

Fort Collins City Council Work Session Agenda

(Immediately Following Adjourned Meeting) Tuesday, May 23, 2023
Colorado River Community Room, 222 Laporte Ave, Fort Collins, CO 80521

NOTICE:

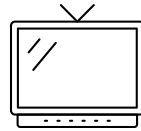
Work Sessions of the City Council are held on the 2nd and 4th Tuesdays of each month in the Colorado Room of the 222 Building. Meetings are conducted in a hybrid format, however there is no public participation permitted in a work session.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

How to view this Meeting:



Meetings are open to the public and can be attended in person by anyone.



Meetings are televised live on Channels 14 & 881 on cable television.



Meetings are livestreamed on the City's website, fcgov.com/fctv

Upon request, the City of Fort Collins will provide language access services for individuals who have limited English proficiency, or auxiliary aids and services for individuals with disabilities, to access City services, programs and activities. Contact 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance. Please provide advance notice. Requests for interpretation at a meeting should be made by noon the day before.

A solicitud, la Ciudad de Fort Collins proporcionará servicios de acceso a idiomas para personas que no dominan el idioma inglés, o ayudas y servicios auxiliares para personas con discapacidad, para que puedan acceder a los servicios, programas y actividades de la Ciudad. Para asistencia, llame al 970.221.6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione aviso previo. Las solicitudes de interpretación en una reunión deben realizarse antes del mediodía del día anterior.



While work sessions do not include public comment, mail comments about any item on the agenda to cityleaders@fcgov.com





City Council Work Session Agenda

May 23, 2023

Jeni Arndt, Mayor
Emily Francis, District 6, Mayor Pro Tem
Susan Gutowsky, District 1
Julie Pignataro, District 2
Tricia Canonico, District 3
Shirley Peel, District 4
Kelly Ohlson, District 5

Colorado River Community Room
222 Laporte Avenue, Fort Collins

Cablecast on FCTV
Channel 14 on Connexion
Channel 14 and 881 on Comcast

Carrie Daggett
City Attorney

Kelly DiMartino
City Manager

Anissa Hollingshead
City Clerk

CITY COUNCIL WORK SESSION (Immediately Following Adjourned Meeting)

A) CALL MEETING TO ORDER

B) ITEMS FOR DISCUSSION

1. Staff Report: 2023 Fort Collins Museum of Discovery Update.

Fort Collins Museum of Discovery Update will be presented to Council.

2. Land Use Code Extended Discussion.

The purpose of this work session is to update council on the engagement conducted so far related to the Land Use Code (LUC) changes, seek input from Council regarding potential alternatives, and seek guidance on next steps.

C) ANNOUNCEMENTS

D) ADJOURNMENT

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May 23, 2023

WORK SESSION AGENDA ITEM SUMMARY

City Council



STAFF

Cheryl Donaldson, City Director
Laurel Valdez, Non-Profit Director

SUBJECT FOR DISCUSSION

Staff Report: 2023 Fort Collins Museum of Discovery Update.

EXECUTIVE SUMMARY

Fort Collins Museum of Discovery Update will be presented to Council.

ATTACHMENTS

1. Presentation

Item 1.



Fort Collins Museum of Discovery

Update

**Cheryl Donaldson Moses,
City Director**

**Laura Valdez, Nonprofit
Director**



- Fort Collins Museum of Discovery (FCMoD) is a public/private partnership established in 2008 between the City of Fort Collins and Fort Collins Museum of Discovery, Nonprofit Partner.
- The Partnership leverages the strengths of a City and Nonprofit
- Governance shared between the Fort Collins City Council and the Nonprofit Board of Directors
- Accredited by American Alliance of Museums (AAM) in 2018
- 2023 Budget is \$3.86 Million
 - \$1,394,000 - City of Fort Collins General Fund and Project Support
 - \$2,467,597 - Nonprofit Partner Operating and Special Funds
- More than 1 MILLION Museum visitors! Free access provided to 225,000 people of all ages.



Item 1. Celebrating 10 Years!



More than 2,000 community members celebrated during our 3-day 10th Anniversary Celebration!

Item 1. Million Visitors, One Million Memories

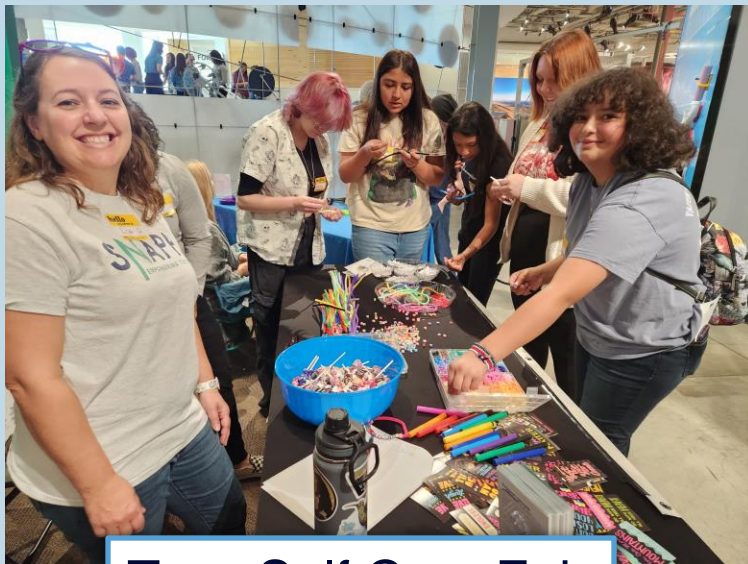


Free day sponsored by City of Fort Collins
Environmental Services Department-
Sustainability Service Area

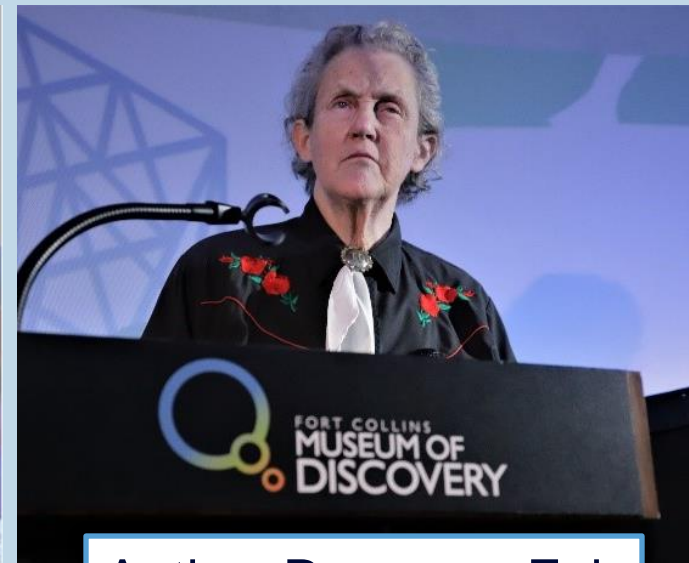


We welcomed our Millionth Visitor on January 7, 2023!
Lifetime membership awarded to the Cordova Family!

Item 1. Community Connections and Well-Being



Teen Self Care Fair



Autism Resource Fair



PSD Youth Mental Health Summit



Human Library

Item 1. Community Connections and Well-Being



Sonic Spotlight Showcase 2022 Grand Prize Winner- Fiona Sofia



FoCoMX



Quarterly Music Industry Nights



FCMoD Squad



Item 1. Community Connections and Well-Being



- Summer Mobile Program
- I-STAR Connections - Indigenous Science, Technology, Arts, and Resilience
- ISAAC Youth Fellow Program

Item 1. Special and Traveling Exhibits - 2023 and Beyond



Fall/Winter 2023-24

Fall/Winter 2024-25

Summer 2025



Community exhibition with Mexican artists Ruben Mica y Oscar Mora

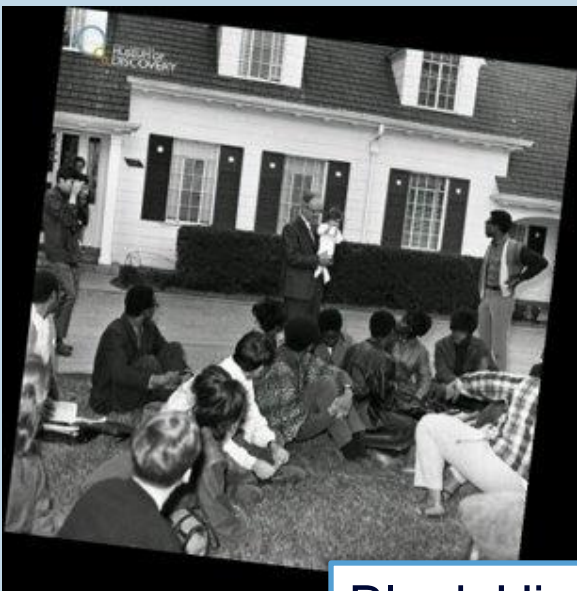




2023 City Partner Budget funded:

- Build-out of state-of-the-art Collections housing furniture, doubling storage capacity
- Updated humidification for more than 9,000 sq. ft. of facility space: Collections storage and Special Exhibition Gallery
- Expected completion summer/fall 2023

Item 1. Extended Local History Archive Tours & Presentations



Black History Month



AAPI History Month

Celebrate
**Asian American
& Pacific Islander**
Heritage Month

May 2023



Women's History Month

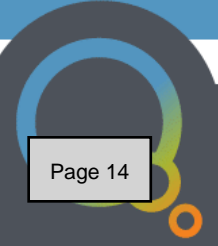


Item 1. Global Nation and Native American Relationships



- Mark Soldier Wolf Collection – On loan since March 1, 2021
 - Approximately 40 linear feet of recordings, artwork, photos, maps, research, family history, handwritten memories
- Northern Arapaho consultations, including Buffalo hide conservation
- Comanche Nation of Oklahoma NAGPRA consultation
- Film screenings with CSU's ACT Films
- Curatorial agreement process enhancement

Item 1.



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FORT COLLINS
MUSEUM OF
DISCOVERY

THANK YOU FOR YOUR SUPPORT! • ¡GRACIAS POR TU APOYO!

May 23, 2023

WORK SESSION AGENDA ITEM SUMMARY

City Council



STAFF

Paul Sizemore, CDNS Director
Meaghan Overton, Housing Manager

SUBJECT FOR DISCUSSION

Land Use Code Extended Discussion.

EXECUTIVE SUMMARY

The purpose of this work session is to update council on the engagement conducted so far related to the Land Use Code (LUC) changes, seek input from council regarding potential alternatives, and seek guidance on next steps.

GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

1. What feedback do Councilmembers have on the polarities and most appropriate text steps for ADUs, 2-5 Plexes, Affordable Housing, Private Covenants, and parking?
2. What feedback do Councilmembers have about the recommended revision on community notification for development review and short-term rentals (STR)?

BACKGROUND / DISCUSSION

Following the submission and certification of a petition sufficient for referendum, Council reconsidered Ordinance No. 114, 2023 at the Regular Meeting on January 17, 2023. Council voted unanimously (7-0) to repeal Ordinance No. 114, 2022, *Repealing and Reenacting Section 29-1 of the Code of the City of Fort Collins Code to Adopt the Land Development Code and Separately Codifying the 1997 Land Use Code As "Transitional Land Use Regulations"*. Council directed staff to explore next steps to allow for additional community engagement and further refinement of housing-related code changes.

Revisions to the code will continue to support the five guiding principles confirmed by City Council in November 2021 and re-affirmed by a majority of Councilmembers at a work session in February 2023:

1. **Increase overall housing capacity** (market rate and affordable) and calibrate market-feasible incentives for deed-restricted affordable housing
2. **Enable more affordability**, especially near high frequency transit and growth areas
3. **Allow for more diverse housing choices** that fit in with the existing context

4. **Make the code easier to use** and understand
5. **Improve predictability** of the development review process, especially for housing

A refined approach to engagement, including proposed themes and topics to cover, are outlined below. The approach also includes an updated timeline, a report on engagement already conducted, and additional engagement opportunities planned for June.

Community Engagement Update

City staff has re-engaged community members over the past several weeks to gather additional feedback on housing-related LUC changes. The target audience is citywide, with some engagement methods tailored to specific audiences. Following a citywide (97,000+) postcard mailing in early April, staff have been hosting a wide range of community engagement events in April and May, with more engagement opportunities planned for June. So far, staff have hosted 30+ meetings and events.

Engagement Opportunities: A wide range of engagement events were scheduled in accordance with Council direction received at the February 14, 2023 work session. Engagement opportunities were announced with a postcard (English/Spanish) mailed to all residents and a parallel social and print media effort. Events have included presentations to community groups, Boards, and Commissions, virtual and in-person sessions, small group meetings with residents and HOA groups, and deliberative dialogue opportunities. All information about events will continue to be posted to the project website, <https://www.fcgov.com/lucupdates>.

- **Early April** – Postcards arrived in mailboxes
- **April 12th, 6:00-9:00 p.m.** – CityWorks 101 presentation on LUC updates
- **Earth Day 4/22, Open Streets 6/4, Bike to Work Day 6/28, etc.** – Tabling at events
- **April 24th, 6:00-7:30 p.m.** – Virtual Information Session
- **April 26th, 5:30-8:00 p.m.** – Deliberative Forum with Center for Public Deliberation
- **Late April** – Next Level Neighborhood Walking Tours
- **Thursdays, Fridays, and Saturdays in May** – Neighborhood Walking Tours
- **May 8th, 2:00-7:00 p.m.** – In Person Community Open House
- **May 10th** – Historic Preservation Commission
- **May 12th** – Planning & Zoning Commission
- **May 17th** – Economic Advisory Board
- **Walking tours/Discussion Groups** – Seeking to engage with community in their neighborhoods
- **June** – General “catch-all” walking tours for those who were unable to attend
- **June** – Neighborhood Discussions to be held to discuss potential code alternatives

A summary of comments received so far is attached to this Agenda Item Summary. A robust summary of feedback received through all events will be delivered to Council and the community prior to the July Work Session. These comments have generally continued to fit within the seven theme areas discussed with Council at the April work session:

1. Increased menu of housing choices and associated regulations (e.g. Accessory Dwelling Units, duplexes, triplexes)
2. Affordable housing questions, concerns, and suggestions
3. Size, height, form, and allowed density of specific housing types
4. Interaction between the code and private covenants (HOAs)
5. Notification, community input, and review procedures for residential development
6. Infrastructure and utilities (including parking)

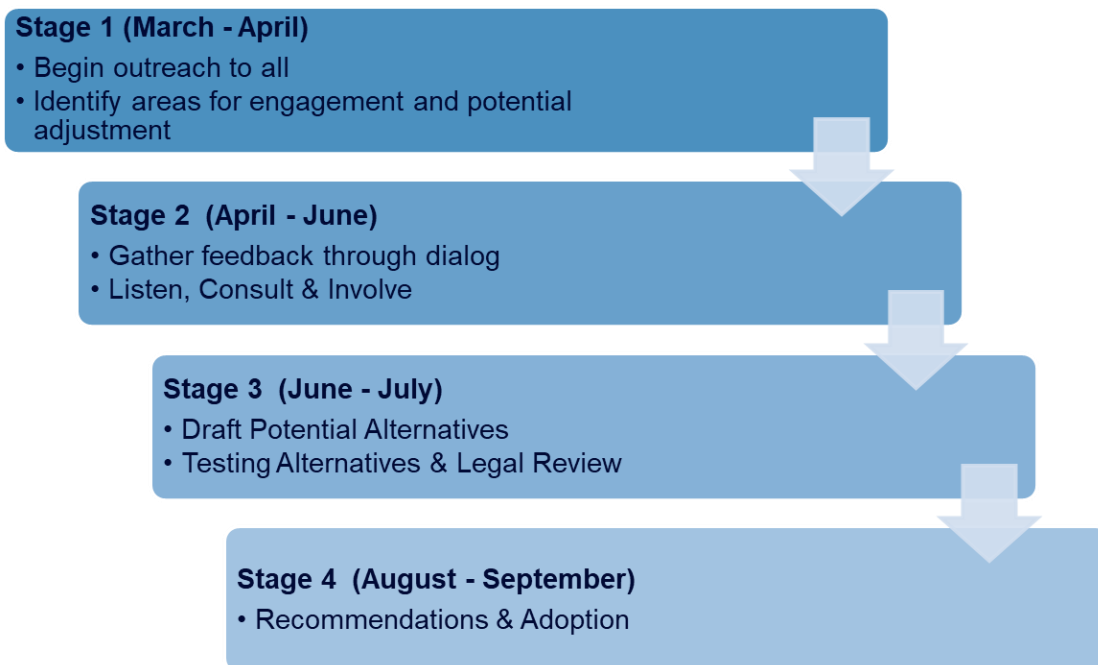
7. Process of LDC code changes and adoption

Participation to Date: Potential changes to the LUC have resulted in robust community dialogue and many comments shared with City Leaders and staff. During March and April 2023, staff engaged with hundreds of residents through online comments, virtual engagement opportunities, and in-person events:

- 127 General Comments received through the FCGov.com general comment form
- 60 Attendees at the Virtual Info Session
- 70 attendees at the Deliberative Forum
- 175 Attendees at the May 8th event
- Over 80 attendees at the 11 completed Walking Tours with more scheduled

Initial participation in engagement opportunities has been high with good attendance. However, staff recognize a need to proactively connect with additional diverse audiences. To date, demographics collected at engagement events indicate that most participants are white, 55 years of age or older, and own their homes. Staff will schedule meetings and events in June with two primary goals: 1) provide additional opportunities for all residents to engage; and 2) seek to reach a more representative group of residents with tailored opportunities (e.g., Spanish-language and renter-focused events and similar).

Overall Engagement Timeline: Most large-scale engagement events will be complete by the end of June with code drafting beginning during Stage 3 (June-July). Online comments, staff presentations, and similar smaller scale engagement opportunities will be available in all stages. Staff anticipates sharing a public draft in late summer, with Council consideration of adoption to follow in late summer or early fall 2023.



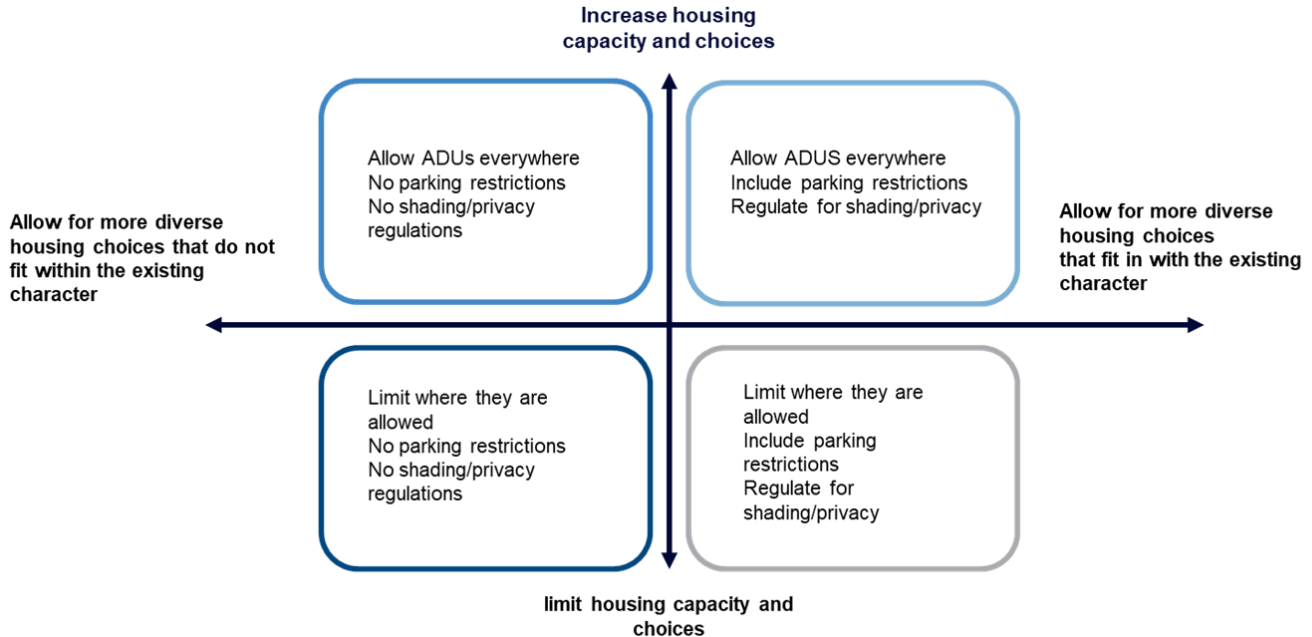
Approach to Exploration of Potential Alternatives and Revisions

Staff will continue to gather, analyze, and synthesize community feedback received through upcoming engagement events and other correspondence, including online feedback forms and emails. Staff will then use this information along with additional analysis and Council direction to inform alternative code options within the 6 topic areas.

Exploration of Polarities and Council Direction for Code Drafting

Following is an example of a polarity framework staff proposes for evaluating potential alternatives and revisions. Each quadrant represents a list of possible code revisions that could be considered for the topic area, organized along two axes representing the guiding principles related to that topic. Organizing potential code revisions in the context of polarities is intended to illustrate the trade-offs that may result from revisions within each topic area.

Example: Increased menu of housing choices and associated regulations (Accessory Dwelling Units)



Staff is seeking Council guidance on the polarities inherent in each topic area, as well as direction about the most appropriate next steps for each topic as the team prepares to draft code language. The example included above is for Accessory Dwelling Units; however, each of the following topics will be addressed in turn during the Council Work Session:

1. Increased menu of housing choices and associated regulations (Accessory Dwelling Units)
2. Increased menu of housing choices and associated regulations (2-5 plexes)
3. Affordable Housing
4. Interaction between the code and private covenants (HOAs)
5. Parking

Staff Recommendations for Revisions

In addition to exploration of polarities and direction for code drafting, staff would also like to recommend further work on two groups of revisions that seem to have broad support based on preliminary evaluation of community feedback. These revisions will be explored along with the additional guidance Council will offer with the topics outlined above:

- Notifications and Community Input:
 - Explore implementing defined public comment periods
 - Explore posting all comments online for community review

- Explore requiring neighborhood meetings or other community engagement opportunities
- Short Term Rentals (STR)
 - Explore limitations on STR use in new ADUs

NEXT STEPS

Community engagement will continue through June as outlined in this Agenda Item Summary. Three Council work sessions are scheduled to date:

- June Memo: In-depth analysis of feedback from engagement events and corresponding potential code revisions
- July 31st: Present Phase 2 engagement info and discuss code revisions
- August 22nd: Present Draft Code Amendments

ATTACHMENTS

1. Synthesis of Public Comments and Questions
2. Presentation

Land Use Code Housing Updates | Synthesis of Comments from General Comments from FCGov Page | March - April 2023

Synthesis of comments below reflect those submitted through the “General Comment Form” on the FCGov.com Land Use Code page from the middle of March through the end of April. A document with all the comments is posted on the FCGov.com Land Use Code page under the header, “How to Share your Feedback.” A more comprehensive summary of comments from all engagement events held through May will be available in June.

Topic	COUNT	Notes
U+2	8	A few comments asking for a repeal of the policy. A few comments asking to keep the policy to maintain character of neighborhoods. A few comments suggesting U+2 be increased to U+3.
ADUs	15	General support, some suggestions to limit size, setbacks, require parking and require owner to live in primary house or ADU
Notification	12	General support for keeping LUC notification standards, and community input opportunities. Some support for neighborhood mtgs. Concern about LUC engagement process overall. One suggestion to limit public hearings.
Utilities + Infrastructure	15	Suggestions for more density near transit, require off-street parking, concern for traffic and parking in SF neighborhoods. A few suggestions to limit parking requirements
HOA Covenants	11	Most comments ask to allow HOAs to limit housing types, form and density. A couple of comments suggest allowing HOAs to choose whether to adopt new LUC and one asked to grandfather HOAs into existing LUC. One comment suggests HOAs have too many restrictions
Housing affordability	18	Comments were mixed in this category. Some asked to keep new development out of existing SF neighborhoods. A few comments asked that developers create affordable housing. Some commented that smaller units do not equate to affordability.
Density	33	Several comments in support of density for greater housing choices. Several comments do not support increased density, especially in SF neighborhoods. Some believe the City should not increase density to accommodate projected number of new residents.
STRs	5	Several concerns that Short Term Rentals in ADUs will adversely affect single-family neighborhoods and will not result in new units for residents. Several comments asking the City to limit STRs and require owner to reside on the property.
Housing Choice	10	Varying and mixed topics for housing choices. Several comments in support of increased housing options throughout the city. Some comments in favor of more housing choices for Fort Collins workforce. Some comments suggesting greater choices will not address affordability
TOTAL	127	

Item 2.



Land Use Code Phase 1 Updates: Process Next Steps

Meaghan Overton | Housing Manager
Paul Sizemore | CDNS Director

May 23, 2023

Introduction: Overview and Policy Alignment

(3 min presentation)

Part 1: Engagement Update and Timeline

(5 min presentation; 20 min discussion)

Part 2: Potential Alternatives

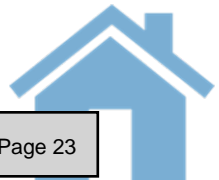
(15 min presentation; 40 min discussion)

Conclusion: Next Steps

(2 min presentation)



1. What feedback do Councilmembers have on the polarities and most appropriate next steps for ADUs, 2-5 Plexes, Affordable Housing, Private Covenants, and Parking?
2. What feedback do Councilmembers have about the recommended revisions on community notification for development review and short-term rentals?



Item 2.



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Engagement Update & Timeline

- 127 General Comments
- 60 Attendees at the Virtual Info Session
- 175 Attendees at the May 8th event
- 70 attendees at the Deliberative Forum
- 80+ attendees at Walking Tours



- Walking Tours scheduled throughout May in each Council District
- On-site review of specific property on each tour
- Over 80 attendees at walking tours so far
- Several tours remaining in May
- RSVPs open on the webpage for scheduled tours that still have space remaining
- General tour in June



- ✓ **Early April** – Postcards arrived in mailboxes
- ✓ **April 12th, 6:00-9:00 p.m.** – CityWorks 101 presentation on LUC updates
- ✓ **Earth Day 4/22, Open Streets 6/4, Bike to Work Day 6/28, etc.** – Tabling
- ✓ **April 24th, 6:00-7:30 p.m.** – Virtual Information Session
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- ✓ **Late April** – Next Level Neighborhood Walking Tours
- ❖ **Thursdays, Fridays, and Saturdays in May** – Neighborhood Walking Tours
- ✓ **May 8th, 2:00-7:00 p.m.** – In Person Community Open House
- **June (dates TBD)** – Overflow Neighborhood Walking Tours as needed

Inform

Promise: We will keep you informed.

Consult

Promise: We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. We will seek your feedback on drafts and proposals

Involve

Promise: We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.

Stage 1 (March - April)

- Begin outreach to all
- Identify areas for engagement and potential adjustment

Stage 2 (April - June)

- Gather feedback through dialog
- Listen, Consult & Involve

Stage 3 (June - July)

- Draft Potential Alternatives
- Testing Alternatives & Legal Review

Stage 4 (August - September)

- Recommendations & Adoption

Item 2.



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Themes and Topics to Address

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



FIVE GUIDING PRINCIPLES

Revisions to the code will continue to support the five guiding principles confirmed by City Council in November 2021 with an emphasis on Equity.

1. *Increase overall housing capacity* (market rate and affordable) and calibrate market-feasible incentives for deed restricted affordable housing
2. *Enable more affordability* especially near high frequency transit and growth areas
3. *Allow for more diverse housing choices* that fit in with the existing context
4. *Make the code easier to use* and understand
5. *Improve predictability* of the development permit review process, especially for housing

Increased menu of housing choices and associated regulations

Affordable housing comments, questions, and suggestions

Size, height, form, and allowed density of specific housing types

Notification, community input, and review procedures for residential development

Interaction between the code and private covenants

Infrastructure and utilities

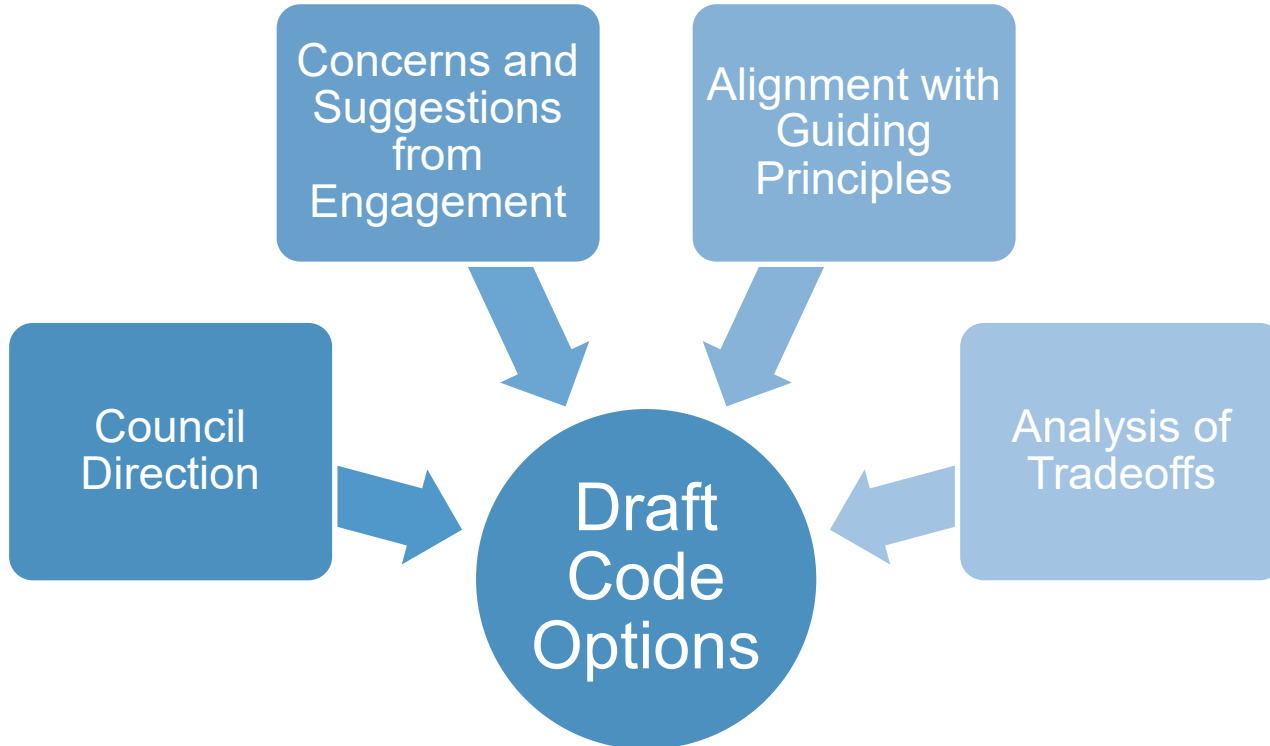
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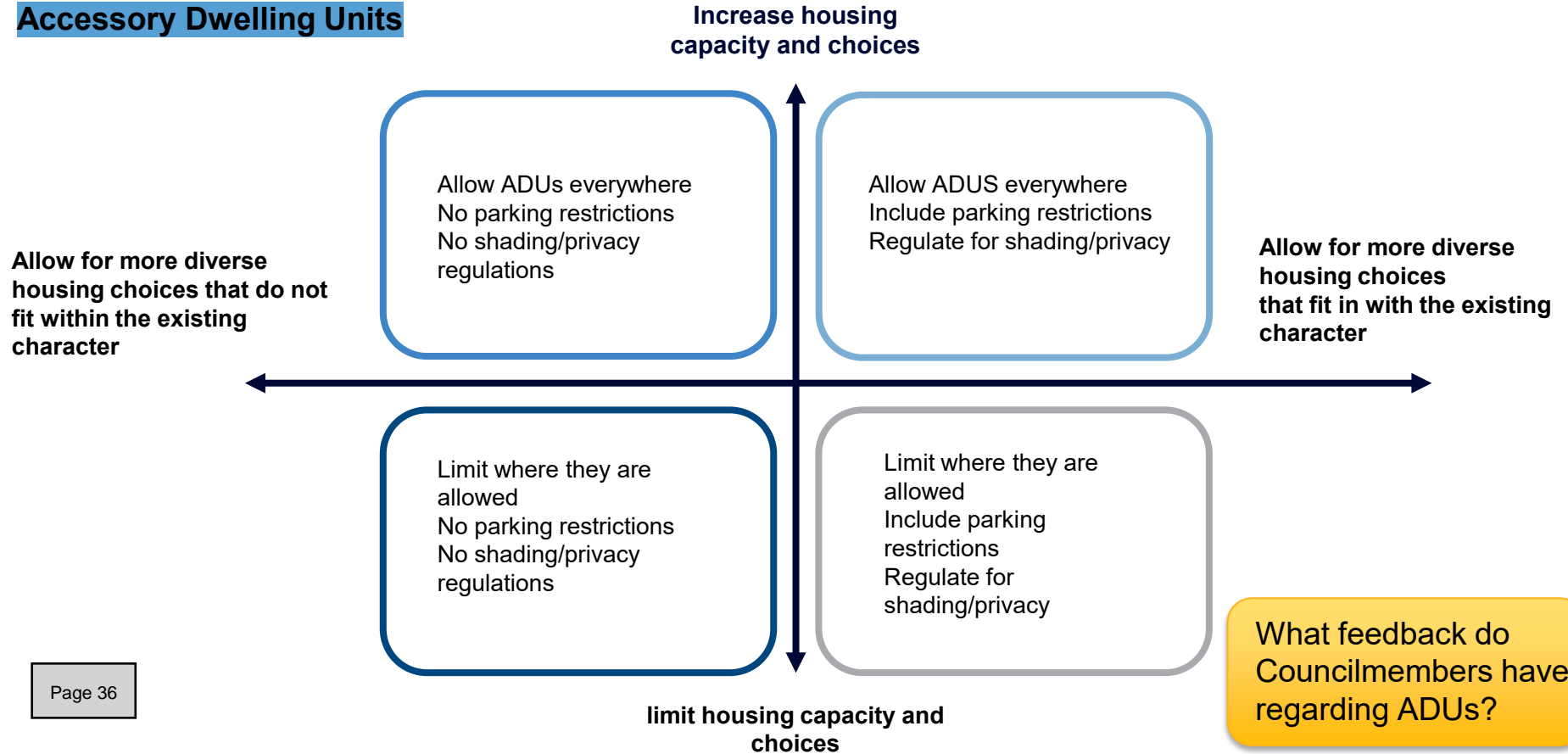
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Potential Alternatives and Revisions

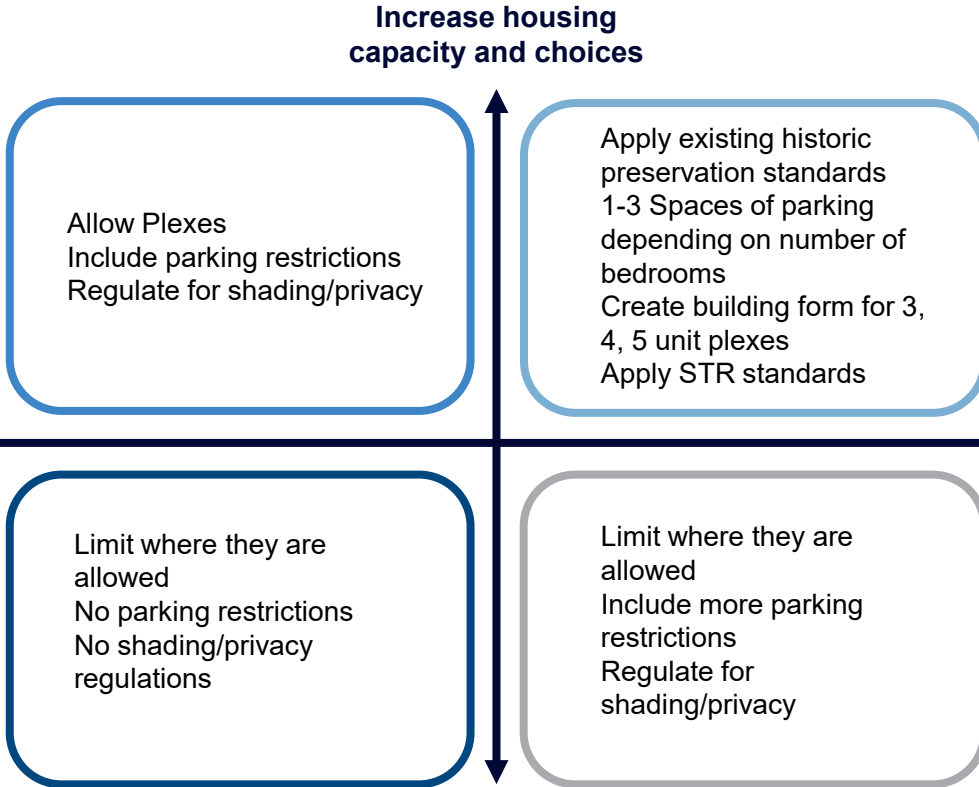


Accessory Dwelling Units



2-5 Plexes

Allow for more diverse housing choices that do not fit within the existing character



What feedback do Councilmembers have regarding 2-5 Plexes?

Increase housing capacity and choices

Allow Plexes
 Include parking restrictions
 Regulate for shading/privacy

Apply existing historic preservation standards
 1-3 Spaces of parking depending on number of bedrooms
 Create building form for 3, 4, 5 unit plexes
 Apply STR standards

Allow for more diverse housing choices that fit in with the existing character

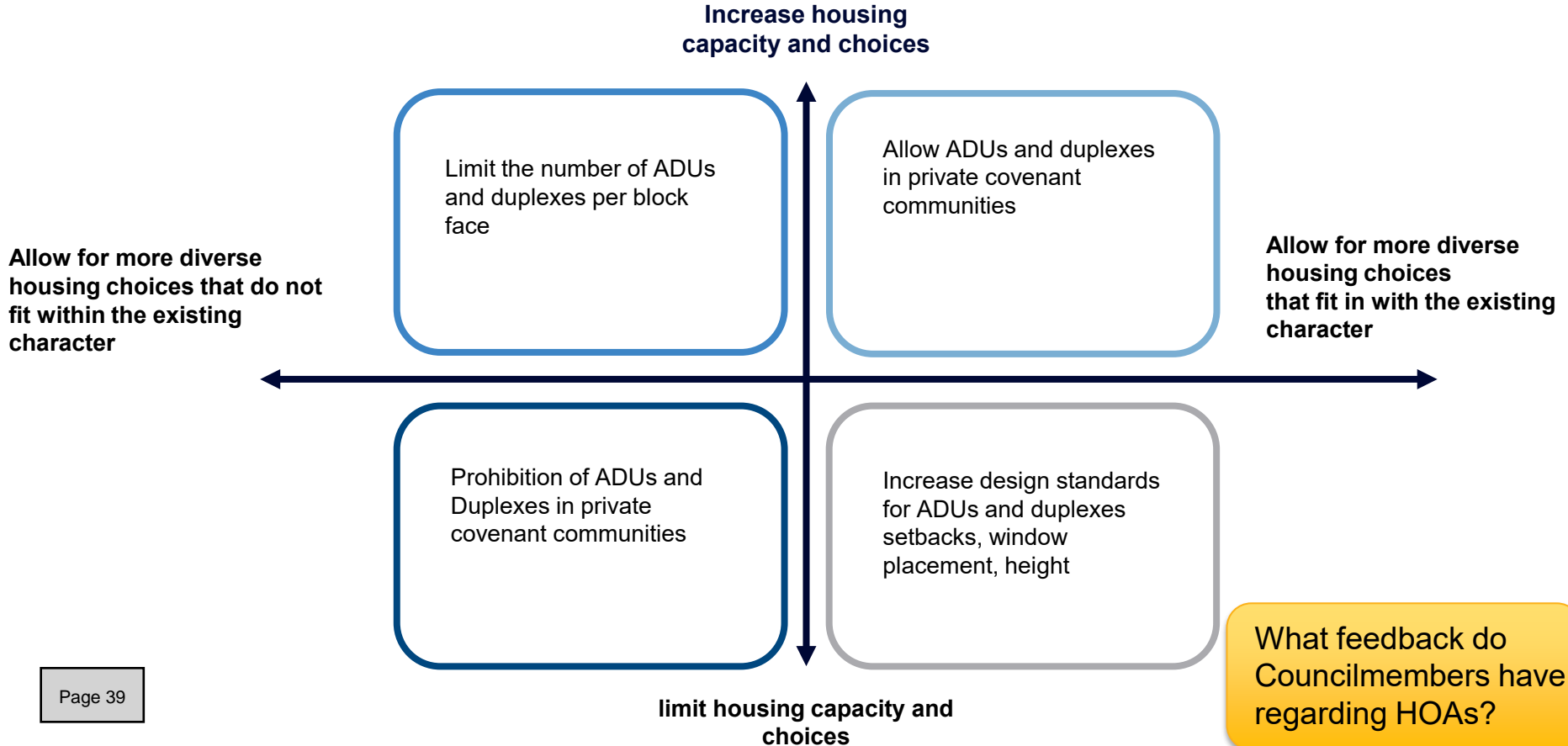
Allow for more diverse housing choices that do not fit within the existing character

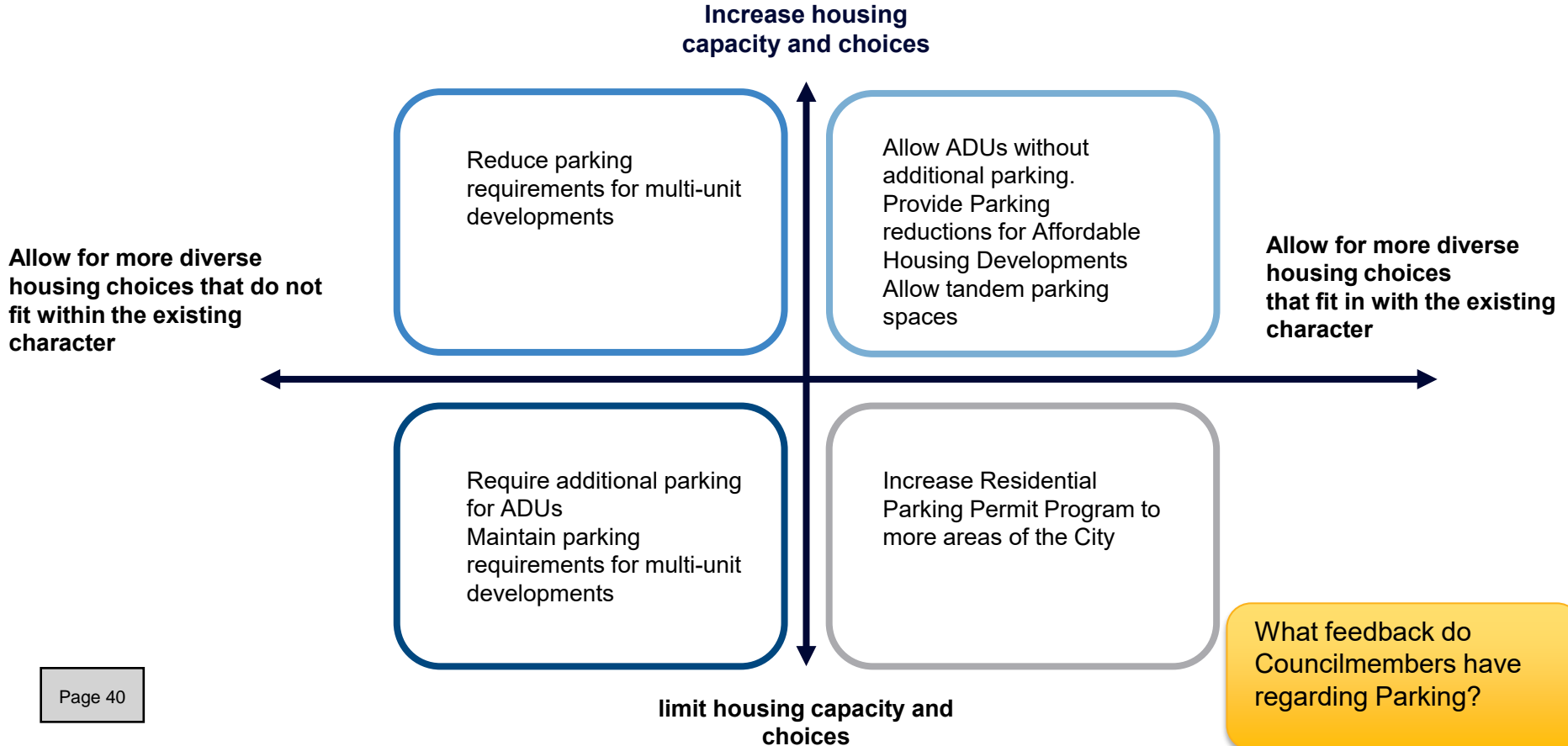
Limit where they are allowed
 No parking restrictions
 No shading/privacy regulations

Limit where they are allowed
 Include more parking restrictions
 Regulate for shading/privacy

limit housing capacity and choices

What feedback do Councilmembers have regarding Affordable Housing?





CURRENT CODE

- Notification to residents a certain distance from the development
- Large, yellow sign placed on the site
- 3 review types based on unit type:
 - Administrative (BDR)
 - Public Hearing (Type 1)
 - Public Hearing and **Neighborhood Meeting** (Type 2)

REPEALED CODE

- Notification to residents a certain distance from the development
- Large, yellow sign placed on the site
- 3 review types based on unit type:
 - Administrative (BDR)
 - Public Hearing (Type 1)
 - Public Hearing and **Neighborhood Meeting** (Type 2)
- Public Hearing and Neighborhood Meeting (Type 2) not required for residential projects

EXPLORE

- Explore public comment periods
- Explore posting of all comments online
- Explore neighborhood meetings or other community engagement opportunities

CURRENT CODE

- Only allowed in certain zone districts
- Primary and Non-Primary STRs differentiated by zone

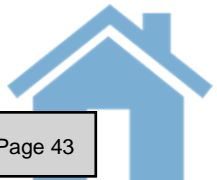
REPEALED CODE

- Only allowed in certain zone districts
- Primary and Non-Primary STRs differentiated by zone

EXPLORE

- Explore revisions to STR program policies to limit STRs due to new policy on Accessory Dwelling Units

1. What feedback do Councilmembers have on the polarities and most appropriate next steps for ADUs, 2-5 Plexes, Affordable Housing, Private Covenants, and Parking?
2. What feedback do Councilmembers have about the recommended revisions on community notification for development review and short-term rentals?



Item 2.



Next Steps

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- **June Memo:** In-depth analysis of feedback from engagement events and corresponding potential code revisions
- **July 31th Work Session:** Present Phase 2 engagement info and discuss code revisions
- **August 22nd Work Session:** Present draft code amendments

Item 2.

Item 2.



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Backup Slides

CURRENT CODE

Where: UE (up to 2 units), NCM (2-4 units)

Review: Public Hearing (Type 1) in UE; Administrative (BDR) in NCM*

Height: 2-3 stories

Parking: 1-3 spaces per unit depending on number of bedrooms

Design Requirements: Yes

Other: Administrative approval in NCM only if no structural change to an existing house

REPEALED CODE

Where: Add NCL and RL (up to 2 units); Increase NCM (+1 unit)

Review: Administrative (BDR)

Height: 3 stories or 35 ft max

Parking: 1-3 spaces per unit depending on number of bedrooms

Design Requirements: Yes

Other: Affordable housing incentives allow additional 1-2 units and reduced parking requirements

CONCERNS

Concern about demolition of existing structures

Availability of street parking

Potential impact on neighborhood

Potential to impact shading and privacy of adjacent properties

Multi-unit buildings as short-term rentals

PRINCIPLES

Increase overall housing capacity

Enable more affordability

Allow for more diverse housing choices that fit in with the existing context

Improve predictability of the development review process

CURRENT CODE

Where: All zones

Type: Voluntary incentives

Review: Varies by district

Requirements: 20 year deed restriction; 10% of units must be affordable to access incentives

Rental and For Sale

10% at 80% AMI

Incentives: Limited density bonus of 3 dwelling units per acre in LMN (from 9 to 12); 50% parking reduction in Transit-Oriented Development Overlay; reduced tree sizes

REPEALED CODE

Where: All zones

Type: Voluntary incentives

Review: Administrative (BDR)

Requirements: 99 year deed restriction; 10-20% of units must be affordable to access incentives

Rental

10% at 60% AMI
or

20% at 80% AMI

For Sale

10% at 80% AMI
or

20% at 100% AMI

Incentives: Citywide density bonus of additional units, density, or height depending on zone; ~50% reduction in parking requirements for all affordable projects; reduced tree sizes

CONCERNS

Updates do not do enough to ensure affordable housing for residents

Updates will not make housing more affordable

Clarification about how the updates will increase housing affordability

Technical questions related to enforcement, deed restrictions, definitions and income level requirements

PRINCIPLES

Increase overall housing capacity

Enable more affordability

Allow for more diverse housing choices that fit in with the existing context

Improve predictability of the development review process

CURRENT CODE

Where: Residential and mixed-use zones

Review: Public Hearing (Type 1)

Design Requirements: Specific to each zone district. Code defines a range of “dwellings”:

- Single-family detached
- Single-family attached
- Two-family
- Two-family attached
- Multi-family

Other: Detached house floor area limited by lot size and rear coverage in Old Town zones; overall “use based” approach with design requirements for car uses, single unit and multi-unit buildings

REPEALED CODE

Where: Residential and mixed-use zones

Review: Administrative (BDR)

Design Requirements: Defines a menu of “housing types” with specific design requirements including (but not limited to):

- Urban detached house
- Suburban detached house
- Cottage court
- Rowhouse
- Apartment building

Other: Detached house limited to 2,400 sf floor area in OT zone; overall “form based” approach including façade, articulation, height, massing, entry, and other requirements

CONCERNS

General concern about additional housing, especially in existing neighborhoods

Impacts of additional housing on built environment and neighborhood

Impacts to traffic, parking, utility capacity, gentrification, sprawl, and other topics

Questions about new housing types, particularly the cottage court

PRINCIPLES

Increase overall housing capacity

Allow for more diverse housing choices that fit in with the existing context

REVIEW TYPES: OVERVIEW

COMPARISON OF REVIEW TYPES										
	Conceptual Design Review includes notification on website/electronic newsletter	Neighborhood Meeting includes website/electronic newsletter, mailing, and sign posting	Application Submittal includes website/electronic newsletter, mailing, and sign posting	Rounds of Review (Average of 3 rounds)	Public Hearing includes mailing, sign posting and website/electronic newsletter	Notification a Decision is pending includes website/electronic newsletter and mailing	Decision includes appeal period	Final Plan Submittal includes sign posting and website/electronic newsletter	Rounds of Review (Average of 3 rounds)	Recording of Plans and Development Agreement
Type 2 (Planning and Zoning Commission)	■	■	■	■	■		■	■	■	■
Type 1 (Hearing Officer)	■	■	■	■	■		■	■	■	■
Basic Development Review (Director)			■	■		■	■			■

USES	RESIDENTIAL DISTRICTS														MIXED-USE DISTRICTS									
	RUL		UE		RF		RL		OT-A		OT-B		MH		LMN		MMN		HMN		OT-C		NC	
	LUC	LDC	LUC	LDC	LUC	LDC	LUC	LDC	LUC	LDC	LUC	LDC	LUC	LDC	LUC	LDC	LUC	LDC	LUC	LDC	LUC	LDC	LUC	LDC
Single Unit Dwelling	☑	■	☑	■	▨	■	☑	■	■	■	■	■			☑	■	☑	■			■	■		
Two Unit Dwelling (duplex)			☑	☑			X	■	X	■	■	■			☑	■	☑	■			☑	■	☑	☑
Single Unit Attached (2-4 units)			☑	☑			X	▲	X	▲	X	■			☑	■	☑	■			■	■	☑	☑
Multi-Unit (4+ units)											☑	■			☑	■	☑	■	☑	■	☑	■		
Mixed-Use Dwelling															☑	■	☑	■			▨	■	☑	■
Accessory Dwelling Unit	X	■	X	■	X	■	X	■	☑	■	☑	■	X	■	X	■	X	■	X	■	X	■	X	■

X - Not Permitted in LUC ■ - Administrative (BDR)
☑ - Permitted in LDC ☑ - Public Hearing (Type 1) ▨ - Public Hearing and Neighborhood Meeting (Type 2)

CONCERNS

Notification requirements were not changed in the repealed code, but many had concerns about notification processes

Concern about removing requirements for neighborhood meetings in housing developments

Concern that fewer neighborhood meetings and public hearings could result in decreased opportunities for community input

Questions about Development Review process

PRINCIPLES

Increase overall housing capacity

Enable more affordability

Improve predictability of the development review process

Make the code easier to use and understand

CURRENT CODE

HOAs are currently prohibited from creating or enforcing provisions that

Prohibit or limit:

- The installation or use of xeriscape landscaping
- The installation or use of solar/photovoltaic collectors on roofs
- The installation or use of clothes lines in back yards
- The installation or use of odor controlled compost bins

Or requiring:

- s yards/lots

REPEALED CODE

Adds language that prohibits HOAs from creating or enforcing provisions that

Prohibit or limit:

- The City's regulations to implement its housing policies, as supported by the Housing Strategic Plan
- Including but not limited to provisions for increased density, height and occupancy

CONCERNS

Questions asking whether someone could now build an ADU even if it is against their HOA rules

Concern about legality of preempting HOA restrictions

Concern that the code updates improperly disregard HOA rules

PRINCIPLES

Increase overall housing capacity

Enable more affordability

Allow for more diverse housing choices that fit in with the existing context

Improve predictability of the development review process

CURRENT CODE

Adequate public facilities (APF) management system ensures that public facilities and services are available concurrently with the impacts of development

Includes:

- Transportation
- Water Utilities
- Electric Facilities
- Fire and Emergency response

Public streets are constructed to allow on-street parking, and development is required to meet minimum parking

REPEALED CODE

- No changes to APF criteria and regulations
- Public streets designed to allow on-street parking
- Development required to meet minimum parking standards
 - Reduction for studio, one, and two bedroom units
 - Additional reduction for affordable housing

CONCERNS

Condition of and costs associated with water, sewer, roads, electricity, and schools

Availability of street parking if more people live in Fort Collins

Questions about how the code intersects with transportation planning/traffic

Ability to accommodate more people, particularly with regard to water availability

PRINCIPLES

Increase overall housing capacity

Enable more affordability

Allow for more diverse housing choices that fit in with the existing context