



MEMORANDUM

November 17, 2022

TO: Mayor Jeni Arndt and City Council Members

FROM: Planning and Zoning Commission

RE: Planning and Zoning Commission Recommendations to City Council

The Planning and Zoning Commission (Commission) has reviewed the following staff proposals and offers its recommendations:

Three-Mile Plan Update

The Commission believes that the 2022 update generally and accurately describes the proposed location, character, and extent of street, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City of Fort Collins and the proposed land uses for the area. The Commission recommends that the City Council adopt the 2022 Three-Mile Plan.

North College MAX Plan

The Commission believes the proposed North College MAX Bus Rapid Transit Plan is consistent with City Council priorities and strategic plan objectives, and the Commission supports its adoption and the phased-in approach. The Commission notes, however, that one of the improvements recommended in the Mid-Term timeframe is the reconfiguration of North College Avenue to include "Business Access Transit Lanes." Known as "Bus-Only Lanes" (illustrated on page 33 of the Report), these new lanes would run in each direction and require reducing landscaped medians, cause the loss of street trees. The lanes would also trigger acquisition of additional public right-of-ways or easements.

Given the distance served is only one mile between Vine Drive and Willox Lane, the Commission believes these extra lanes may not be needed and that the operation likely could be accommodated by existing and future right-turn lanes. Further, this type of



road widening risks diminishing the unique local character of North College Avenue, which contradicts one of the stated purposes of the Plan (see staff report, page 2).

Wireless Land Development Code Update

The Commission recommends that the City Council adopt the changes proposed to the Wireless Communications section of the Land Development Code.

Cc: Kelly DiMartino, City Manager