



Planning, Development & Transportation

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MEMORANDUM

DATE: October 1, 2022
TO: City Council
TH: Caryn Champine, PDT Director; Paul Sizemore, Director of Community Development & Neighborhood Services; Meaghan Overton, Housing Manager
FR: Maren Bzdek, Historic Preservation Manager

RE: **LUC Update – Historic Preservation Commission Recommendation**

This memorandum contains the Historic Preservation Commission's discussion highlights and motion recommending approval of the proposed Phase 1 changes to the Fort Collins land use code.

At its September 21, 2022 Regular Meeting, the Historic Preservation Commission discussed the proposed changes and adopted the following motion on a vote of 5-0 (four members absent):

"That the Historic Preservation Commission recommend approval of the proposed updates to the City of Fort Collins Land Use Code based on the following finding: the proposed changes will allow for an increase in overall housing capacity and housing affordability while continuing to allow for preservation of historic resources."

Highlights from the Commission's discussion:

- Question about why we aren't requiring mixed use versus encouraging it, per Our Climate Future goals. Noted that Phase 2 may provide further opportunity to consider this issue.
- Concern about some recently constructed buildings that don't seem to be likely to stand the test of time, whereas a well-design mixed-use building is more likely to meet that standard.
- Noted that the floor area cap of 2,000 s.f. for zones OT-A and OT-C, regardless of lot size, is an important shift from the current code that incentivizes larger houses in those zone districts.
- Question about measures that encourage building conservation versus demolition, e.g. duplex conversions; staff noted building type standards incentivize keeping what is on site.
- Noted it is important to clarify the driveway maximum standard for Old Town zone districts.
- Noted support for densification and increase in walkability, while also highlighting that low-density midtown subdivisions that are just nearing 50 years old are based on endemic development patterns that challenge densification. To avoid treating those patterns as dispensable, important to look at how we can potentially densify them while maintaining their original historic character.

There was no public comment on this item at the HPC meeting.