

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 34

DATE: February 7, 2006

STAFF: Pete Wray

SUBJECT

Second Reading of Ordinance No. 011, 2006, Amending the Harmony Corridor Plan and Harmony Corridor Standards and Guidelines as They Pertain to Regional Shopping Centers.

RECOMMENDATION

Staff recommends approval of the Ordinance on Second Reading.

On December 8, 2005 the Planning and Zoning Board recommended City Council approval of the Amendments with three additional changes by a vote of (3-1).

EXECUTIVE SUMMARY

On January 17, 2006 Council approved on First Reading Ordinance No. 011, 2006, with direction to include on second reading certain amendments to the Harmony Corridor Standards and Guidelines that would apply the design standards for both Lifestyle and Regional Shopping Centers. Exhibit B reflects those amendments.

Bayer Properties has initiated an amendment to the *Harmony Corridor Plan* and the *Harmony Corridor Standards and Guidelines*, which would add a Regional Shopping Center to the Mixed-Use Activity Center in addition to Basic Industrial and Non-Retail Employment, as defined and shown on the Land Use Map. The property in question is located at the northwest corner of Harmony Road and Ziegler Road, behind and west of the existing LSI Logic building. The property is currently designated in the *Harmony Corridor Plan* and *Harmony Corridor Standards and Guidelines* for a Lifestyle Shopping Center and/or for Basic Industrial and Non-Retail Employment uses. The *Harmony Corridor Plan* and *Harmony Corridor Standards and Guidelines* are elements of the City's comprehensive plan, known as *City Plan*. Any proposed changes to these documents require a Minor Amendment process as described in Appendix C of *City Plan*, meeting specified criteria to support the change.

ORDINANCE NO. 011, 2006
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE HARMONY CORRIDOR PLAN AND THE HARMONY
CORRIDOR STANDARDS AND GUIDELINES ~~TO ADD A~~ **AS THEY PERTAIN TO**
~~"REGIONAL SHOPPING CENTERS" DESIGNATION IN THE MIXED-USE~~
~~ACTIVITY CENTER LOCATED AT THE NORTHWEST CORNER OF HARMONY ROAD~~
~~AND ZIEGLER ROAD AS SHOWN ON THE LAND USE MAP AND TO REVISE~~
~~THE TEXT OF THE DEFINITION OF "REGIONAL SHOPPING CENTER"~~

WHEREAS, the Council of the City of Fort Collins, by Ordinance No. 28, 1991, adopted the "Harmony Corridor Design Standards and Guidelines"; and

WHEREAS, by Ordinance No. 187, 1994, the Council amended the Harmony Corridor Design Standards and Guidelines to include not only standards and guidelines for the general design of the Harmony Corridor but also to include standards and guidelines for the design of certain shopping centers and retail uses in the Harmony Corridor, as well as land use and locational standards and guidelines for all land uses in the Harmony Corridor and certain definitional standards and guidelines; and

WHEREAS, the owner of certain lands located at the northwest corner of Harmony Road and Ziegler Road has proposed an amendment to the Harmony Corridor Plan and Harmony Corridor Standards and Guidelines to add a "regional shopping center" within the "mixed-use activity center" located at the northwest corner of Harmony Road and Ziegler Road, which would be in addition to the previously contemplated uses in such "mixed-use activity center"; and

WHEREAS, the property owner has also proposed an amendment to the Harmony Corridor Standards and Guidelines to amend the scale standards pertaining to Harmony Corridor Regional Shopping Centers so that the maximum acreage of such a regional shopping center would be increased from 70 acres to 100 acres; and

WHEREAS, the Council has determined that the "land use plan" maps in the Harmony Corridor Plan and in the Harmony Corridor Standards and Guidelines should be amended to add "Regional Shopping Center" as has been requested, and that the maximum size of a "Harmony Corridor Regional Shopping Center" should be increased from 70 acres to 100 acres.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the "land use plan" maps as contained in the Harmony Corridor Plan and the Harmony Corridor Standards and Guidelines are hereby amended to appear as shown on Exhibit "A" attached hereto and incorporated herein by this reference.

Section 2. That the Harmony Corridor Regional Shopping Center Standards pertaining to the "scale" of the Harmony Corridor Standards and Guidelines are hereby amended to read as follows:

Scale:

- A regional shopping center shall be situated on thirty (30) to one hundred (100) acres. (+)
- A regional shopping center shall contain at least fifteen (15) independent business establishments with separate public entrances. (+)
- A regional shopping center should continue the City's tradition of having small and medium size shops supplementing the principal tenant(s). (o)
- A regional shopping center shall contain at least 250,000 square feet of gross floor area. (+)

Section 3. That the Harmony Corridor Standards and Guidelines for "Lifestyle Shopping Centers" are hereby amended to also include "New Regional Shopping Centers," as shown on Exhibit "B" attached hereto and incorporated herein by this reference.

Introduced and considered favorably on first reading and ordered published this 17th day of January, A.D. 2006, and to be presented for final passage on the 7th day of February, A.D. 2006.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading this 7th day of February, A.D. 2006.

Mayor

ATTEST:

City Clerk

Exhibit B

Proposed Amendments to the Harmony Corridor Standards and Guidelines

- Apply Standards and Guidelines for the Lifestyle Shopping Center to new Regional Shopping Centers as well. (P. 46, *Harmony Corridor Standards and Guidelines*).

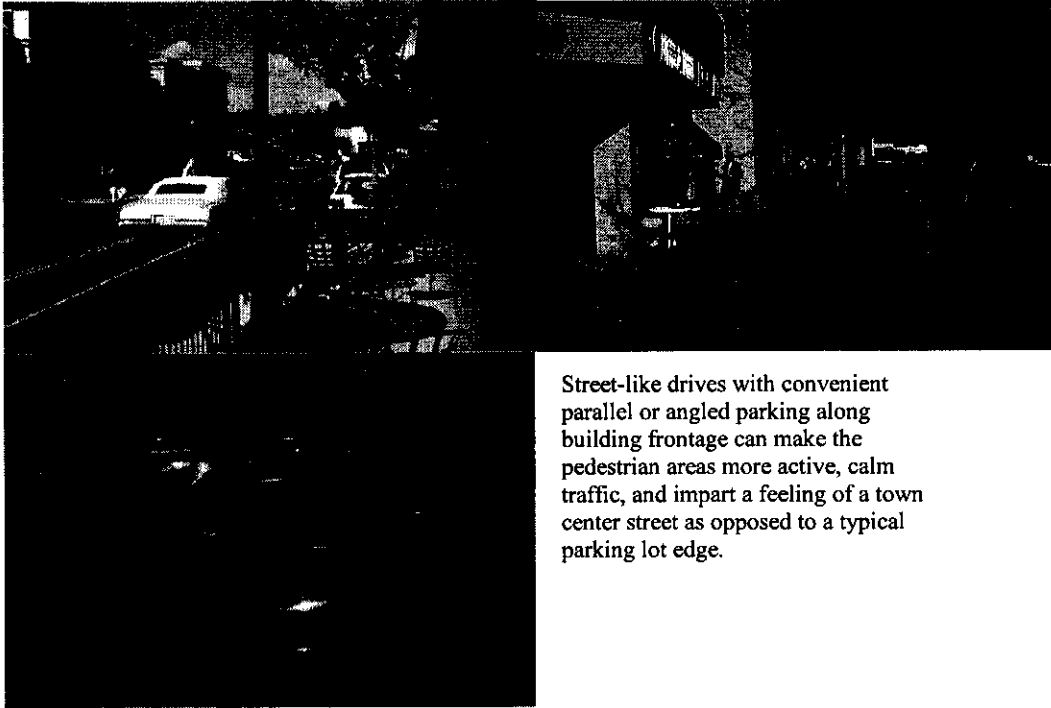
New Lifestyle and Regional Shopping Centers

The unique and high-quality site and building design of major new Shopping Centers in the Harmony Corridor reflect the special value the community places on the Corridor as a development opportunity and entryway into the City from I-25. ~~sets it apart from most community and regional shopping centers, outlet centers, and power centers.~~ These standards are intended to ensure that if a lifestyle or new regional shopping center is developed, it fulfills the purposes of the land use designation. The purposes include adding a significant and different new element to the City's retail mix, thus ~~adding to a diverse economy and enhancing the City's fiscal health.~~

1. Framework of Streets, Drives, and Walkway Spines

Clear, Continuous Pedestrian Network. Building sites shall be formed by a system of connecting walkways, plazas, and courtyards. These pedestrian frontages shall form a continuous network and a clear, shared focus for building orientation. Shoppers shall be able to directly access all buildings and central features and gathering places of the center via the pedestrian network. (+)

Street-Like Drives and Parking Blocks. Off-street surface parking shall be configured as a combination of 1) street-like parking drives with angled or parallel parking and tree-lined walkways; and 2) discernable parking blocks bounded by streets, drives, or walkway spines, with tree-lined sidewalks. (+)



Street-like drives with convenient parallel or angled parking along building frontage can make the pedestrian areas more active, calm traffic, and impart a feeling of a town center street as opposed to a typical parking lot edge.

Shoppers will typically have the potential opportunity to park relatively close to the front door of any store, and yet also conveniently walk from one store to another. In other words, the layout of the center is conducive to both the convenience shopper with a targeted destination, and to the browser shopper with time to walk around the center or visit more stores. (o)

2. Grouping of Buildings Along Pedestrian Frontage

Non-Linear, Pedestrian-Friendly Site Plan. The site plan for a Center is not a simple linear line-up of stores, as often found in a strip shopping center. A site plan for a Center shall display creativity and flexibility in site layout to achieve the following objectives:

- **Buildings Clustered Along Walkways.** Buildings shall be brought together to form visually interesting pedestrian frontages that feature main entrances to the buildings. To the maximum extent feasible, remote or independent pad sites, separated by their own parking lots and service drives, shall be minimized (single-tenant buildings on pad sites are allowed, but must be

brought together along pedestrian frontages in accordance with this standard). (+)

- **Multiple Buildings.** The site plan shall create multiple corner (end-cap) sites, by housing the Center's retail stores in more than one primary multi-store building. (this does not include the separate, single-occupant buildings on pad sites, which are often occupied by freestanding restaurants or theatres). (+)

3. Very High Architectural Program, Level of Finish and Detail

Variation and Quality. The architectural program for a Center shall emphasize the individuality and unique storefront design of most of the stores in a Center, giving the impression of a place built over time. The program shall include varied building heights—often used as a means to differentiate individual stores; high quality building materials (e.g., natural or synthetic stone, brick, tinted and textured concrete masonry units, stucco, high quality precast and prestressed architectural concrete, water-managed EIFS, woodwork, architectural metals,

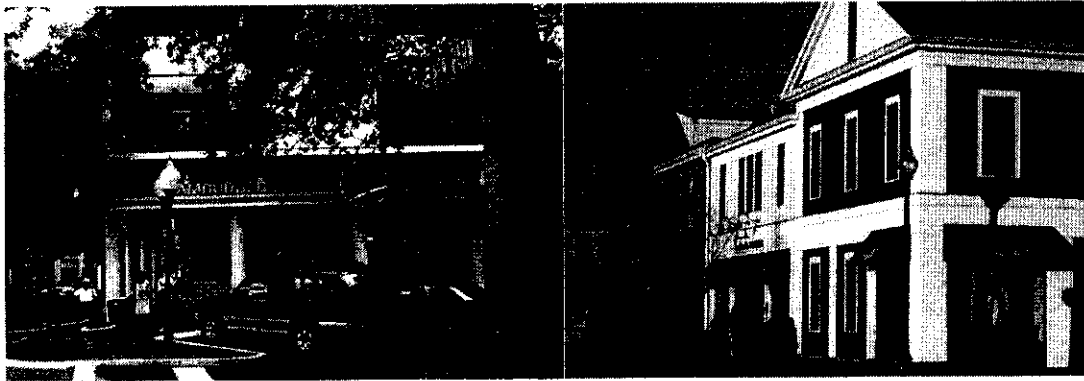


Two examples of high quality architecture setting the standard for overall design of a Center.

Mixed Use Buildings. Centers often include mixed-use dwellings and other multi-story buildings to add vitality to the center, add drama and interest to the buildings, and reveal and capitalize on hidden markets for office and residential products uncommon in suburban markets. (o)



Examples of mixed use buildings integrated into a Center, along with other positive elements such as streets and street-like drives with parking that lead into or through the Centers.



4. Very High Degree of Finish in Hardscape and Landscaping

Relatively Greater Amount of Landscaping and Pedestrian Enhancements.

A Center typically incorporates a significant amount of landscaping, community amenities, and pedestrian enhancements that result in common areas considerably more lavish than similar areas found in typical shopping centers. (o)



Raised planters, sculpture, furnishings, paving, and plantings are all designed, built, and maintained with a high degree of attention and quality.

Landscaping. A Center shall incorporate substantial amounts of on-site landscaping that exceed the minimum landscaping requirements of the Land Use Code. On-site landscaping shall include landscaping along all walkways or integrated into the walkway space with tree wells and raised planters; and in

conjunction with central features and gathering places, and both around and within surface parking areas. In addition to such permanent on-site landscaping, a substantial amount of seasonal plantings (e.g., flowers in raised architectural planters and containers) shall be incorporated in order to provide color and variety to the grounds and enhance the pedestrian/shopper experience. (+)

Xeriscape Design Principles/Regional Character. Landscaping should be developed to express xeriscape principles and characteristics appropriate to the North Front Range (this may include relatively lush plantings requiring significant watering, such as flower beds and lawns, in appropriate high-use areas). (o)

Pedestrian Amenities and Enhancements. A Center shall, to the maximum extent feasible, incorporate the following features to ensure a high level of ambience for shoppers:

- Very wide (8 to 15-foot clear) sidewalks, particularly adjacent to buildings, Incorporation of quality pavers and enhanced concrete treatments into pedestrian areas,
- Street furnishings (e.g. benches and trash receptacles)
- Pedestrian-scale lighting along walkways and access drives
- Outdoor service or seating areas
- Gardens, container flowers, and other supplementary landscaping
- Fountains and other water features
- Sculpture, murals, and other public art
- Overhead weather protection elements (e.g. arcades, canopies, awnings, umbrellas over seating, and double entries for stores)
- Full-time security during the center's operating hours (+)

5. Central Feature or Gathering Place

A Center shall contain facilities that establish a focus for the Center, and that can also serve as a focal point for neighborhood and community activities, gatherings and meetings, and passive recreation. Such facilities shall include a pedestrian plaza, courtyard, or small park, containing a total of 6,000 square feet, with such features as seating, an information kiosk, a water feature, a clock tower, special plantings, an outdoor playground area, a gazebo, an amphitheatre or performance stage, or other similar features and amenities. Alternatively, this standard may be met by another such deliberately shaped area and/or a focal feature or amenity that, in the judgment of the decision maker, adequately establishes a community gathering space or facility and a focus for the Center. (+)

Such facilities shall be highly visible, secure settings formed by the framework of streets, drives and walkway spines, with direct linkage and visibility to and from primary buildings within the Center. (+)

Any such facilities shall be constructed of materials that are equal to or better than the principal materials of the building and landscape. (+)



Example of a multi-purpose central feature/gathering place with landscape and hardscape elements.

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SHOPPING CENTER" DESIGNATION IN THE MIXED-USE ACTIVITY CENTER
LOCATED AT THE NORTHWEST CORNER OF HARMONY ROAD AND
ZIEGLER ROAD AS SHOWN ON THE LAND USE MAP AND TO REVISE
THE TEXT OF THE DEFINITION OF "REGIONAL SHOPPING CENTER"

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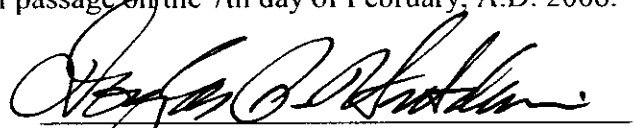
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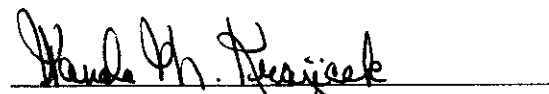
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Mayor

ATTEST:



City Clerk

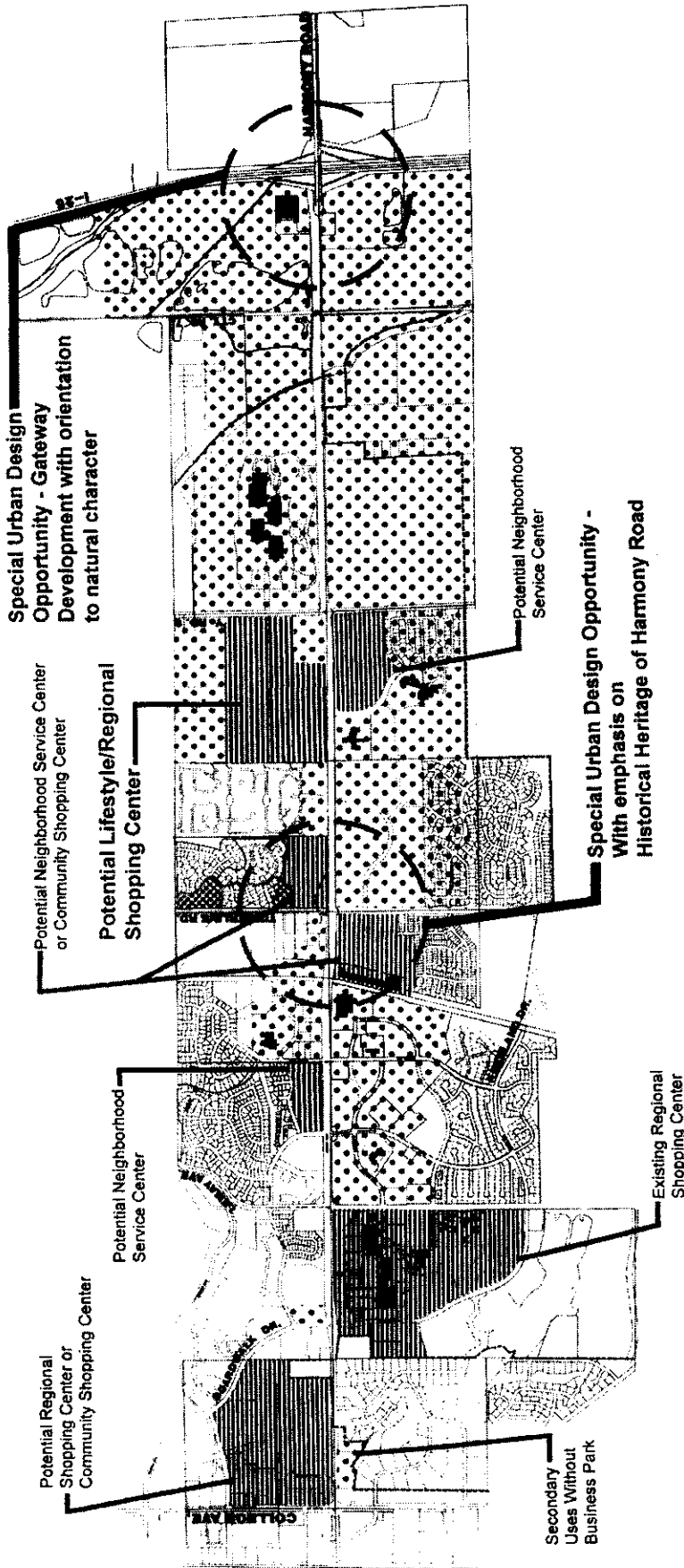
Passed and adopted on final reading this 7th day of February, A.D. 2006.

Mayor



ATTEST:

City Clerk



EXHIBIT A



Harmony Activity Centers

-  Basic Industrial and Non-Retail Activity Center
-  Mixed Use Activity Center

Potential Shopping Center Locations Outside of Activity Center

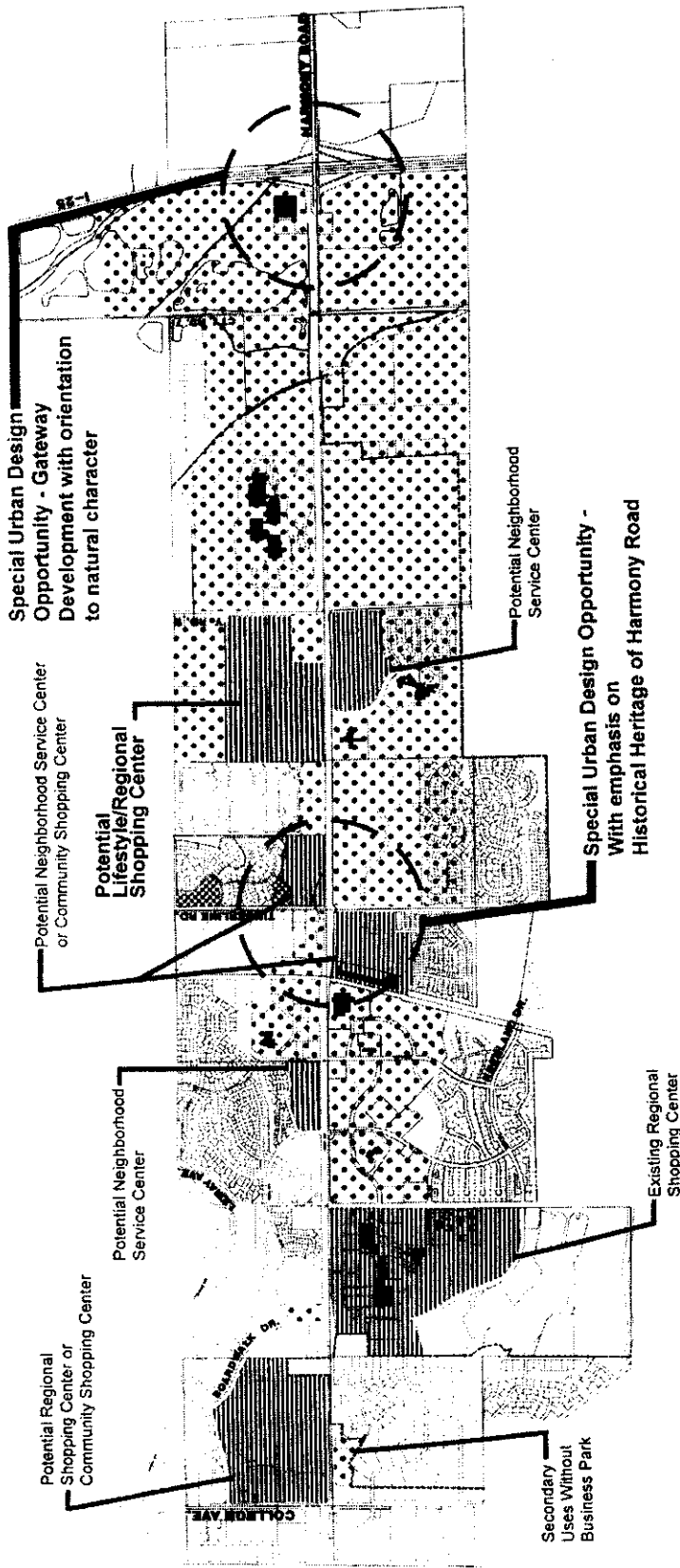
-  Neighborhood Convenience Center
-  NORTH



HARMONY CORRIDOR PLAN

LAND USE PLAN

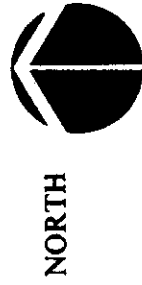
MAP 10



Potential Shopping Center Locations Outside of Activity Center

- Harmony Activity Centers**
- Basic Industrial and Non-Retail Activity Center
 - Mixed Use Activity Center

- Neighborhood Convenience Center



LAND USE PLAN

AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

ITEM NUMBER: 22
DATE: January 17, 2006
STAFF: Pete Wray

SUBJECT

COPY

First Reading of Ordinance No. 011, 2006, Amending the *Harmony Corridor Plan* and *The Harmony Corridor Standards and Guidelines* to Add a "Regional Shopping Center" Designation in the Mixed-Use Activity Center Located At the Northwest Corner of Harmony Road and Ziegler Road, and to Revise the Text of the Definition of "Regional Shopping Center".

RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

On December 8, 2005 the Planning and Zoning Board recommended City Council approval of the Amendment with three additional changes by a vote of (3-1) in favor.

EXECUTIVE SUMMARY

COPY

The new plan amendments include the following:

1. Harmony Corridor Plan
 - a. Land Use Map - Add "Regional Shopping Center" designation.
2. Harmony Corridor Standards and Guidelines
 - a. Land Use Map - Add "Regional Shopping Center" designation.
 - b. Definition - Increase the size of a Regional Shopping Center from (30 - 70 acres) to (30 - 100) acres.

The developer, Bayer Properties, has initiated an amendment to the *Harmony Corridor Plan* and the *Harmony Corridor Standards and Guidelines*, to add a Regional Shopping Center, within the Mixed-Use Activity Center, in addition to Basic Industrial and Non-Retail Employment as defined and shown on the Land Use Map at the northwest corner of Harmony Road and Ziegler Road, behind and west of the existing LSI Logic building. The property is currently designated in the *Harmony Corridor Plan* and *Harmony Corridor Standards and Guidelines* for a Lifestyle Shopping Center and/or for Basic Industrial and Non-Retail Employment uses.

The *Harmony Corridor Plan* and *Harmony Corridor Standards and Guidelines* are elements of the City's comprehensive plan, known as *City Plan*. Any proposed changes to these documents require a Minor Amendment process as described in Appendix C of *City Plan*, meeting specified criteria to support the change.

Presently, two existing regional shopping centers are located within Harmony Corridor, one on the south side of Harmony Road between Boardwalk Drive and Lemay Avenue, and the second on the northeast corner of College Avenue and Harmony Road. The proposed amendment would allow for a third regional shopping center.

COPY

BACKGROUND

Previous Adopted Plans and Analysis

Over the past several years, staff and the public have discussed the need for an additional, new regional shopping center locating somewhere in Fort Collins. Information obtained through the *City Plan* update Market Analysis Report in 2003 shows that there is a deficiency in the supply of parcels of sufficient size to support a future regional shopping center in the community. Over the past few years, at least three regional shopping center developers have approached City staff about locating in Fort Collins. Staff evaluated available large vacant parcels within the Fort Collins growth management area and concluded that while there are large parcels near I-25 and Prospect Road and Mulberry Street/I-25 interchanges, these locations have significant and costly infrastructure improvement needs that prevent development of these parcels from moving forward in the near future. As a result, the property at the northwest corner of Harmony Road and Ziegler Road emerged as the best available site because it has sufficient street capacity, near an improved interchange and available utilities. Staff is aware of other development ready sites outside the City's GMA boundary, including the northeast and southeast corners of I-25 and Harmony Road in Timnath.

In 2003, the developer, Bayer Properties, proposed a "lifestyle center" on the northwest corner of Harmony and Zeigler Roads on approximately 80 acres, requiring an amendment to the Harmony Corridor Plan to allow this type of retail center. In July 2003, Council adopted amendments to the Plan. Since that time, market conditions have changed, including the development of the Promenade Shops at Centerra Lifestyle Center and the GGP purchase of Foothills Mall, necessitating Bayer Properties to reconsider the use of their property. The developers are now proposing a different type of commercial retail shopping center incorporating a tenant mix including large format retail establishments, full-line department stores, discount department stores, and mid-size and smaller retailers and sit-down restaurants.

The difference between a Lifestyle Center and Regional Shopping Center are described in detail in the *Harmony Corridor Design Standards and Guidelines*. Both centers can be basically the same size, with a similar mix of tenants. A Lifestyle Shopping Center is provided a lengthier and detailed description of extra high levels of finish and types of stores to set it apart from other types of shopping centers. In addition, a Lifestyle Center typically includes a predominance of specialty retail, entertainment and enhanced site features along the store fronts. Also, it has a limit on the size of anchors - 110,000 square feet of ground floor footprint. A Regional Shopping Center has a briefer, more general description with no limits on footprint size, and typically includes "superstores" of 140,000 – 200,000 sq ft. Both centers include smaller anchor stores of 25,000 sq ft or less.

The zoning and land uses surrounding the area in question are as follows:

- N: HC/LMN – Harmony Corridor and Low Density Mixed-use Neighborhood; existing vacant property and English Ranch neighborhood further to the north
- S: HC – Harmony Corridor; existing commercial/business park
- E: HC - Harmony Corridor; existing Hewlett-Packard business
- W: LMN – Low Density Mixed-use Neighborhood; existing Harmony Mobile Home Park

The existing City Structure Plan Map shows Commercial land use designation on the northwest corner of Harmony Road and Ziegler Road. An amendment to the City Structure Plan Map would not be needed to accompany the requested changes to the Harmony Corridor Plan and the Harmony Corridor Standards and Guidelines as a regional shopping center is consistent with the existing land use designation. Similarly, the existing Zoning Map shows this location as Harmony Corridor District zoning classification. A regional shopping center is consistent with this zoning and will not require an amendment to the Zoning Map.

Assessment of Impacts on Employment Land Use Inventory:

In 2003, Economic & Planning Systems (EPS) prepared a report, "Lifestyle Center Economic Impact Analysis", which examined the supply of employment land in response to Bayer's proposed lifestyle center at Harmony and Ziegler. The report concluded that there was "an adequate supply of primary employment lands available in the City for economic development purposes." Based on the City's Buildable Lands Inventory, it identified 2,500 acres of undeveloped land in the HC, E and F Zone Districts. It also identified 30 undeveloped sites over 30 acres in size for future large employers to consider. Finally, the report suggested that the City continue to monitor this land supply to determine if additional primary employment land is necessary.

In November 2005, staff re-evaluated the Buildable Lands Inventory to update information relating to available employment lands. The previous conclusion that there is an adequate supply of primary employment lands is still valid today. Relatively little land has been converted to non-employment uses and the vacant land supply remains robust. Since 2003, approximately 106 acres converted from employment to other uses. There are over 2,300 acres of vacant land in the zone districts that would accommodate the bulk of primary jobs, representing over 25,000 potential new jobs. However, there are still many sites that could accept large and small primary employers.

Vacant employment land has attracted many requests for conversion to non-employment uses. If the City is to retain an adequate supply and attract primary employers, it needs to carefully assess the benefits and drawbacks of those requests. Staff concludes that the proposed Plan amendment request by Bayer would result in a minimal loss in employment land supply.

Sales Tax Analysis:

In response to the proposed Front Range Village shopping center by Bayer Properties, the City retained Economic & Planning Systems (EPS) to conduct a study of the sales tax impact. The analysis focused on potential sales tax impacts including trade area profile, market implications, and land use considerations.

If the proposed 900,000 square foot Front Range Village was completed, EPS estimates that a project such as Bayer's would generate \$264 million in annual retail sales and \$63.3 million in net new sales to the City. These net new sales would generate an estimated \$1.9 million in net new sales tax revenues per year at buildout.

EPS has estimated a more likely realistic development on this site would be 550,000 square feet of proposed space. With this size development is estimated to generate \$171.9 million in annual retail sales and \$44.3 million in net new sales to the City or 25.8 percent of the total. These net new sales would generate an estimated \$1.3 million in net new sales tax revenues per year at buildout (between 5 – 7 years).

By comparison, the previously evaluated 500,000 square foot lifestyle center proposal was estimated to generate \$100 to \$190 million in annual sales with a total of \$42.5 to \$80.8 net new sales, and \$1.3 to \$2.4 million in net new sales tax revenues. While the estimated size of the proposed two types of shopping centers is close to the same, the net new sales tax revenue would be higher for a lifestyle center, and due largely to the predominance of high-end retail associated with this type of shopping center and projected sales.

Market competition factors for this project are more immediate than estimated sales tax revenues. The Fort Collins trade area will be reduced by the Centerra project and other future regional retail centers outside the City's border. If Fort Collins is to compete with new regional retail locations outside of the City, it will need to develop new regional retail locations within its borders. If Timnath develops a retail project east of I-25 in place of a regional shopping center in Fort Collins, the loss of estimated retail sales, approximately \$32.8 million, will result in a loss of \$935,000 in retail sales tax revenue to the City.

Risk Analysis:

City staff has prepared additional information in the form of a risk analysis to assess tradeoffs of potential outcomes if a project such as the Bayer project is approved. Several risks were identified depending on the percentage of development completed on the site in the future. The focus is more on how such a project may impact the immediate property and surrounding existing and future commercial center locations within the Growth Management Area.

Staff has assessed this site on Harmony as the most development ready location to accommodate a regional shopping center. Regional competition outside the GMA in the near future could lead to retail tenants selecting other preferred locations resulting in the City losing a share of new retail trade. Taken as a whole with the other analysis, the risks identified in approving a regional shopping center for this location and potential development project, are not significant enough to change staff's recommendation to support the Plan amendment.

Public Process:

The process to amend the *Harmony Corridor Plan* has included opportunity for citizen review and comment including a City-hosted neighborhood meeting and public open house held on November 30, 2005. A second neighborhood meeting is scheduled for January 14, 2006 with English Ranch residents. In addition, information about the proposed amendment has been published on the City's Web site and covered in the local news media.

Plan Amendment Review Criteria:

City Plan allows for amendments through a Minor Amendment process as outlined in Appendix C, outlining two review criteria.

- A. The *City Plan* and/or any related element thereof are in need of the proposed amendment.

The following findings justify the need for an amendment:

- Market information indicates the demand for a new regional shopping center somewhere in Fort Collins, and preferably near the I-25 Corridor. This site best meets this need.
- Accommodating stores greater than 110,000 square feet would necessitate a change in the current shopping center designation.

- B. The proposed plan amendment will promote the public welfare and will be consistent with the vision, goals, principles and policies of City Plan and the elements thereof.

The following findings support these criteria:

- This subject parcel is "development ready" to accommodate a large regional shopping center with existing utilities and other available street infrastructure and an improved interchange sized to handle additional traffic impacts.
- From an economic health perspective (jobs, sales and property taxes, etc), the amendment to allow a regional shopping center is in the City's best interest. The recently adopted Council Policy Agenda states the need to "Aggressively pursue activities to enhance the health of our local retail economy, including business retention and **new retail development**" (highlight added). Council has identified this goal as among the "most urgent".
- The parcel is an infill location within easy access to existing and future homes and businesses. Other potential locations, including but not limited to the Timnath site, are not as well located and would force residents of our community to travel longer distances to shop and do business.
- The Minor Amendment is consistent with City Plan Goals for land use to assist in maintaining a compact pattern, encouraging development inside municipal boundaries and utilizing existing infrastructure.

Findings of Fact/Conclusion:

In evaluating the request to amend the *Harmony Corridor Plan* and *Harmony Corridor Standards and Guidelines*, staff makes the following findings of fact:

- A. The request for the Plan Amendment meets the criteria of Minor Amendment Procedures as outlined in Appendix C of *City Plan*. The request for the Plan Amendment promotes the public welfare, and is consistent with City Plan vision, goals and policies.

- B. The request for the Plan Amendment is consistent with the City Structure Plan Map with a commercial designation.

RECOMMENDATION:

1. The Planning and Zoning Board on December 8, 2005 voted (3-1) to recommend to City Council approval of the Minor Plan Amendment to amend the *Harmony Corridor Plan and Harmony Corridor Standards and Guidelines* Land Use Map, along with the following additional amendments:

Standards and Guidelines Definition of Regional Shopping Center:

- A. Increase the size of a Regional Shopping Center from (30 – 70 acres) to (30 – 100 acres). This change will allow a larger shopping center such as the one proposed by Bayer.
- B. Permitted uses: Change residential use to (Mixed-Use Dwellings). Mixed-use dwellings are included in the definition for a Lifestyle Center. The Board concluded that within a shopping center, the intent is to not have stand alone multi-family residential. Rather, the inclusion of an option for residential in mixed-use buildings, either horizontally or vertical with ground floor retail or office and living units to the side or above.
- C. General Definition: Change “no more than 3 Big Box stores”. The current definition states “generally 1-2 anchor stores”. The Board concluded adding a standard to provide a clear range of large super stores to not exceed three stores.
2. Staff recommends Council adopt the Plan Amendments to the following two documents:
1. Harmony Corridor Plan
 - a. Land Use Map - Add “Regional Shopping Center” designation.
 2. Harmony Corridor Standards and Guidelines
 - a. Land Use Map - Add “Regional Shopping Center” designation.
 - b. Definition - Increase the size of a Regional Shopping Center from (30 - 70 acres) to (30 - 100) acres.
3. In response to the other recommended amendments by the Planning and Zoning Board, staff agrees with the Board. However, these amendments will potentially impact other property owners along Harmony Corridor and staff will need additional time to notify them as part of this process. During the Council work session on January 10, 2006, staff received direction to bring the following amendments back to be considered in the near future:
- A. *Harmony Corridor Standards and Guidelines:*
Standard: add – “No more than 3 Big Box Stores in Center”.

- B. *Harmony Corridor Standards and Guidelines:*
Standard: add "Mixed-Use Dwellings" to allowed use in center.

ATTACHMENTS

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1. Proposed regional shopping center site and context map.
2. Minutes from the December 8, 2005 Planning and Zoning Board Hearing.
3. Memorandum to the Planning and Zoning Board from staff - Impact of the Bayer Retail Project on the Supply of Employment Land, dated December 6, 2005.
4. Memorandum from EPS, Front Range Village Sales Tax Potentials Analysis – Preliminary Findings, dated December 7, 2005.
5. Harmony Corridor Plan Proposed Front Range Village Regional Shopping Center Risk Analysis, dated December 30, 2005.
6. Comparison of Lifestyle Shopping Center to Regional Shopping Center dated December 28, 2005.
7. Summary of Comments from Neighborhood and Public Open House Meetings.

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