



David Katz, Chair  
Julie Stackhouse, Vice Chair  
Michelle Haefele  
Samantha Stegner  
Adam Sass  
York  
Ted Shepard

City Council Chambers  
City Hall West  
300 Laporte Avenue  
Fort Collins, Colorado

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**Regular Hearing  
March 23, 2023**

**Chair Katz called the meeting to order at 6:00 p.m.**

**Roll Call:** Stegner, Katz, York, Shepard, Stackhouse, Haefele

**Absent:** Sass

**Staff Present:** Frickey, Yatabe, Guin, Axmacher, Schumann, Myler, Keith, Sizemore, Mounce, Gilcrest, Buckingham, Betley, Claypool and Manno

Chair Katz provided background on the Commission's role and what the audience could expect as to the order of business. He described the following procedures:

- While the City staff provides comprehensive information about each project under consideration, citizen input is valued and appreciated.
- The Commission is here to listen to citizen comments. Each citizen may address the Commission once for each item.
- Decisions on development projects are based on judgment of compliance or non-compliance with city Land Use Code.
- Should a citizen wish to address the Commission on items other than what is on the agenda, time will be allowed for that as well.
- This is a legal hearing, and the Chair will moderate for the usual civility and fairness to ensure that everyone who wishes to speak can be heard.

**Agenda Review**

Community Development and Neighborhood Services Director Paul Sizemore reviewed the items on the Consent and Discussion agendas, stating that all items will be heard as originally advertised.

### **Discussion Agenda:**

#### **4. North College Mobile Home Park Rezoning**

**Project Description:** This is a City-initiated request to rezone 32.8 acres from the Low-Density Mixed-Use Neighborhood (LMN) and Service Commercial (CS) zone districts to the Manufactured Housing (MH) zone district. The rezoning is a continuation of City efforts begun in 2020 to preserve and protect existing manufactured housing communities.

**Recommendation:**     **Approval**

(\*\*Secretary's Note: Member Stegner withdrew from the discussion of this item due to a conflict of interest.)

Member Stackhouse disclosed that her brother-in-law is a resident of the North College Mobile Home Park; however, she has not discussed this proposal with him nor does she believe it would impact her decision-making. Additionally, she noted City Council will make the final decision on this proposal.

#### **Staff Presentation**

Ryan Mounce, City Planner, stated this item is a request for a rezoning of approximately 33 acres of the North College Mobile Home Park from the Low-Density Mixed-Use Neighborhood (LMN) and Service Commercial (CS) zone districts to the newly created Manufactured Housing (MH) zone district. He noted this is a City-initiated request with the goal of continuing some of the City's policy and preservation work regarding mobile home parks and is involuntary on the part of the property owners. Additionally, he noted the final decision maker will be City Council.

Mounce showed a map of the property and further detailed the mobile home preservation work which started in 2020. He discussed the staff analysis of the rezoning criteria which relate to consistency with the City's Comprehensive Plan, whether the proposed rezoning is compatible with existing land uses around the site, whether there would be impacts on the natural environment, and the extent to which the amendment would result in a logical and orderly development pattern. He stated the majority of policy guidance supports the zoning change and staff is recommending its approval.

#### **Commission Questions**

Chair Katz asked if there is a current fear of redevelopment of the property or if this is a proactive protective measure. Mounce replied no plans for redevelopment have been discussed; however, the rezoning would send the strong policy signal that the City values the existing use of the property and desires its protection even with changes that may come to the corridor.

#### **Public Input**

Mary (no last name given) expressed support for mobile home parks and affordable housing, but asked if any consideration has been given to making the parks more attractive.

Chair Katz stated that issue is not being considered.

#### **Commission Questions and Deliberation**

Member Shepard commended the staff report and stated he is comfortable with the staff findings that this rezoning is compliant with plans and policies adopted by Council.

Vice Chair Stackhouse concurred and noted this action continues a series of rezoning decisions.

Members York and Haefele also concurred.

Chair Katz stated affordable housing stock is important; however, he fundamentally opposes over-regulation and fears the placement of roadblocks that may need to be undone in the future. He stated he would strongly consider the property rights of the owners if they were in opposition.

**Member Shepard made a motion that the Planning and Zoning Commission recommend that City Council approve the rezoning of the North College Mobile Home Park to the Manufactured Housing zone district consistent with the staff recommendation finding the rezoning is consistent with the Comprehensive Plan, is warranted by changed conditions within the neighborhood surrounding and including the property, the rezoning would be compatible with existing and proposed uses surrounding the property and is the appropriate zone district for the property. Further, the rezoning would not result in significant adverse impacts on the natural environment, and the rezoning would result in a logical and orderly development pattern. This decision is based upon the agenda materials, the information and materials presented during the work session and this hearing, and the Commission discussion on this item. Member York seconded the motion. Yeas: Haefele, Stackhouse, York, and Shepard. Nays: Katz.**

**THE MOTION CARRIED.**