

November 24, 2020

COUNCIL OF THE CITY OF FORT COLLINS, COLORADO

Council-Manager Form of Government

Adjourned Meeting – 6:00 PM

● ROLL CALL

PRESENT: Pignataro, Gorgol, Gutowsky, Summers, Stephens, Troxell, Cunniff  
STAFF: Atteberry, Daggett, Coldiron

Mayor Troxell outlined the public participation options for the meeting.

1. **Public Hearing and First Reading of Ordinance No. 145, 2020 Amending the Zoning Map of the City of Fort Collins by Changing the Zoning Classification for that Certain Property Known as the Timberline Church Rezoning. (Adopted on First Reading)**

*This item is a quasi-judicial matter and if it is considered on the discussion agenda, it will be considered in accordance with Section 1(f) of the Council's Rules of Meeting Procedures adopted in Resolution 2019-064.*

*At the November 17 Regular Meeting, Council voted to continue this item to the Adjourned Meeting on November 24, 2020.*

*The purpose of this item is to amend the City's Zoning Map to change the zoning designation for the Timberline Church Campus from Low Density Mixed-Use Neighborhood (LMN) to Medium Density Mixed-Use Neighborhood (MMN). The area proposed to be rezoned is approximately 32.79 acres. The applicant proposes the rezoning to support future infill housing on the site and enable higher density housing than would be allowed with the current LMN zoning. Additional commercial and institutional uses may also be proposed. The church has been in discussions with CSU regarding a potential land swap to construct an attainable housing project. CSU would donate their 4.76 acres on Timberline Road, and the church will swap 8-10 acres for the CSU property.*

*The rezoning request is subject to the criteria in Section 2.9.4 of the Land Use Code. The rezoning may be approved, approved with conditions, or denied by Council after receiving a recommendation from the Planning and Zoning Board, which voted 6-0 to recommend approval of the request with condition that the residential density be limited to 20 units per gross acre and that an Overall Development Plan (ODP) precede or accompany the Project Development Plan (PDP). The purpose of the condition of approval is to provide a density limit to help achieve a compatible transition with the surrounding neighborhood because the MMN zone district does not have a maximum density requirement. Additionally, the ODP would help identify the general design parameters for the property – including the general location and nature of proposed uses, transportation circulation, open space, buffers, and drainage features. A traffic study is also required. The ODP is required to be reviewed by the Planning and Zoning Board and would require at least one neighborhood meeting.*

Mayor Troxell outlined the procedure for hearing the item.

Brad Florin, applicant with Timberline Church, identified himself.

Jason Holland, City Planner, discussed the location and zoning of the Timberline Church property, noting it is currently zoned LMN - Low-Density Mixed-Use Neighborhood, and stated the applicant is proposing a change to MMN - Medium-Density Mixed-Use Neighborhood. He discussed the existing approved site plan for the church campus and mentioned the differences between the existing LMN zoning and the proposed MMN zoning, with the main one being greater allotted density. Holland stated the Planning and Zoning Board has recommended a maximum residential density of 20 units per acre, only to be applied to residential portions of the property, not the entire 33 acres, and also recommended a condition of an overall development plan requirement.

Holland discussed the compatibility of the proposed zoning with the City Structure Plan Map, City Plan principles and policies, and City Plan's guidelines for the mixed neighborhood place type. He stated staff's analysis is that a rezoning to MMN would fit well with principles and policies that promote infill and with the place type density guidelines and guidelines that higher density housing is in close proximity to a neighborhood center and transit, which is the case at this location.

Holland stated the proposed rezoning is not anticipated to have significant impact on the natural environment and the Foothills Channel requires buffering regardless of the zoning. In summary, he stated staff is recommending approval of the rezoning based on the rezoning criteria and Planning and Zoning Board recommendation of approval with conditions.

Mr. Florin discussed the history of the church property noting there is a significant overage of parking on the property as the second building was never constructed. Mr. Florin noted the church has been exploring infill development and CSU approached the church regarding a partnership for an attainable project. He stated the barriers to get to an affordable housing project are too high for this project, and the only way to make it an attainable project is to increase the density. He discussed the proposed land swap between CSU and the church that would allow for this project and noted the proposed housing is for staff and the public and is not a student housing project. Mr. Florin discussed the community services provided by the church and stated its desire is to make the area a larger community resource in the future.

Robert Carroll stated the property is currently landlocked and stated the staff analysis of the property was incorrect. He stated there is only one viable exit from the property and expressed concern about stormwater impacting his community.

Mr. Florin noted secondary access from the property will be required for fire purposes and the City has right-of-way on Timberline Road for its expansion as these properties develop. He noted the development will need to meet all City requirements.

Mayor Troxell noted this is a rezoning application and specific details mentioned by Mr. Carroll will be discussed in subsequent processes.

Councilmember Gutowsky stated she has heard a number of concerns related to traffic and requested Mr. Florin address the traffic and where another access would exist. Mr. Florin replied there is another outlet/inlet at the southwest corner of the Timberline parcel as it adjoins the CSU parcel, and to the north, Illinois and Iowa are both used as access points. He noted a traffic study will be required as part of the project development plan.

Councilmember Gutowsky asked if there will be a buffer between the proposed development and the existing Willows development. Mr. Florin replied there is a required setback and a recognition that the densest units should not be located next to the Willows.

Councilmember Pignataro noted that while the rezoning and possible development are separate, they may seem related to neighbors. She asked about the 50-foot buffer mentioned. Mr. Holland replied it is along the Foothills Channel and showed a map of the site. He commented on the fact that the existing site plan includes a portion of impervious area that was to be parking; therefore, making that same area a combination of parking and rooftops would not change the impervious area or drainage.

Councilmember Pignataro asked about possible traffic mitigation strategies including the extensions of Illinois and Iowa. Mr. Holland replied the rezoning itself does not generate traffic, but the overall development plan will start to lay out a basic diagram of access. He stated the number of trips generated will not be known until the number of housing units is determined and noted a traffic study will be required for a development regardless of the zoning. He went on to discuss the CSU zoned parcels noting they have yet to be annexed into the city.

Councilmember Pignataro asked what type of church gateway is being envisioned, stating she would oppose acres of irrigated grass. Mr. Florin replied some type of event center has been considered, but not a large swath of irrigated grass. He noted the old CSU agriculture buildings on the site will be demolished.

Mayor Pro Tem Stephens asked if there is a development proposal in place. Mr. Florin replied the church has been working with CSU for a number of years on an attainable housing proposal and noted CSU has gone through an RFP process with a number of developers to see if this is viable, and that process highlighted the need for additional density.

Mayor Pro Tem Stephens asked about the relationship between the church and CSU. Mr. Florin replied there is no contractual agreement, though a letter of intent has been drafted.

Councilmember Gutowsky asked who bears the financial burden of street extensions. Mr. Florin replied the current vision is for the extensions to be private drives; therefore, the church and the developers would be responsible for construction and maintenance of the infrastructure.

Councilmember Gutowsky asked Mr. Florin to address some of the neighbors' concerns about infill development in the area. Mr. Florin noted the imposed limit of 20 dwelling units per acre does throttle everything that can happen and most uses would require Planning and Zoning Board approval; therefore, citizens will have the opportunity to provide much more input.

Councilmember Summers noted many of the questions being asked will be addressed in great detail through forthcoming processes. He asked about a possible timeline going forward and noted the zoning change is necessary to achieve attainable housing goals and the property is in an ideal location for addressing carbon reduction goals. Mr. Holland replied this development requires an overall development plan, which requires a traffic study and neighborhood meeting, which could take around six months. Following approval of an overall development plan, a detailed project development plan would need to be submitted and that process can take from six months to a year. Any development with more than 50 dwelling units or 75 bedrooms requires a neighborhood meeting and Planning and Zoning Board approval as well.

Councilmember Cunniff asked if it is accurate that the average dwelling units per acre in MMN around the city is 20 units per acre. Mr. Holland replied it varies as the zone does not have a maximum allowed density, though developments typically come in between 15 and 20 or so units per acre.

Councilmember Cunniff made a motion, seconded by Councilmember Summers, to approve Ordinance No. 145, 2020, on First Reading.

Councilmember Cunniff stated he understands the concerns of the neighbors regarding traffic and intensity of use; however, there will be a process that will address the traffic and help to remediate

compatibility and intensity of use. He stated the proposed zoning is compatible with the Structure Plan and the limit of 20 dwelling units per acre is reasonable.

Councilmember Pignataro stated she would support the motion and noted there will be answers to specific questions later in the process. She thanked Mr. Florin for his thoughtful presentation and noted the church could have sold this land to the highest bidder.

Councilmember Gorgol stated she would support the motion noting the site is a good location for infill and higher density development.

Councilmember Gutowsky stated she would support the motion and thanked staff and Mr. Florin for their responses. She noted there will be processes in place to ensure any development is functional for all parties concerned. She stated the church is a good neighbor.

Mayor Pro Tem Stephens stated she would support the motion noting the site is adjacent to other MMN properties and is a good location for a walkable community.

Mayor Troxell stated he would support the motion stating this has been a thoughtful rezoning process. He thanked Mr. Florin and City staff for their work.

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| <b>RESULT:</b>   | <b>ORDINANCE NO. 145, 2020 ADOPTED ON FIRST READING [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Ross Cunniff, District 5  |
| <b>SECONDER:</b> | Ken Summers, District 3   |
| <b>AYES:</b>     | Pignataro, Gorgol, Gutowsky, Summers, Stephens, Troxell, Cunniff    |

● **ADJOURNMENT**

The meeting adjourned at 7:35 PM.

  
Mayor

ATTEST:

  
City Clerk

