



Land Use Code Updates

The Future of Commercial Corridors and Centers

Megan Keith, Senior City Planner

Sylvia Tatman-Burruss, Sr. Policy & Project Manager

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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?

Team Structure



Clay Frickey
Planning Manager



Sylvia Tatman-Burruss
Senior Project Manager
.....
Project Manager



Megan Keith
Senior Planner
.....
Project Manager



Noah Beals
Development Review Manager
.....
Technical Lead

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

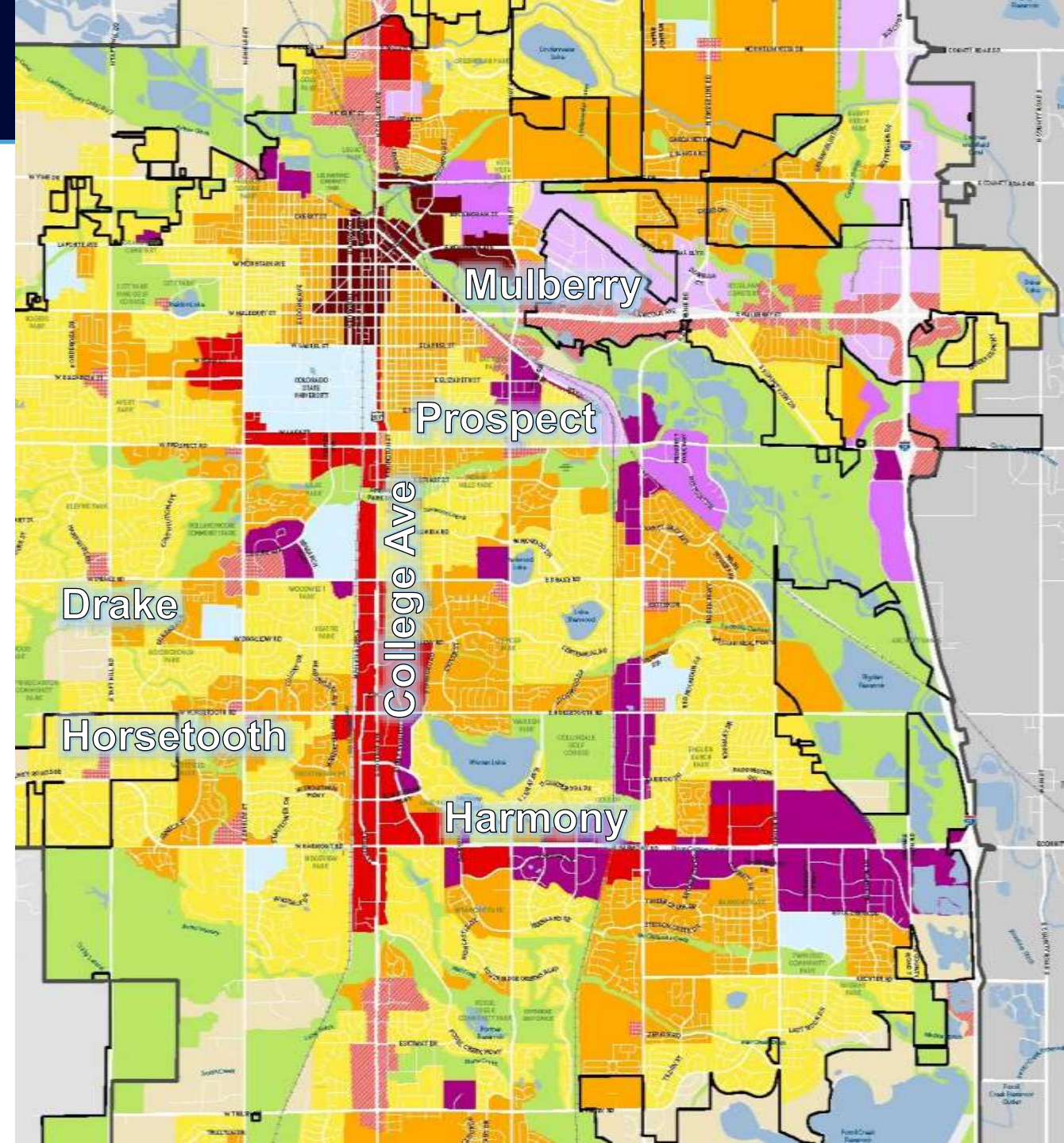
Neighborhoods

 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



What the Land Use Code Does



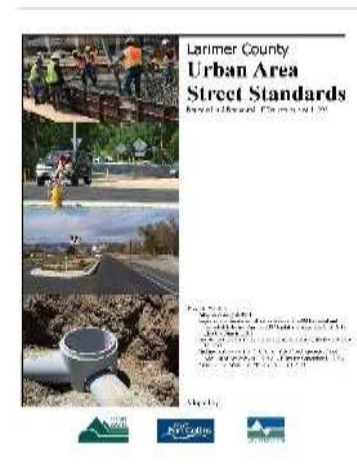
- ✓ Establishes process and requirements for development approvals
- ✓ Sets development standards
- ✓ Guides future community planning
- ✓ Regulates property use and public benefit

How do homeowners interact with the LUC? Example: Building an addition on your house (setbacks, floor area, roof design, etc.)

How do business owners interact with the LUC? Example: Where can I locate my business? What uses are allowed on my property? (use standards)

What the Land Use Code Doesn't Do

- ✗ Subsidize Development
- ✗ Regulate Building Code
- ✗ Regulate Street Design and Construction



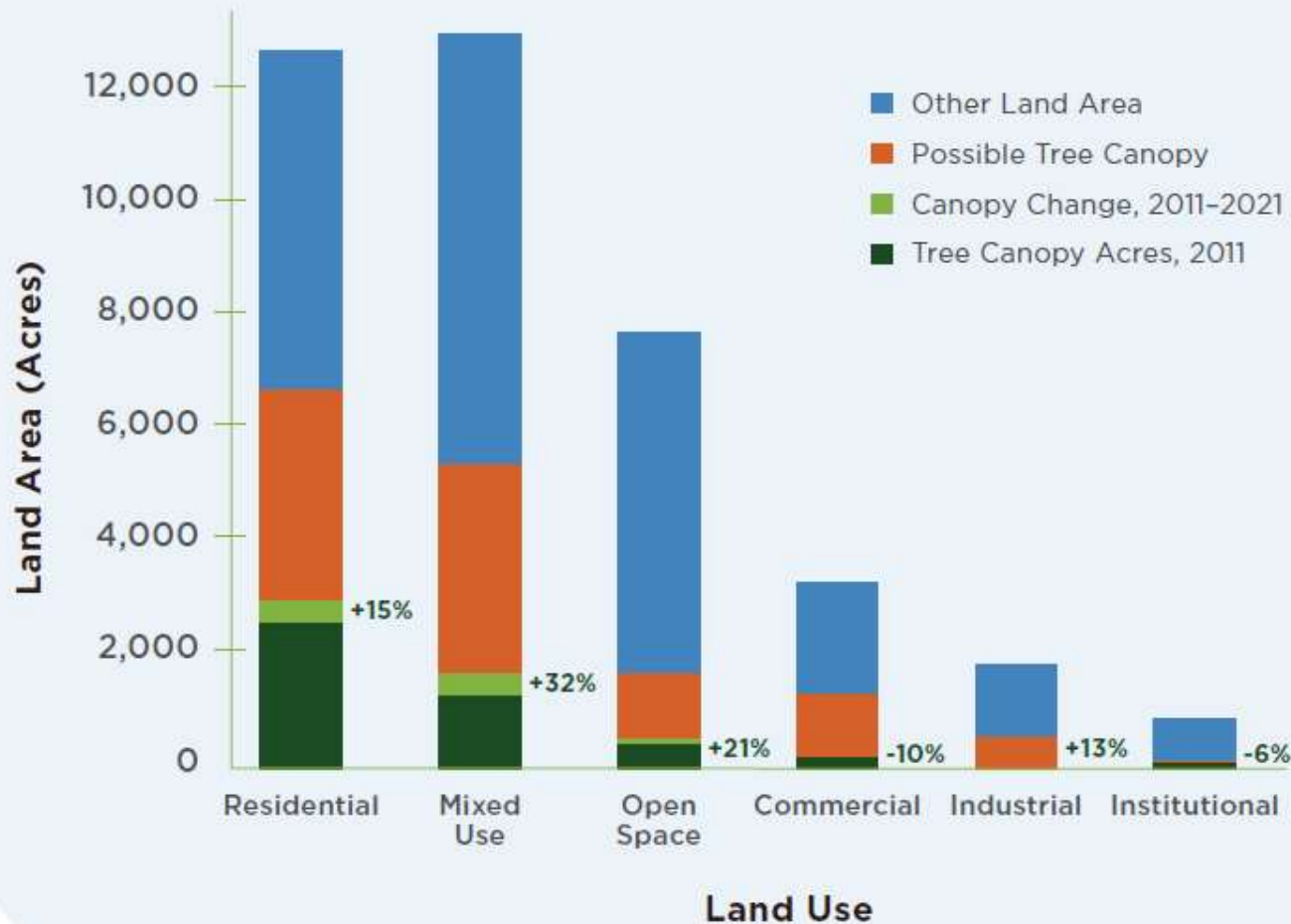
LCUASS



Building Code + others

House Bill	Status
HB24-1313 – TOD <ul style="list-style-type: none">Requires communities to have an average zoned density of 40 units per acre along high frequency transitNo public hearing required for mixed-use and multifamily developmentCommunities must develop strategies to mitigate gentrification and displacement	In Progress: On or before June 30, 2025, a preliminary transit-oriented community assessment report to the department that includes the transit-oriented community's housing opportunity goal, the data and method used to calculate that housing opportunity goal, and the areas within the transit-oriented community that may need to be zoned to accomplish that housing opportunity goal
HB-1152 – Accessory Dwelling Units <ul style="list-style-type: none">ADUs permitted everywhere single-unit dwellings are allowed	Complete: Effective as of February 14, 2025
HB24-1304 – Multifamily Parking <ul style="list-style-type: none">No minimum parking requirements for new multifamily/mixed-use development along transit corridors	Complete: Effective as of February 14, 2025

TREE CANOPY COVER BY LAND USE TYPE, 2011-2021



ACROSS FORT COLLINS

- Canopy has grown in most Land Use Types
- Residential and Mixed-use greatest opportunity
 - 8,083 acres of potential tree canopy
- Commercial and Institutional have lost canopy

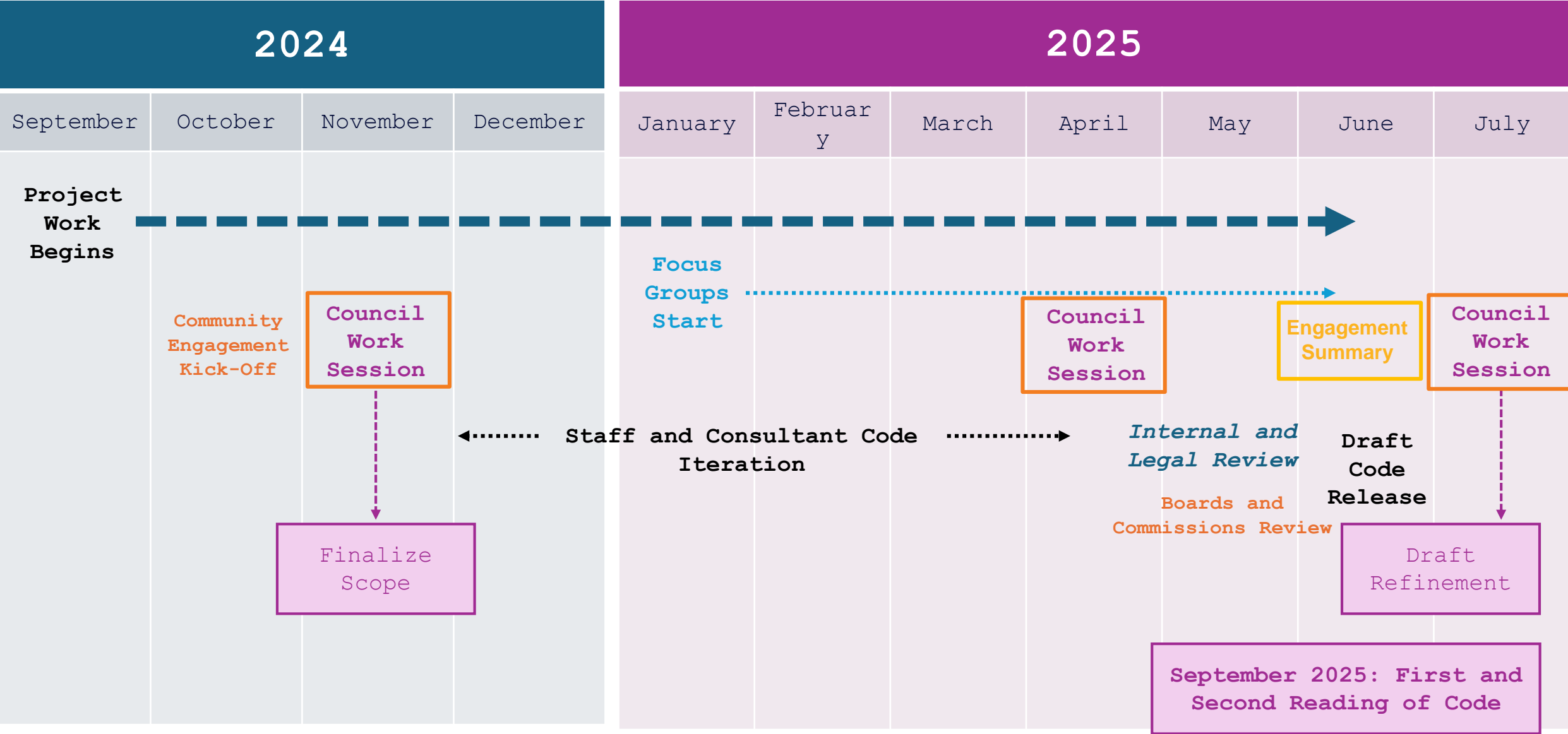
Exploring Tree Preservation and Mitigation tree policy...

- Working with Landscape consultant
- Balancing priorities and Guiding Principles
- Bring mitigation policy options to full Council for consideration in Q3 2025



Project Schedule & Public Process

Timeline



Fall Public Engagement Summary & Themes

- Hosted 6 neighborhood visits, one in each City Council District, with over 50 participants
- Business Kick-Off Event with around 35 attendees
- Community Forum with around 70 attendees

Themes from Neighborhood Visits:

Likes:

- Locally-owned businesses, outdoor seating
- Public art
- Accessibility to surrounding neighborhoods and transit options
- Amenities like childcare, diverse housing options, retail like coffee shops

Dislikes:

- Expansive parking lots and lack of sidewalks or walkways
- Pedestrian crossings that feel unsafe for cyclists and pedestrians
- Bus stops that feel disconnected from their surroundings
- Bike racks that are difficult to locate, poorly designed



Focus Group Themes:

- **Code-Related changes**

- Change of Use Clarity
- Connecting Walkway Standards
- Building Types
- Mismatched Uses and Zone Districts
- Some uses require too complex a review process (Planning and Zoning, Hearing Officer, BDR)

- **Process-Related Changes**

- Consistency in code interpretation
- Ability for staff to make decisions (could be resolved with some code changes for clarity)
- Conflicting comments between different departments
- Lack of clarity in what is required vs. what is “nice to have”

April Engagement Events:

- **Virtual Open House**

Date: Monday, April 7

Time: 6-7:30 p.m.

Platform: Zoom (RSVP required for access link)

- **In-Person Open House**

Date: Wednesday, April 9

Time: 3-7 p.m.

Location: Center for Creativity, 200 Mathews St.



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

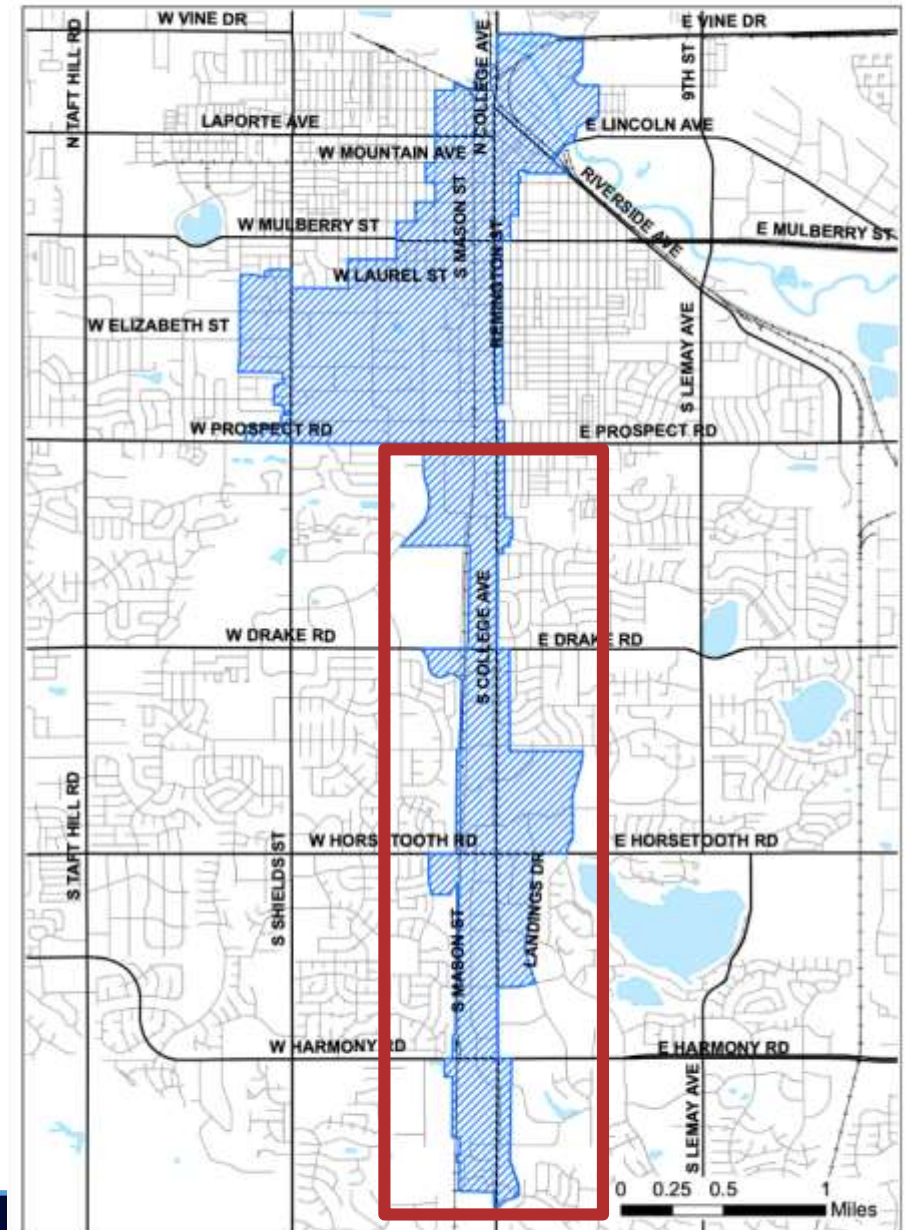
**Updated after November
Work Session**

Transit Oriented Development Overlay

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

- Purpose: 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.
- Permitted land uses in the TOD: gas stations, self-storage, drive-thru restaurants, drive-thru pharmacies, car washes, drive-thru banks & credit unions, and stand-alone parking lots, amongst others.

Transit-Oriented Development (TOD) Overlay Zone



Transit Oriented Development Overlay

Recalibrate existing incentives for encouraging TOD development and examine uses permitted within this area

- Much of the development and redevelopment in this area continues to be low-intensity and auto-centric uses.
- With current market conditions, the incentives offered by the TOD Overlay are not economically feasible for producing mixed-use development.
- Some currently allowed uses may not align with the vision of the TOD overlay.
- Large areas of existing surface parking.

Quotes/Statements from Focus Groups & Community Engagement:

The satellite image (of the city) tells the whole story. Sprawling parking lots mean wasted space, hot pavement, and a hostile environment for people.

Most of the neighborhoods and businesses along the transit line are not connected to the transit line because of all the vacant parking lots.

All these gigantic parking lots along College drive me crazy. They're always 20% full at most. Build apartments and townhomes lining College with the big boxes behind. Housing is occupied at night and retail during the day. Let them share lots.

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

Recommended Land Use Code Changes:

- Recalibrate incentives: Easier to achieve height bonuses for standalone residential
- Adjust permitted uses: Limit additional low-intensity or excessively auto-centric uses
- Recalibrate non-residential parking: consider lowering surface parking minimums and/or maximums for commercial uses
- Leverage other City incentives outside of the LUC to encourage desired TOD development





Questions?

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:**

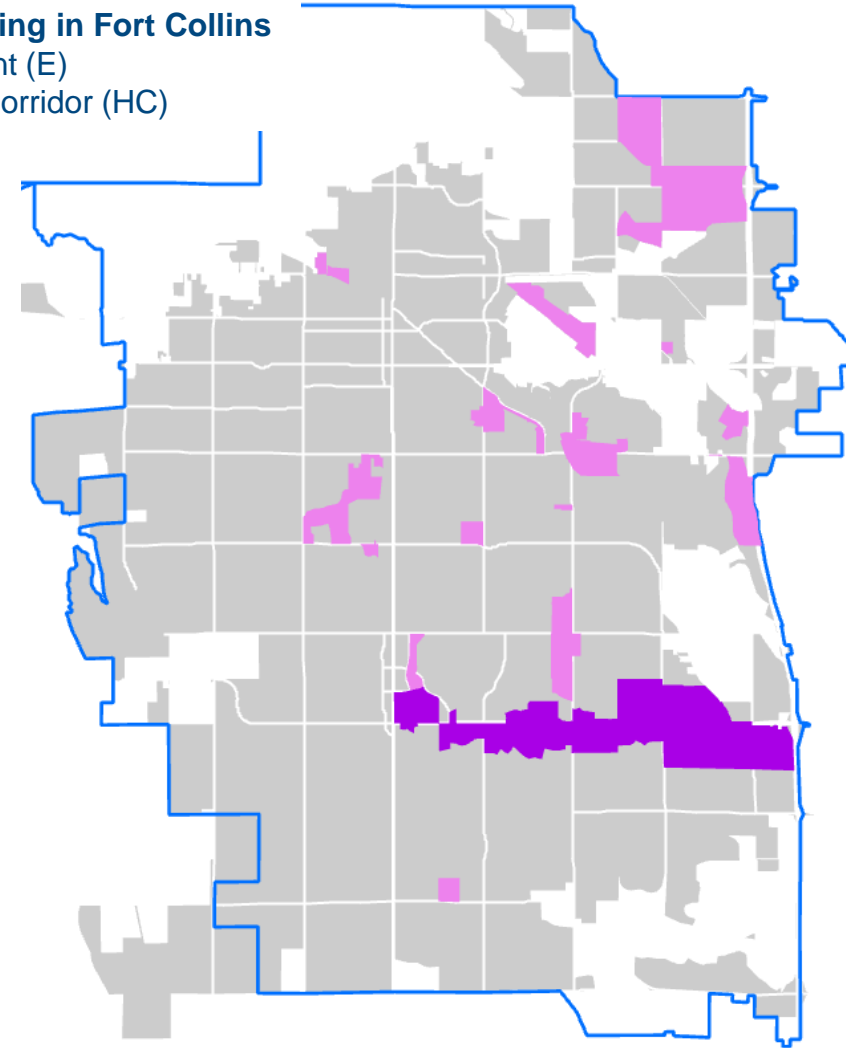
- Offices, financial services & clinics
- Long term care facility
- Medical centers/clinics
- Light industrial
- Mixed-use Dwellings
- And Others

- **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)



Harmony Corridor & Employment Zones

Reconsider primary/secondary use requirements to support 15-minute city goals in the Harmony Corridor and Employment Districts

- Current primary/secondary use requirements could impair mixed-use strategies and policies
- Low demand for primary uses over several decades, corridor is almost fully developed
- Demand for new office space has continued to decline following the COVID-19 Pandemic

Quotes/Statements from Focus Groups & Community Engagement:

Redefine employment zones to better accommodate market needs and mixed-use commercial developments.

Re-evaluate restrictions on secondary uses and redefine employment zones to better reflect the current, post-pandemic market.

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

Recommended Land Use Code Changes:

- Adjust the primary/secondary use ratio to allow for a greater mix of uses, including housing
- Adjust primary use requirements in mixed-use buildings
- Allow more secondary uses as part of a multi-story, mixed-use development
- Allow standalone secondary uses to be developed if replacing an existing surface parking lot





Questions?

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



Building Types & Design Standards

Create nonresidential building types, streamline and reduce redundancy within Article 5

- Form standards and building types (like the diagrams added during the last round of LUC updates) can yield better design outcomes and can help achieve more predictability in built projects.
- Article 5 of the LUC was not updated during the last round of updates and contains redundant sections that could be clarified, simplified, and possibly eliminated with the addition of building types.

Quotes/Statements from Focus Groups & Community Engagement:

Most of the neighborhoods and businesses along the transit line are not connected to the transit line because of all the vacant parking lots.

Please encourage or require all new developments near MAX bus stops to provide a pedestrian walkway connecting the stop to the main street. Asking pedestrians to walk an extra half mile to reach a stop does not encourage riders to use the service.

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

Recommended Land Use Code Changes:

- Develop new Non-Residential Building Types to be added to the LUC
- Consolidate and organize standards addressing non-residential buildings. Convert text standards to illustrations and graphics
- Update pedestrian-oriented design standards:
 - Connectivity and site circulation
 - Frontage and ground floor activity
 - Building massing and articulation





Questions?

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



Change of Use Process

Explore strategies to help ensure sites are brought up to modern standards over time without discouraging new business formation

- Older sites and buildings help foster new business formation but require costly and time-consuming site upgrades
- The current process lacks clarity about the type of upgrades and cost associated
- Changes required can seem disproportionate to the change proposed

Quotes/Statements from Focus Groups & Community Engagement:

Consider how to encourage small businesses to open without putting enormous costs on their shoulders, such as the cost of installing city sidewalks or repairing off-site infrastructure.

The number of review cycles should be determined by the complexity of the project. For example, reuse projects don't need multiple rounds of review.

Create a program for small business owners to move into a building, comply with essential codes, and then start operating, gradually becoming compliant with the entirety of the Code.

Draft Guiding Principle: Improve predictability of the Land Use Code, especially to support small business owners

Land Use Code Changes under consideration:

- Design an approach that makes requirements clear from the beginning and is commensurate with the impact of the proposed changes:
 - Reduce the quantity of projects that must go through the change of use process
 - When a site is undergoing a more significant change, limit site upgrades to a percentage of the total cost of the project
 - Prioritize the site upgrades that the Land Use Code requires





Questions?

Community Engagement
Info Sessions



Focus Groups



Public Review of
Draft



Community Engagement



WINTER /
SPRING

Code
Iteration

SPRING

SPRING/SUMMER

SUMMER



April Council
Work Session



Code
Refinement



Draft Code
release
June



July Council
Work Session

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?

