



## 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
<b>U+2</b>	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.
<b>ADUs</b>	15	General support, some suggestions to limit size, setbacks, require parking and require owner to live in primary house or ADU
<b>Notification</b>	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.
<b>Utilities + Infrastructure</b>	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
<b>HOA Covenants</b>	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
<b>Housing affordability</b>	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.
<b>Density</b>	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.
<b>STRs</b>	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.
<b>Housing Choice</b>	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
<b>TOTAL</b>	<b>127</b>	