



North College Mobile Home Park Rezoning Neighborhood Meeting Summary

Neighborhood Meeting Date: February 6, 2023

City Staff – Attendees:

Em Myler – Development Review Liaison
Ryan Mounce – City Planner
JC Ward – City Planner, Neighborhood Services
Emily Olivo – Neighborhood Liaison, Neighborhood Services
Seth Lorson – Transit Planner, FCMoves

Applicant Team:

The City of Fort Collins is the project applicant

Project Information Presented:

- Em Myler provided an overview of the neighborhood meeting process and next steps after the meeting.
- City Planner Ryan Mounce provided an overview of the proposed rezoning of the North College Mobile Home Park to the Manufactured Housing (MH) Zone District. Details were also shared recent work over the past two years by the City to create a preservation-focused zone district for manufactured housing and the rezoning of other mobile home park properties in late 2020 which implements many policies and goals found in the comprehensive plan and the recently adopted North College Bus Rapid Transit Study.

Questions/Comments and Answers (answers primarily provided by City staff unless otherwise noted).

- **Is the rezoning a formality given Council voted to rezone the other mobile home parks several years ago?**
The rezoning has a lot of alignment with mobile home park preservation goals in City Plan, the recently adopted North College Bus Rapid Transit Study and identified priorities in the 2020 and 2022 Strategic Plan, however the ultimate decision will be up to City Council with a recommendation from the Planning and Zoning Commission. Since the original mobile home park rezonings occurred there are new members to both bodies and unique circumstances for any project that may influence a final Council decision.

- **Is the reason the eastern half of the property wasn't rezoned considered for rezoning because it is commercial, like the remainder of the North College frontage?**

That existing commercial designation for the eastern half of the site does differ compared to the other parks that were rezoned in 2020 as they all carried residential zoning designations. Alongside delays due to pandemic conditions, staff wanted to work through the policy alignment implications in the North College Bus Rapid Transit Study which was forthcoming. The most recent guidance from both City Plan and the North College Bus Rapid Transit Study indicate the full site should receive residential zoning designation.

- **What happens after rezoning? Could the park be sold?**

A rezoning doesn't put any restrictions or limitations on a sale of the property, rather the intent behind the change in zoning is it would limit redevelopment potential to encourage the ongoing operation of the park, even if sold to another owner.

- **Are the owners aware of the rezoning?**

The owners have been contacted and informed about the proposed rezoning but there has not yet been a conversation or written comments in support or opposition to the rezoning. When the other parks were rezoned several years ago, most owners were neutral or opposed. At that time, all owners indicated they did not have plans to redevelop their properties but also recognized a rezoning put limitations on their future options.

- **What would be arguments against rezoning?**

With some of the earlier mobile home park rezonings there were comments and concerns about infringing too much on private property rights, or that the zone district itself was too static in nature and doesn't necessarily allow for options such as partial redevelopment to other forms of affordable housing.

- **Would owner comments be made public?**

If the owners provided written comments in advance of hearings or provided testimony at the hearings those comments would be public. We encourage anyone who wishes to comment to do so in writing because we're able to include those verbatim to decision-makers as part of their packet of information for a project, and all of those materials are available to view online for anyone interested in the proposal.

- **Does the rezoning impact the future of Mason Street?**

The rezoning itself doesn't impact the future of Mason Street, however, we did work through options during the North College Bus Rapid Transit Study to identify alternatives given the goal of rezoning is to limit redevelopment of the site and thus it would be less likely Mason Street would ever extend through this site. Within the new Bus Rapid Transit Study it's recommended Mason Street would turn and reconnect with College Avenue at Bristlecone south of the North College Mobile Home Park. That change is proposed to be formalized in the near future with updates to the Master Street Plan.

- **Comment: This is one of the best mobile home parks in Fort Collins and I'm concerned about impacts of the proposed homeless shelter nearby.**

- **When will the meeting for the homeless shelter proposal take place?**
The neighborhood meeting is scheduled for March 2nd. Residents of the North College Mobile Home Park are likely in close enough proximity to the site that you will receive a mailed letter about the meeting.
- **Comment: I think many of us would appreciate an email follow-up after this meeting with details on the homeless shelter proposal.**
- **Several additional comments were shared about potential crime/vandalism concerns associated with a homeless shelter nearby.**
- **What are some of the reasons or issues that could hold up the rezoning?**
Goal is to move the rezoning proposal forward to decision-makers quickly this spring. While dates have not been formalized it's likely the rezoning will reach the Planning and Zoning Commission in March and City Council in April. Can't speak on behalf of those decision-makers, however from a staff perspective there appears to be a lot of policy alignment between the rezoning and City Plan / Strategic Plan, and the rezoning of the other parks several years ago was a unanimous decision at the time.
- **Comment: I appreciate that the City is moving forward with the rezoning of the park.**
- **How many 55+ mobile home parks are there in Fort Collins?**
Within City limits there are only two – North College as well as Skyline Mobile Home Park.
- **If Council decides against the full rezoning, is there potential just part of the park could be rezoned?**
Plan is to move forward with a rezoning of the entire property. During a previous neighborhood meeting when it was discussed to start with a rezoning of just the back half of the park, residents indicated they were against that idea and desired the entire property to be unified under the MH district at the same time. Those comments will be communicated in materials to decision-makers.
- **Who is our Council member?**
The Councilmember for the park is Emily Francis. The City recently reworked some of the Council boundaries and this area is just on the line between several districts. Councilmember Gutowsky has also frequently been involved with residents of North College Mobile Home Park as well.
- **What language exists in Fort Collins Municipal Code about mobile home parks? Is there overlap with state laws?**
Section 18 is all about mobile home parks. There are some additional changes moving forward this year related to billing transparency/auditing and clothes lines. If you're interested in learning more about local and state laws, the City has a webpage with flyers explaining all mobile home park requirements and who enforces those codes.
- **Who is responsible for enforcing locally?**
It depends on what the potential issue is, but some of the key departments would be building inspection, zoning, and code enforcement.
- **Are there other parks that have not been rezoned?**
There are a small number of parks without any proposed rezoning, and it's uncertain if those parks will be rezoned. They differ from the other parks in that they are much smaller, tend to be fully under

commercial zoning designations and they have other uses on their properties, such as hotels/motels that conflict with the MH district.

- **Is it correct that the current eastern half of the park is considered nonconforming?**

Yes, the eastern half is zoned Service Commercial (CS), which is a primarily commercial/light industrial zone district. While it does permit some forms of residential development, manufactured housing is not a permitted use and is considered a nonconforming use. Nonconforming uses have some restrictions on their ability to expand, and there may be issues for property owners of nonconforming uses if they are seeking financing or insurance for the property.

- **When will Connexion come to the park?**

Connexion has representatives that work to bring the service to mobile home parks and multifamily projects, however they need an agreement and consent of the owners of those properties and we're continuing to talk with those properties to explore how service can be provided.

- **Participant discussion began to take place about what types of easements already exist within the property for water utilities and if those could be used to install future Connexion services.**

- **Comment: It's frustrating we're paying taxes for Connexion but not able to receive service.**

- **Have many members of the current City Council have been involved in this rezoning?**

As a development review proposal, Council members are typically restricted from being directly involved as they are either a final decision maker or decision maker for appeals. From a policy perspective many of them have been involved in efforts supporting mobile home park issues and preservation. Council decides their priorities at the beginning of each term and lead development of the Strategic Plan, which currently includes priorities for mobile home park preservation.