

Three-Mile Plan for the City of Fort Collins

2025 Update

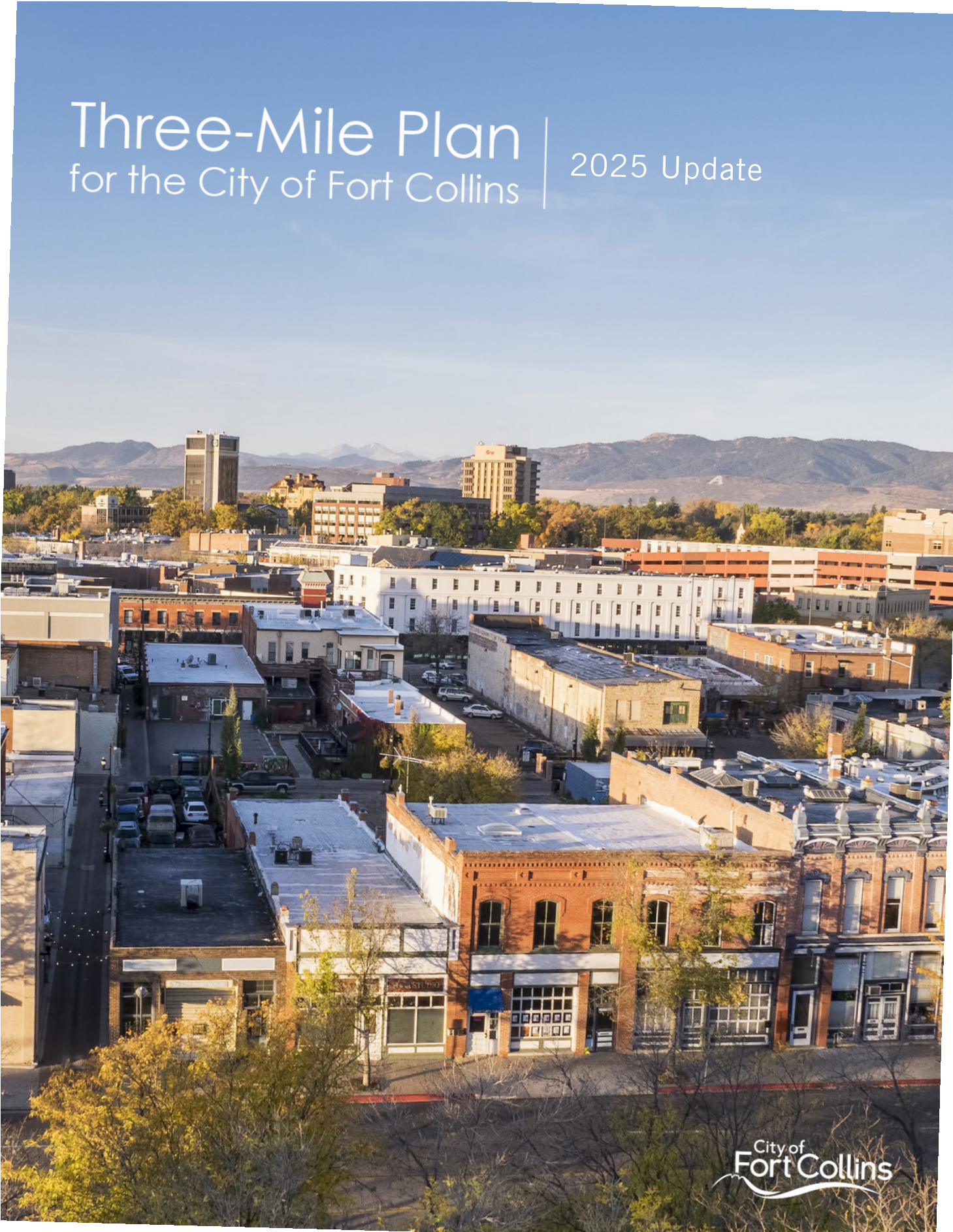


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I. Introduction

What is the Purpose of the Three-Mile Plan?

The *Three-Mile Plan for the City of Fort Collins* is a reference document of approved plans and policies describing infrastructure, land use planning, and provision of services for areas of potential annexation. The Plan is required per Colorado Revised Statutes Section 31-12-105 and is updated annually to reflect new or revised plans and policies.

The Three-Mile Plan describes the general location, character, utilities, and infrastructure for areas within three miles of the municipal boundary. The Three-Mile Plan takes a much broader approach to the annexation and development of land than a specific annexation impact report and ensures proposed annexations are consistent with the City's comprehensive plan and other annexation and land development policies.

Section 31-12-105 of the Colorado Revised Statutes requires municipalities to complete a plan within three miles in any direction of the municipal boundary as follows:

Prior to the completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, 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 municipality and the proposed land uses for the area.

Updates to the Three-Mile Plan are routine and occur on an annual basis. The 2025 update highlights changes to approved plans, policies, and other applicable documents which have occurred since the prior Three-Mile Plan was adopted in 2024.

What Does the Three-Mile Plan Describe?

This Three-Mile Plan references and illustrates adopted plans, policies, maps, and other documents adopted by the City which generally describe the location, character, and extent of land uses, transportation facilities, and infrastructure required by State Statutes listed above. These documents are organized into four categories, as follows:

Transportation-related Items:

- Streets
- Subways
- Bridges
- Parkway
- Aviation Fields
- Other Public Ways
- Terminals for Transportation

Parks, Natural Areas and Open Lands-related Items:

- Waterways
- Waterfronts
- Playgrounds
- Squares
- Parks
- Grounds
- Open Spaces

Utilities and Related Items:

- Public Utilities
- Terminals for Water, Light, Sanitation, and Power Provided by the Municipality

Proposed Land Uses:

- Inside Growth Management Area (GMA)
- Outside Growth Management Area (GMA)

In addition to adopted plans and policies adopted by the City, the Three-Mile Plan may also reference other plans and policies adopted by neighboring jurisdictions or organizations that provide contextual guidance as they overlap with Fort Collins' Three-Mile Plan study area.

2025 Three-Mile Plan Updates

There have been relatively few updates to existing plans or newly-adopted plans within the three-mile study area over the past year. Section II highlights updated or newly-adopted documents from the preceding year in bold text.

II. Elements of the Three-Mile Plan

Transportation-related Items

1. Streets:

- 1041 Regulations
- 2024 City of Fort Collins Strategic Plan
- Actives Modes Plan
- Airport Master Plan
- Capital Improvement Plan
- City Plan
- City of Fort Collins Master Street Plan
- City of Fort Collins Street Standards
- City of Fort Collins Bicycle Safety Education Plan
- Colorado State University Parking and Transportation Master Plan
- Downtown Parking Plan
- Fort Collins Transportation Master Plan
- Harmony Road ETC Master Plan
- Harmony Road Access Control Plan
- I-25/392 Interchange Improvement Plan
- Larimer County Transportation Master Plan
- Larimer County Urban Area Street Standards
- Mason Corridor Master Plan
- North Front Range Regional Transportation Plan
- North College and Highway 14 Access Control Plan
- Northern Colorado Regional Planning Study
- Northern Colorado Regional Communities I-25 Corridor Plan
- Our Climate Future
- South College Access Control Plan
- Fort Collins Streetscape Design Standards
- Resilient Recovery Plan
- Subarea Plans
 - CDOT US392 Environmental Overview Study
 - CDOT North I-25 Environmental Impact Statement
 - CDOT US287 Environmental Overview Study
 - Downtown Plan
 - Downtown River Corridor Implementation Program Summary Report
 - Downtown Strategic Plan
 - East Mulberry Plan
 - East Side Neighborhood Plan
 - Fossil Creek Reservoir Area Plan
 - **Harmony Corridor Plan**
 - **Harmony Corridor Standards and Guidelines**
 - I-25 Subarea Plan
 - Lincoln Corridor Plan
 - Midtown in Motion
 - Mountain Vista Subarea Plan
 - North College Corridor Plan
 - North College MAX BRT Plan

- Northside Neighborhood Plan
 - Northwest Subarea Plan
 - Old Town Neighborhoods Plan
 - Prospect Road Streetscape Program
 - South College Corridor Plan
 - State Highway 392 Access Control Plan
 - West Central Neighborhoods Plan
 - **Trails Strategic Plan**
 - Transfort Strategic Operating Plan
 - Transit Plan: Fort Collins, Loveland, and Larimer County (1996-2002)
 - Transit Oriented Development Parking Study
 - Vision Zero Action Plan
 - West Elizabeth Enhanced Travel Corridor Plan
2. Subways: None
3. Bridges:
- 1041 Regulations
 - Master Street Plan
 - North Front Range Regional Transportation Plan
4. Parkways:
- Larimer County Urban Area Street Standards
5. Aviation Fields:
- Airport Master Plan
 - The attached map entitled “Airports within the Three-Mile Area Plan Boundary” locates all airports within the plan area
6. Other Public Ways: None
7. Terminals for Public Transportation:
- 1041 Regulations
 - North College MAX BRT Plan
 - Mason Corridor Master Plan

Parks, Natural Areas, and Open Lands-related Items

1. Waterways:
- Cache La Poudre River Landscape Opportunities Study
 - Downtown River Corridor Implementation Program
 - Poudre River Downtown Master Plan
 - Stormwater Master Plan and Floodplain Regulations
 - **Urban Forest Strategic Plan**
 - Water Quality Management Policy for City-owned Lakes & Stormwater Basins
 - Watershed Approach to Stormwater Quality

- The attached map entitled “Significant Waterways and Waterfronts within the Three-Mile Area Plan Boundary” locates all significant waterways within the plan area

2. Waterfronts:

- Water Quality Management Policy for City-owned Lakes & Stormwater Basins
- The attached map entitled “Significant Waterways and Waterfronts within the Three-Mile Area Plan Boundary” locates all significant waterways within the plan area

3. Playgrounds, Squares, Parks:

- 2024 City of Fort Collins Strategic Plan
- City Plan
- Larimer County Comprehensive Parks Master Plan
- Parks and Recreation Master Plan
- Poudre School District Master Plan
- Resilient Recovery Plan
- Subarea Plans
 - Campus West Community Commercial District Planning Study Report
 - CDOT US392 Environmental Overview Study
 - CDOT North I-25 Environmental Impact Statement
 - CDOT US287 Environmental Overview Study
 - College & Drake Urban Renewal Plan
 - Downtown Plan
 - Downtown River Corridor Implementation Program Summary Report
 - Downtown Strategic Plan
 - East Mulberry Plan
 - East Side Neighborhood Plan
 - Fossil Creek Reservoir Area Plan
 - **Harmony Corridor Plan**
 - **Harmony Corridor Standards and Guidelines**
 - I-25 Subarea Plan
 - Lincoln Corridor Plan
 - Midtown in Motion
 - Montava PUD Master Plan & Montava PUD Overlay
 - Mountain Vista Subarea Plan
 - North College Corridor Plan
 - North College MAX BRT Plan
 - Northside Neighborhood Plan
 - Northwest Subarea Plan
 - Old Town Neighborhoods Plan
 - Prospect Road Streetscape Program
 - South College Corridor Plan
 - State Highway 392 Access Control Plan
 - West Central Neighborhoods Plan
- Thompson School District Master Plan
- **Trails Strategic Plan**

4. Grounds, Open Spaces:

- Bobcat Ridge Natural Area Management Plan – outside Growth Management Area (GMA)
- Cache La Poudre River Natural Areas Management Plan
- City Plan
- Colorado State University (CSU) Master Plan
- Foothills Natural Areas Management Plan
- Fossil Creek Natural Areas Management Plan
- Fossil Creek Reservoir Regional Open Space Management Plan
- Larimer County Open Lands Master Plan
- Larimer County Comprehensive Parks Master Plan
- Northern Colorado Regional Planning Study
- **Natural Areas Strategic Framework**
- Our Climate Future
- Parks and Recreation Master Plan
- Plan for the Region Between Fort Collins and Loveland
- Regional Community Separator Study
- Soapstone Prairie Natural Area Management Plan – outside GMA
- **Urban Forest Strategic Plan**
- Wellington Community Separator Study
- Windsor Community Separator Study

Utilities and Related Items

1. Public Utilities:

- 1041 Regulations
- 208 Plan
- 2007 East Larimer County Water District (ELCO) Master Plan Update
- 2024 City of Fort Collins Strategic Plan
- Boxelder Sanitation District Wastewater Utility Plan
- City Plan
- Drinking Water Quality Policy
- Fort Collins Communitywide 100% Renewable Electricity Goal
- Fort Collins-Loveland Water District Master Plan
- Fort Collins Metropolitan District Policy
- Fort Collins Water Supply and Demand Management Policy
- Fort Collins Water Supply Shortage Response Plan
- Fort Collins Wastewater Master Plan Update
- Fort Collins Revised Water Treatment Facility Master Plan
- Fort Collins Utilities Energy Policy 2016 Update
- Fort Collins Utilities Water and Wastewater Design Criteria Manual
- Greywater Ordinance
- Our Climate Future
- Resilient Recovery Plan
- South Fort Collins Sanitation District Master Plan for Wastewater Collection and Treatment
- Stormwater Criteria Manual
- Stormwater Master Plan and Floodplain Management

- Water Conservation Plan
 - **Water Efficiency Plan**
2. Terminals for Water, Light, Sanitation, Transportation, and Power Provided by the Municipality:
- 1041 Regulations
 - 208 Plan
 - City Plan
 - City of Fort Collins Master Street Plan
 - City of Fort Collins Electric Long Range Plan
 - Drinking Water Quality Policy
 - Fort Collins Communitywide 100% Renewable Electricity Goal
 - Fort Collins-Loveland Water District Master Plan
 - Fort Collins Water Supply and Demand Management Policy
 - Fort Collins Water Supply Shortage Response Plan
 - Fort Collins Wastewater Master Plan Update
 - Fort Collins Revised Water Treatment Facility Master Plan
 - Fort Collins Utilities Energy Policy 2016 Update
 - Fort Collins Utilities Water and Wastewater Design Criteria Manual
 - South Fort Collins Sanitation district Master Plan for Wastewater Collection and Treatment
 - Stormwater Criteria Manual
 - Stormwater Master Plan and Floodplain Management
 - Water Quality Management Policy for City-owned Lakes & Stormwater Basins
 - Water Conservation Plan
 - **Water Efficiency Plan**

Proposed Land Uses

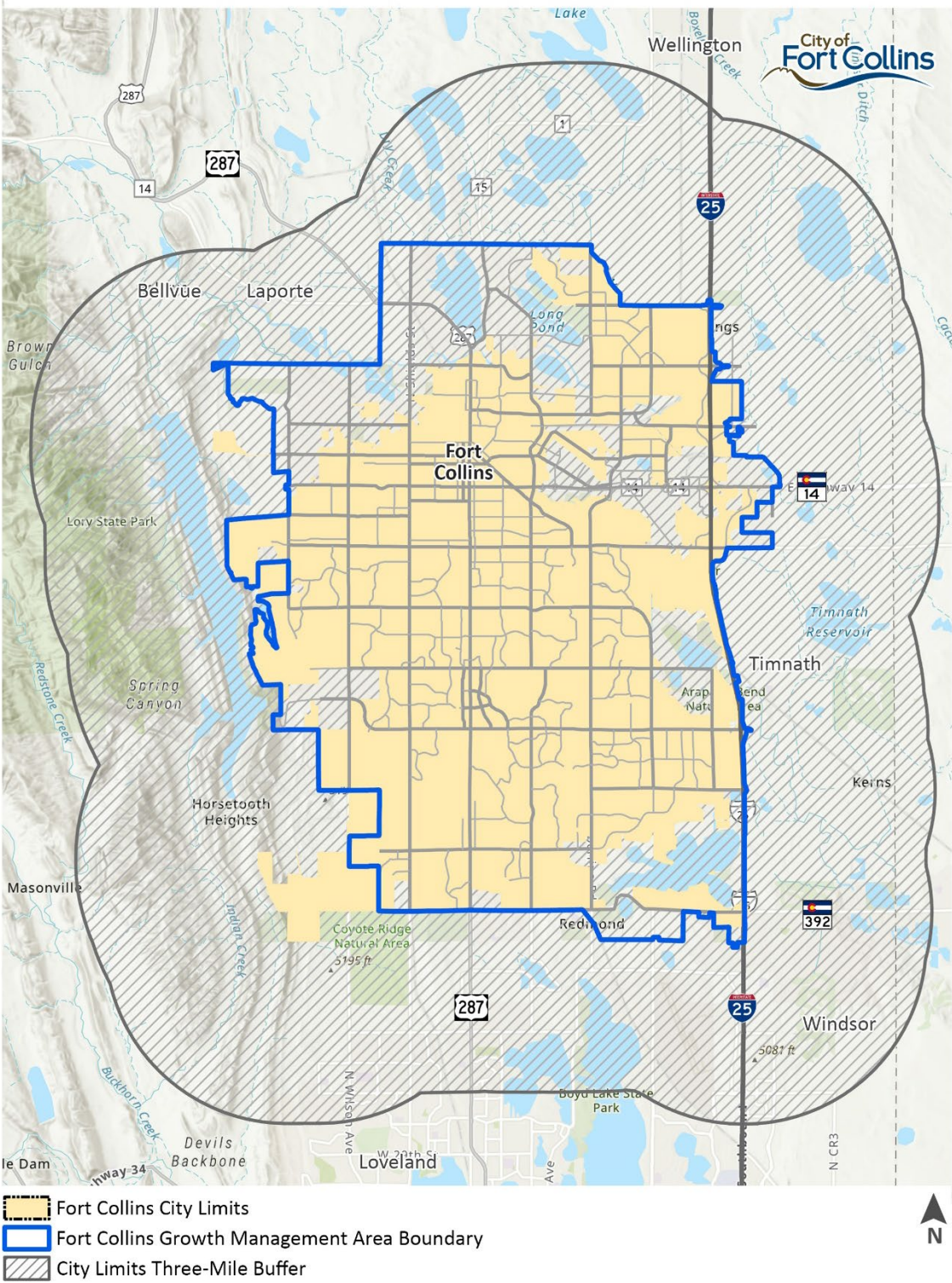
1. Land Uses Defined within the Growth Management Area (GMA):
- 2024 City of Fort Collins Strategic Plan
 - City Plan
 - Fort Collins Housing Strategic Plan
 - **Fort Collins Land Use Code**
 - Fort Collins and Larimer County Intergovernmental Agreement
 - Fort Collins Metropolitan District Policy
 - Fort Collins and Windsor Intergovernmental Agreement
 - Fort Collins and Timnath Intergovernmental Agreement Eighth Amendment
 - Colorado State University (CSU) Master Plan
 - City of Fort Collins Intergovernmental Agreements (Town of Timnath, South Fort Collins/Loveland Water District)
 - Resilient Recovery Plan
 - Subarea Plans
 - Campus West Community Commercial District Planning Study Report
 - CDOT US392 Environmental Overview Study
 - CDOT North I-25 Environmental Impact Statement
 - CDOT US287 Environmental Overview Study

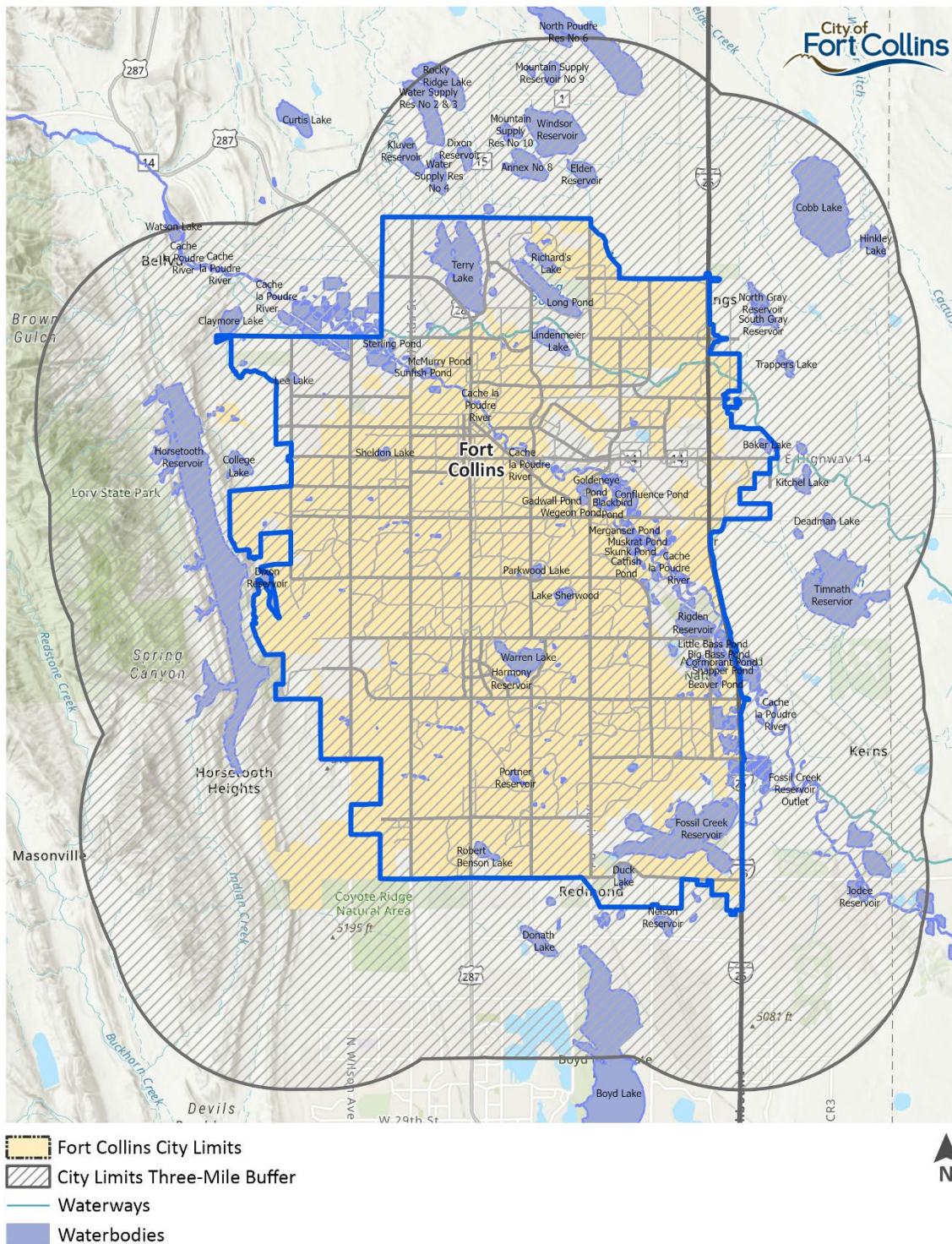
- College & Drake Urban renewal Plan
- Downtown Plan
- Downtown River Corridor Implementation Program Summary Report
- Downtown Strategic Plan
- East Mulberry Plan
- East Side Neighborhood Plan
- Fossil Creek Reservoir Area Plan
- **Harmony Corridor Plan**
- **Harmony Corridor Standards and Guidelines**
- Harmony Road ETC Master Plan
- I-25 Subarea Plan
- Midtown Plan
- Montava PUD Master Plan & Montava PUD Overlay
- Mountain Vista Subarea Plan
- North College Corridor Plan
- North College MAX BRT Plan
- Northside Neighborhood Plan
- Northwest Subarea Plan
- Old Town Neighborhoods Plan
- Prospect Road Streetscape Program
- South College Corridor Plan
- State Highway 392 Access Control Plan
- West Central Neighborhoods Plan
- Wireless Telecommunications Master Plan

2. Land Uses Outside the GMA:

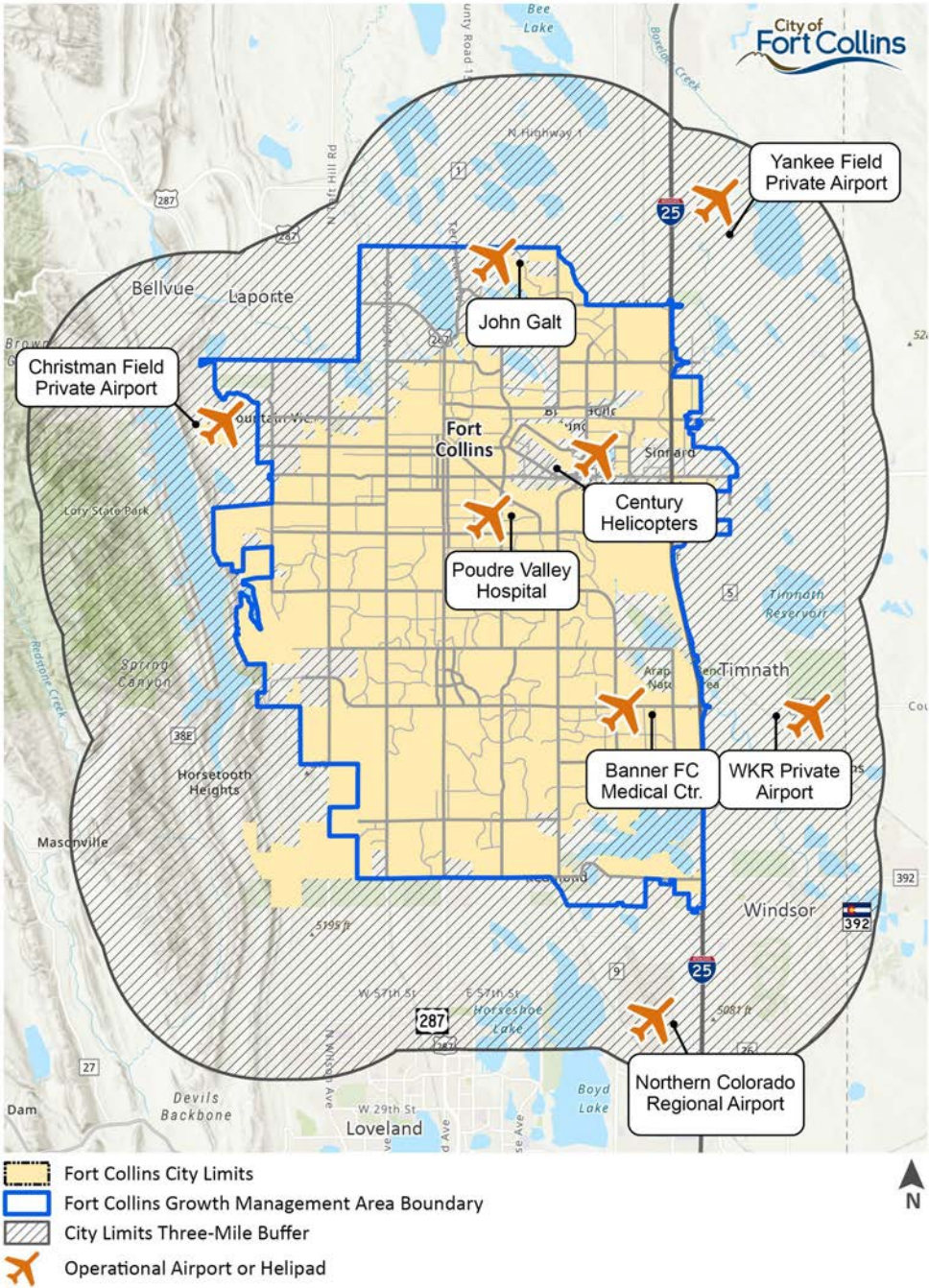
- A Plan for the Region Between Fort Collins and Loveland
- City of Loveland Three-Mile Area Plan
- Fort Collins-Windsor Intergovernmental Agreement for Development of the Interstate 25 / State Highway 392 Interchange
- LaPorte Area Plan
- Larimer County Comprehensive Plan
- Larimer County Multi-Jurisdictional Hazard Mitigation Plan
- Loveland Comprehensive Master Plan
- Loveland Bicycle & Pedestrian Plan
- Northern Colorado Community Separator Study
- Northern Colorado Regional Communities I-25 Corridor Plan
- Town of Windsor Comprehensive Plan
- Town of Timnath Comprehensive Plan
- Town of Wellington Comprehensive Master Plan

ATTACHMENT A: Three-Mile Plan Boundary





ATTACHMENT C: Airports within the Three-Mile Plan Boundary



ATTACHMENT D: Land Uses within the Three-Mile Plan Boundary

