



First Reading: Land Use Code Updates

The Future of Commercial Corridors and Centers

Names Here

October 21, 2025

Does Council wish to adopt Ordinance XX-2025 for the proposed Land Use Code Commercial Corridors and Centers updates on First Reading?

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

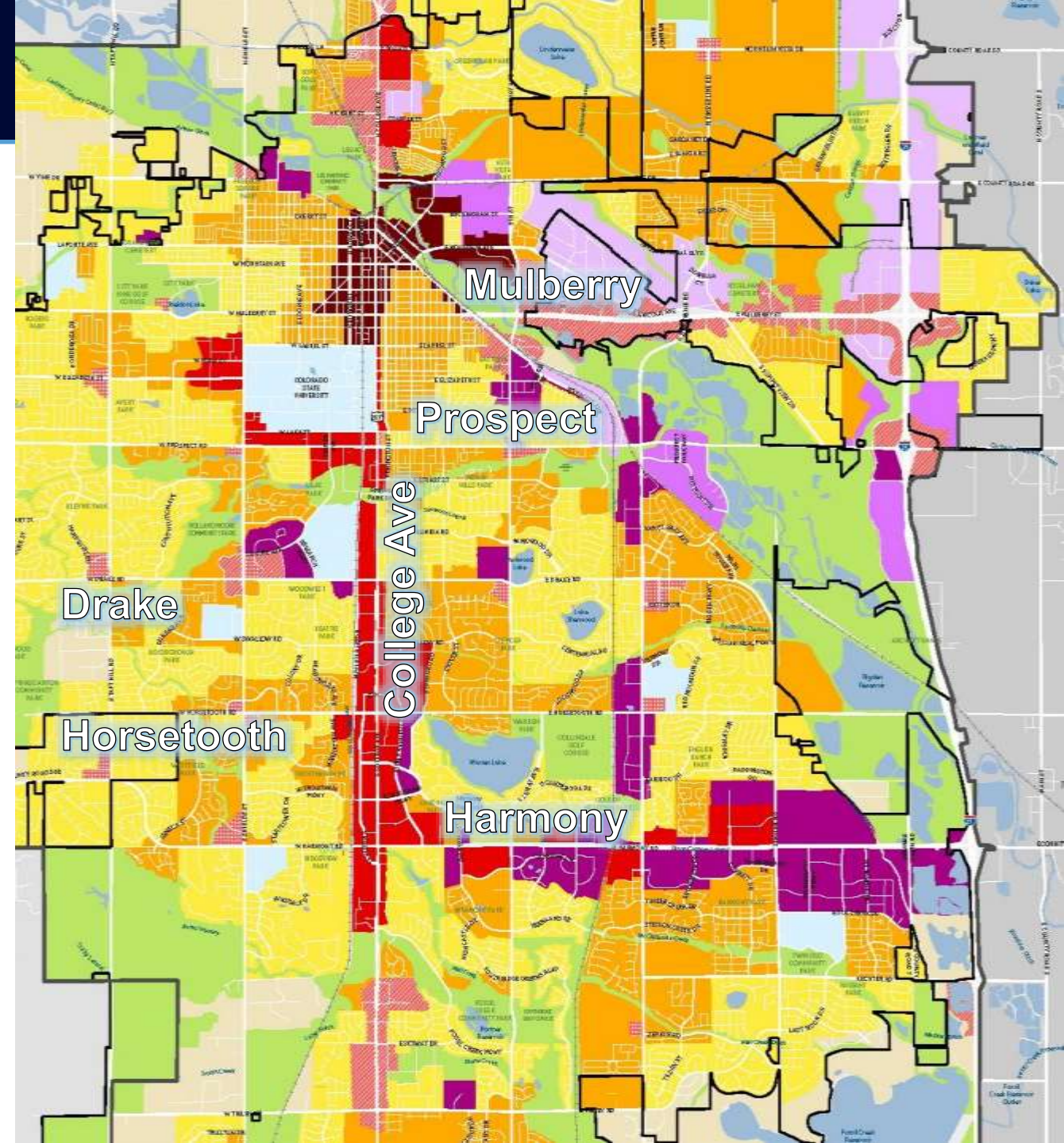
Neighborhoods

 Rural Neighborhood

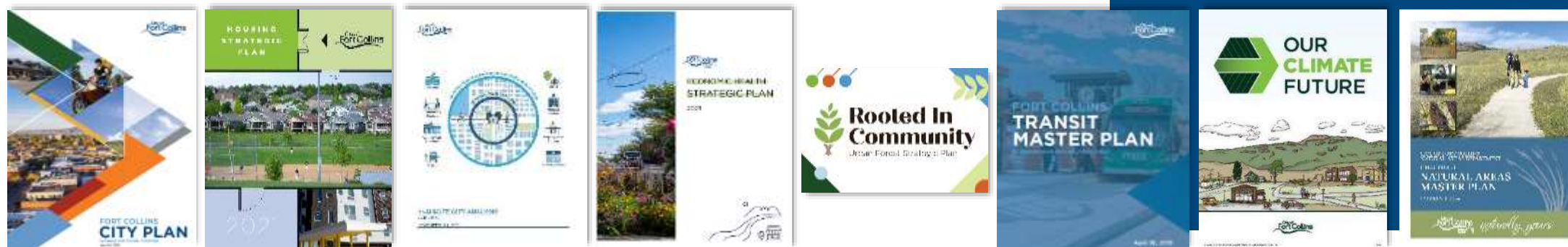
 Suburban Neighborhood

  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



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

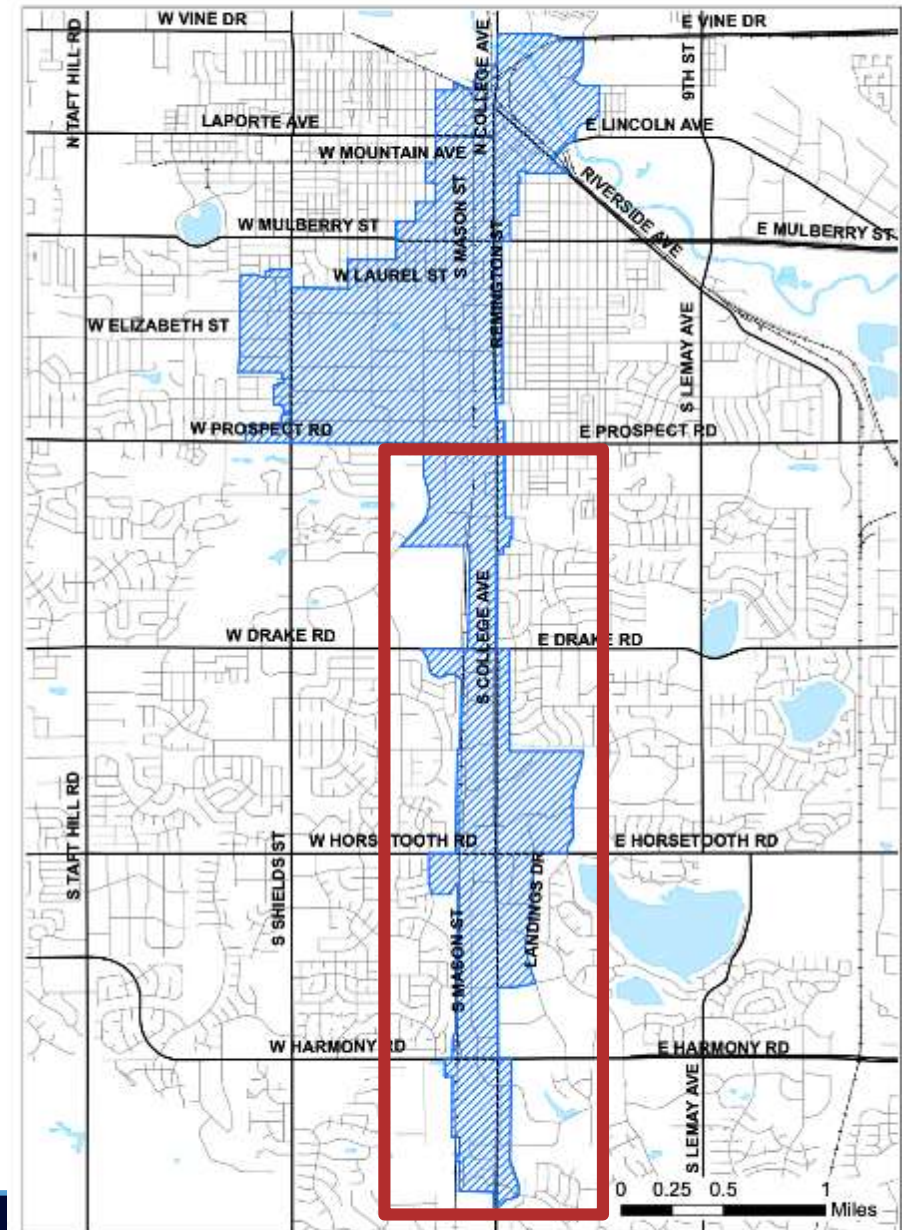
Improve predictability of the Land Use Code, especially to support small business owners

Transit Oriented Development Overlay

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

- **Purpose of TOD Overlay:** 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.
 - However, with current market conditions, the incentives offered by the TOD Overlay are not economically feasible for producing mixed-use development.
- Permitted land uses in the TOD: gas stations, self-storage, drive-thru restaurants, drive-thru pharmacies, car washes, drive-thru banks & credit unions, amongst others.
 - Some currently allowed uses may not align with the vision of the TOD overlay.

Transit-Oriented Development (TOD) Overlay Zone



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

Transit-Oriented Development (TOD) Overlay Recommendations

Recommendation Number	Recommendation
TOD 1	Allow 5-story standalone residential within the General Commercial zone
TOD 2	Limit new Gasoline Stations (gas stations) within 1000' of MAX Stations, other existing gas stations, and Convenience Stores with Fuel Sales
TOD 3	Prohibit new enclosed mini-storage use in entire TOD Overlay
TOD 4	Prohibit new boat sales with storage use in entire TOD Overlay
TOD 5	Eliminate parking minimums in the entire TOD Overlay but retain maximums for surface parking. Set a maximum contiguous surface parking lot allowance at 2.0 acres, inclusive of circulation and landscaping. Introduce additional site design standards such as requiring parking lots to be bound on at least two sides by streets (public and/or private)

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:**

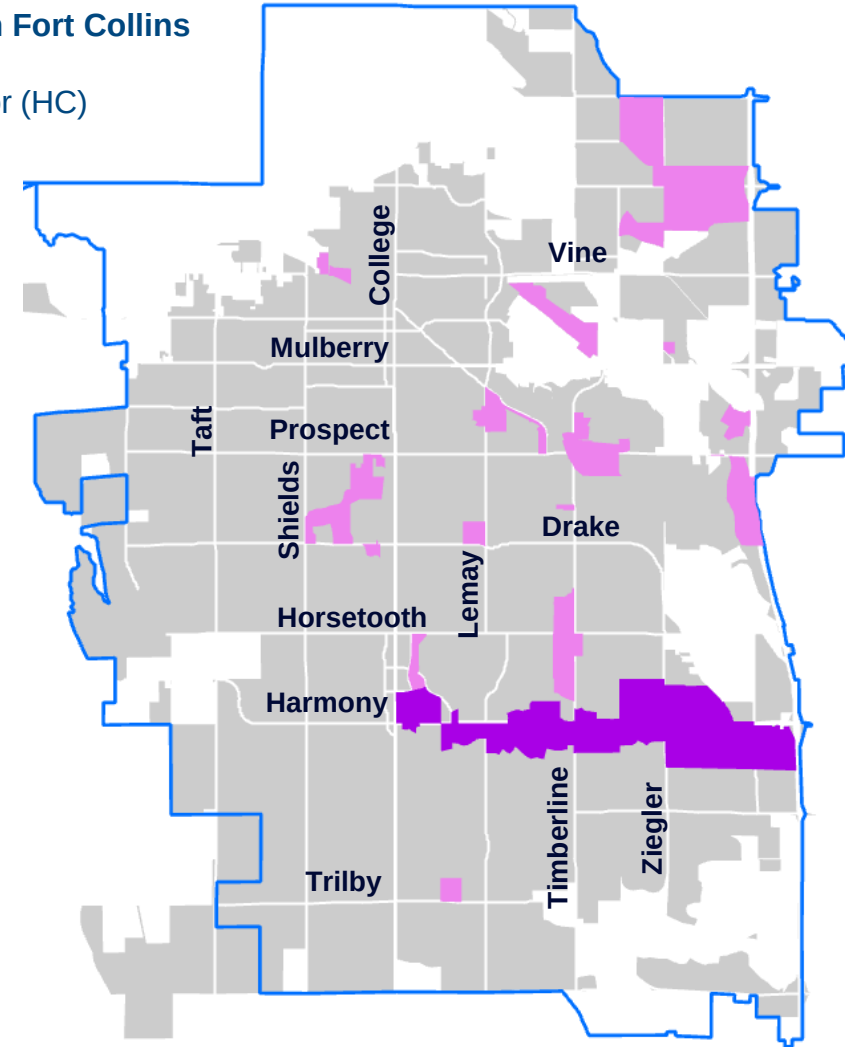
- Offices, financial services & clinics
- Long term care facility
- Medical centers/clinics
- Light industrial
- Mixed-use Dwellings
- And Others

- **Secondary Uses:**

- Residential uses (with some exceptions)
 - Convenience shopping centers
 - Standard restaurants
 - Limited indoor recreation use and facility
 - Child Care Centers
 - And Others
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- Current primary/secondary use requirements could impair mixed-use corridor strategies and policies.
 - Demand for new office space has continued to decline following the COVID-19 Pandemic.

Employment Zoning in Fort Collins

- Employment (E)
- Harmony Corridor (HC)



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

Harmony Corridor (HC) and Employment Zone (E) Recommendations

Recommendation Number	Recommendation
HC/E 1	Adjust to a 50:50 primary/secondary use split
HC/E 2	Allow standalone residential to replace existing parking lots (will not count towards ratio)
HC/E 3	Codify primary/secondary use split calculation methodology
HC/E 4	Allow primary use exceptions for mixed-use buildings when: • Primary uses occupy at least 25% of the ground floor <u>or</u> • Non-residential secondary uses may occupy 100% of the ground floor
HC/E 5	Allow residential buildings to be a maximum of six (6) stories in HC zone (increased from 3 stories)
HC/E 6 (added by City Council)	Allow Affordable Housing Projects to be exempt from the primary/secondary use split

Consolidate, clarify, and update building standards

Simplify building, site, & design standards
from **Article 5** into **Article 3: Building Types**

5.15 Building Standards

- 5.15.1 Building and Project Compatibility
- 5.15.2 Mixed-Use, Institutional, and Commercial Buildings
- 5.15.3 Large Retail Establishments
- 5.15.4 Convenience Shopping Center



ALLOWED ZONE DISTRICTS

BUILDING STANDARDS
(HEIGHT, FORM, SETBACKS)

MASSING & ARTICULATION

PARKING & CIRCULATION

SITE ACCESS
(VEHICULAR & PEDESTRIAN)

STYLE / MATERIALS

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

Building Types & Design Standards

Recommendation Number	Recommendation
BTDS 1	Add Non-Residential Building Types ‘Shopfront’ and ‘General’ to the Land Use Code. Shopfront Building Type replaces existing Mixed-Use Building Type
BTDS 2	Consolidate, clarify and update standards within Land Use Code Articles 3 and 5
BTDS 3	Convert text standards to illustrations and tables whenever possible

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



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

These updates entirely replace existing text under 6.3.10 Step 10: Amendments and Changes of Use – now titled 6.3.10 Step 10: Amendments and Changes Not Requiring Amendment

Recommendation Number	Code Updates
CU 1	• Created new tables that outline proposed exterior and interior changes that determine amendment type • Tables cover No Amendment, Micro and Parkway Landscape Amendment, Minor Amendment, and Major Amendment
CU 2	Created a new table that lists site improvements, and which are applicable based on amendment type.

Article 1:

- Revised Purpose Statement Section 1.2.2
- Revised Applicability Section 1.2.4 (clarifies role of adopted policy plans and subarea plans)

Article 2:

- Clarified and revised purpose statements for majority of zone districts
- Adjusts primary/secondary ratio in HC and E zones
- New section added within each HC and E to outline methodology of calculating primary and secondary uses
- Remove text that limits maximum height for residential buildings to 3 stories in HC (allow to be 6 stories)
- TOD Overlay updates

Article 3:

- Adding Shopfront and General Building Types (Shopfront replaces Mixed-Use)

Article 4:

- Conforming edits to use table

Article 5:

- Deleting or cleaning up subjective standards
- Additional standards for drive-throughs

Article 6:

- Entirely new text for 6.3.10 (Change-of-Use)
- Modification and Variance Review Procedures minor edits
- Text and Map Amendment Review Procedure minor edits

Article 7:

- Clarified and cleaned up drive-through terminology
- Deleting definitions for terms that do not appear in the LUC

- With the proposed Land Use Code updates, staff are also proposing updates to the Harmony Corridor Plan and Standards and Guidelines documents to ensure consistency.
 - At least 50% of land uses in the 'Basic Industrial and Non-Retail Employment Activity Centers' must be primary uses, down from 75%.
 - Proposed Land Use Code exceptions for mixed-use dwellings containing ground floor non-residential uses as well as affordable housing projects.
 - Both documents also incorporate changes to chapters and policies related to the Gateway Area of the Harmony Corridor near I-25.

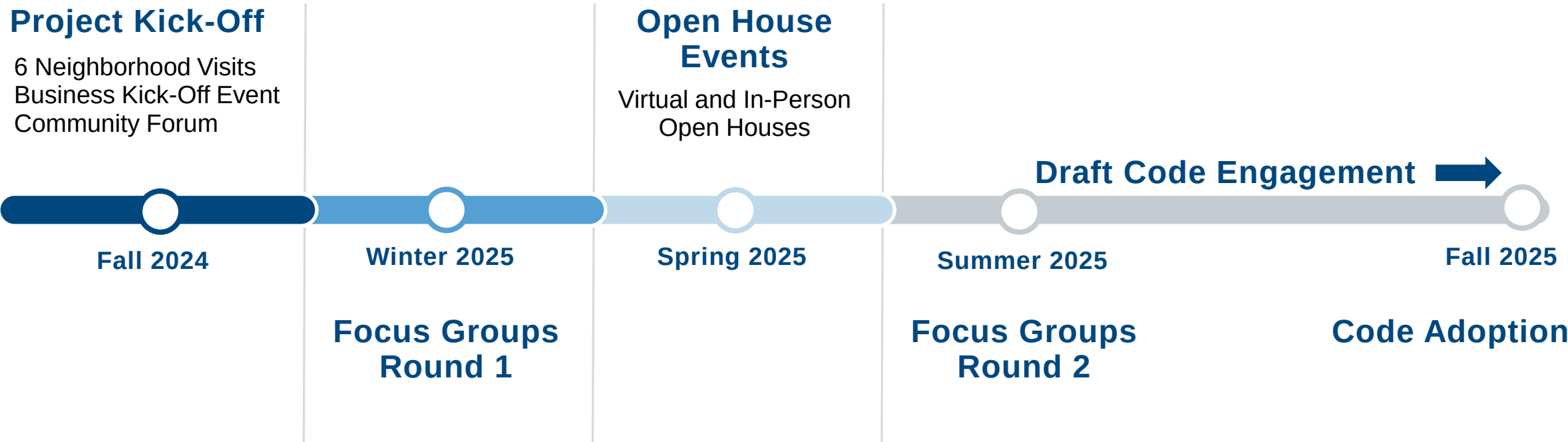
Harmony Corridor Plan

An Element of the City of Fort Collins Comprehensive Plan



February 7, 2006





Ongoing Engagement:

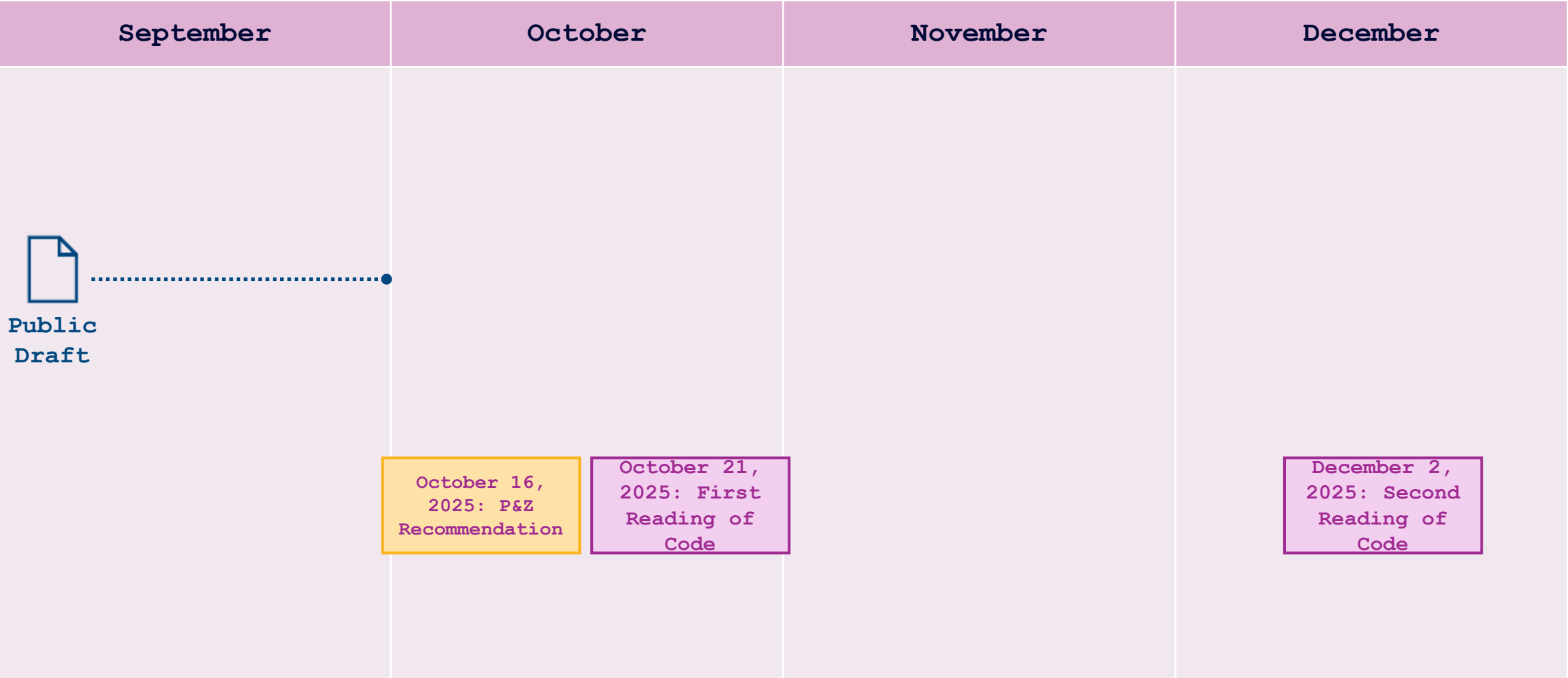
- Monthly newsletter updates to project newsletter subscribers
- Adding new content to OurCity page



Since the Public Review Draft was released in early September, the project team has...

- Offered office hours 2 times a week or by appointment
- Held internal review sessions with development review staff
- Hosted sessions to test the draft code on real projects with external participants
- Met with community groups, Boards and Commissions including:
 - Transportation Board
 - Active Modes Advisory Board
 - Economic Advisory Board
 - Affordable Housing Board
 - Fort Collins Chamber of Commerce Local Legislative Affairs Committee

Timeline



- The following topics could be pursued following adoption of the LUC:
 - **Consolidation of commercial zone districts and examination of employment zone districts**
 - **Expansion of the Transit-Oriented Development Overlay to North College, West Elizabeth**
 - **Continued refinement, clean-up and reorganization of Article 5 of the Land Use Code**

Does Council wish to adopt Ordinance XX-2025 for the proposed Land Use Code Commercial Corridors and Centers updates on First Reading?



Thank you!