



Land Use Code Updates

The Future of Commercial Corridors and Centers

Megan Keith, Sylvia Tatman-Burruss

• July 8, 2025

1. What questions do Councilmembers have regarding the proposed Land Use Code changes?
2. What feedback do Councilmembers have on the timeline or other considerations for the Land Use Code update?

The Future of Commercial Corridors and Centers: Land Use Code Updates

The Future of Commercial Corridors and Centers is focused on updating the Land Use Code governing commercial zone districts, corridors and development standards to ensure they align with current city policies and community needs.

- Advancing the City's 15-Minute City goals
- Aligning with existing City policy plans
- Balancing desired outcomes
- Adding clarity to the City's Development Review Process


Structure Plan



PLACE TYPES

Districts

 Downtown District


  Urban Mixed-Use District

  Suburban Mixed-Use District

  Neighborhood Mixed-Use District

  Mixed Employment District


 Research & Development/Flex District

 Industrial District

 Campus District

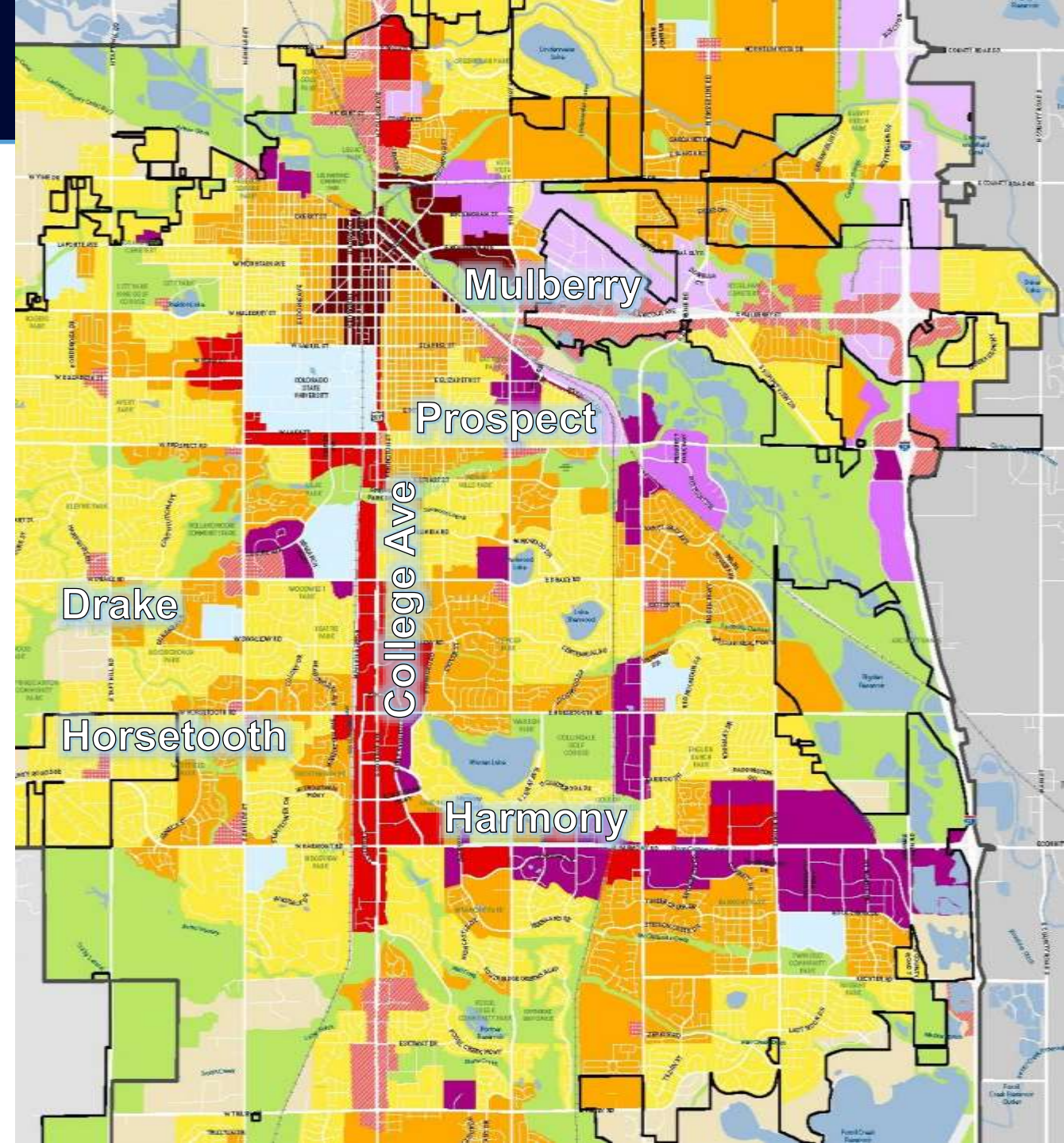
Neighborhoods

 Rural Neighborhood

 Suburban Neighborhood

  Mixed Neighborhood

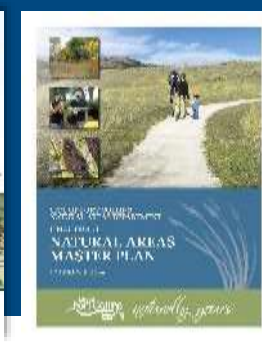
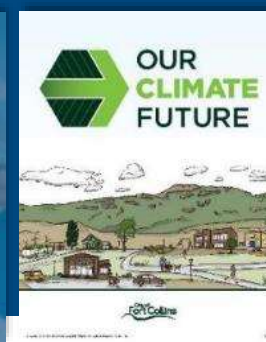
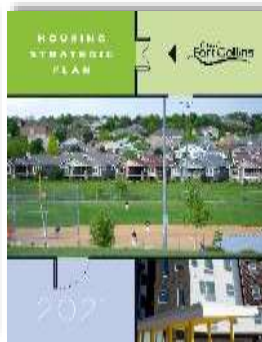
 Priority Place Types Designated in City Plan



Purpose of the Land Use Code Updates: To Align the LUC with Adopted City Plans and Policies



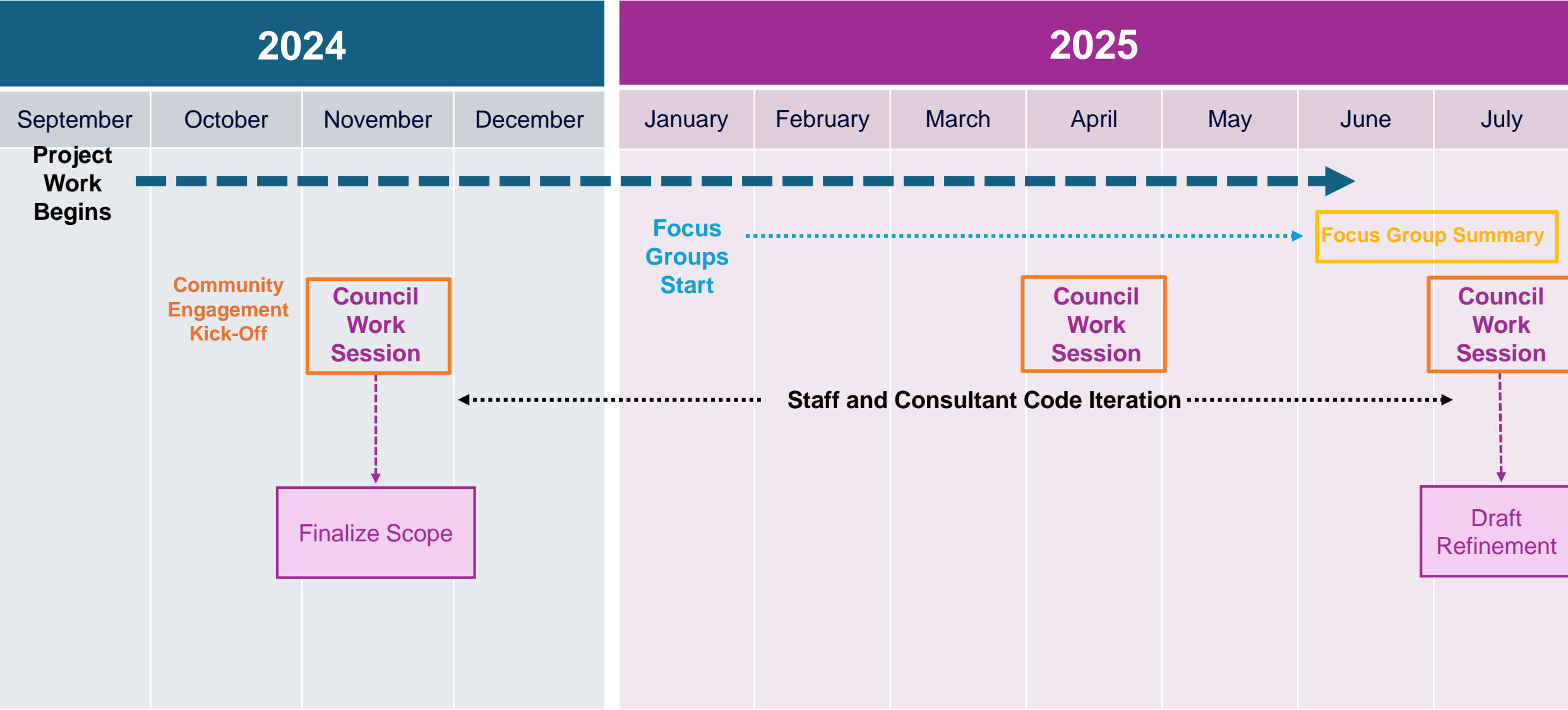
City of Fort Collins LAND USE CODE





Project Schedule & Public Process

Timeline





Guiding Principles and Project Focus

Council Priority



Council Priority No. 1: Operationalize City resources to build and preserve affordable housing



Council Priority No. 3: Advance a 15-minute city by igniting neighborhood centers



Council Priority No. 4: Pursue an integrated, intentional approach to economic health



Council Priority No. 8: Advance a 15-minute city by accelerating our shift to active modes

Guiding Principles

Enable more housing and mixed-use buildings, especially along roads with frequent bus service

Create resilient commercial and employment centers that are adaptable to future needs

Create clearer building and site design standards that promote transit use, walking, and rolling along roads with frequent bus service

Improve predictability of the Land Use Code, especially to support small business owners

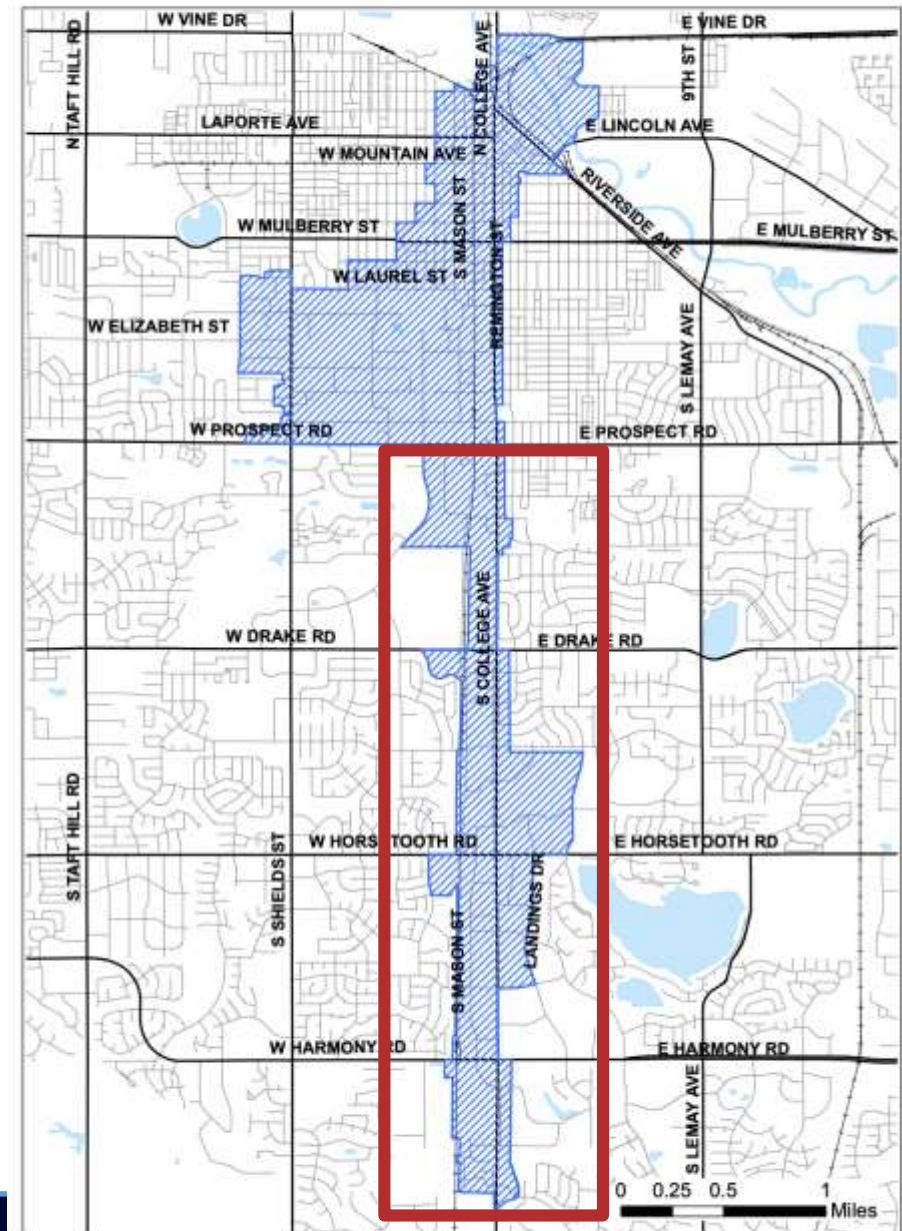
**Updated after November
Work Session**

Transit Oriented Development Overlay

Enable more housing and mixed-use buildings, especially along roads with frequent bus service

- **Purpose of TOD Overlay:** Modify the underlying zone districts south of Prospect Road to encourage land uses and densities that enhance and support transit.
- The TOD Overlay offers height bonuses if projects meet various criteria.
 - However, with current market conditions, the incentives offered by the TOD Overlay are not economically feasible for producing mixed-use development.
- Permitted land uses in the TOD: gas stations, self-storage, drive-thru restaurants, drive-thru pharmacies, car washes, drive-thru banks & credit unions, amongst others.
 - Some currently allowed uses may not align with the vision of the TOD overlay.

Transit-Oriented Development (TOD) Overlay Zone



Recommended Land Use Code Changes

Guiding Principle: Enable more housing and mixed-use buildings, especially along roads with frequent bus service.

Current Code

- Standalone residential is limited to 4 stories in the General Commercial zone district
- TOD allows three types of bonuses:
 - 1 Story bonus for Residential Mixed-Use Building.
 - 2 Story bonus for Residential Mixed Use and Affordable Housing
 - 3 Story bonus for Residential Mixed Use, Affordable Housing and Structured Parking
- Many standalone auto-oriented uses are allowed within the TOD
- Parking requirements for nonresidential uses include a parking minimum and a parking maximum

Proposed Changes

- Allow 5-story standalone residential within the General Commercial zone
- Subdivide the existing TOD to better respond to different contexts
- Limit new gas stations within 1000' of MAX Stations, other gas stations, and Convenience stores with fuel sales in specified subareas of the TOD
- Eliminate parking minimums in the TOD
- Retain maximums for surface parking, minimize or hide impacts of surface parking through form and design
- Require additional design standards for auto-oriented uses

Example

- A project within General Commercial (CG) Zone District and within the TOD could be up to 8 stories *if* all bonuses applied
- Could be up to 5 stories as standalone residential
- No parking minimums required for commercial and already no parking minimums for multi-unit buildings (State law)

Guiding Principle: Enable more housing and mixed-use buildings, especially along roads with frequent bus service

Enables less Housing and Mixed-Use in Transit Corridors



Enables more Housing and Mixed-Use in Transit Corridors

Retain Existing Standards

Residential

- Standalone residential is limited to 4 stories in the General Commercial zone district

Auto-Centric Uses

- No limitation on any permitted uses within the TOD

Parking

- Retain parking minimums and maximums for non-residential uses



Tensions: Not achieving Council or Other City Priorities

Current Draft Code

Residential

- Allow 5-story standalone residential

Auto-Centric Uses

- Limit certain auto-centric uses

Parking

- Eliminate parking minimums in the TOD
- Retain maximums for surface parking
- Subdivide the existing TOD Overlay to better respond to existing context

Options to Dial Further

Residential

- Allow a different base height for standalone residential in the General Commercial zone

Auto-Centric Uses

- Disallow new auto-oriented uses

Parking

- Eliminate parking minimums everywhere (including and outside the TOD)



Tensions with Council or Other City Priorities

Harmony Corridor & Employment Zones

Create resilient commercial and employment centers that are adaptable to future needs

The Harmony Corridor District is intended to implement the design concepts and land use vision of the Harmony Corridor Plan - that of creating an attractive and complete mixed-use area with a major employment base.

- **Primary Uses:**

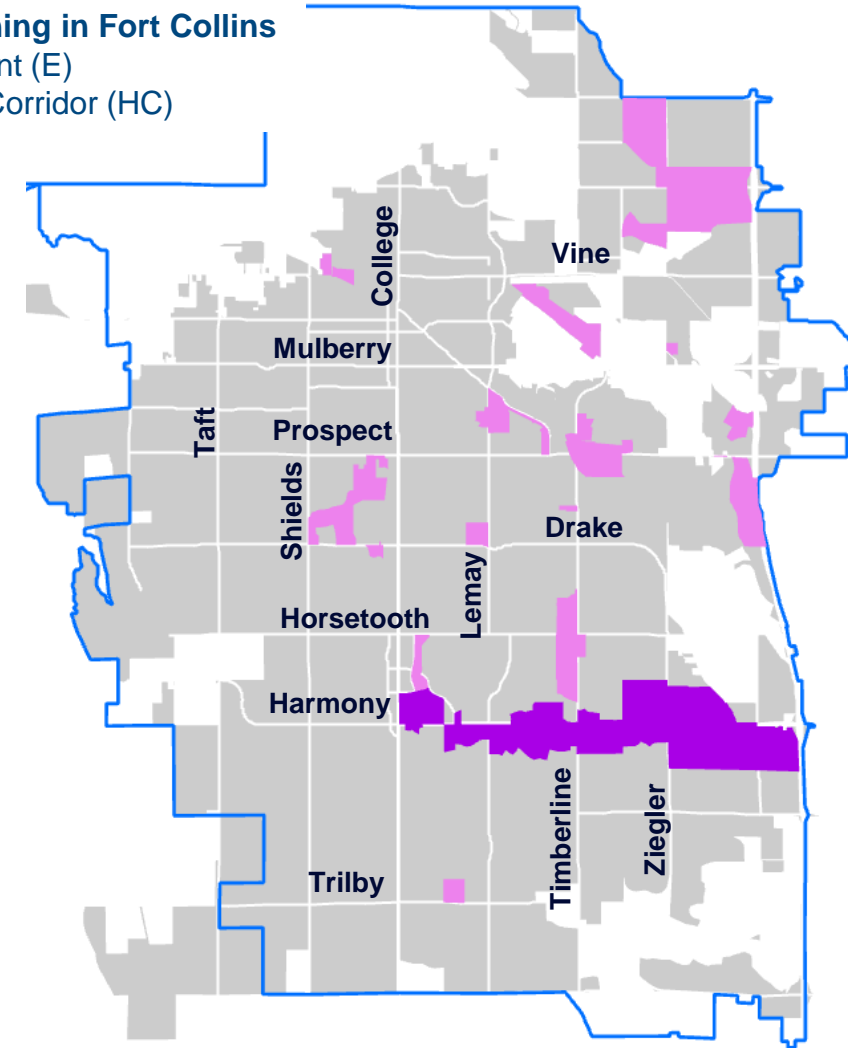
- Offices, financial services & clinics
- Long term care facility
- Medical centers/clinics
- Light industrial
- Mixed-use Dwellings
- And Others

- **Secondary Uses:**

- Residential uses (with some exceptions)
- Convenience shopping centers
- Standard restaurants
- Limited indoor recreation use and facility
- Child Care Centers
- And Others

Employment Zoning in Fort Collins

- - Employment (E)
- - Harmony Corridor (HC)



- Current primary/secondary use requirements could impair mixed-use corridor strategies and policies.
- Demand for new office space has continued to decline following the COVID-19 Pandemic.

Guiding Principle: Create resilient commercial and employment centers that are adaptable to future needs.

Current Code

- Harmony Corridor and Employment districts require a 75:25 split for primary/secondary uses
- Standalone residential is currently limited
- Calculating the ratio is currently confusing and cumbersome
- Consistent methodology for ratio calculation is not codified

Proposed Changes

- Allow a 50:50 primary/secondary use split
- Allow standalone residential to replace existing parking lots
- Codify primary/secondary use split
- Allow greater flexibility for mixed-use buildings

Example

- Harmony Tech Park is currently maxed out for secondary uses
- Proposed changes would open substantial area of land for housing
- Maintains importance of employment land, but increases mix of uses (particularly housing)
- Advances 15-minute city goals for mixed-use development

Guiding Principle: Create resilient commercial and employment centers that are adaptable to future needs



Retain Existing Standards

- Retain primary/secondary use ratio as-is (75:25)
- Very limited additional secondary uses built (housing)



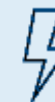
Tensions: Not achieving Council or Other City Priorities

Current Draft Code

- Adjust primary/secondary use ratio to 50:50
- Increases ability for more secondary uses (housing)

Options to Dial Further

- Eliminate primary/secondary use ratio
- Adjust to a different ratio



Tensions with Council or Other City Priorities

Building Types & Design Standards

Create clearer building and site design standards that promote transit use, walking, and rolling along roads with frequent bus service

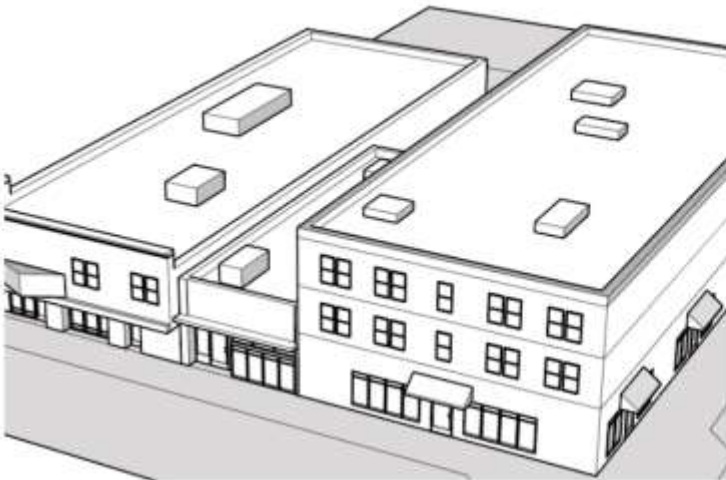
- The LUC currently does not include non-residential building types or provide additional configurations of mixed-use buildings (Article 3 of the LUC)
- Article 5 of the LUC (General Development and Site Design) includes the standards that influence building placement and site design, building standards, circulation and connectivity standards, bus stop design standards, etc. – ***standards that influence the pedestrian, multi-modal, and transit experience.***

Mixed-Use

BUILDING STANDARDS



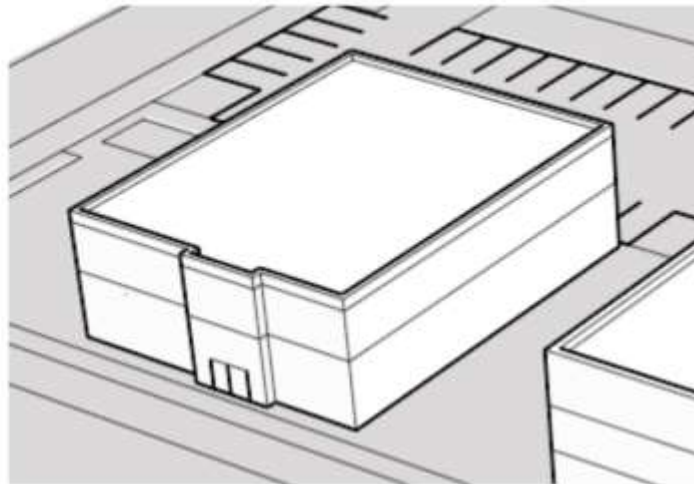
Refine Mixed-Use Building Type/Develop new Non-Residential Building Types



SHOPFRONT

Active ground floor

Apply to commercial, mixed-use, and Downtown zones, where the priority is walkable street



GENERAL

A flexible building type allows for a range of uses and site conditions

Apply to commercial, industrial, and mixed-use zones

Consolidate, clarify, and update building standards

Simplify building, site, & design standards from **Article 5** into **Article 3: Building Types**

5.15 Building Standards

- 5.15.1 Building and Project Compatibility
- 5.15.2 Mixed-Use, Institutional, and Commercial Buildings
- 5.15.3 Large Retail Establishments
- 5.15.4 Convenience Shopping Center



ALLOWED ZONE DISTRICTS

BUILDING STANDARDS
(HEIGHT, FORM, SETBACKS)

MASSING & ARTICULATION

PARKING & CIRCULATION

SITE ACCESS
(VEHICULAR & PEDESTRIAN)

STYLE / MATERIALS

Consolidate, clarify, and update building standards

Simplify design standards through **form-based code** and zoning criteria

➔ Convert text standards to **user-friendly illustrations and tables**

➔ Remove or address standards without clear dimensional requirements

BUILDING HEIGHT	
Maximum	4-12 stories max.* A
Affordable Housing Bonus	1-2 additional stories B
*See Zone District standards for specific maximum height.	
BUILD-TO LINES C	
Smaller than Arterial	0'min. - 15' max.
On-Street Parking	0'min. - 15' max.
Arterial or larger	10'min. - 25'max.



Change of Use Process

Improve predictability of the Land Use Code, especially to support small business owners

- A change of use means the act of changing the occupancy of the building or land to a different use
- Under the current process, businesses are required to comply with the LUC, with a few exceptions
 - Traditionally, the Land Use Code has relied on an 'all-or-nothing' approach to site upgrades
 - The Director may grant a waiver for a few standards only



Recommended Land Use Code Changes

Guiding Principle: Enable more housing and mixed-use buildings, especially along roads with frequent bus service.

Proposed Changes

- Clarify the definitions of minor and major amendments and codify micro-amendments (not currently defined in the LUC)
- Clearly delineate when no amendment, a micro, minor, or major amendment is required.
- Eliminate the concept of a separate 'change of use' process and restructure process and upgrade requirements based on whether site or building changes are proposed.
 - If no changes are proposed to the site or exterior of the building, site upgrades are not required.
- Specific site improvements are based on level of review required (micro, minor or major amendment)

Other Change of Use Options Studied

- Require site upgrades based on the cost of the proposed project
- Developing improvement plans that could be applied over time

Example

MOD Pizza - 1013 Centre Ave

- Former gas station converted to pizza restaurant
- Went through minor amendment

With proposed changes:

- Project could have proceeded to tenant finish/building permit without requiring a minor amendment
- Subsequent updates like building expansion or site changes would require a minor amendment



2014



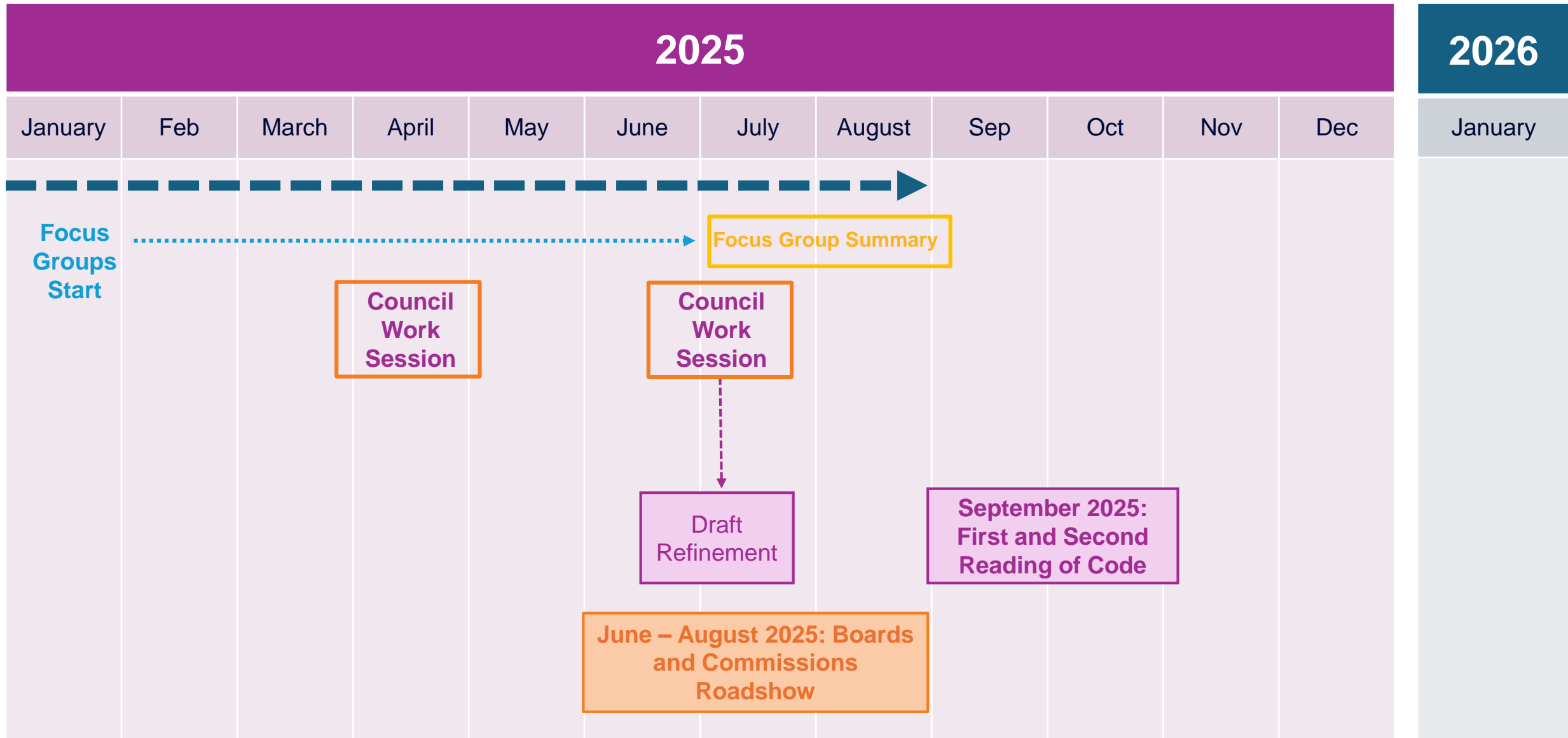
2025



Preliminary Analysis of 2023 Data:

- There were **152 Minor or Micro-Amendments in 2023**
- If the proposed updates to the change of use process were in place:
 - Around **35%** of those amendments would shift down a level of review or not require a development review process at all

Timeline



1. What questions do Councilmembers have regarding the proposed Land Use Code changes?
2. What feedback do Councilmembers have on the timeline or other considerations for the Land Use Code update?



Thank you!