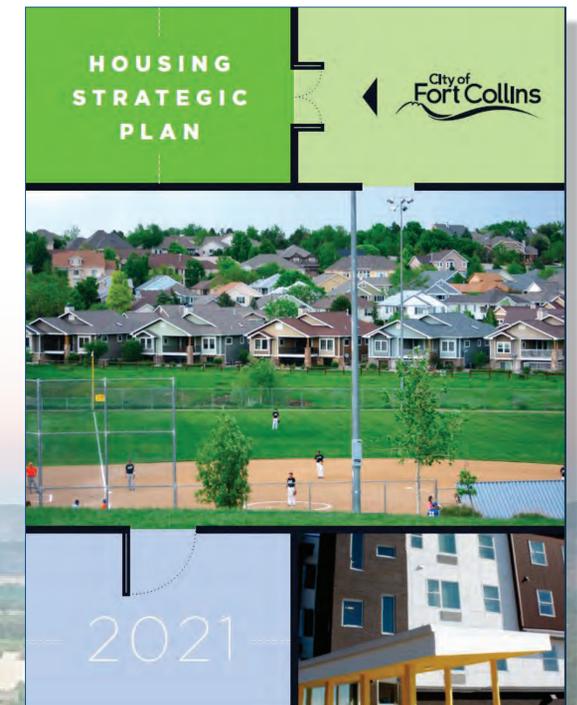
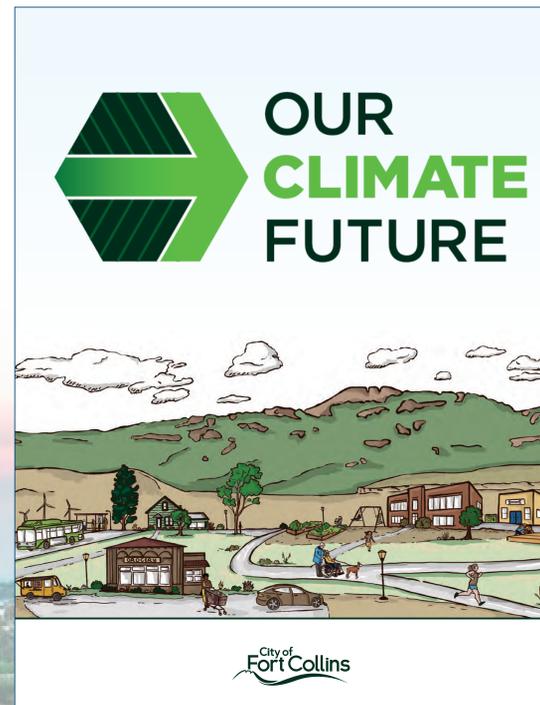
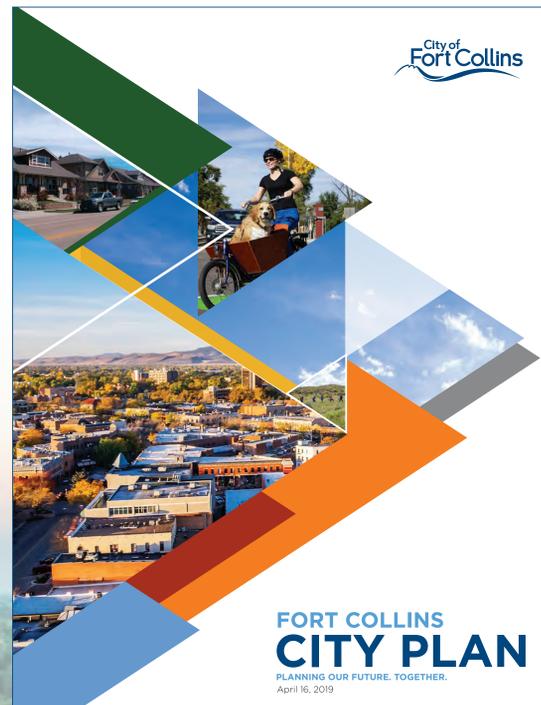


Purpose of the Land Use Code Updates

To align the LUC with Adopted City Plans and Policies with a focus on:

- Housing-related changes
- Code Organization
- Equity

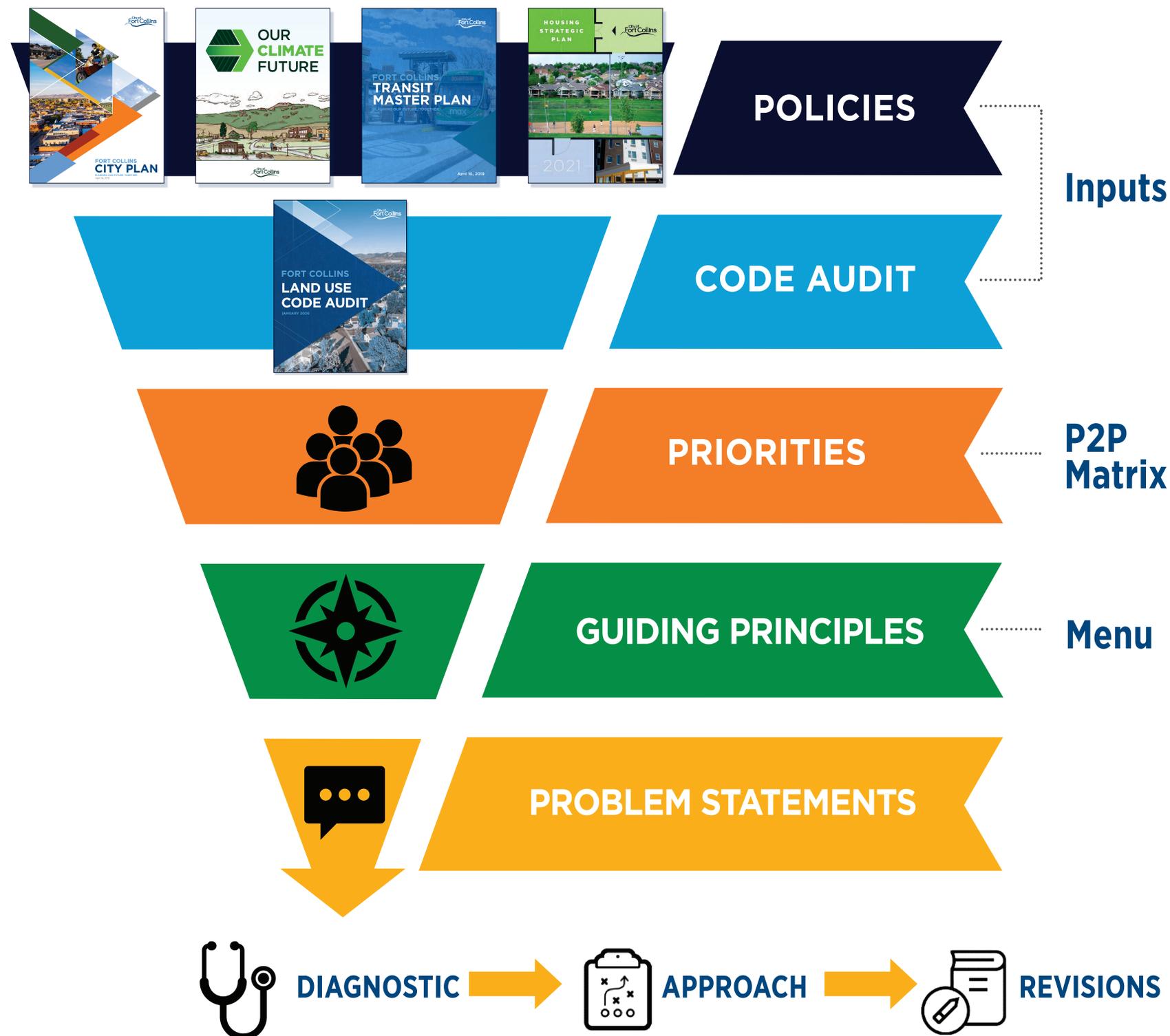


Policies to Principles

The **Land Use Code (LUC)** is the City's **primary regulatory tool for implementing the community's vision** as described in various adopted policies and plans so it's critical to establish a clear understanding of the relationship between the City's policy priorities and the current LUC.

Over 300 pages of adopted policies and information were distilled into **five guiding principles** to inform the LUC Updates, Diagnostic, and Approach work.

The LUC Updates depend on broad understanding and support for the guiding principles.



FIVE GUIDING PRINCIPLES

These Guiding Principles (presented to City Council on November 9, 2021) **provide the foundation for the LUC Updates Diagnostic and Approach** and will inform all proposed code changes **with emphasis on Equity**.

1 Increase overall housing capacity
(market rate and affordable) and calibrate market-feasible incentives for Affordable (subsidized/deed restricted) housing

2 Enable more affordability
especially near high frequency/capacity transit and priority growth areas

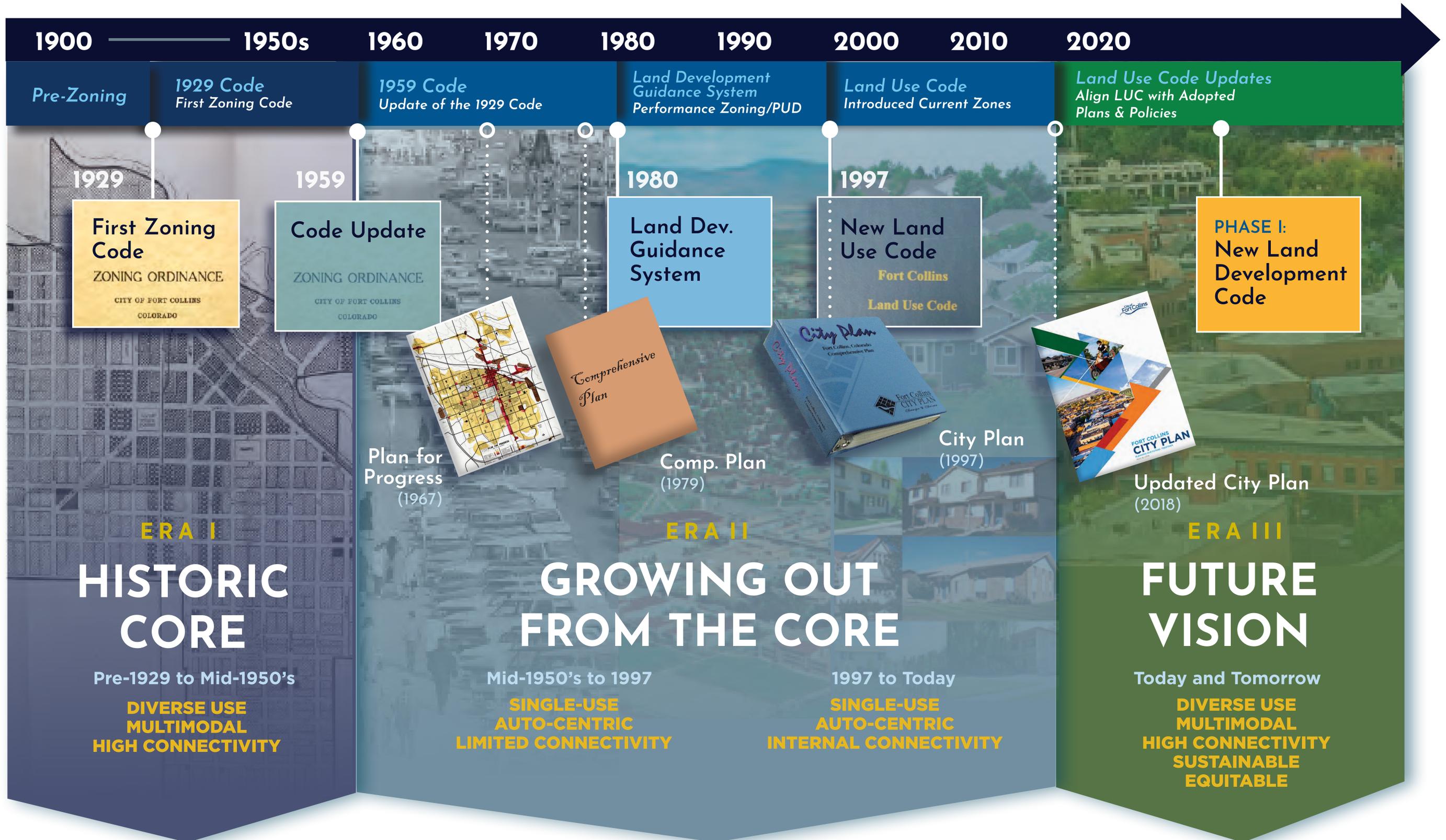
3 Allow for more diverse housing choices
that fit in with the existing context and/or future priority place types

4 Make the code easier to use and understand

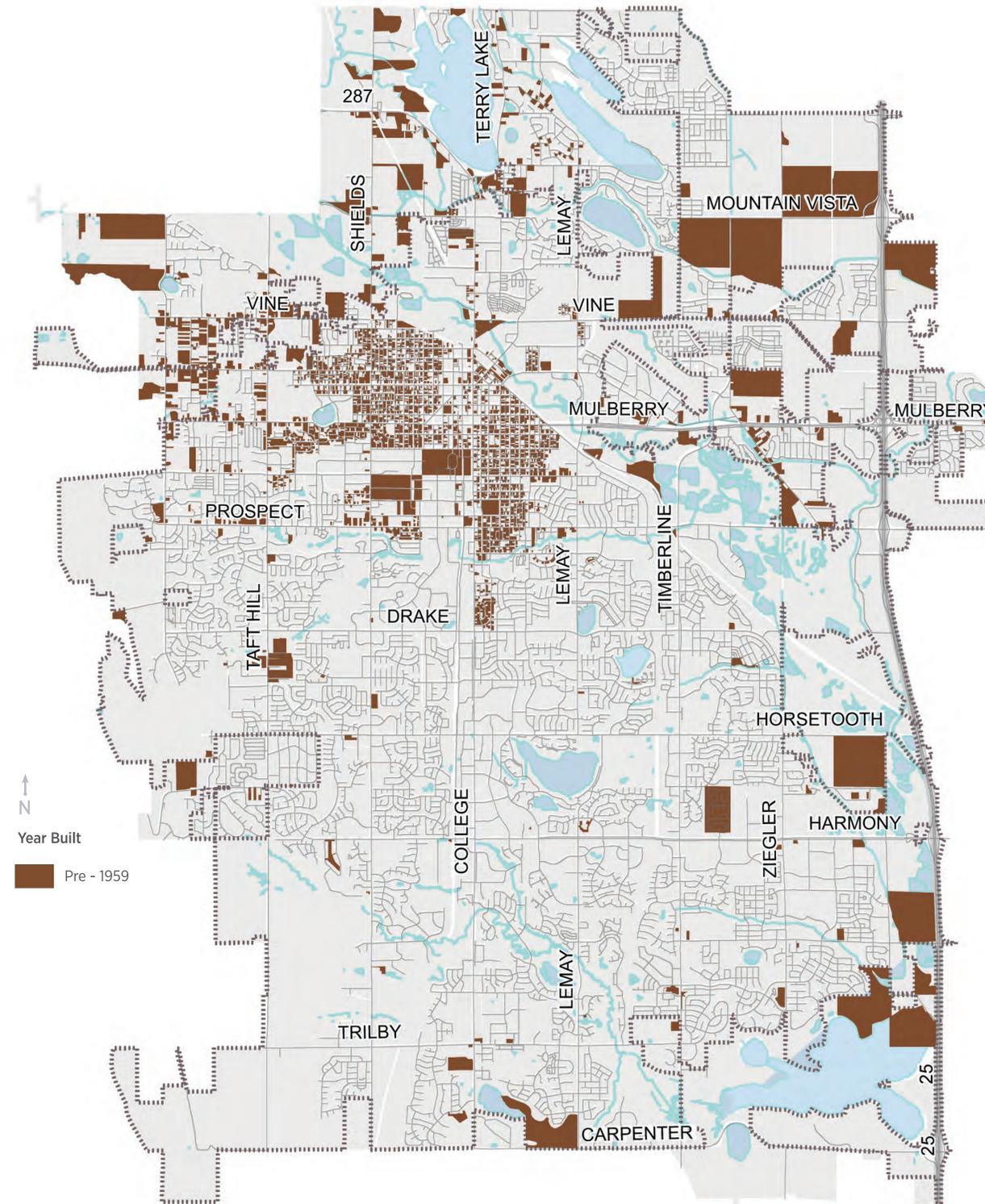
5 Improve predictability
of the development permit review process, especially for housing

An Evolving City

Our City's past and future evolution is summarized below in three 'Eras' distinguished by different growth patterns that resulted from our evolving city planning priorities and policies, regulatory systems, and transportation modes.



An Evolving City



Between 1925 and 1950 the City made only four annexations totaling 18 acres. However, during the 1951-57 period there were twenty-seven annexations of 1,388 acres.

(Fort Collins Postwar Development 1945-1969 Survey Report)



In 1946 the Chamber of Commerce adopted the slogan “**Fort Collins E-X-P-A-N-D-S,**” a campaign area businesses and the local newspaper supported wholeheartedly.

ERA I
Pre-1929 to Mid-1950's

HISTORIC CORE

Character & Built Form

LAND USE
Diverse mix of single unit, duplex, and multi-unit residential buildings often integrated on same block; Commercial uses/services within walking distance of residential areas

STREETS & BLOCKS
Interconnected street grid, alley-loaded garages/services, treelawns, street trees, detached sidewalks

MOBILITY
Multi-modal (trams, bus transit, automobiles, pedestrian-friendly)

Planning & Regulatory Context
Zoning Code (1929)
Annexations

7%

built in **ERA I**

ERA II

Late 1950's to Early 1980's

GROWING OUT FROM THE CORE

"Fort Collins E-X-P-A-N-D-S"

Character & Built Form

LAND USE

Primarily single unit residential with duplex/multi-unit residential and commercial uses often in separate clusters away from single unit areas

STREETS & BLOCKS

Limited connectivity, cul-de-sacs, front-loaded driveways and garages, attached sidewalks

MOBILITY

Auto-centric with bus transit

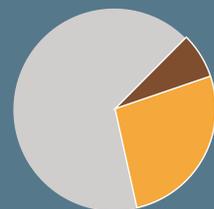
Planning & Regulatory Context

1959 Comprehensive Plan

1967 Plan for Progress

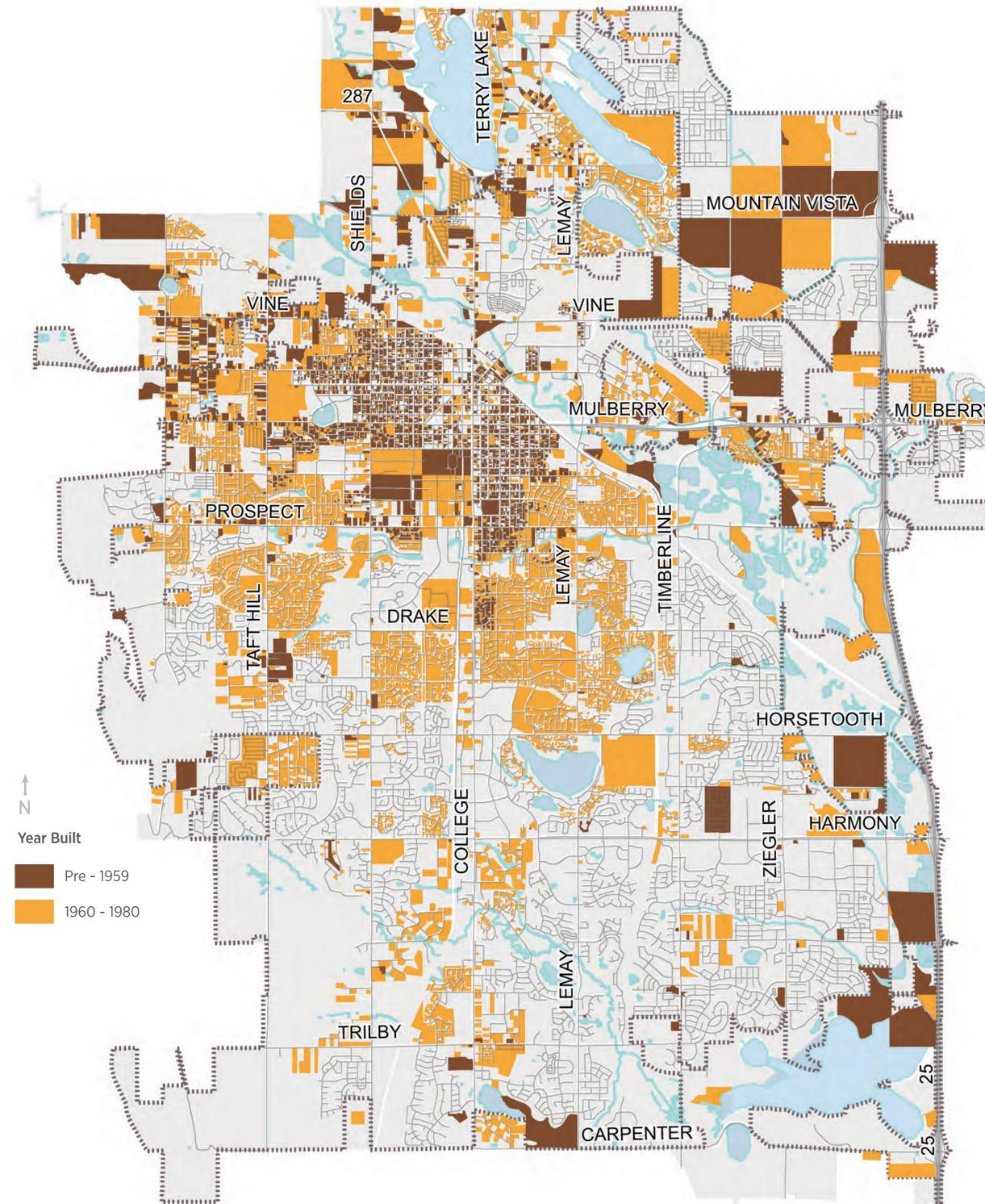
1979 Comprehensive Plan

Amendments to the 1929 Code Annexations



27%
built in ERA II
1960-1980

An Evolving City



Given the general lack of development during the 1930s and 1940s, there was little need for zoning enforcement until the postwar period; the Fort Collins zoning board was not created until 1954. This body dealt with annexations that expanded the city boundaries and dramatic subdivision development during the postwar period and beyond.



The verb “expand,” in all its meanings, very much defined Fort Collins in the postwar era. The word’s Latin root, *expandere*, means literally to spread out, an apt description of Fort Collins’s geographical transformation in the second half of the twentieth century.

ERA II

Early 1980's to Late 1990's

GROWING OUT FROM THE CORE

**"Fort Collins
E-X-P-A-N-D-S"**

Character & Built Form

LAND USE

Primarily single unit residential with duplex/multi-unit residential and commercial uses often in separate clusters away from single unit areas

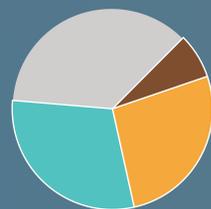
STREETS & BLOCKS

Limited connectivity, cul-de-sacs, front-loaded driveways and garages, attached sidewalks

MOBILITY

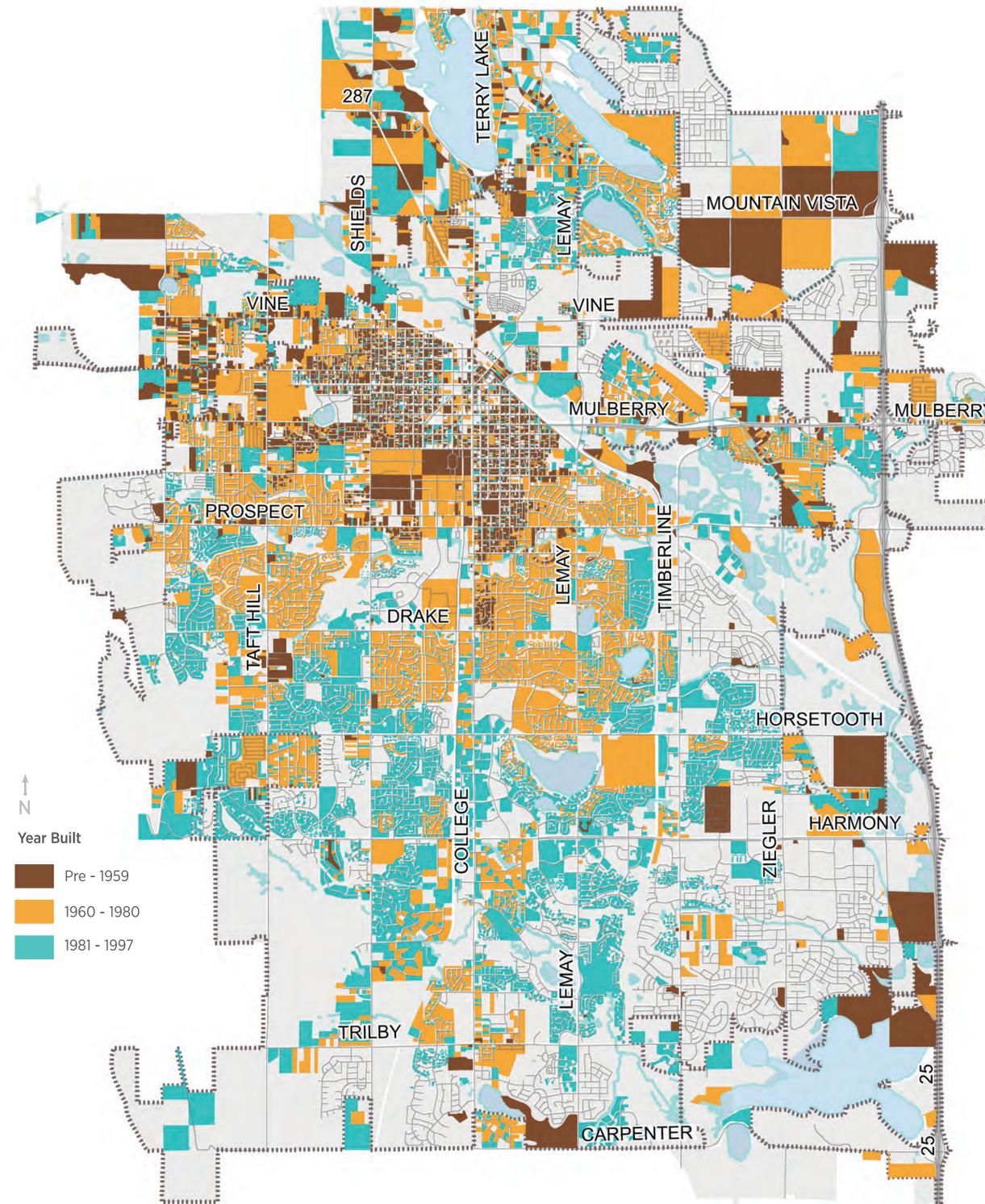
Auto-centric with bus transit

Planning &
Regulatory Context
1980 Land Development
Guidance System



27%
built in ERA II
1981-1997

An Evolving City



Fort Collins continued to E-X-P-A-N-D following postwar development patterns that prioritized accommodation of automobiles and single unit residential most often separated from multi-unit residential and commercial uses.



ERA II

Late 1990's to 2020

GROWING OUT FROM THE CORE

"Fort Collins E-X-P-A-N-D-S"

Character & Built Form

LAND USE

Primarily single unit residential with duplex/multi-unit residential and commercial uses often in separate clusters away from single unit areas; commercial uses/services within walking distance of residential areas

STREETS & BLOCKS

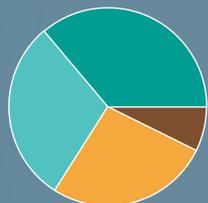
Internal connectivity, front and alley-loaded garages, treelawns, street trees, detached sidewalks

MOBILITY

Auto-centric with bus transit, BRT, and dedicated bicycle routes

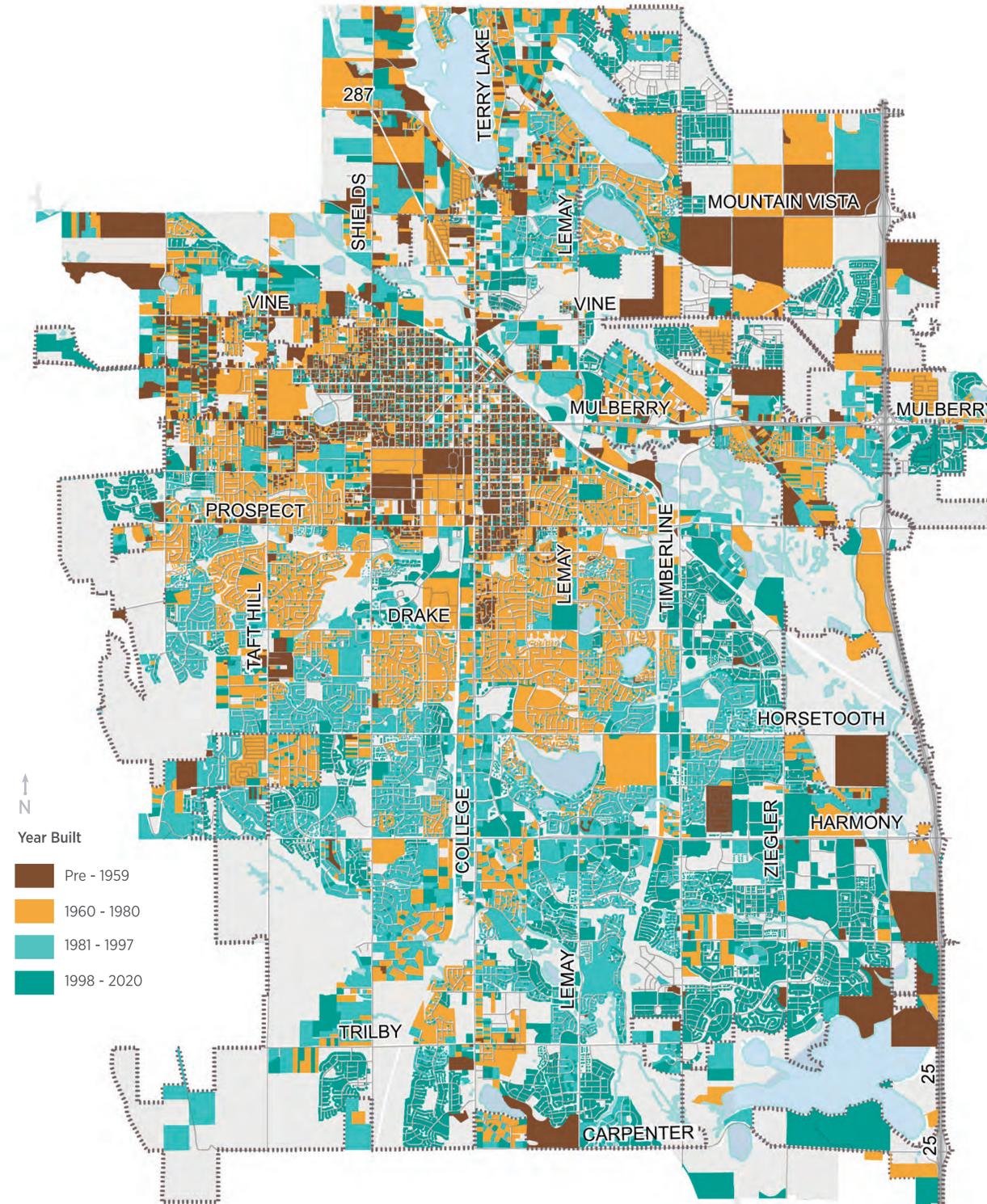
Planning & Regulatory Context

1997 City Plan
1997 Land Use Code
2018 City Plan



36%
built in ERA II
1998-2020

An Evolving City

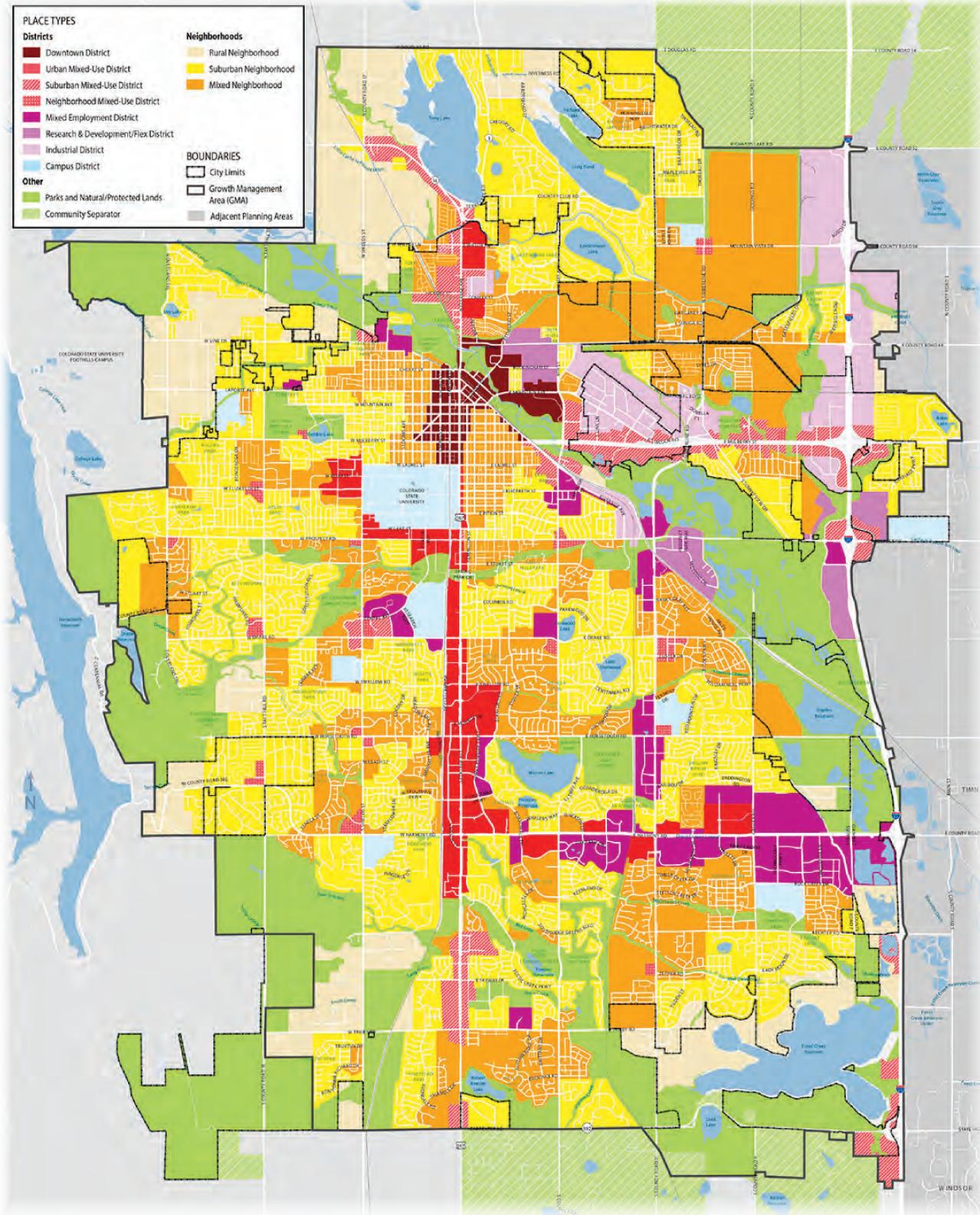


Growth continued to prioritize single unit residential separated from multi-unit residential uses, however, alleys, treelawns, detached sidewalks, street trees, and greater emphasis on walkability, multi-modality, and mixed-use emerged in new development areas. More infill development emerged in the "Core" areas.



An Evolving City

Structure Plan Placetype Map



ERA III Today & Tomorrow FUTURE VISION

Character & Built Form

LAND USE

Diverse mix of single unit, duplex, and multi-unit residential buildings integrated on same block; Commercial uses/services within walking distance of residential areas

STREETS & BLOCKS

Interconnected street grid, alley-loaded garages/services, treelawns, street trees, detached sidewalks

MOBILITY

Multi-modal (bus transit, BRT, automobiles, pedestrian and bicycle-friendly)

Planning & Regulatory Context

- 2018 City Plan
- 2021 Housing Strategic Plan
- 2019 Transit Master Plan
- 2021 Our Climate Action Future
- 2022 Land Use Code Updates

Our next era will be guided by our **commitments to equity and climate resilience** in our future planning and growth.

Key Plans & Policy Foundations

