



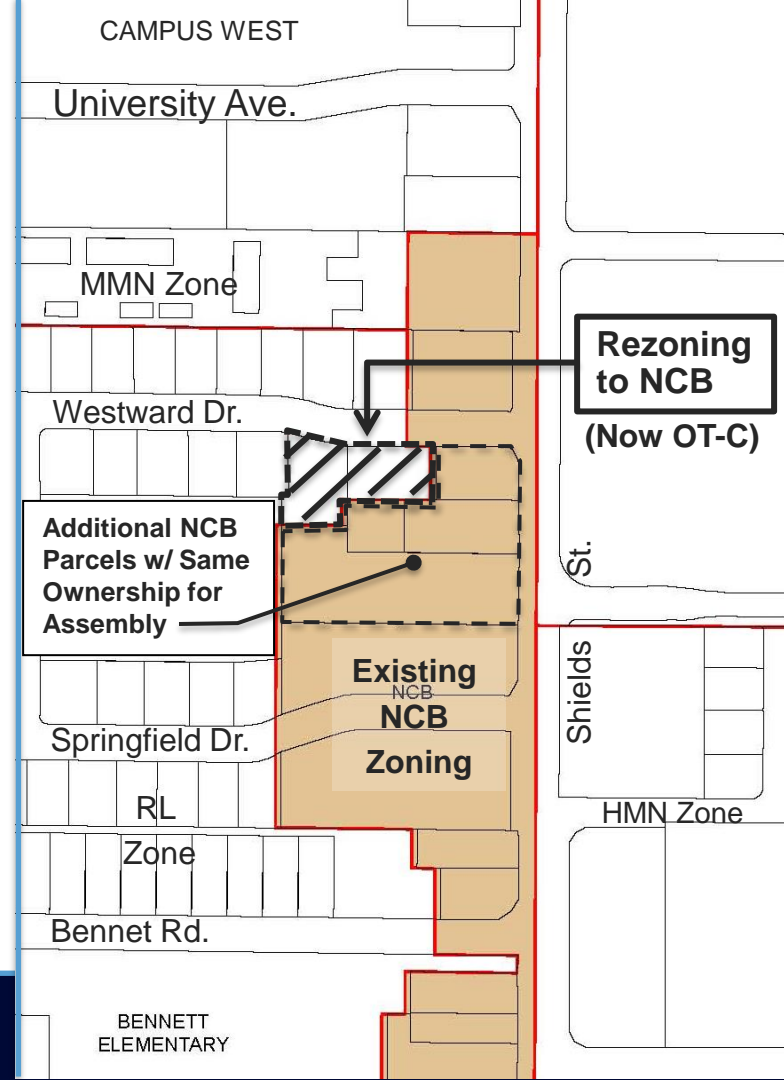
Fischer Rezoning 2025

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February 18, 2025

Fischer Rezoning Overview

- 2020 Two house lots rezoned in fall 2020 to join larger NCB area
- Note: 'NCB' since changed to 'OT-C'
- Condition on that 2020 rezoning: 1 parking space per bedroom
- Now, a request to remove that Condition from the zoning; rezoning is the way
- No change to the zone district or zoning map



Prominent issues through two rounds of design and review with staff include:

- Change in Land Use Code and new State statute
- Neighborhood Meeting
- Residential Parking Permit Program on the street

Required Findings for Rezoning

Land Use Code Division 6.25 – Amendment to Zoning Map

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

Additional Considerations

- compatible with existing and proposed uses surrounding the land and is the appropriate zone district;
- any significant adverse impacts on the natural environment.
- a logical and orderly development pattern.

Comprehensive Plan

City Plan

West Central Area Plan

City Plan: a pervasive theme

Alternatives to dependence on private vehicle driving with policies that mention:

- Transit, esp. around CSU 'TDM'
- Parking pricing and management
- Care share & bike share
- New and emerging mobility options
- Zero-vehicle households
- Recalibrate incentives in the TOD area

West Central Area Plan

Changed Conditions

- May 2024 Statute
- May 2024 LUC Update
- Parking Permit Program
- Neighborhood Meeting Feedback

Adverse Impacts on the Natural Environment

- Avoiding Excess Paving

Logical and Orderly Development Pattern

- Avoiding excess paving in the neighborhood

P&Z Recommendation

Planning and Zoning Commission: unanimously recommends that City Council approve the Fischer Rezoning, #REZ240001

Incidental Background: Approved Plan

