

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 13

DATE: November 2, 1999

STAFF: Ken Waido

SUBJECT:

Second Reading of Ordinance No. 160, 1999, Amending the Zoning Map of the City of Fort Collins by Changing the Zoning Classification for Certain Properties Located Within the West Central Neighborhoods Plan and Known as the West Central Neighborhoods Plan Second Subarea Rezoning.

RECOMMENDATION:

Staff recommends adoption of the Ordinance on Second Reading. The Planning and Zoning Board voted 4-3 to recommend approval of the requested rezonings.

EXECUTIVE SUMMARY:

The **West Central Neighborhoods Plan** was adopted by the City Council on March 16, 1999, as a subarea (neighborhood) plan for an "L" shaped area of approximately three square miles located west, southwest, and south of the Colorado State University Main Campus. On June 1, 1999, the Council adopted on Second Reading Ordinance No. 90, 1999, which rezoned most of the properties proposed for rezoning within the Plan's boundaries as recommended in the **West Central Neighborhoods Plan**. The property located at 1132 West Prospect Road and the properties located north of West Prospect Road, adjacent to Whitcomb Street and Blevins Court, were deleted from the initial rezoning effort and temporarily retained in their existing R-L, Low Density Residential, District to allow staff additional time to work with the property-owners to discuss and evaluate their rezoning issues. Ordinance No. 160, 1999, which was unanimously adopted on First Reading on October 19, 1999, amends the zoning map by changing the zoning classification for certain properties located within the West Central Neighborhoods Plan.

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 33

DATE: October 19, 1999

STAFF: Ken Waido

SUBJECT:

Hearing and First Reading of Ordinance No. 160, 1999, Amending the Zoning Map of the City of Fort Collins by Changing the Zoning Classification for Certain Properties Located Within the West Central Neighborhoods Plan and Known as the West Central Neighborhoods Plan Second Subarea Rezoning.

RECOMMENDATION:

Staff recommends adoption of the Ordinance on First Reading. The Planning and Zoning Board voted 4-3 to recommend approval of the requested rezonings.

EXECUTIVE SUMMARY:

The **West Central Neighborhoods Plan** was adopted by the City Council on March 16, 1999, as a subarea (neighborhood) plan for an "L" shaped area of approximately three square miles located west, southwest, and south of the Colorado State University Main Campus. On June 1, 1999, the Council adopted on Second Reading Ordinance No. 90, 1999, which rezoned most of the properties proposed for rezoning within the Plan's boundaries as recommended in the **West Central Neighborhoods Plan**. The property located at 1132 West Prospect Road and the properties located north of West Prospect Road, adjacent to Whitcomb Street and Blevins Court, were deleted from the initial rezoning effort and temporarily retained in their existing R-L, Low Density Residential, District to allow staff additional time to work with the property-owners to discuss and evaluate their rezoning issues.

The property located at 1132 West Prospect Road is proposed to be rezoned into the L-M-N, Low Density Mixed-Use Neighborhood, District. This owner is no longer in opposition to the proposed rezoning.

The properties located north of West Prospect Road, adjacent to Whitcomb Street and Blevins Court, are proposed to be rezoned into the H-M-N, High Density Mixed-Use Neighborhood, District. Some property owners in this area are in opposition to the rezoning, contending that the minimum density of the H-M-N Zone at 20 dwelling units per acre is too high.

BACKGROUND:

The **West Central Neighborhoods Plan** was adopted by the City Council on March 16, 1999, as a subarea (neighborhood) plan for an "L" shaped area of approximately three square miles located west, southwest, and south of the Colorado State University Main Campus. The planning area's boundaries extend from Mulberry Street on the north to Drake Road on the south, and from the Burlington Northern/Sante Fe Railroad tracks on the east to Taft Hill Road on the west.

The **West Central Neighborhoods Plan** had its beginnings in 1995, when a group of citizens began working with City staff on the development of the "Prospect/Shields Neighborhood Plan." The scope of the project expanded to the **West Central Neighborhoods Plan** and include the coverage of approximately three square miles. The issues areas covered in the Plan include: (1) Land Use and Zoning, (2) Public and Private Sector Services, (3) Parks and Open Lands, (4) Neighborhood Appearance and Design, (5) Housing, (6) Transportation, and (7) Sense of Community.

Rezoning:

Presented below is a summary discussion of the major issue areas of the **West Central Neighborhoods Plan** as they relate to the proposed rezonings.

From a land use perspective the **West Central Neighborhoods Plan** divides the neighborhoods into "Conservation, Development, and Redevelopment Areas." Conservation areas are areas where current land uses are considered the most appropriate uses of land. Development areas are available undeveloped/vacant lands suitable for new development. Redevelopment areas are areas where current land uses are not considered to be the most appropriate for the future and should convert to more efficient uses. These areas are shown on the attached Map 2.

Both areas proposed for rezoning are in designated "Redevelopment Areas" and are specifically addressed on pages 2 and 3 of Chapter 3 of the **West Central Neighborhoods Plan** (copies attached).

The "Land Use and Housing Densities Plan" (shown on the attached Map 3) of the **West Central Neighborhoods Plan** divides the neighborhoods into nine land use types including residential, commercial, employment, and mixed-use classifications. The residential areas range from an "Urban Estate Area" where the residential density is limited to 2 dwelling units per acre, to "Medium Density Mixed-Use Neighborhoods" where the minimum density is 12 dwelling units per acre, and on to a "Campus District" where high rise structures, up to 5 stories would be encouraged. Non-residential areas range from small neighborhood centers, to "Neighborhood Related Commercial Areas," and the "Campus West/Community Commercial Area" and on to an "Employment District."

The property located at 1132 West Prospect Road is in the "Low Density Mixed-Use Neighborhood" designated area and is addressed on pages 4 and 5 of Chapter 3 of the **West Central Neighborhoods Plan** (copies attached). In summary, the Plan suggests that this property, along with the adjacent properties located to the west, offer opportunities for intensification of residential densities.

The properties located north of West Prospect Road, adjacent to Whitcomb Street and Blevins Court, are in the "Campus District" designated area and are addressed on page 7 of Chapter 3 of the **West Central Neighborhoods Plan** (copy attached). In summary, the Plan suggests these properties, along with the other properties located north of West Prospect Road and east of South Shields Street, should provide locations for residential, commercial, business, and service establishments closely related to Colorado State University. Residential uses should be high density uses, such as larger apartment complexes, dormitories, fraternities, sororities, etc.

The **West Central Neighborhoods Plan** contains a detailed "Zoning District Plan" (Map 4) which is designed to implement the "Land Use and Housing Densities Plan" (Map 3) and provides the basis for the requested rezonings.

The property located at 1132 West Prospect Road is proposed to be rezoned from its existing R-L, Low Density Residential, District into the L-M-N, Low Density Mixed-Use Neighborhood, District.

The properties located north of West Prospect Road, adjacent to Whitcomb Street and Blevins Court, are proposed to be rezoned from R-L into the H-M-N, High Density Mixed-Use Neighborhood, District. The R-L Zone is a single-family residential district with a minimum lot size of 6,000 square feet. The H-M-N Zone is a multi-family residential district requiring density to be 20 units per acre or higher and allowing building to be a height of five stories.

Changes to the Zoning Map for the properties proposed to be rezoned will be achieved by the Council's adoption of this Ordinance.

The owner of the property located at 1132 West Prospect Road is no longer in opposition to the proposed rezoning. This property is proposed to be rezoned into the L-M-N, Low Density Mixed-Use Neighborhood, District.

Some property-owners in the area north of West Prospect Road adjacent to Whitcomb Street and Blevins Court are opposed to the rezoning, contending that the minimum required density of the H-M-N Zone at 20 dwelling units per acre is too high.

As a point of reference, a minimum density of 20 units per acre would require at least a 3-plex on a typical 6,000 square foot lot. At one time during the review of zoning alternatives for this area the use of the M-M-N, Medium Density Mixed Use Neighborhood Zone was considered. The M-M-N Zone has a twelve unit per acre minimum density and a maximum building height of three stories. The use of the M-M-N Zone was rejected as not being consistent with the vision of the West Central Neighborhoods Plan which calls for higher density and taller buildings. If Council agrees that the minimum density of 20 dwelling units per acre is too high for the H-M-N Zone, Council should give direction to staff to amend the H-M-N Zone and establish a new minimum density figure.

STAFF RECOMMENDATION:

Staff recommends approval of the requested rezonings.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board, at its meeting of March 4, 1999, voted 4-3 to recommend approval of the requested rezonings. The three negative votes were based on the desire of three Board members to retain the Hill property, located on South Shields Street, in the C-C, Community Commercial, District. The rezoning issues regarding the Hill property were resolved and approved by Council in the previous **West Central Neighborhoods Plan** rezoning action. A copy of the Board's minutes is attached.