)
- View PowerPoint Presentation [HERE](#)

Housing Capacity: How do we know that we don't have enough housing? Learn why it's so hard to build the housing we need.

- View Recording [HERE](#)
- View PowerPoint Presentation [HERE](#)

What to stay involved in the next steps of the process? Join us for an INPUT Session!

Each conversation will focus on a different neighborhood type and the land use regulations that can impact housing capacity, choice, and affordability. During these events you will be able to talk with other community members about your experiences with housing and work together to discuss potential next steps for land use code updates in Fort Collins. [RSVP today](#) to join in the conversation! (Spanish interpretation provided)

Saturday, October 23, 11:00am-1:00pm - RSVP [HERE](#)

- Topic: Suburban Neighborhoods (primarily single-household, detached homes)

Monday, October 25, 6:00pm-8:00pm - RSVP [HERE](#)

- Topic: Neighborhoods with a Mix of Housing Types (neighborhoods with apartments, duplexes, etc)

Wednesday, October 27, 6:00-8:00pm - RSVP [HERE](#)

- Topic: Mixed-Use Neighborhoods (neighborhoods with housing as well as retail/business space)

Still have questions? Feel free to reach out to me directly with any follow-up questions you may have.

NOTE: I've copied an earlier email from Colleen to the HOA board that relates to this and might have an impact on our "new" covenants. Detached structures will likely be allowed in those covenants BUT residential uses will be prohibited – hopefully (in my opinion) blunting the impact of changed land use codes on our neighborhood. Garry

Hi Garry,

I have been attending a series of classes offered by the city on the changes being proposed for the Land Use Code and Zoning. Since the city limits are almost built out – land is at a premium for additional units so the city seems to have decided that ADUs (additional dwelling units) are the way to go to house more people expected in the next 20 years upwards of 70,000+ and gain more revenue via fees, taps, etc. Single family homes and lots are the target – zoning will be changed to allow additional structures on the lot. The biggest use for these additional structures is STRs – Short term rentals. The idea is to provide more affordable housing – but in many places the STRs become a revenue generator for the city with license fees and the owner with additional rents. Tucson is an example of this as a great number of "Casitas" are offered for rent for vacationers. The city always asks for input, but the decision has been made prior to the input. Therefore, as the Covenants come before the membership, these coming changes in the city codes need to be acknowledged. Allowing detached structures in the covenants will open the door for ADUs once the city codes allow for them. The Planning and Zoning department would have the classes, which were being recorded, on their website I believe.

Colleen Hoffman

From: [Jacqueline Kozak-Thiel](#)
To: [Meaghan Overton](#)
Subject: FW: [WARNING: Possible Scam Fraud] [EXTERNAL] Interest Rates and Affordability
Date: Thursday, November 18, 2021 4:18:53 PM
Attachments: [image001.png](#)

Just FYI

From: Kelly DiMartino <KDIMARTINO@fcgov.com>
Date: Thursday, November 18, 2021 at 2:57 PM
To: Lisa <notael02@gmail.com>
Cc: City Leaders <CityLeaders@fcgov.com>
Subject: RE: [WARNING: Possible Scam Fraud] [EXTERNAL] Interest Rates and Affordability

Hello Lisa Eaton,

Thank you for your email to City Leaders. Your email has been received and will be read by each member of City Council.

The council and I appreciate you sharing your thoughts and we will take them into consideration. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

Thanks again for writing, we appreciate you taking the time to do so.

Kelly

.....
Kelly DiMartino
Interim City Manager
City of Fort Collins, CO
970.416.2028 office
970.217.3293 cell



From: Lisa <notael02@gmail.com>
Sent: Thursday, November 18, 2021 11:06 AM
To: City Leaders <CityLeaders@fcgov.com>
Subject: [EXTERNAL] Interest Rates and Affordability

Dear City Leaders,

I've watched a couple of Work Sessions recently and think I heard Councilmember Ohlson mention something similar to my example below. I calculated this scenario in 2020 when I was working with Lindsay Ex on input for the Housing Strategic Plan.

I hear people express their frustration about qualifying for a home loan. When my husband and I bought our first home (in the suburbs of Minneapolis) we borrowed the down payment from my parents. This example is based on that purchase:

Housing affordability has many facets and interest rate is key. Let me do a quick comparison:

1995 Single Family House purchase for 99K (3 bedroom, 2 bath, 1700 finished square feet)

9% interest rate

30 years

5% down payment

\$975.83 PITI (Principal, Interest, Taxes, Insurance)

not including mortgage insurance

That same home (example created in 2020) is worth approximately \$320,000

3% interest rate

30 years

5% down payment

\$1,671.85 PITI (I increased taxes and insurance to current levels)

not including mortgage insurance

What is a dollar worth today as compared to 1995?

\$100 in 1995 is worth \$172 in 2020

Thus if my monthly PITI payment in 1995 was \$1000/month I could expect to pay \$1720/month today for the same house.

Thus my buying power is similar given the current interest rates for the same home.

Yes, housing prices in the Minneapolis area are less than here, but property taxes are higher. Property taxes, HOA dues, etc. are all part of qualifying for a loan. The example above is mainly to show how interest rates affect affordability and to provide some perspective for home buyers.

Lisa Eaton

From: Kelly DiMartino <KDIMARTINO@fcgov.com>
Sent: Friday, November 19, 2021 3:26 PM
To: Lisa <nota02@gmail.com>
Cc: City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>; Russell Hovland <RHovland@fcgov.com>
Subject: RE: [EXTERNAL] "ADUs"

Hello Lisa,

Thank you for the email. We certainly understand the confusion that arises when different terms are used interchangeably.

Attached is table that may provide clarification for all involved. Your input will be included as part of the Phase 1 Land Use Code Update.

Best Regards,

Kelly

.....
Kelly DiMartino

Interim City Manager
City of Fort Collins, CO
970.416.2028 office
970.217.3293 cell



From: Lisa <nota02@gmail.com>
Sent: Tuesday, November 09, 2021 7:53 PM
To: City Leaders <CityLeaders@fcgov.com>
Cc: Noah Beals <nbeals@fcgov.com>; Russell Hovland <RHovland@fcgov.com>
Subject: [EXTERNAL] "ADUs"

City Leaders,

Please create a SARS and request City Staff to educate City Council members and the citizens of Fort Collins as to the difference between Accessory Buildings and "ADUs". And whether Fort Collins actually uses the term ADU in any of its codes or whether ADU is a generic term, such as the way people say Kleenex for tissue.

Furthermore, please request City Staff to educate City Council members and the citizens of Fort Collins as to the difference between Accessory Buildings and carriage houses. Legal

carriage houses pay significantly more in fees, are allowed to have a cooking appliance, and actually have a Certificate of Occupancy (vs. a "Letter of Completion" which is what Accessory Buildings receive).

I know for a fact that permits for Accessory Buildings skyrocketed after the adoption of the STR Ordinance in 2017, after more than 2 grueling years of regulation discussions. And permits for carriage houses plummeted.

It doesn't take a rocket scientist to know why property owners chose to go the Accessory Building route over the Carriage House with a CO/ADU route.

Cheaper. Easier. Fewer Fees. Able to operate as an STR if the Zone allows.

It is my understanding that Accessory Buildings are not allowed to have any type of cooking appliance inside the unit. Thus, Accessory Buildings CANNOT be used as long term rentals, only short term rentals. At least legally.

In addition, city code dictates that anything 30+ nights is a long term rental. Unless the City Council is going to require every rental in the city to be for a minimum of 12 months, this avenue for creating dwelling units for locals to live in is short sighted - you do not have all of the information you need to have to make these decisions.

IMO what needs to change is the Building Code needs to remove Cooking Appliance as the problem area to target and instead disallow plumbing in an Accessory Building. Any unit with plumbing would have to pay for and receive a CO as a dwelling unit.

This is because people can live without a kitchen. They can eat out, eat pre-packaged food, etc. Not everyone likes to cook. But most people need a toilet, etc. within a 24 hour period. Harder to live without in your rental space. And, do not allow any plumbing. A powder room can easily add a 3/4 shower.

I have been fighting with City Staff for 8 years on this issue. I demand clarification for myself, City Council Members, and citizens at large. I am so tired of people who know nothing about ADUs continually raising them as an affordable rental option.

Carriage houses are very expensive to build and build out. Especially with the fees. We paid almost \$19,000 in city permits and fees in 2014. It was highway robbery then and is highway robbery now. If the city wants this kind of money then that carriage house has to have some value beyond the value an Accessory Building adds to a property.

I am both a long term and STR landlord. I want to be involved in this conversation and I want

resolution to it once and for all. I've been asking City Staff about this for years and not getting anywhere.

If Accessory Buildings are allowed to be used as STRs then Carriage Houses, who paid more and followed the rules, get to do at least that, if not more. Furthermore, I can make about the same amount of money renting my carriage house long term vs. short term so while I am actually not against a rule being created against using ADUs/Carriage Houses as STRs let me be very clear - you had better include Accessory Buildings in that requirement as well.

There are also benefits to leases between one month and 12 months. Locals do use monthly, 3 month, 6 month leases to bridge gaps in housing for themselves and loved ones. A variety of rentals is a benefit to our community. One size does not fit all.

Everyone needs to get educated and everyone needs to use the same language/lingo/jargon so we're all talking about the same thing.

Sincerely,

Lisa Eaton

Comparison of Types of Accessory Structures					
	Accessory Dwelling Unit	Carriage House	Single-Family detached dwellings when there is more than one (1) principal building	Accessory Building with Habitable Space	Accessory Building without Habitable Space
Term Appears in the Land Use Code	No	Yes	Yes	Yes	Yes
Includes as Defined by the Land Use Code a Kitchen	Yes	Yes	Yes	No	No
Allows for Plumbing (sinks, showers and toilets)	Yes	Yes	Yes	Yes	No
Allows for Short Term Rental (Both Primary and Non-Primary)	Yes/Dependent on Zone District	Yes/Dependent on Zone District	Yes/ Dependent on Zone District	Yes/Dependent on Zone District	No
	May have two short term rentals licenses, one in each the building	May have two short term rentals license, one in each the building	May have two short term rental licenses, one in each the building	May be included as space for the Short Term Rental license for the principal building	No
Allows for Long Term Rental	Yes	Yes	Yes	Yes	No
	May have two long term rentals in both buildings	May have two long term rentals in both buildings	May have two long term rentals in both buildings	Provide compliance with occupancy limits with all residents of both the principal and accessory building	No
Requires Development Review	Yes	Yes	Yes	No	No
Allowed in all Zone Districts	No	No	No	Yes	Yes
Requires a Building Permit	Yes	Yes	Yes	Yes	Yes
	Certificate of Occupancy as a dwelling unit	Certificate of Occupancy as a dwelling unit	Certificate of Occupancy as a dwelling unit	Letter of Completion as an accesory building	Letter of Completion as an accessory building

From: [Jacqueline Kozak-Thiel](#)
To: [Meaghan Overton](#)
Subject: FW: [EXTERNAL] Re: "ADUs"
Date: Monday, November 22, 2021 2:36:50 PM
Attachments: [image001.png](#)

FYI too

From: Lisa <notael02@gmail.com>
Date: Monday, November 22, 2021 at 2:21 PM
To: Kelly DiMartino <KDIMARTINO@fcgov.com>
Cc: City Leaders <CityLeaders@fcgov.com>, Noah Beals <nbeals@fcgov.com>, Russell Hovland <RHovland@fcgov.com>, "Paul S. Sizemore" <psizemore@fcgov.com>
Subject: [EXTERNAL] Re: "ADUs"

Dear Interim City Manager, City Leaders, and City Staff,

Thank you for the chart - that is a great start. In the effort to educate myself, the general public, and the City Leaders who vote I am requesting further clarification on the following:

1) Please provide a key or some way to differentiate/define what "Dwelling" vs. "Habitable" mean from the City's point of view. If you look up definitions on the internet they are pretty similar and this may be adding to the confusion - why does the City use two terms? Is it to mean two different things even though the definitions of these words in common everyday usage is pretty much the same?

I realize I am splitting hairs and honestly that is what it is like to deal with City Staff regarding such matters as Carriage Houses and Accessory Buildings.

2) Please create a separate chart outlining Fees for all and any types of ADUs/carriage houses, Accessory Buildings, etc. City Staff should have enough history with all of the above to show averages or ranges citizens were charged by the City. I suggest columns with the following date ranges: 2009 and Prior/2010-2014/2015-2019/2020-present. Also note on the chart when the STR Ordinance went into effect in 2017.

Please answer the question: why is something so similar charged so differently?

If City Staff says they do not know the total fees for each citizen who created a structure with a Certificate of Occupancy or Letter of Completion then that unfortunately proves my point. City Staff and Citizens and City Leaders need this info - at a glance. Guessing a range like City Staff did to me in 2013 of 10K-15K was not sufficient. I need the ability to go into a phone call or Conceptual Review, or at least come out of one, with more accurate numbers from the City. It's called budgeting. I need to know what my project is going to cost me so I know whether it's worth it to me to do it. Citizens and City Leaders also deserve this transparency from their City so they can make informed decisions. Carriage Houses cost more than Accessory Buildings. Show it. Be transparent.

I realize it means City Staff will have to take each project over the last 10+ years and add A LOT of numbers together. Welcome to my world. The City made me figure this out on my own in 2013. I was considered a "Developer". I was finishing off unfinished attic space above our existing garage - very similar to finishing off a basement, which we had experience doing. We did not build our carriage house from the ground up - it was already existing. You still charged me almost \$19,000 in city permits and fees and made me go through the arduous DRC process. I protested then and I'm protesting now. Stop the insanity.

I am not a Developer. Change Code to reflect that Primary Homeowners who want to create a Carriage House are not Developers - better yet, don't put us through the DRC.

Consider the pros/cons of changing code so that only primary homeowners can create a Carriage House or Accessory Building. Better yet - only allow one type that is legal for *sleeping*.

Accessory Buildings do NOT have to go through the Development Review Center (DRC) process per the chart, but I did?! Lucky them - and they got to pay less. I am not the crazy one here. I should have been paid to go through that process. That's how painful it was. I've talked with General Contractors who say they have clients who are scared away by the City's

processes. I totally get it.

3) Please create a separate chart to show how many permits were granted for Carriage Houses and Accessory Buildings for the same date ranges listed above. Also note on the chart when the STR Ordinance went into effect in 2017.

4) Please answer the question: Why does the City of Fort Collins have both Carriage Houses and Accessory Buildings with Habitable Space that can both be used for both STR as well as Long Term Rentals?

If that is the case, why have Carriage Houses? I'm not seeing the benefit. I'm not seeing the benefit of why I had to go through the DRC and pay more.

I believe City Staff interpretation and what they have been telling citizens has changed. And I was not the beneficiary of that information. It is common knowledge that different citizens in Fort Collins will get different answers based on City Staff interpretation of Codes. Codes should not be subject to interpretation. Codes should be easy to understand by all.

Public perception is that ADUs are the overall term for any type of carriage house or accessory building. Realtors don't understand the difference. Buyers don't understand the difference. And really there doesn't seem to be much difference according to your chart, other than putting people through DRC hell and charging them astronomical fees.

So, again, why did I have to go through the DRC and pay more? I was given the impression by City Staff in 2013 that it was required in order to be totally legal and to be able to offer long term leases, while those who did not go this route were considered "illegal" and not allowed to offer long term leases. I now see from your chart that this is not the case. What?!

5) When the STR Ordinance went into effect in 2017, City Staff said they would track and report to City Leaders regarding STRs. Has there been a formal report to City Leaders by City Staff in regard to STRs?

Next time City Staff reports to City Leaders re: STRs please create a chart tracking by year and separate out the different types of STRs. Not just Primary vs. Non-Primary - but also Single Family Home, Duplex+, Apartment/Condo building, Carriage House, Accessory Building (and differentiate these two).

6) Please clarify the "cooking appliance" debacle. No City can list out every type of cooking appliance and whether it is allowed. Nor is it particularly enforceable. It is past time to get real about what it is we are trying to achieve with Carriage Houses and Accessory Buildings and update the Code accordingly.

Noah Beals emailed me the following once and I'm still trying to understand this: "Kitchen shall mean a portion of a dwelling unit used for the purposes of cooking, preserving, or otherwise preparing food and contains a stove. An area of a dwelling unit with a cooking appliance less than a stove is not a kitchen such as a microwave or hot-plate." Can it be any more confusing? Do note that this quote references "dwelling" unit and not "habitable" space.

It's just ridiculous. What is the problem the City is trying to solve?

7) Please clarify the following on the chart - Column "Accessory Building with Habitable Space" and Row "Allows for Short Term Rental (Primary and Non-Primary)": "May be included as space for the STR license for the principal building". What does that mean?

8) And as for enforceability - City Leaders - please, you can create all the regulations and ordinances you want. The ability for City Staff to enforce them is limited. Be reasonable. Add Staffing in the budget. I recently heard either City Staff or City Leaders comment about U+2 and enforcement. My sense is, and I hope I am wrong, that most of the "offenders" are students or multi-family households trying to make ends meet. While I realize students are not a protected class I am wondering if the City is tracking enforcement demographics. I would hope all illegal or suspect structures, including carriage houses and accessory buildings, would have a column in enforcement tracking. I'm a little concerned they may be getting overlooked and other demographics may be bearing the brunt of enforcement.

9) To top it off, according to this latest chart, Accessory Buildings are allowed to be used as STRs in all Zone Districts?! So basically, if someone creates an Accessory Building anywhere in Fort Collins they can use it as an STR and probably as a long term rental. And yet Accessory Buildings are not allowed a "cooking appliance"?

This is just a mess.

I will be following the topic of "ADUs" and STRs closely throughout this Land Use Code update. Not because I don't have anything better to do - because we need to get this right. And we can't get this right if the 7 people voting on it aren't educated on it.

Thank you all for your work on this!

Lisa Eaton

On Fri, Nov 19, 2021 at 3:26 PM Kelly DiMartino <KDIMARTINO@fcgov.com> wrote:

Hello Lisa,

Thank you for the email. We certainly understand the confusion that arises when different terms are used interchangeably.

Attached is table that may provide clarification for all involved. Your input will be included as part of the Phase 1 Land Use Code Update.

Best Regards,

Kelly

.....
Kelly DiMartino

Interim City Manager
City of Fort Collins, CO
970.416.2028 office
970.217.3293 cell



From: Lisa <nota02@gmail.com>

Sent: Tuesday, November 09, 2021 7:53 PM

To: City Leaders <CityLeaders@fcgov.com>

Cc: Noah Beals <nbeals@fcgov.com>; Russell Hovland <RHovland@fcgov.com>

Subject: [EXTERNAL] "ADUs"

City Leaders,

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Furthermore, please request City Staff to educate City Council members and the citizens of Fort Collins as to the difference between Accessory Buildings and carriage houses. Legal carriage houses pay significantly more in fees, are allowed to have a cooking appliance, and actually have a Certificate of Occupancy (vs. a "Letter of Completion" which is what Accessory Buildings receive).

I know for a fact that permits for Accessory Buildings skyrocketed after the adoption of the STR Ordinance in 2017, after more than 2 grueling years of regulation discussions. And permits for carriage houses plummeted.

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I am both a long term and STR landlord. I want to be involved in this conversation and I want resolution to it once and for all. I've been asking City Staff about this for years and not getting anywhere.

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Everyone needs to get educated and everyone needs to use the same language/lingo/jargon so we're all talking about the same thing.

Sincerely,

Lisa Eaton

From: [FCGov Contact Form](#)
To: [Meaghan Overton](#)
Subject: Land Use Code Phase 1 Comments
Date: Wednesday, December 29, 2021 8:44:47 AM

Name

Torey Lenocho

Email

toreylenoch@gmail.com

Phone

19702190823

Comments

I am a builder/ remodeler in Old Town (primarily) and somewhat concerned about the future of affordable housing in our city. I speak with hundreds of people per year about the future of Old Town, typically from 2 distinct, unique groups- home buyers with a desire for a change in structure, and all the trades people who cannot afford to live in FC.

I would like to be involved in finding the middle ground!

Would you like to be contacted by a member of the Land Use Code Phase 1 team? (Y/N)

Yes

From: [FCGov Contact Form](#)
To: [Meaghan Overton](#)
Subject: Land Use Code Phase 1 Comments
Date: Wednesday, December 29, 2021 9:55:22 AM

Name

Steven Rothwell

Email

srothwe1@icloud.com

Phone

3072869257

Comments

I am curious about whether or not Accessory Dwellings are being considered in the Low-Density Residential district with the updated Land Use Code. I am technically within the Low-Density Residential but am adjacent to an arterial and an apartment complex and would like to pursue an ADU one day. Curious if these options are being discussed. Thanks!

From: [Nick Haws](#)
To: [Noah Beals](#)
Cc: [Meaghan Overton](#)
Subject: [EXTERNAL] RE: Land Use Code changes to support Housing Strategic Plan
Date: Monday, January 10, 2022 4:45:08 PM
Attachments: [image001.png](#)

Thanks, Noah. I've provided some additional thought below in red.

From: Noah Beals <nbeals@fcgov.com>
Sent: Wednesday, January 5, 2022 3:44 PM
To: Nick Haws <nick@northernengineering.com>; Meaghan Overton <moverton@fcgov.com>
Subject: RE: Land Use Code changes to support Housing Strategic Plan

Hello Nick,

Thanks for the email. Yes, the consultants have been getting the Chamber's Task Force redlines. We will make sure they see this email as well, highlighting the issues. Early on in our discussions with the consultants we pointed out this code section as one that frequently gets a modification request. Your notes certainly frame the discussion.

I would ask are there any additional thoughts on why this section seems to cause such a stir at times.

- Is it problematic when combined with parking requirements? **Parking requirements certainly compound the challenge. Streets and street-like private drives are expensive to build, take up a fair amount of area that doesn't generate any revenue, and are fairly inefficient in terms of parking.**
- The cost of building streets? **Yes, per above.**
- The lack of public alleys? **In certain locations, particularly when trying to force new urbanist and downtown-like concepts into areas where that design approach may not be the best solution.**
- Or something completely different? **It's hard to pinpoint a single item...it all adds up. 3.5.2(D) becomes particularly challenging on parcels less than 10 acres and on most infill and redevelopment sites. It can also (intentionally or not) place emphasis on vehicles over pedestrians by forcing streets and street-like private drives. What is detrimental to the public good with units facing courtyards, greenbelts, or other such areas that may not be "Major Walkway Spines" or may extend beyond 350 feet? I understand the issues with utility services and emergency access, but we don't need 3.5.2(D) imposing additional challenges.**

I will admit that I've lived at The Arbors at Sweetgrass Apartments with two small children and a dog. This community was obviously developed under the old LDGS, and may very well be the type of development the architects of the current LUC were trying to prevent from happening again. While I don't disagree entirely when it comes to wayfinding, emergency access, and that Stuart and Riverside should have been extended as public streets, I found it to be extremely pleasant from a livability standpoint. With some of the adjustments alluded to, why would we force additional internal streets at the detriment green spaces? Let's at least free up some

options for the people that build and occupy the already stressed housing units in our city.

Kind Regards,

Noah Beals
Development Review Manager | City of Fort Collins
970 416-2313

From: Nick Haws <nick@northernengineering.com>
Sent: Wednesday, January 5, 2022 11:21 AM
To: Meaghan Overton <moverton@fcgov.com>; Noah Beals <nbeals@fcgov.com>
Subject: [EXTERNAL] Land Use Code changes to support Housing Strategic Plan

Megan & Noah,

In the consultant work and stakeholder engagement conducted to date, has there been much discussion around current LUC Section 3.5.2(D)? I know the concerns and feedback provided by the Chamber of Commerce's Task Force, but I'm not sure if it has received any attention from the consultant team or other stakeholders?

A few things that come to my mind specifically:

1. Can we clarify the origin, purpose, and intent of this section?
 - a. I realize there are stated exceptions, but perhaps other creative approaches or *equal-to-or-better* than solutions could deliver the intended outcomes if the outcomes were better defined.
2. Conversely, it would be helpful to articulate what the adverse impacts are when not fully meeting the current code.
 - a. Might there be a certain percentage of dwelling units, entries, buildings, etc. that would be "good enough" in the grand scheme of providing a viable housing development?
3. Should there be flexibility/variation given to site specific conditions (beyond traditional 'hardship')?
 - a. Urban vs. suburban, infill/redevelopment, ODP/Master Plan (larger context and adjacent land uses), what is achieved on-site (micro) vs. neighborhood (macro) scale, etc.
 - b. Does parcel size itself play a role? Perhaps parcels greater than 10 acres lend themselves to meeting the prescriptive standards easier than those less than 10 acres.
4. Somewhat related to #1 above, are there graphics/examples from a bird's-eye site planning perspective, as well as what humans on the ground will actually experience, to bring better clarity around the pros and cons of meeting or not meeting 3.5.2(D)?

I don't necessarily expect special consideration or responses ahead of the work session or overall process. I just wanted to get these comments in that may not have been as explicit previously. Also, this first round of LUC changes is intended to support the overall Housing Strategic Plan, not just "affordable" ($\leq 80\%$ AMI) housing, correct?

Thanks!

Nick Haws, PE, LEED AP
President, CEO



301 N. Howes Street, Suite 100 | Fort Collins, CO 80521

820 8th Street | Greeley, CO 80631

D: 970.568.5414

O: 970.221.4158

M: 970.690.0927

www.northernengineering.com

Improving the quality of life in our communities.

From: [Bobowski.col](mailto:Bobowski.col@fcgov.com)
To: [Meaghan Overton](mailto:Meaghan.Overton@fcgov.com)
Subject: [EXTERNAL] Re: Housing Updates January 2022
Date: Tuesday, January 25, 2022 5:57:14 PM

Meaghan, the Diagnostic study of the LUC is an amazing piece of work. And the recommendation to consider form based vs maximum density standards is super - and something I'd mentioned at one of the community discussions - which was sorta shut down by whoever (can't recall) from city staff who were monitoring/assisting in the particular breakout room I was in. So WONDERFUL! Some of the communities for which my last planning consulting firm worked with - many eons ago had started considering that transition from their more Euclidean-based zoning standards. I wasn't involved with such thinking/advising then, rather being the special projects researcher doing market studies and special bits of master plans, so I never learned much about the concept. But that recommendation along with many more in the diagnostic review are really super.

I'm especially glad about the consideration of more use types that could be approved through straight administrative reviews - that'd reduce time/costs for developers - and such things are \$\$\$ in nature, further impacting their ability to reduce pricing.

I hope that setback and parking standards within the lower density zones can also be re-examined such that even in fully developed neighborhoods, there might be more ways that ADUs could be achieved. It sure was crazy to primarily assign that type of use to areas of the city with the smaller lot sizes - making achievement of ADUs far more unlikely. And reduction in on-site parking requirements when more than one dwelling/lot when dealing with ADU potential also will be very helpful - possibly based on factors such as size or unit or # of bedrooms - things that more reliably translate into # of people and # of cars.

Thanks for routing all this information to me. I know that some of my Affordable Housing Team folks at the League of Women Voters will likely be more excited to learn the info in the Eviction Prevention Workshop - but that's not my bent - which is more toward planning/zoning as it relates to increasing housing diversity and decreasing barriers to affordability.

Deb Bobowski

On Tue, Jan 25, 2022 at 9:30 AM Meaghan Overton, City of Fort Collins Housing Manager <moverton@fcgov.com> wrote:



Housing Updates



Latest on Land Use Code Phase 1 Update



The City's [Land Use Code \(LUC\)](#) regulates zoning, building design, and lots more. The City's Consultants have just published a Diagnostic Report that evaluates the current LUC, identifies existing regulatory barriers to housing supply and affordability, and outlines key findings and recommendations for Phase 1 LUC updates to address these barriers. The analysis and recommendations from the Diagnostic Report will be used alongside information gathered through community engagement to shape the content of draft code changes.

[Read the Diagnostic Report](#)

COVID-19 Eviction Prevention Workshop



On Thursday, January 27 at 6:00pm, Colorado Legal Services will present a free webinar offering guidance about eviction prevention, best practices and emergency rental assistance. Spanish interpretation will be available (as well as other languages upon request). Join 10 minutes early to register and download software.

[Register for Webinar](#)

Resilient Recovery



Although we are still undoubtedly in the midst of pandemic response, the City has begun to plan the road to recovery. To guide long-term efforts, the City is developing a Fort Collins Recovery Plan.

We want to hear your feedback about the key themes and outcomes in the Draft Plan to ensure they accurately reflect what our community needs most to build back better. Share your comments and reactions to the draft plan [here](#).

Take the Survey

Competitive Funding Process - Affordable Housing & Human Services



Applications for the FY 2022 Competitive Funding Process to support human service and affordable housing programs are now open. Intent to Apply submissions are due January 26 and full applications are due February 14. For an eligibility quiz and more information, visit:

<https://www.fcgov.com/socialsustainability/competitive-process>

More about Competitive Process

On the Horizon - What's coming up?

[Fort Collins City Council](#) will be busy this year with many projects directly or indirectly related to Housing Plan implementation. You can always find out what's on Council's agenda by checking their [6 month calendar](#). Here are a few dates you might want to note:

- February 8 - Work Session on Housing Strategic Plan Implementation: Land Use Code Phase 1 Updates
- February 15 - Regular Session will include Pre-Application on Straus Metro District and 2021 Building Code Adoption
- March 1 - Regular Session to consider an Ordinance adopting the City Recovery Plan
- April 12 - Work Session on Sustainable Funding Plan (includes parks, transit and housing)

Participate in Council Meetings

From: [Jacqueline Kozak-Thiel](#)
To: [Meaghan Overton](#)
Subject: Fwd: [EXTERNAL] Support for land use, transit, and active transportation initiatives
Date: Tuesday, February 8, 2022 6:51:18 PM

Sent from my iPhone

Begin forwarded message:

From: Ian Taylor <ian@iantaylor.org>
Date: February 8, 2022 at 3:18:06 PM MST
To: City Leaders <CityLeaders@fcgov.com>
Subject: [EXTERNAL] Support for land use, transit, and active transportation initiatives

Dear Mayor Arndt, Interim City Manager DiMartino, and City Councilmembers,

I am a resident of Fort Collins writing to express my support for several items related to the agenda of the Council work session for today, Tuesday, February 8th. Specifically, these are five recommendations or plans from the agenda that I support:

- **Increasing allowed densities of housing and commercial space by right** everywhere in the city. Fort Collins is a growing city, the needs of its residents are changing, and our land use code should have the flexibility for uses to adapt to that growth and change. Fort Collins also needs to more efficiently use the space it has to provide housing.
- **Removing or drastically reducing parking minimums** everywhere in the city. This change would make better use of our available land, support local small businesses, and make accessing stores and homes by transit or active transportation easier.
- **Allowing compatible mixed uses in more areas** to provide convenient access to essentials such as groceries, or even entertainment and dining within walking distance of as many people as possible. I also support form-based codes to let commercial and residential uses coexist.
- **Increasing transit frequency and routes**, specifically routes with 15 minute frequencies or better, to accommodate diverse transportation needs and meet climate goals.
- **Expanding the low stress active transportation network** until all daily destinations in Fort Collins can be reached without a car. Active

transportation should be a safe and comfortable option for people of all ages and abilities to get around our city.

Thank you for listening to input from citizens on these issues. These are all very important, interrelated issues and I am excited to follow the progress of the city's land use, transit, and active transportation plans.

Sincerely,

Ian Taylor
Fort Collins resident, district 2

From: [Jacqueline Kozak-Thiel](#)
To: [Meaghan Overton](#)
Subject: Fwd: [EXTERNAL] Thought on Land Use Work Session
Date: Monday, February 14, 2022 9:56:35 PM
Attachments: [Land-Use Code Thoughts.pdf](#)

Sent from my iPhone

Begin forwarded message:

From: Adam Eggleston <adameggleston.realtor@gmail.com>
Date: February 14, 2022 at 4:12:54 PM MST
To: City Leaders <CityLeaders@fcgov.com>
Subject: [EXTERNAL] Thought on Land Use Work Session

Good Afternoon City Leaders,
This is Adam Eggleston, and I want to share some thoughts about last week's work session. I got a little long-winded, so I have attached a document with what I think. Also, I have attached a few links to pocket neighborhood concepts and a short video of a type of cluster-style home in Johnstown. Please let me know if you have any questions. I will be speaking on this tomorrow as well.

Pocket Neighborhood examples
<https://rosschapin.com/projects/pocket-neighborhoods/>

Cluster Housing
<https://youtu.be/m-9CI72Qato>

Have a good evening,
Adam

--



Good Afternoon City Council, Mayor Arndt, and Staff,

After watching the work session last week about the land-use code changes and diagnostic, I wanted to reach out to you all before speaking at the regular meeting on the 15th. I appreciated the context that Meaghan and Noah provided with the historical reference and that our land-use code has not been updated since 1997. As with everything in life, nearly everything has evolved with time, and so does the land-use code. The number of changes in building design, materials, and desires from consumers has changed so much that the current land-use code does more harm to the liveability, city economics, and our current residents. Below are some of my thoughts on questions asked or statements made by you'll.

I agree with Mayor Arndt's question or concern that the international building codes and climate action plan impact the cost of housing. It may not seem like a lot, but adding 1% to the building cost of a house is equal to over \$5,000 before counting interest from the builder loan or calculating the entirety of all of the other increases like Capital Improvement Fees increases, water tap increases, permit fees. I understand the need to adopt green EV codes, but with the average price of EV brought so high the average lower-income to upper medium-income earner can afford it, are we just adding costs with tangible benefit to our residents?

(side note I am 100% on for EV, having ordered a KIA EV6. But with finding out that my payment would be nearly 1,300 a month, there is no way most people or I could afford that)

I appreciated council members Peel and Pignataro about the ADU being complicated and confusing to build. Being so restrictive on locations and lot size makes them extremely hard to place, plus the full additional water tap and permit time/cost makes them nearly impossible to build. I think taking an approach like Windsor, where there have no restrictions on lot size or location. Still, It must safely meet simple build style, quality, and fit on the site, plus not charge an additional water tap fee for ADU under 900sqft saves a lot of money. This has not caused a land rush of folks building ADU's but has allowed more options for homeowners to use their property and add potential possibilities.

I agree with the need to visualize what increases in density look like and why it's important and needed. It is hard enough to figure out the room dimension for a couch, let alone a 5-acre multiple unit development. I have provided a website about pocket neighborhoods that I think have good ideas from what medium density looks like and a short video of the Cluster house idea that is happening in Johnstown.

Finally, I must address some false or misguide pretense from Councilmember Ohlson. If you think that we will slow growth now, even though you have been trying for 30 years with no success is just nonsense. We are growing as fast as possible, and in fact, Fort Collins is growing at a slower rate than most of our neighboring communities. Making the statement that you represent current residents and not residents in 15 years is just short-sighted. With the medium price in Fort Collins sitting at 500K as of last month and a projected price of over a million dollars by the end of the decade(using the 5-year average apparition of 8.35%).

What are you telling the parents of the 30,000 kids in the PSD school system that their kids wouldn't be able to live in the city they grew up in, or tell the fixed income retirees that can't afford their property tax increases? Also, the more people live in the same city where they work, the more they can commute from outside the city—reducing the carbon output from vehicles helping us to reach our climate action goals. At the same time, having the additional benefit of increasing the tax to invest in more mass transit opportunities and create a more inclusive community.

In conclusion, Fort Collins and communities throughout the nation are in a housing emergency. We have land-use codes that are decades old have not allowed for the housing type diversity needed to meet the needs of our citizens. It is no longer just a discussion about low-income Affordable projects but the real possibility of losing the American dream of homeownership. We need real change to save the inclusiveness of our city. Our City has never stopped growing and never will, and we are better for it. Adopting a new land-use code and reviewing it every 5-10 years will help us be more nimble and adjust to current trends in design and better suit our residents, both current and future.



February 21, 2022

Ms. Meghan Overton and Mr. Noah Beals, City of Fort Collins

Dear Ms. Overton and Mr. Beals:

Please allow us to introduce ourselves. We are volunteer members of the Housing Priority Group of the Partnership for Age-Friendly Communities in Larimer County (PAFC) <https://www.pafclarimer.org/> and we are interested in having a conversation about *missing middle housing* in your community. We would like to learn from your experience about the challenges and benefits to missing middle housing and what innovative tools you have used that we can pass along to other towns and cities in Larimer County.

The term missing middle is two-fold in that it refers to a middle type of building form and scale as well as providing a choice at the middle-income level to suit a variety of lifestyles. As you know, *missing middle housing* is not new and refers to house-scaled buildings with multiple units in walkable neighborhoods. This housing type was popular pre-World War II and is specifically designed to blend in with single family neighborhoods, transition and mid-rise areas.

The Partnership for Age-Friendly Communities advocates for more types of housing to allow older adults to either age in place or move to avoid a crisis situation. Research demonstrates that today 30% of households are single persons and by 2025, 75 – 85% of all households will not have children. Also, by 2030, one in five Americans will be over 65. Further, less than 10% of all housing units produced between 1990 and 2013 were at the missing middle scale. Finally, the issues around housing affordability in Larimer County are well-documented.

We look forward to meeting with you or your team to learn about various approaches regarding *missing middle housing* within your city. As a little incentive, we have gift for you – Missing Middle Housing – Thinking Big and Building Small to Respond to Today's Housing Crisis by Daniel Parolek that we believe will be informative and practical for both your team and Planning Commission.

We will be following up to schedule a time that works for you. We very much look forward to meeting with you to discuss these critical issues facing Larimer County.

Sincerely,

Ted Shepard
Volunteer, Partnership for Age Friendly Communities

From: [Jacqueline Kozak-Thiel](#)
To: [Meaghan Overton](#)
Subject: Fwd: [EXTERNAL] Housing Affordability
Date: Tuesday, February 22, 2022 7:18:20 AM

FYI

Sent from my iPhone

Begin forwarded message:

From: Caleb Rustad <calebrustad@gmail.com>
Date: February 19, 2022 at 10:02:07 PM MST
To: City Leaders <CityLeaders@fcgov.com>
Subject: [EXTERNAL] Housing Affordability

Attention City Council Members,

My name is Caleb Rustad. I am a concerned resident of Fort Collins. I have lived here for a few years now, and have noticed as many others have both in Fort Collins and around the state of Colorado that the price of housing has skyrocketed to unmanageable prices. Which has exacerbated issues of persons experiencing homelessness, increased drug use, and reduced child birth rates. All of which are significant issues not only in the state, but in the country. I would like to see this housing crisis which affects so many and touches so many other issues addressed.

The listed median price of a single family home in Fort Collins is \$484,000, up 4.1% YoY. The listed price of a mid-tier stand alone single family home in Fort Collins is \$546,000, and 56% of these have sold above the listing price in the past year according to Zillow.com. This has led many, including myself, to feel that owning either a townhome or stand alone home is no longer a feasible option. Which is purely unacceptable. While owning a home would be a dream for myself and my peers, it is a lofty goal which many millenials and gen-z's will never achieve. Which leaves us with renting as our only option. This however, is becoming extremely unaffordable as well. With the average single bedroom apartment in Fort Collins being rented at \$1,285 a month and the average apartment going for \$1,735 a month. These prices have gone up at an even faster rate YoY than single family homes, at a rate of 11.3% in the past year according to Point2Homes.com.

The US HUD describes housing as becoming a "cost burden" once it reaches above your 30% of your monthly income and "severely burdened" at 50% of your monthly income. Since the median HOUSEHOLD income in Fort Collins is \$55,647 pre-tax per year, that means if you make the median income and live in a median apartment in Fort Collins your living status is described as a cost burden. With many being severely burdened. This needs to be addressed urgently. These are some of the solutions I propose.

One of the most important things a local government such as the one you represent and operate can do is to change zoning laws. Undoing zoning restrictions against multifamily units in residential neighborhoods throughout the city would provide opportunities to create much more housing than is possible under current zoning restrictions. Also allowing for so called 5 over 1's is one great option in so called "business sectors." Allowing people to reside close to busy business sectors in dense multifamily buildings. Another useful tool you have at your disposal as city council members is the ability to create tax incentives for businesses creating low-income housing, while maintaining and enforcing housing regulations to ensure standards of living for your citizens. The final option I will mention here is to reduce mandatory parking standards for apartment buildings, this is one of the most beneficial things a city government can do to lower housing prices. This is because you reduce the amount of space needed per building allowing more housing in a smaller area, and you lower building and maintenance costs. This initiative would also promote walkability and use of public transportation in the city which is a great green initiative as well.

I would be happy to discuss this topic or any other at greater lengths if any one of you would be willing to reach out to me.

Thank you,
Caleb Rustad

B.A. Political Science/International Relations

From: [FCGov Contact Form](#)
To: [Meaghan Overton](#)
Subject: Land Use Code Phase 1 Comments
Date: Sunday, July 10, 2022 3:07:02 PM

Name

Jeff shinn

Email

jeff.shinn@utexas.edu

Phone

512-574-2113

Comments

I moved here about a year and a half ago from Austin Texas. Over a 40 year period Austin grew from 300,000 to 2.3 million people. In my opinion, wholesale urban core density and infill development made the quality of life in Austin degrade so much that my wife and I had to leave and moved here to retire. So I would caution against the idea of wholesale urban density and infill at the expense of quality of life. The quality of life (i.e. traffic, affordable water, utilities, property tax) is so much better here. As a result of the Austin City Council deciding on creating an inner urban dense core, I saw the city become an unaffordable, gentrified city similar to San Francisco. Traffic is horrible and so many variances were given to developers that I feel that making a profit for development overrode any sensible infill. My suggestion is to do modest infill with more density coupled with a requirement that all new apartments or any type of rental unit have a certain percentage of low income housing assistance available. Also, allow central home owners add garage apartments or small housing units on their lots if done in the style and construction of existing homes. Please balance the quality of life for residents over the pressure of developers to make this a dense urban city.

Would you like to be contacted by a member of the Land Use Code Phase 1 team? (Y/N)
N

Dear Mayor Arndt and City Council Members,

We are writing to you in hope that Fort Collins will prioritize the triple bottom line interests impacted by housing affordability by:

1. Moving forward the proposed land use code updates that promote housing choice and incentivize housing affordability
2. Implementing policy that will help bring down the cost to build housing

Fort Collins slid to Number 54 on the US News and World Report "150 Best Places to Live in the U.S." and this is not a reflection of how great the place is to live – but rather it has to do with the escalating cost of housing. It is becoming exclusionary.

You can't build a healthy community – or life – on an unstable foundation. Everyone needs a safe & stable place to call home to realize their full potential. But for too many of our hardworking neighbors, a secure place to live is simply becoming out of reach. Fortunately, Fort Collins is just the pioneering place to innovate new policies, financing products, and housing designs to support healthy, connected communities.

To secure the foundation of our community and what we all love about living here, we must ensure everyone has fair access to a place to call HOME.


When we think of getting "back" to the quaint, welcoming accessible place we once knew we have to think about moving forward in the ways we expand our definitions of home. We can and should support policies that include, make room, and nurture all members of our community, from children to college students to aspiring professionals, people with disabilities, to teachers and nurses and shop workers, to parents, business owners and executives, all the way to seniors who want to remain here supported. Providing housing options across the spectrum for ages and stages of life requires an updated perspective on land use policy that focuses on housing choice and capacity

The way we hold true to the values and character we hold most dear in our City is to release our insistence that the built environment and exclusionary housing rules remain cast in amber.

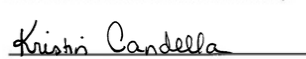
The way to make room for all our citizens to flourish and contribute is to literally make room. The alternative is to refuse to expand our offerings of homes, and allow this supply / demand imbalance to ratchet up home costs to the point that we lose entire groups of our community - seniors, service workers, young adults, all priced out and thrown out of the community where they work, enjoy close family ties, and want so desperately to remain.

Thank you for considering this request,

CARE Housing


Steve Kueneman

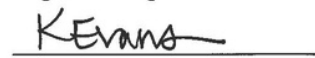
Fort Collins Habitat for Humanity


Kristin Candella

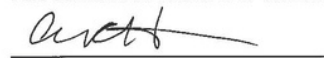
Fort Collins Board of Realtors


Suzan Koren

Neighbor to Neighbor


Kelly Evans


Fort Collins Area Chamber of Commerce


Ann Hutchison

Hartford Homes


Landon Hoover

United Way of Larimer County


Deirdre Sullivan

Housing Catalyst


Michele Christensen

From: [FCGov Contact Form](#)
To: [Meaghan Overton](#)
Subject: Land Use Code Phase 1 Comments
Date: Friday, August 12, 2022 10:15:32 AM

Name

Steven Rothwell

Email

srothwe1@icloud.com

Phone

3072869257

Comments

I currently live in the Low-Density Residential zoning district. I see that ADUs were added to the allowable uses in RL. Does this have to be a detached structure or can an existing basement be renovated into an ADU with a separate entrance, kitchen, parking, etc.?

Would you like to be contacted by a member of the project team? (Y/N)

Yes, please. Thank you so much.

From: [FCGov Contact Form](#)
To: [Meaghan Overton](#)
Subject: Land Use Code Phase 1 Comments
Date: Tuesday, August 16, 2022 9:44:50 AM

Name

Ryan McBreen

Email

rmcbreen@norris-design.com

Phone

9704093414

Comments

Hey all - Just starting to dig into the revisions. Quick question that I had a developer ask. Will there be any changes/relief in impact fees associated with building affordable housing?

Would you like to be contacted by a member of the project team? (Y/N)

Yes please e-mail or phone works. Thank you!

September 1, 2022

Dear Mayor Arndt and Fort Collins City Council Members:

United Way of Larimer County's Board of Directors would like to express its support for proposed updates to the City of Fort Collins residential Land Use Code phase one that addresses housing.

The United Way of Larimer County believes in investing in communities to accelerate the economic mobility and financial stability of all community members. On behalf of our local nonprofits, UWLC plays a vital role in engaging and collaborating with civic leaders, community members, and business partners to address the needs of today and reduce the needs of tomorrow. One of the most effective ways to reduce the needs of tomorrow is to be an active participant in our local, state, and federal policy making process. We support programs, partnerships, and policies that address the root causes of poverty and eliminate barriers for all. Within this focus on financial stability, housing policies that support a diverse work force is a key priority. Living in a safe, affordable home is the bedrock of not only surviving but thriving in our community.

If we want to reduce tomorrow's human service needs, we as a community need to create regulations, priorities, and programs to include a robust path to housing stability through expanded availability of affordable and attainable homes and policies that support equitable housing. We agree with the 2021 Housing Strategic Plan's vision that "everyone in Fort Collins has healthy, stable housing they can afford" and strongly urge City Council to adopt the proposed Land Use Code updates.

Sincerely,

United Way of Larimer County Board of Directors

Katie Claypool

From: Rebecca Everette
Sent: Monday, September 26, 2022 7:48 AM
To: Development Review Comments; Noah Beals; Meaghan Overton; Katie Claypool
Subject: Fwd: [EXTERNAL] 2000 SF maximum -- land use code

Categories: P&Z

For P&Z packet.

Rebecca Everette
 Planning Manager | City of Fort Collins
 reverette@fcgov.com | 970-416-2626

----- Forwarded message -----

From: Barry Schram <barry@lamarvalleycraftsman.com>
 Date: Sep 26, 2022 6:47 AM
 Subject: [EXTERNAL] 2000 SF maximum -- land use code
 To: Rebecca Everette <reverette@fcgov.com>
 Cc:

To City of Fort Collins Planning Commission It has come to my attention that the Land Use Code is currently being updated by the City of Fort Collins. From my research it seems that many of the items being amended will expand building options within the city which is probably needed.

The item that I **STRONGLY OPPOSE** is the provision for only allowing a maximum of 2000 square foot of home. This is not at all realistic in the year 2022 we live. While I don't believe we should be allowing people to build 7000-8000 square foot homes in the core of the city, restricting homes to 2000 square feet does not work.

What about families that want to live in the old town core and

- Have a large family of 4 to 5 children and additionally what if they home school
- Have a multigenerational family with parents living with them
- Need a caretakers quarters to help care for aging or disabled parents and want this space to be separate in the main home
- Need one or two professional office spaces if one or both of the parents work from home
- What if they home someone owns is already over 2000 square foot in size and they want to add an addition to accommodate the above

These are just a few of the examples that would need space and square footage above the 2000 proposed maximum limit. 3500 square feet would be a much more workable square footage for the lifestyle many families balance today.

This restriction will also only increase the cost of housing in the old town core. Anytime you place restrictions there are consequential efforts to be dealt with. I thought one of the agenda's of City Council was affordable housing? Properties in the old town core will only increase more in value and create even a greater barrier to families wanting to purchase a home in the old town core.

Regards,

Barry Schram
 Owner / Project Manager
 Lamar Valley Craftsman

Katie Claypool

From: Rebecca Everette
Sent: Monday, September 26, 2022 9:39 PM
To: Development Review Comments; Katie Claypool; Noah Beals; Meaghan Overton
Subject: FW: [EXTERNAL] Proposed Changes to the Fort Collins Land Use Code

Categories: P&Z

For the P&Z packet

.....

Rebecca Everette, AICP

Pronouns: [she/her/hers](#)

Planning Manager | City of Fort Collins

reverette@fcgov.com | 970.416.2625 direct

From: Janet Oliver <oliver1953@gmail.com>
Sent: Monday, September 26, 2022 1:59 PM
To: Rebecca Everette <reverette@fcgov.com>
Subject: [EXTERNAL] Proposed Changes to the Fort Collins Land Use Code

Ms. Everette,

The builder of my new home, Barry Schram—owner and project manager of Lamar Valley Craftsman—has made me aware that the Land Use Code is currently being updated by the City of Fort Collins. His research indicates that many of the items being amended will expand building options within the city, an update which is likely needed.

The item that he **strongly opposes** is one I oppose as well: it is the provision to set a floor area maximum of 2,000 square feet for a single-unit detached home in the historic core, namely, Neighborhood Conservation Districts.

Barry argues, and I agree, that this is not at all realistic in the year 2022. There is probably no place for 7,000-8,000 square foot homes in the core of the city, but restricting homes to 2,000 square feet does not work, and will likely have consequences other than your stated one, which is to “Allow more diverse housing choices.” The requirement to *build small* could result in unimaginative, cookie-cutter style homes. Not exactly the best fit for a conservation district.

There are many reasons and many different types of families who would love to live in the Old Town core, and who need more than 2,000 square feet. For example:

- They have a large family of 4 to 5 children. Perhaps the children are home schooled.
- They are a multigenerational family whose parents live with them.
- They need caretaker quarters to help care for aging or disabled parents and want this space to be separate in the main home.
- The parents work from home and need one or more professional office spaces.
- They already own a home of over 2,000 square feet but are contemplating adding on to accommodate any of the above options.
- They may not **need** over 2,000 square feet. They may just **want** it. This is their right as property owners.

CORRESPONDENCE 2

I see that you further plan to restrict the property size by reducing it from 6,000 square feet to 4,500. Is the point of having a 2,000 square foot house on a 4,500 square foot lot one of aesthetics? What if the owners don't want 2,500 square feet of property? What if they want to maximize their *interior* living area?

One alternative to limiting the square footage of a new home in a historic district (although it is still intrusive to owners' property rights), is the notion of floor area ratio: the ratio of square footage divided by the lot size. In practice, this ratio is constant for a zone. A floor area ratio of 1.0 means that floor area may equal the lot area. FAR 5.0 means that the floor area may be up to five times as large as the lot area; and FAR 0.5 means that it may be no more than half the lot area. Though a floor area ratio affects volume, shape, and spacing of buildings on the land, it does not determine a *particular* shape or spacing. Rather, it permits a *choice*.

For instance, a 4,500 square foot lot could have a FAR of 1.0, which means that the square footage of the home would equal the lot size. This does not necessarily mean that the house takes up the entire lot. The home could be situated on half the lot, or 2,250 square feet, with a basement, middle floor, and upper floor consisting of 1,500 square feet each.

By limiting both floor area square footage **and** property square footage, you are not offering choice to new homebuilders. You are restricting it.

I agree with Barry when he says: *This restriction will also only increase the cost of housing in the old town core. Anytime you place restrictions there are (usually unintended) consequential efforts to be dealt with. I thought one of the agendas of City Council was affordable housing? Properties in the old town core will only increase more in value and create even a greater barrier to families wanting to purchase a home in the old town core.*

Regards,
Janet Oliver

Katie Claypool

From: Rebecca Everette
Sent: Tuesday, September 27, 2022 10:03 AM
To: Moses Horner
Cc: Katie Claypool; Development Review Comments; Noah Beals; Meaghan Overton
Subject: RE: [EXTERNAL] 2000 SF maximum -- Land Use Change

Hi Moses,

Thank you for these comments. They will be added to the packet for the Planning & Zoning Commission (9/28 meeting) and City Council (10/18 meeting).

Rebecca

.....

Rebecca Everette, AICP

Pronouns: [she/her/hers](#)

Planning Manager | City of Fort Collins

reverette@fcgov.com | 970.416.2625 direct

From: Moses Horner <moses@hornerpainting.com>
Sent: Tuesday, September 27, 2022 9:00 AM
To: City Leaders <CityLeaders@fcgov.com>; Sarah Kane <SKane@fcgov.com>; Rebecca Everette <reverette@fcgov.com>
Subject: [EXTERNAL] 2000 SF maximum -- Land Use Change

I **STRONGLY OPPOSE** the provision for only allowing a maximum of 2000 square feet of home. This is not at all realistic in the year 2022 we live. While I don't believe we should be allowing people to build 7000-8000 square foot homes in the core of the city, restricting homes to 2000 square feet does not work.

What about families that want to live in the old town core and

- Have a large family of 4 to 5 children and additionally what if they homeschool
- Have a multigenerational family with parents living with them
- Need a caretakers quarters to help care for aging or disabled parents and want this space to be separate in the main home
- Need one or two professional office spaces if one or both of the parents work from home
- What if the home someone owns is already over 2000 square feet in size and they want to add an addition to accommodate the above

Thank you for all you do for our city

--

Moses Horner

Katie Claypool

From: Development Review Comments
Sent: Wednesday, September 28, 2022 11:24 AM
To: Katie Claypool
Subject: Fw: [EXTERNAL] Re: Complaint about housing strategic plan
Attachments: floorarea22.pdf

Categories: P&Z

From: Noah Beals <nbeals@fcgov.com>
Sent: Wednesday, September 28, 2022 4:53 PM
To: Development Review Comments <devreviewcomments@fcgov.com>
Subject: FW: [EXTERNAL] Re: Complaint about housing strategic plan

Forwarded message -----

From: Rachel Pries <rachelpries@gmail.com>
Date: Sep 27, 2022 11:09 PM
Subject: [EXTERNAL] Re: Complaint about housing strategic plan
To: Jeni Arndt <jarndt@fcgov.com>
Cc: "Caryn M. Champine" <cchampine@fcgov.com>, Meaghan Overton <moverton@fcgov.com>, Jeff Achter <jachter@gmail.com>, Emily Francis <efrancis@fcgov.com>

Dear Ms Arndt, thanks for your response. Jeff and I had the chance to meet with Noah Beals and Ryan Mounce, who were very helpful. We had an in-depth and thoughtful conversation about the floor plan proposals for old town. I am including a letter that describes the negative impact of the proposed floor area limit when combined with the definition of floor area in old town. We will try to attend the meeting on Oct 18. Thanks for your consideration and best wishes, Rachel Pries

On Thu, Sep 15, 2022 at 8:23 PM Jeni Arndt <jarndt@fcgov.com> wrote:

Hi Rachel,

Thanks for writing to us. We are considering some elements of the Housing Strategic Plan.

I am unaware of the changes you describe here. So, I will copy our head of Planning and also Housing. I know eight Caryn or Meaghan can help with a detailed answer.

Kindly,

Jeni

Jeni Arndt, Mayor of Fort Collins
970-413-3146

With limited exceptions, emails and any files transmitted with them are subject to public disclosure under the Colorado

Open Records Act (CORA). To promote transparency, emails will be visible in an online archive, unless the sender puts #PRIVATE in the subject line of the email. However, the City of Fort Collins can't guarantee that any email to or from Council will remain private under CORA

On Sep 15, 2022, at 5:18 PM, Rachel Pries <rachelpries@gmail.com> wrote:

Hello Ms Arndt and Ms Fisher,

I am writing to you as my mayor and district 6 representative. I like a lot of the values that are motivating the new housing strategic plan but I have serious concerns about their implementation. I just found out about this yesterday and need some time to write up the details of my complaint but in the meantime I would like to bring this to your attention right away.

When I bought my house in 2005, its floor area was 1472 square feet.

An architect told me that the city is currently defining the floor area of my house as 1648 square feet, with the difference being that the new assessment includes parts of the second floor where the head height is between 1 and 7 feet. This would be easy to laugh about, except that now the city wants to put a cap of 2000 square feet on the primary dwellings in old town, making it very difficult to make reasonable additions on my home in the future.

At a basic level, I don't understand why old town residents are subject to different rules from people in other neighborhoods in town. But even if that is justified, it is crucial for the new rules to be both reasonable and precise. I spent some time looking at the definition of floor area for houses in old town found in Article 7 (see attached link).

My request is for this definition of floor area to be fixed and improved. The most obvious problem is that the floor area includes parts of the primary residence that are above the roof. In addition, the system of including area from accessory units is both complicated and poorly articulated. It is easy to describe reasonable plans that are excluded by these rules and awful plans that are permitted by them.

On a more positive note, I like the direction the city is going with accessory dwelling units but the document does not contain enough detail on the rules for these.

I will join the future workshops on this topic and continue to reach out to the task force writing the proposal but I am feeling pretty annoyed about the time this will take.

Thanks for your consideration, best wishes, Rachel
723 W. Mountain Ave. Fort Collins

<https://www.fcgov.com/housing/lucupdates>

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Rachel Pries,
Professor of Math at CSU

from 'The Hill We Climb' by Amanda Gorman:

The new dawn blooms as we free it. For there is always light.
If only we're brave enough to see it. If only we're brave enough to be it.

Rachel Pries and Jeff Achter
723 W. Mountain Ave.
Fort Collins, Colorado 80521
Telephone: 970-310-7180, 970-690-4261
rachelpries@gmail.com, jachter@gmail.com

To whom it may concern on the city council and the housing strategic plan committee,

Thank you for the time and attention you are giving to the city land use codes. This is an important project and we like many of the values that are motivating the new housing strategic plan. We would also like to thank Noah Beals and Ryan Mounce for meeting with us to explain the code revisions. We like the proposal for allowing accessory dwelling units in old town.

However, we have serious concerns about how the floor area restrictions in old town will impact us. **We think that the limit of 2000 square feet on the primary residence is too restrictive, because it does not allow residents to make modest additions on their homes.** Also, we think that the city does not have a good understanding of this proposed limit. **Due to problems in the definition of floor area, we think that the city does not have accurate data about how residents of old town will be affected by the 2000 square foot limit.**

For this reason, we would like to encourage you to:

(1) Increase the maximum floor area allowed for a detached house in old town: for example, from 2000 to to 2500 square feet.

(2) Write a better definition of floor area in old town.

The definition should align with the Colorado building standards for head height. It should separate the floor area of the primary building from that of its accessory structures.

Items (1) and (2) are closely linked, because it is necessary to define floor area before it can be restricted.

Here are more details about why the proposed change would negatively impact us. We are hoping to make a one room addition on the back of our house. This is a modest change that will make our house more livable and environmentally sustainable. However, the limit of 2000 square feet will make it impossible for us to do this, as explained below.

The definition of floor area for old town has some significant issues. First, it is out of alignment with Colorado building standards and the Larimer county accessor's office. For example, our primary house is assessed at 1472 square feet by Larimer county, but

it is 1648 square feet by the old town definition of floor area, which includes parts of the second floor of the primary residence which have a head height of between 0 and 7 feet.¹

Secondly, the current definition of floor area has a complicated relationship between the primary dwelling and the accessory structures. It is not good policy to define the floor area of the primary structure in terms of the floor area of accessory structures, especially if each is limited in size by the other. For example, on our property, a historic carriage house has the potential to add an additional 215 square feet to the floor area of the primary building simply because of its proximity to the main structure, giving us even less opportunity to build a modest addition.

We hope these details make it clear that the proposed limit on floor area in old town is more restrictive than it appears. We hope that the city will be careful in implementing limits whose advantages and disadvantages have not been clearly evaluated. We would be happy to discuss any of these issues with you in greater depth.

Thank you for reading this letter.

Best wishes, Rachel Pries and Jeff Achter

¹By the building code, spaces where the head height is less than 5 feet cannot be included in a room and there are restrictions on rooms where the head height is less than 7 feet.

From: [FCGov Contact Form](#)
To: [Meaghan Overton](#)
Subject: Land Use Code Phase 1 Comments
Date: Saturday, September 24, 2022 7:21:38 PM

Name

Holger Kley

Email

holger31@comcast.net

Phone

970.218.1488

Comments

Dear Members of City Staff,

While there are many commendable elements of the draft LUC updates to encourage infill and affordable housing, the proposed changes to the allowable square footage of detached houses in the Old Town Zones (OT-A and OT-B) fall outside the scope of the prioritized Housing Strategic Plan strategies (#7 & #13--#16). Rather than incentivizing desired types of development (which is the unambiguous content of the prioritized strategies), these changes take the approach of outright prohibition against other types of development. They will eliminate heretofore allowed options from almost all properties in the OT-A and OT-B zones, reducing allowed square footage for a detached home by over 50% for some properties, by over 30% for the common 50'x190' lots, and by 23% for the average 8000 sq ft. lot in OT-A.

Furthermore, this heavy-handed proposal has not been broadly presented to Old Town property owners. At two public presentations of the draft LUC this week, staff did not even mention the dramatic proposal until it was brought up during the Q&A. Old Town property owners who stand to lose the ability to expand their existing homes (or to sell to those who might want to) have not been notified, even though a first vote by City Council is less than a month away.

Honestly, the proposal smacks of social engineering. Under the new rules, duplexes are allowed and can have square footage up to 40% of lot size, which represents an increase in allowed floor space over the current rules for all lots above 5000 sq ft in OT-A, and all lots above 6700 sq ft in OT-B. Thus, this code change is clearly not about reducing floor area ratio in Old Town. It does seem to be about telling Fort Collins residents who want to have 5 or 6 kids, or Thanksgiving dinner for 20, or a Super Bowl party for 50, or aging parents living with them, that they can't do that in Old Town.

For all of the above reasons, I strongly urge you to remove the changes to allowed square footage for detached homes in OT zones from the proposed LUC update, and leave the current formulas in place.

Would you like to be contacted by a member of the project team? (Y/N)

Y

Change or Edit Requested	Comment or additional detail
Extend affordability term for affordable housing projects to 99 years	At work session, several Councilmembers suggested that we extend the affordability term to 99 years from the proposed 50 years. Staff agreed to do additional outreach to affordable housing developers to explore this potential change and any implications.
Consider allowing duplexes in RL	Consider allowing duplexes in RL
Consider fourplexes instead of duplexes in some places	Consider fourplexes instead of duplexes in some places
Do we need to limit density in LMN to 12? Other ways to address this?	Do we need to limit density in LMN to 12? Other ways to address this?
Require affordable set-aside, modest infill/density increases, allow adus	I moved here about a year and a half ago from Austin Texas. Over a 40 year period Austin grew from 300,000 to 2.3 million people. In my opinion, wholesale urban core density and infill development made the quality of life in Austin degrade so much that my wife and I had to leave and moved here to retire. So I would caution against the idea of wholesale urban density and infill at the expense of quality of life. The quality of life (i.e. traffic, affordable water, utilities, property tax) is so much better here. As a result of the Austin City Council deciding on creating an inner urban dense core, I saw the city become an unaffordable, gentrified city similar to San Francisco. Traffic is horrible and so many variances were given to developers that I feel that making a profit for development overrode any sensible infill. My suggestion is to do modest infill with more density coupled with a requirement that all new apartments or any type of rental unit have a certain percentage of low income housing assistance available. Also, allow central home owners add garage apartments or small housing units on their lots if done in the style and construction of existing homes. Please balance the quality of life for residents over the pressure of developers to make this a dense urban city.
Modification to Article 5.8.1(B) language	5.8.1(B) Jurisdiction of the Historic Preservation Commission (HPC) When Chapter 14 of the Code of the City of Fort Collins designates the HPC or City Staff as the decision maker, the proposed development must first ultimately meet the requirements of Chapter 14 of the City Code. This includes jurisdiction over properties inside a Landmarked District or Landmarked properties. Once The Code of the City for Fort Collins Chapter 14 standards must be have been met, as the proposed development project may then proceeds through this Code's review procedures to ensure compliance with the criteria herein.

<p>I am just confused by one thing. Starting on page 12 of Article 4, it says “are these being added”. It continues through the rest of the document.</p>	
<p>Light standards that did not get updated</p>	<p>Parking Lot Lighting. Parking lot lighting, if used at all, shall conform to the requirements contained in Section 3.2.4, and shall be further restricted such that (a) the lighting is of high pressure sodium only and does not exceed seventy (70) watts and one hundred twenty (120) volts; and (b) the fixture does not exceed a height of fourteen (14) feet above ground level.</p>
<p>For those of us who aren’t deeply familiar with the Code, you might want to define each of these acronyms on this page. I know each one gets defined later, but seeing them all together when a term is used can be very helpful, too!</p>	<p>Article 2 Cover Page the list of zone district acronyms.</p>
<p>Section 1 references the Housing Strategic Plan and Our Climate Future. (References are in both 1.2.2 and 1.3.3) You might want to consider using generic names for these plans, rather than formal names, in case the names of the plans change in the future. Perhaps something like “the city’s current housing strategic plan” and “the city’s current climate plan.”</p>	
<p>Section 1.2.1 (Title) has unused white space in the first line.</p>	

Will there be an index for this article — or perhaps the whole document. Given this article’s length and comprehensive content, it would be easier to locate provisions with an index.	
6.1.1 - At least on my PDF version, “Residential Foothills District” is not aligned with the other bullets	
6.2.3e2 - Just want to confirm that the bolded text was intended.	
6.3.2. Step 2 - Just recalling the issues we have had with some neighborhood meetings occurring so early in the process that neighbors were confused with the final plan. Should another meeting be required if material changes are made to the plan?	
6.3.6 Step 6 - Need a double space between items (c) and (d)	
Article 6 Page 17, item (E) - The text needs to be consistently aligned under the heading to match the rest of the page.	
Article 6 Pages 28, 29, 33, 44 and 58 - There are inconsistencies in text alignment. A good cleanup might be in order.	

Article 6 Page 45 - Reasonable Accommodation Process - Just my personal view, but it seems more logical to me that the Reasonable Accommodation Decision be made by the same party that will be acting on the proposal.	
Article 6 Page 50 - there are extra spaces after the ADU Exemption and the start of Division 6.18	
Article 6 Page 61 - In 6.24.3, there should be a double space between (A) and (B)	
Article 6 Page 64 - Need to double space between (F) and (G), and (J) and (K)	
Article 6 Page 65 - There should be one space after each "step". List is inconsistent.	
Article 7 Page 7 - there is an extra line between "lot line, rear" and "Lot line, side"	
Article 7 Page 12, affordable housing development - I am being lazy here, but just want to confirm that the 10 percent figure is the figure currently in use.	
If Duplex Building Type is allowed in NCL (OT-A) why not in the R-L?	
N/A - question only	Hey all - Just starting to dig into the revisions. Quick question that I had a developer ask. Will there be any changes/relief in impact fees associated with building affordable housing?
N/A - question only	I currently live in the Low-Density Residential zoning district. I see that ADUs were added to the allowable uses in RL. Does this have to be a detached structure or can an existing basement be renovated into an ADU with a separate entrance, kitchen, parking, etc.?

Suggestions for further changes to parking (count on-street spaces), roofs (reduce articulation requirements if solar is provided), and building footprint variation/architecture requirements (reduce/eliminate footprint variation requirement)	<p>*Would be helpful to be able to count on-street spaces toward parking requirements - clarify what is "internal" for projects</p> <p>*Roofs - primary roofline articulation can be issue w PV, consider lifting if there is solar</p> <p>*Concern about building footprint variation and multifamily architecture requirements; consider an OR?</p> <p>*Overall good direction with code, like the changes proposed for both market rate and affordable.</p> <p>*Like change to BDR and think a checklist is a good idea for each round.</p>
Entry/doorway towards street	Provide clarity that it applies to all streets.
N/A - question only	Question about utility requirements for ADUs both inside FC utility district and outside. Can utilities be pulled from main/primary structure? Is this different for detached/attached ADUs and if so, why?
N/A - question only	Are there stock plans for ADUs? Is that something you would consider? Plus general questions about ADU requirements in RL zone.
N/A - comment	Important to keep compatibility standards as density and heights are increased. It's going to be very important to transition from existing lower density neighborhoods to new LMN or commercial developments with much higher intensity and building heights.
N/A - comment	ADU suggestions: City should also be looking at utilities for ADUs and if possible permit them to run from the existing house, which will reduce costs and expenses. Additionally, a maximum separation distance between an ADU and the primary unit should also be considered for very large lots; if an ADU can go anywhere on the lot it may feel less like a subordinate unit.
N/A - comment	Appreciate the City exploring more administrative reviews for housing projects and would appreciate a similar review for commercial projects when Phase 2 updates are being considered.
N/A - comment	Fort Collins has typically been less prescriptive when it comes to design and allowing many different types of architectural expression; some concern about the appearance of new prescriptive standards for 6:12 roof slopes which could be quite limiting for future projects.
N/A - comment	As more compatibility standards are added or they become more prominent with higher intensity projects, the City should explore defining what context compatibility will be measured against. One example could be the same radius as the notification area for a project.

<p>Comments about water resources, climate change, and impact of density</p>	<p>With a background in Natural Resources, I am very concerned with the tack City Council is taking in trying to change the Land Use Code. The western United States is in the middle of a drought (20 years so far) that has surpassed any in recent history. We are looking at the possibility of a drought severity that rivals the 50 - 80 year drought that collapsed thriving Native American civilizations throughout the Southwest region in 1130 A.D.. We are seeing massive climate changes due to global warming and more dense housing will cause more water concerns in an already arid climate. Look at issues arising with water levels in the Colorado River and water needed for agriculture on the Eastern plains. By increasing density and sanctioning high density housing you will be perpetuating more severe water conflicts between urban uses and agriculture/food uses. This is a region/state wide issue that is coming readily apparent, but it really comes down to individual municipalities making decisions with eyes toward the future of more scarce resources, especially water.</p>
<p>Consider specific zoning for a new class of multi-family housing where owners are allowed to rent rooms in their units.</p>	<p>Zoning for a new class of multi-family housing, with an owner for each unit also allowed to rent a room in the unit. The ideal use would be multi-generation, with an older person and a younger person, not necessarily related. Property management could facilitate matching interested renters with compatible owners. Some smaller units could be rental only, for a potential renter on a waiting list to be matched with an owner/unit when available.</p>
<p>Do not make changes to the code</p>	<p>I'd like to expound, but to start with I'll try to keep this brief. This is a terrible idea all around and a gift to developers instead of residents. Neither Denver nor New York City have been able to build their way to affordability. The idea is inherently flawed. I know recent council members think they were elected to fix housing affordability, but the fact is that isn't really your job or under your control. Nice places will be more expensive to live once word gets out. Period. Our infrastructure and limited outdoor recreation is already over capacity. Please keep Fort Collins great instead and stick with the plan. We'll all be glad you did.</p>

Increase the 2000sf floor area max in OT zone, perhaps to 2500sf or make some consideration for main floor living/aging in place	In early stages of planning a renovation to a local landmark home in the OT-B zone. Wanted to understand how the regulations impact their options, and expressed concern about the 2000 sf floor area requirement. Impossible to do. Under the current code, 2,750sf would have been allowed. Agree with intent of changes to add infill, invisible/gentle density. Have a second half story but want to live on main floor. Also wondering if a basement needs to be finished or if it can be roughed in/designed to meet building code and finished at a later time. Want clarity about what counts toward floor area.
Consider saying "all lot sizes" or "no minimum" for ADUs allowed instead of N/A - N/A makes it seem like it's not allowed when it is.	
What is the 45% based on for ADUs?	Outside wall to outside wall, does not include below-grade floor area.
Consider increasing floor area in OT zone to 2500 sf	<p>Thanks so much for overseeing what I am certain has been an enormous lift... revising portions of the Land Use Code for the City of Fort Collins.</p> <p>My overall response is BRAVO, as the proposed updates are thoughtful and address both city and resident desires.</p> <p>My ONE comment / suggestion: As I understand, the OT-A zone reflects a proposed decrease in allowable above grade square footage of a primary dwelling to 2000 sq ft, and I strongly believe that this should be revised upward to at least 2500 sq ft. Many of the lots in OT-A exceed 10,000 sq ft, so even a new upward limit of 2,500 sq ft, for example, represents a significant reduction in primary residence size as compared to the prior zoning of NCL. As the owner of a deteriorating home on a lot in the OT-A zone, I genuinely believe that a upward revision of primary dwelling square footage is warranted for lot sizes above 10,000 sq ft.</p> <p>THANK YOU again, with great appreciation....</p>
Definition of truck	
Mid-block pedestrian connection requirement in LMN - add back in	
Update dates for existing limited permitted use definition	
Definition of occupant - update reference	

N/A - Comment only	Love, love, love UE zoning allowing ADUs!! Makes it possible for us future retirees to stay on our small acreages!
Does modification requests require a higher level of review for BDR projects	It does not require a greater level of review.