

Areas of Potential Zoning Changes



LEGEND

Westside Neighborhood Boundary

LMN/D Zoning Boundary

Potential Rezoning Areas

ZONE DISTRICT GLOSSARY

NCL - Neighborhood Conservation, Low Density

NCM - Neighborhood Conservation, Medium Density

NCB - Neighborhood Conservation, Buffer

LMN - Low Density Mixed-Use Neighborhood

POL - Public Open Lands

RL - Low Density Residential

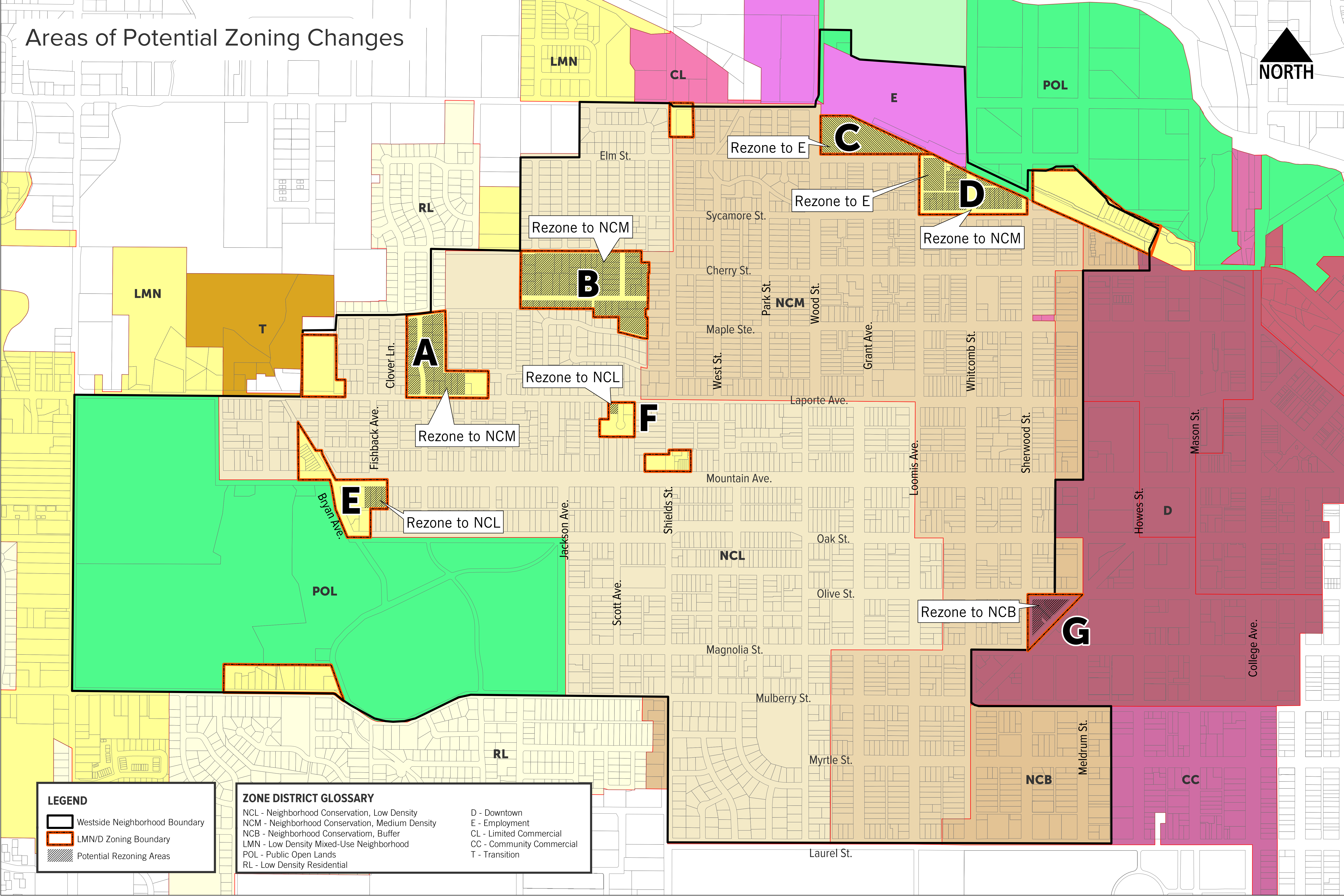
D - Downtown

E - Employment

CL - Limited Commercial

CC - Community Commercial

T - Transition



Zone A:

This LMN area along Laporte Ave and Roosevelt Ave is characterized by single-family homes and duplexes. Many of the lots in this area are smaller than is typical in the Old Town Neighborhoods. Most of the lots are 7,000 square feet, which allows for less flexibility in terms of redevelopment. The area affected by the proposed rezoning features uses and lot sizes consistent with the Neighborhood Conservation – Medium Density (NCM) zone district. One portion of this area is slated to remain LMN. This area is the site of a mobile home park, which is not allowed in the NCM. Staff proposes to keep the LMN zoning for the mobile home park so that the park remains in conformance.

Zone B:

This area of LMN is characterized predominantly by single-family homes and small multi-family buildings. There is a wide array of lot shapes and sizes in this area as a result of subdividing the one acre lots created as part of the Tennyson Heights subdivision in 1907. This pocket also contains a 16 unit multi-family development called Mountain View Townhouses. Staff proposes downzoning this area to NCM since the scale of multi-family development and lot pattern is consistent with that zone district. This area is also contiguous with NCM parcels along Shields and would continue this zoning pattern.

Zone C:

Zone C encompasses a parcel of land owned by the City of Fort Collins Utilities department. This parcel currently serves as the parking lot for the Utilities building, a portion of the storage yard used by Utilities, and a warehouse building. Since the parking lot, storage yard, and warehouse are integral parts of the Utilities site, staff is proposing to change the zoning to Employment (E) to be consistent with the zoning for the Utilities building itself.

Zone D:

This portion of the neighborhood features single-family detached homes with little to no multi-family structures. Since this area has an established single-family character contiguous with the NCM, staff proposes downzoning this area to NCM. This will retain the existing character of the neighborhood and will ensure it has a consistent feel to the surrounding area.

Zone E:

Zone E contains a mix of multi-family development and single-family detached homes. Staff proposes downzoning the portion of this zone that features single-family detached homes to Neighborhood Conservation – Low Density (NCL). Given the price of real estate on Mountain Avenue, the chances of redevelopment in this area of the neighborhoods are low. Mountain Avenue also has an established character of single-family detached homes served by alleys. Downzoning the single-family detached homes to NCL will help to conserve the existing character of this portion of Mountain Avenue.

Zone F:

This pocket of LMN contains a cul-de-sac that has a series of multi-family buildings. This area also has one single-family home on Laporte Avenue. Staff proposes downzoning the parcel that contains the single-family home to be consistent with the adjacent NCL zone district. Single-family homes are more representative of the NCL zone district than they are of LMN. Similarly to Zone E, real estate prices make redevelopment cost prohibitive, especially when the scale of redevelopment is small. This change will conserve the fabric of the neighborhood and keep the multi-family uses nearby in conformance.

Zone G:

At the December workshop for this plan, a group of citizens approached Planning staff about options for rezoning their portion of the Downtown area. The block bounded by Canyon Ave, Sherwood St, and Olive St is comprised of single-family detached homes and a small commercial presence. Many of the property owners in this area feel the mix of single-family detached homes and small commercial is more reflective of the Neighborhood Conservation, Buffer (NCB) zone district than the Downtown (D) zone district. This zoning change would keep all uses in conformance and would provide a buffer to the neighborhoods that currently does not exist. This block would also then officially be covered by the Old Town Neighborhoods Plan rather than the Downtown plan.