

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 35 A-B

DATE: August 19, 2003

FROM: Pete Wray

SUBJECT:

Items Relating to the Harmony Corridor Plan.

RECOMMENDATION:

Staff recommends adoption of the Ordinances on Second Reading.

EXECUTIVE SUMMARY:

- A. Second Reading of Ordinance No. 103, 2003, Amending the *Harmony Corridor Standards and Guidelines* to Regulate and Guide the Development of a Lifestyle Shopping Center in the Harmony Corridor.
- B. Second Reading of Ordinance No. 104, 2003, Amending the Land Use Code to Allow for the Potential Development of a Lifestyle Shopping Center in the Harmony Corridor.

The City has initiated certain amendments to the *Harmony Corridor Plan* to allow a Lifestyle Shopping Center on the vacant property adjacent to the LSI Logic facility at the northwest corner of Harmony Road and Ziegler Road. The property is currently designated in the *Harmony Corridor Plan* for Basic Industrial and Non-Retail Employment uses. The proposed amendment would permit on the property, in addition to the current list of employment land uses, a Lifestyle Shopping Center.

In addition, certain amendments are proposed to the *Harmony Corridor Standards and Guidelines*, which implement the Plan, including adding new definitions, along with a few additional design standards and guidelines that establish uses, size and character. Ordinance No. 103, 2003 and Ordinance No. 104, 2003, were adopted 6-0 (Councilmember Kastein withdrew) on First Reading on July 15, 2003.

ORDINANCE NO. 103, 2003
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE HARMONY CORRIDOR
STANDARDS AND GUIDELINES TO REGULATE AND
GUIDE THE DEVELOPMENT OF A LIFESTYLE SHOPPING
CENTER IN THE HARMONY CORRIDOR

WHEREAS, by Resolution 2003-086 the City Council has amended the *Harmony Corridor Plan* to allow for the potential development of a Lifestyle Shopping Center in the *Harmony Corridor*; and

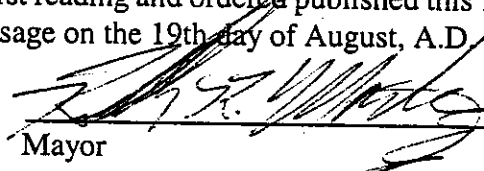
WHEREAS, if such Lifestyle Shopping Center is to be developed in the *Harmony Corridor*, then the *Harmony Corridor Standards and Guidelines* are in need of amendment to better regulate and guide such development; and

WHEREAS, the proposed amendments to the *Harmony Corridor Standards and Guidelines* will promote the public welfare and will be consistent with the vision, goals, principles and policies of City Plan and the elements thereof; and

WHEREAS, the *Harmony Corridor Standards and Guidelines* provisions pertaining to "procedure" should be amended to make reference to the Land Use Code rather than to the now obsolete Land Development Guidance System.

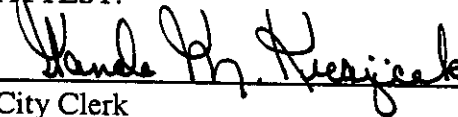
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS that certain provisions of the *Harmony Corridor Standards and Guidelines* are hereby amended to read as shown on Exhibit "A" attached hereto and incorporated herein by this reference.

Introduced and considered favorably on first reading and ordered published this 15th day of July, A.D. 2003, and to be presented for final passage on the 19th day of August, A.D. 2003.



Mayor

ATTEST:



City Clerk

Passed and adopted on final reading this 19th day of August, A.D. 2003.

Mayor

ATTEST:

City Clerk

ORDINANCE NO. 104, 2003
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE LAND USE CODE TO ALLOW
FOR THE POTENTIAL DEVELOPMENT OF A
LIFESTYLE SHOPPING CENTER IN
THE HARMONY CORRIDOR

WHEREAS, by Resolution 2003-086, the Council of the City of Fort Collins amended the *Harmony Corridor Plan* to allow for the potential development of a Lifestyle Shopping Center in the *Harmony Corridor*; and

WHEREAS, by Ordinance No. 103, 2003, the Council amended the *Harmony Corridor Standards and Guidelines* to regulate and guide the development of any such Lifestyle Shopping Center; and

WHEREAS, the Council has further determined that the Land Use Code should be amended to add a definition of the term "Lifestyle Shopping Center" and to add such a Center as a permitted use in the *Harmony Corridor Zone District*.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS that the Land Use Code of the City be amended as follows:

Section 1. That Section 4.21(B)(3)(c) is hereby amended by the addition of a new subparagraph nine to read as follows and by renumbering all subsequent subparagraphs:

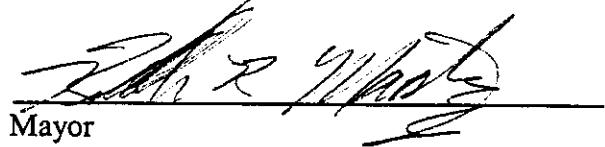
9. Lifestyle Shopping Center as defined/described in the Harmony Corridor Plan.
10. Regional shopping centers as defined/described in the Harmony Corridor Plan.
11. Convention and conference center.

Section 2. That Section 5.1.2 of the Land Use Code is hereby amended by the addition of a new definition of "Lifestyle Shopping Center" to read as follows:

Lifestyle Shopping Center shall mean a shopping center which is planned and developed as a unit, and intended to serve consumer demands from the community as a whole and the region, with primary offerings of specialty retailers such as apparel, home furnishings/accessories, books/music, bath/body, sporting goods, and grocery stores, and which offers sit-down restaurants, coffee shops, ice cream parlors, entertainment facilities and theatres, office uses, and/or uses of similar character. Such a center is designed with architectural distinction, individual identity for each store, and buildings which are brought together along a sidewalk network in an open

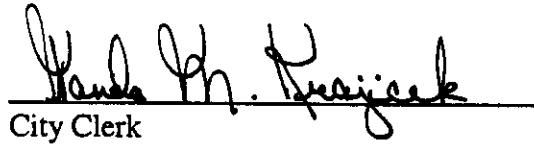
air setting, with a small park or plaza, and a high level of amenity in landscaping and urban furnishings.

Introduced and considered favorably on first reading and ordered published this 15th day of July, A.D. 2003, and to be presented for final passage on the 19th day of August, A.D. 2003.



Mayor

ATTEST:



City Clerk

Passed and adopted on final reading this 19th day of August, A.D. 2003.

Mayor

ATTEST:

City Clerk

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 23 A-C

DATE: July 15, 2003

FROM: Pete Wray

SUBJECT:

Items Relating to the Harmony Corridor Plan.

RECOMMENDATION:

Staff recommends adoption of the Resolution and of the Ordinances on First Reading.

EXECUTIVE SUMMARY:

- A. Resolution 2003-086 Amending the *Harmony Corridor Plan* (an Element of the Comprehensive Plan of the City) to Allow for the Potential Development of a Lifestyle Shopping Center in the Harmony Corridor.
- B. First Reading of Ordinance No. 103, 2003, Amending the *Harmony Corridor Standards and Guidelines* to Regulate and Guide the Development of a Lifestyle Shopping Center in the Harmony Corridor.
- C. First Reading of Ordinance No. 104, 2003, Amending the Land Use Code to Allow for the Potential Development of a Lifestyle Shopping Center in the Harmony Corridor.

The City has initiated certain amendments to the *Harmony Corridor Plan* to allow a Lifestyle Shopping Center on the vacant property adjacent to the LSI Logic facility at the northwest corner of Harmony Road and Ziegler Road. The property is currently designated in the *Harmony Corridor Plan* for Basic Industrial and Non-Retail Employment uses. The proposed amendment would permit on the property, in addition to the current list of employment land uses, a Lifestyle Shopping Center.

In addition, certain amendments are proposed to the *Harmony Corridor Standards and Guidelines*, which implement the Plan, including adding new definitions, along with a few additional design standards and guidelines that establish uses, size and character.

BACKGROUND:

Over the past several years, staff and the public have discussed the possibility of an additional, new regional shopping center somewhere in Fort Collins. Information obtained through the City Plan Update process shows that there is sufficient market demand for one future regional shopping center

somewhere in the region. Over the past few years, three regional shopping center developers have approached City staff about locating in Fort Collins. Staff evaluated available large vacant parcels within Fort Collins and from that analysis the property at the northwest corner of Harmony Road and Ziegler Drive emerged as the best available site. From a market perspective, the preferred location is somewhere near the southern end of the city near I-25.

Most recently, a national developer has approached the City to propose an outdoor regional retail center (Lifestyle Shopping Center) on the subject property. The property is approximately 140 acres in size. The proposed Lifestyle Center is estimated to include approximately 80 acres, leaving the remaining 60 acres for basic employment and secondary uses. The size of the Lifestyle Center would be expected to fall between approximately 250,000 – 450,000 square feet, with an upper limit of 800,000 in the event the shopping center was highly successful. No further details on either the retail, residential or employment phases have been provided at this early stage in the process.

To permit a shopping center at this location requires an amendment to the *Harmony Corridor Plan* as well as certain amendments and additions to the *Harmony Corridor Design Standards and Guidelines*. The process to amend the *Harmony Corridor Plan* has included numerous opportunities for citizen review and comment including opportunities to learn more about and ask questions at a City-sponsored neighborhood meeting and a public open house. In addition, information about the proposed amendment has been published on the City's Web site and the amendment has been well covered in the local news media. Staff also met with the original citizen's advisory committee for the Harmony Corridor Plan, as well as the Downtown Development Authority, Chamber of Commerce, City boards and commissions, and other interested groups and individuals. See attachments #3 and #4. Finally, on June 10, the City Council held a Study Session on the proposed amendment during which several issues and concerns were raised (see attachment #5).

The key considerations of economic impacts and employment land inventory are analyzed in a Lifestyle Center Economic Impact Analysis Final Report, (see attachment #6). And, City staff evaluated preliminary traffic considerations (See attachment #7).

Planning and Zoning Board Recommendation

On June 19, the Planning and Zoning Board voted 7-0 to approve a recommendation to City Council to adopt the items relating to the *Harmony Corridor Plan* Amendments (see attachment #8).

A part of the Board's discussion was regarding the recommended definitions and standards. In particular, the discussion focused on the issue of whether the definitions and standards sufficiently "tied down" the uses and character that were portrayed in the various images and literature provided by City staff and the developer. While the Board generally felt comfortable with the definitions and standards as presented, they encouraged and authorized the City staff to further investigate possible improvements.

Subsequently, the staff further evaluated the definitions and standards including getting help from outside experts. The product of this further work is a set of new, improved definitions and design standards. Staff reviewed the updated information with the Planning and Zoning Board at a recent Study Session. Both the Board and City staff are very comfortable with the new information.

Staff Recommendation

Staff is recommending approval of the proposed amendment to the *Harmony Corridor Plan and Standards and Guidelines* for the following reasons:

- A Lifestyle Center at this location will significantly strengthen our community as a center for retail trade in the region
- The trade area and demographics to support this type of Center clearly points to Fort Collins as the best location
- A Lifestyle Center will fill a market need that is not currently met elsewhere in Northern Colorado
- A Lifestyle Center will significantly contribute to Fort Collins' quality of life by providing more choice in shopping
- A Lifestyle Center will protect and enhance our retail tax base
- The proposed site is currently the best site in our community for a Lifestyle Center from a market standpoint
- The proposed site is an infill site which is ready for and capable of handling a Lifestyle Center
- A Lifestyle Center would significantly contribute to the shopping opportunities for residents and employees who live and shop in the Harmony Corridor
- The City has adequate development requirements and standards in place to insure compatibility with surrounding residential neighborhoods
- The inventory of land for employment is adequate to allow for projected job growth

LIST OF ATTACHMENTS:

1. Site and Context Maps.
2. Harmony Corridor Plan Amendment Process Schedule.
3. Comments from Neighborhood Meeting, Public Open House Meeting, and Harmony Corridor Advisory Committee Meeting.
4. Memo from the Downtown Development Authority.
5. Memo on staff response to questions raised at the June 10, 2003 City Council Study Session.
6. Final Report of Lifestyle Center Economic Impact Analysis prepared by Economic and Planning Systems, Inc. dated June 2003.
7. Memo on preliminary traffic considerations analysis, dated June 30, 2003.
8. Summary of Meeting Notes from the June 19, 2003 Planning and Zoning Board Hearing.
9. Chamber of Commerce Resolution.