

**From:** [Taylor Meyer](#)  
**To:** [Noah Beals](#)  
**Cc:** [Kevin Noble](#)  
**Subject:** [EXTERNAL] Land Use Code Change - Questions  
**Date:** Thursday, October 20, 2022 11:20:45 AM  
**Attachments:** [image002.png](#)

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Hi Noah,

I have a concern about the new land use code in relation to a project I am working on right now at 700 E Elizabeth. Under the current code for the NCL Zone district the FAR is allowed to be 30% of the total. The lot is 21,052 sq ft so the FAR is 6315. The existing house is just about 2000 sq ft and the detached accessory structure is about 1800 sq ft. This means under the existing code we could add another 2500 sq ft to the house but under the new code we won't be able to add anything to the existing house. (Though I understand the benefit under the new code would be that we could turn the accessory structure into an ADU.)

This code change dramatically affects what can be done on this project. We will strive to submit for permit before Jan 1<sup>st</sup> but there many things out of our control that can delay a design schedule. Will there be any leniency for submitting for permit under the existing LUC after Jan 1<sup>st</sup> if the new code is adopted by city council on Jan 1<sup>st</sup>?

I have some additional general questions about the propped LUC that aren't necessarily related to the project I describe above:

- On the LUC updates website I see this:

*"Note: The geographic boundaries of zone districts are NOT changing with these proposed updates. In some cases, zone districts have been re-named. To find information about zoning for specific parcels, please visit [FC Maps](#)."*

When I visit FC Maps and click on specific parcels I do not see any information about the change from one zone district name to another name. Also, Article 2 does not explain the change from one district name to another. How do we connect the dots here, how do we translate the old zone districts to the new zone districts?

- I hear a lot of critique from the community about how strict and limiting the proposed 2000 sq ft restriction will be for houses in the Old Town Districts. And as you can see in the example I outlined above, the new floor area limit dramatically affects what options are available. This change affects some properties very differently than other properties. Is there any discussion about revising this constraint from the new LUC?
- In Article 2 the Old Town Zone Districts say that Detached Houses are limited to 2000 sq ft. But In Article 7 the definition of Floor Area section (B) for Old Town Zone districts says that floor area is calculated by including the principal buildings AND the accessory buildings. These two sections seem to be in direct conflict with each other.
- Furthermore with the definition of Floor Area in the Old Town Districts, will the calculation of

the 2000 sq ft limit for a house need to include the floor area of an attached garage or is this area excluded from the calculation?

Thank you for taking the time to review my questions and concerns.

**TAYLOR MEYER**

Architect

AIA, NCARB, LEED AP BD+C

Passive House Tradesperson

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**From:** [Whedbee House](#)  
**To:** [Noah Beals](#); [steve.nelson14r@gmail.com](mailto:steve.nelson14r@gmail.com)  
**Subject:** [EXTERNAL] RE: Opposition to Planned 2,000 SF Residence Limit  
**Date:** Tuesday, October 25, 2022 2:05:10 PM

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Hello Noah  
Thank you for your reply and the update on the Code.  
I appreciate your time.  
Best Regards,  
Patty

1316 Whedbee Street  
Patty Huntley/Steve Nelson  
Mobile: (970) 481-4446  
Email: [whedbee.house@outlook.com](mailto:whedbee.house@outlook.com)

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**From:** Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Sent:** Monday, October 24, 2022 3:31 PM  
**To:** [whedbee.house@outlook.com](mailto:whedbee.house@outlook.com); [steve.nelson14r@gmail.com](mailto:steve.nelson14r@gmail.com)  
**Subject:** RE: Opposition to Planned 2,000 SF Residence Limit

Hello Patty and Steve,

Thanks for the emails, we will get this information to Council for their consideration. On Oct 18<sup>th</sup> Council did approved the changes include in the Phase 1 Land Use Code update. As you mentioned these changes did include a limit on single unit detached housing in the OT zone district. At the first reading Council also approved an edit to increase this limit to 2,400sf of allow floor area for the primary building. Additional, Council directed an edit to the definition of Floor Area to clarify that detached accessory structures are not included in the primary building floor area limitation. Detached Accessory buildings have a separate allowance.

It is understood this does put limits on larger lots that do not exist in the current code. The goal of this update to incentives large lots to be reserved for more than 1 dwelling to increase overall housing capacity in the City.

Council is scheduled to hear this item again on 2<sup>nd</sup> reading at the Nov 1<sup>st</sup>, 2022 regular meeting. J

Regards,

**Noah Beals, AICP**  
Development Review Manager | City of Fort Collins  
[nbeals@fcgov.com](mailto:nbeals@fcgov.com) | 970.416.2313 direct

To Fort Collins City Council

Hello –

I understand that the Fort Collins Land Use Code is being revised. An item I oppose is the provision limiting a home footprint to 2,000 square feet within established neighborhoods of the City.

In my case, we are planning home construction to account for the following contingencies, which cannot be accommodated by the contemplated 2,000 SF limit:

- A core element of our home design is to accomplish an age in place goal for me and my spouse, and this requires additional floor space for hallways and clearance into and within individual rooms on the main (ground) level
- We are engaged in space planning that will allow my elderly mother to move into the home with us
- My spouse and I both have professional office space needs that are home-based

We live in the Midtown area of the City on a 13,000 SF lot, which affords significant room for building expansion without impinging on required set-backs. Yet the contemplated limitation does not account for larger lot sizes. I believe that distinction should be addressed.

Thanks for the opportunity to comment.

Best Regards,

Patty Huntley  
1316 Whedbee Street  
Fort Collins CO 80524

**From:** [Julie L Stackhouse](#)  
**To:** [Meaghan Overton](#); [Noah Beals](#)  
**Subject:** [EXTERNAL] Fwd: A notice of possible interest  
**Date:** Thursday, October 27, 2022 7:56:37 AM  
**Attachments:** [PastedGraphic-1.tiff](#)

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This was forwarded to me through a member of the League of Women Voters. It is unfortunate that the writer did not attend one of the public outreach sessions.

All the best,



Begin forwarded message:

**From:** Trish Warner <[trishwarner27@gmail.com](mailto:trishwarner27@gmail.com)>  
**Subject:** **Fwd: A notice of possible interest**  
**Date:** October 27, 2022 at 7:26:30 AM MDT  
**To:** Barb Irelan <[irelanjohnbarb@gmail.com](mailto:irelanjohnbarb@gmail.com)>, Judy Filusch <[filusch@msn.com](mailto:filusch@msn.com)>, Vonne Zdenek <[vlzmcg@gmail.com](mailto:vlzmcg@gmail.com)>, Deb Bobowski <[bobowski.col@gmail.com](mailto:bobowski.col@gmail.com)>, Isabel Derbes <[isabelderbes@gmail.com](mailto:isabelderbes@gmail.com)>, Marilyn Heller <[mmhellers@gmail.com](mailto:mmhellers@gmail.com)>, Trish Warner <[trishwarner27@gmail.com](mailto:trishwarner27@gmail.com)>, Carol Rush <[crush@frii.com](mailto:crush@frii.com)>, Irene Josey <[iruniey@gmail.com](mailto:iruniey@gmail.com)>, RUTH E LONG <[relong46@comcast.net](mailto:relong46@comcast.net)>, Julie Stackhouse <[stackjl@me.com](mailto:stackjl@me.com)>, Karyl Rice <[karylwildrice@gmail.com](mailto:karylwildrice@gmail.com)>, Joyce DeVaney <[jdevaney6@comcast.net](mailto:jdevaney6@comcast.net)>, Nancy McDuffie <[mcduffien@rocketmail.com](mailto:mcduffien@rocketmail.com)>

----- Forwarded message -----

**From:** **Jane Hamburger** <[mjbhamburger@gmail.com](mailto:mjbhamburger@gmail.com)>  
**Date:** Wed, Oct 26, 2022 at 4:49 PM  
**Subject:** A notice of possible interest  
**To:** [trishwarner27@gmail.com](mailto:trishwarner27@gmail.com) <[trishwarner27@gmail.com](mailto:trishwarner27@gmail.com)>

Hi Trish, I don't know if this is of interest to some of your team. The public review process for housing projects stood out to me.

Jane

Land Use Codes Changing in Ft. Collins: Do you live in Old Town or near

CSU? If you live in Old Town or near CSU, please be aware that a significant zoning change is under serious consideration by the City that will probably affect you. This has not been effectively publicized, but the changes being considered will affect large parts of Old Town neighborhoods. At the bottom are some links for you. Key goals by the City are to increase housing density and capacity in the interest of creating more affordable housing. > Three neighborhood districts in the general Old Town area will be combined into one neighborhood district ("Old Town"). Are you in one of these districts? If so you should be aware of this. > If you would like to add on to your home, your home (+ new addition) may not exceed 2400 sq ft. > Housing options in Old Town neighborhoods will now include duplexes, triplexes, and apartment buildings. This includes neighborhoods that were designated as single-family housing in the prior land use code. > The public review process for housing projects will be less accessible by the public. All housing projects will be approved through what is called Basic Development Review. This means that city staff (the director of the Community Development and Neighborhood Services Department) is the final decision-maker and there is no public hearing for a housing project. > While these changes are fully supported by the development community, there is no requirement that developers contribute in any way toward solving the affordable housing situation. Important dates: The first reading of the "Land Development Code" (formerly the Land Use Code) was October 18. City Council will vote finally on the new Land Use/Development changes on Nov 1. These changes are focused on the long term and the new code could be in effect for 30 years, as the old one was. If enacted it will change housing and neighborhoods in Old Town significantly. November 1: Second reading and City Council votes on this issue. Make your Voice Heard Now: contact your City Council Representative, Write to the Mayor, attend the Nov 1, 2022 City Council meeting and speak at public comment. Links: Descriptions of the proposed zoning by zone (see p. 10 for a useful map) [https://www.fcgov.com/housing/files/article-2\\_-draft\\_ldc.pdf?1664220537](https://www.fcgov.com/housing/files/article-2_-draft_ldc.pdf?1664220537) Project page with updates <https://www.fcgov.com/housing/lucupdates> How to participate in a City Council meeting <https://www.fcgov.com/council/councilcomments> Who is my council person? <https://www.fcgov.com/cityclerk/district-boundaries>

