

FISCHER PROPERTIES REZONE

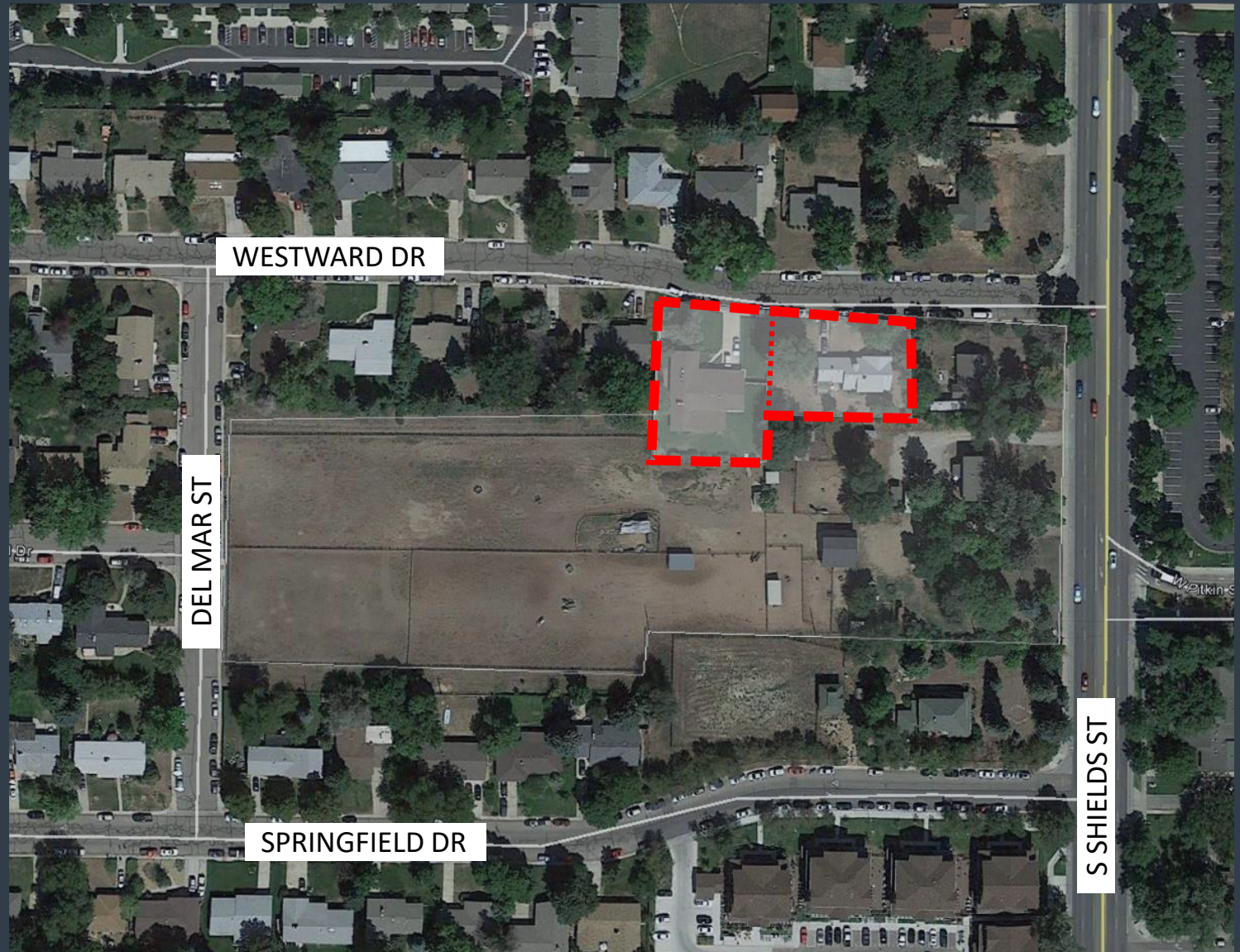
CITY COUNCIL

FEBRUARY 18TH, 2025



1201 & 1185 WESTWARD DRIVE

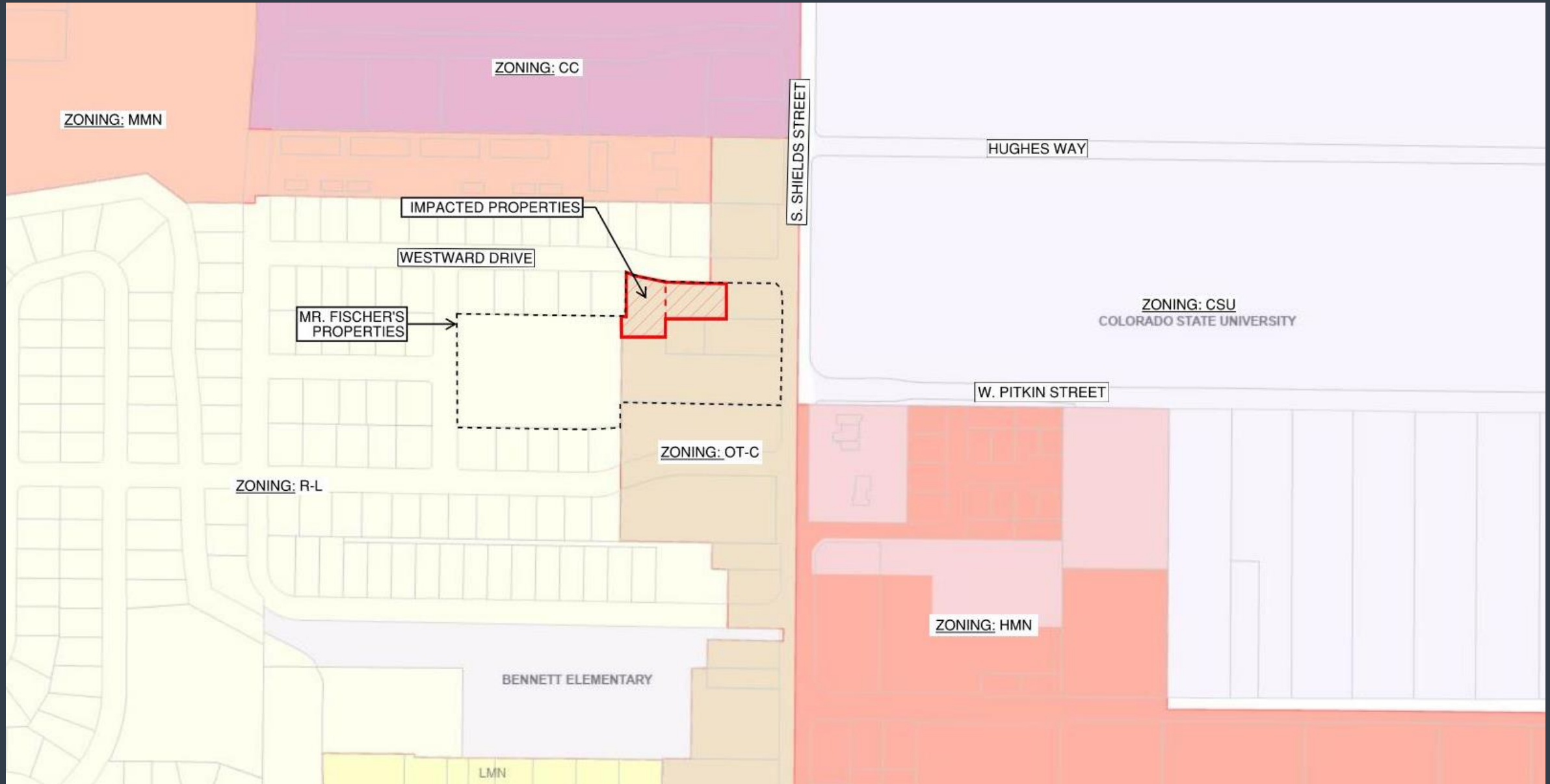
- 2 Separate lots (0.66 acres)
- Owned by Fort Collins native and local, Erik Fischer.
 - Vision to celebrate the Fischer family's land by creating a vibrant place for people to call home.



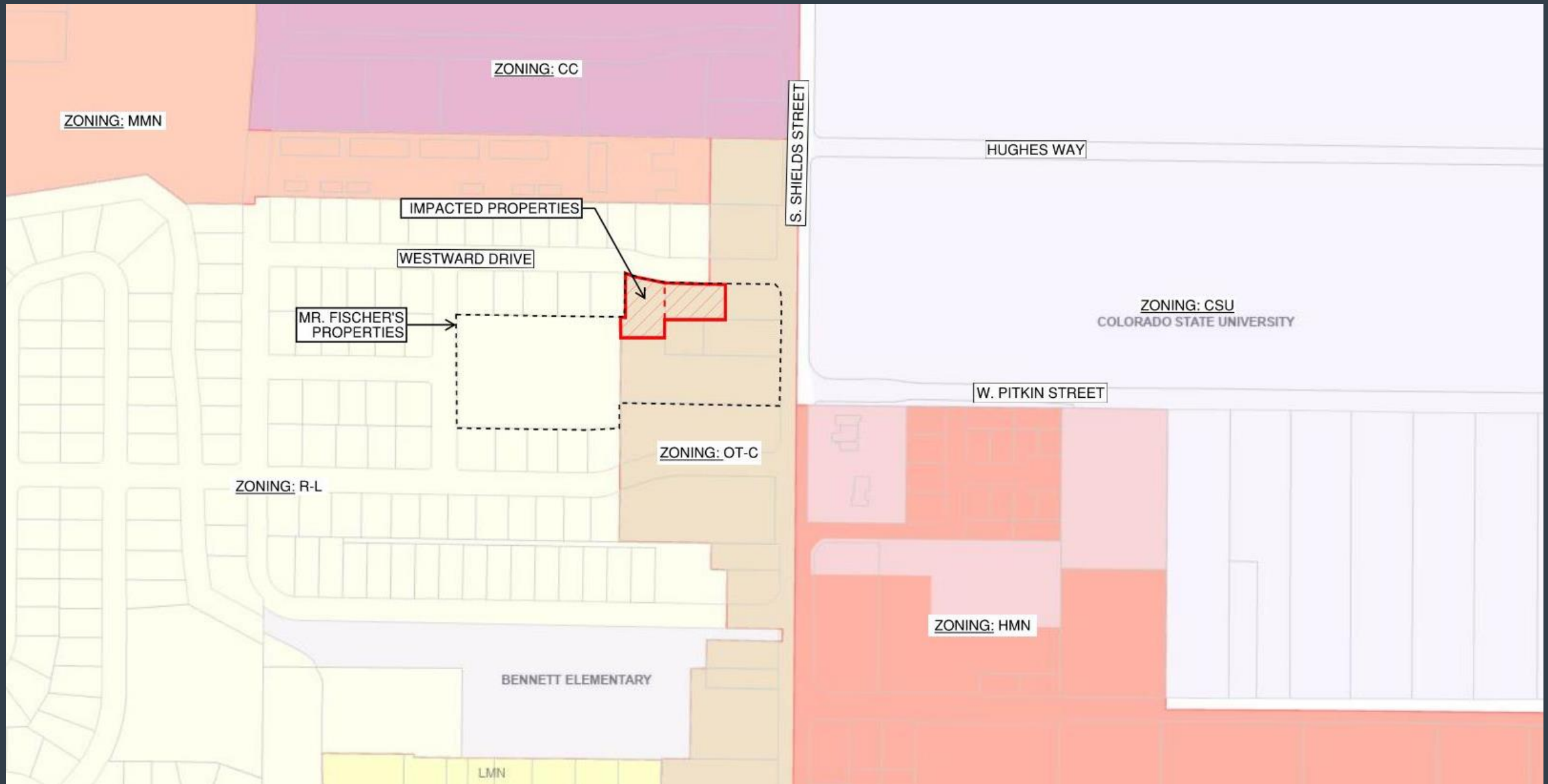
PROJECT TIMELINE

- October 6th, 2020: 1201 and 1185 Westward Drive were rezoned to the NCB district
 - **Condition:** *Any development plan involving 1185 or 1201 Westward drive, or both, for residential use must provide at least one parking space per bedroom.*
- January 18th, 2023: Fischer Properties PDP was approved
- FDP application is under review
- **May 7th, 2024**: Fort Collins City Council approves Phase 1 of the Land Use Code Update
 - Rezoned both parcels from NCB to the new OT-C district
 - For attached dwellings, parking requirements were reduced for 1 and 2-bedroom units
- **May 10th, 2024**: Governor Jared Polis signs HB24-1304; an act concerning minimum parking requirements
 - *A municipality shall neither enact nor enforce local laws that establish a minimum parking requirements that applies to a land use approval for a multifamily residential development... that is within the municipality, a metropolitan planning organization and at least partially within an applicable transit service area.*

CURRENT ZONING: OLD TOWN, HIGH (OT-C)



PROPOSED ZONING: OLD TOWN, HIGH (OT-C)



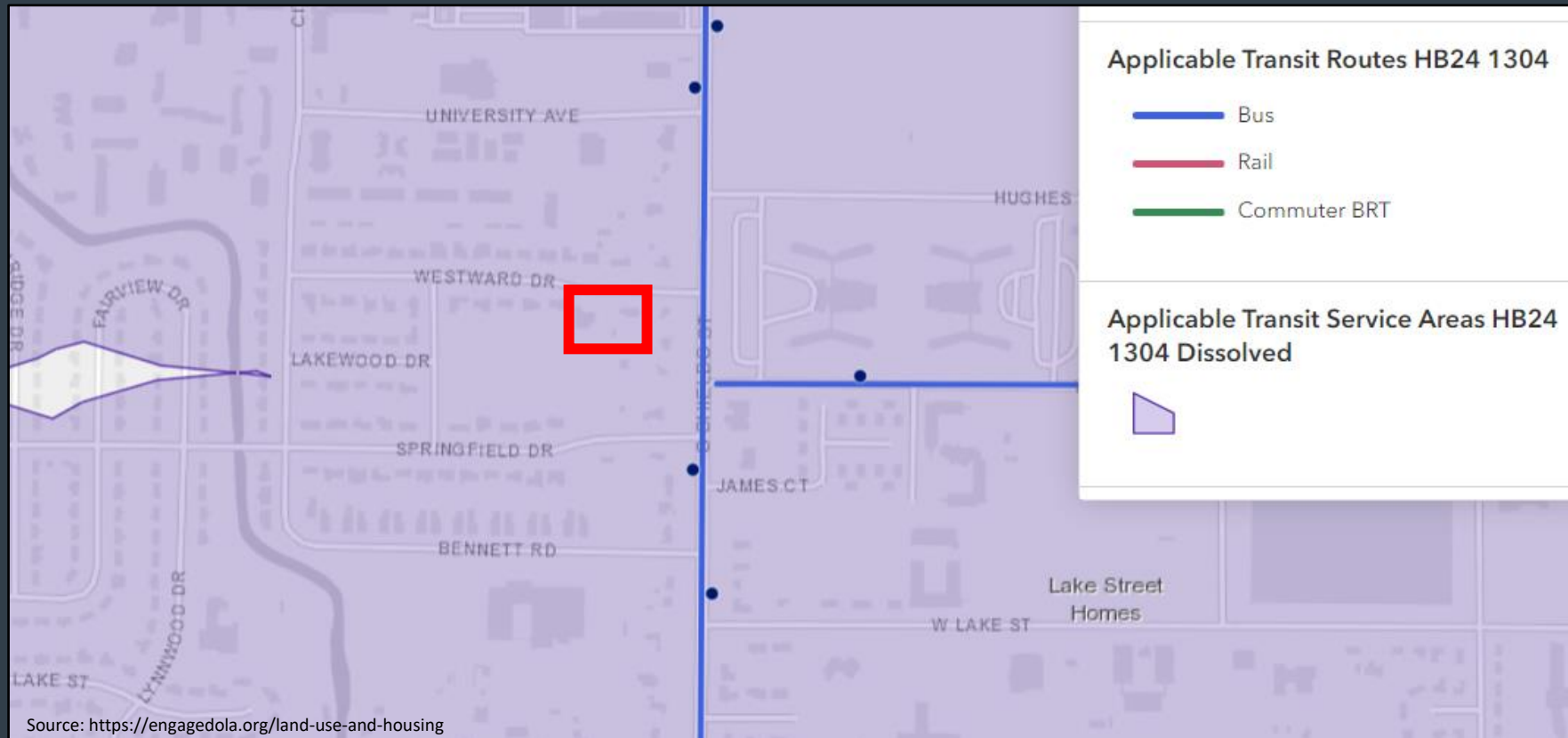
Removal of the condition

- Through discussions with the City Attorney's office, this rezone application is the only way to remove that condition of approval



HB24-1304 | Limitations on Minimum Parking Requirements

- On or after June 20, 2025, **A municipality shall neither enact nor enforce local laws that establish a minimum parking requirements that applies to a land use approval for a multifamily residential development, adaptive re-use for residential purposes, or adaptive re-use mixed use purposes which include at least fifty percent of use of residential purposes that is within the municipality, a metropolitan planning organization and at least partially within an applicable transit service area.**



Rezone Criteria

- Fort Collins Land Use Code Section 6.25.4 (H)

(2) Any amendment to the Zoning Map involving the zoning or rezoning of six hundred forty (640) acres of land or less (a quasi-judicial rezoning) shall be recommended for approval by the Planning and Zoning Commission or approved by the City Council only if the proposed amendment is:

- a) Consistent with the City's Comprehensive Plan; and/ or
- b) Warranted by changed conditions within the neighborhood surrounding and including the subject property.

(3) In determining whether to recommend approval of any such proposed amendment, the Planning and Zoning Commission and City Council may consider the following additional factors:

- a) whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zone district for the land;
- b) whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including, but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment;
- c) whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

- Applicant Response

- a) Consistent
- b) Applicable

a) Not Applicable

b) No Impact

c) Not Applicable



Thank you

