

Narrative/Justification for Rezone & Structure Plan Amendment

PROJECT TEAM

Odell
Family



Land
Donation

Interior Unit
Finishing for
Affordable
Housing Units

Infrastructure
Builder/
Developer

Fort Collins Habitat for Humanity



Volunteers



We are grateful to have volunteers from around the community who swing hammers with us on-site.

Donors



We are fortunate to have hundreds of donors that support Habitat each year. Every penny that we raise helps us to serve local families.

Partner Families



Homebuyers selected must complete 200 hours of "sweat equity" helping to **build** and **buy** their Habitat home.

YOU



Having friends of Habitat in Fort Collins helps us to advocate for generational change through equity-building.

Narrative/Justification for Rezone & Structure Plan Amendment

SITE LOCATION



NTS

Narrative/Justification for Rezone & Structure Plan Amendment

EXISTING SITE PHOTOS



View to southeast - Odell Brewery



View to south - Odell Brewery



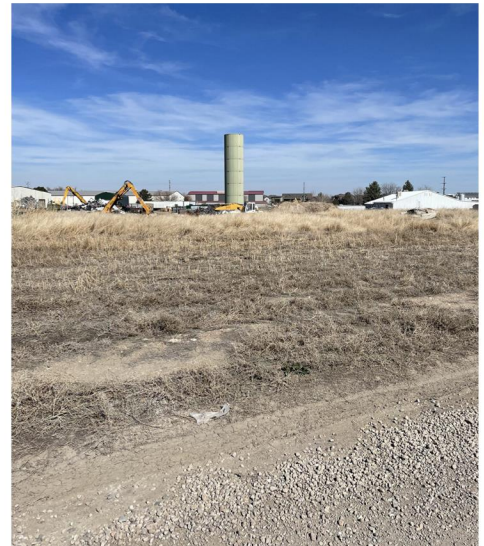
View to south - Odell Brewery



View to northeast - Colorado Iron and Metal



View to east - Colorado Iron and Metal



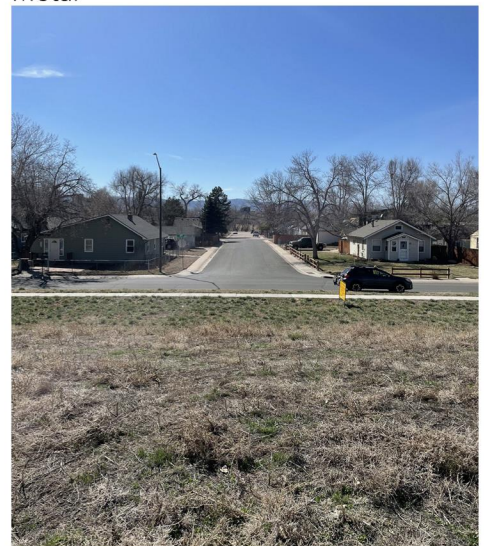
View to southeast - Colorado Iron and Metal



View to north along 3rd Street



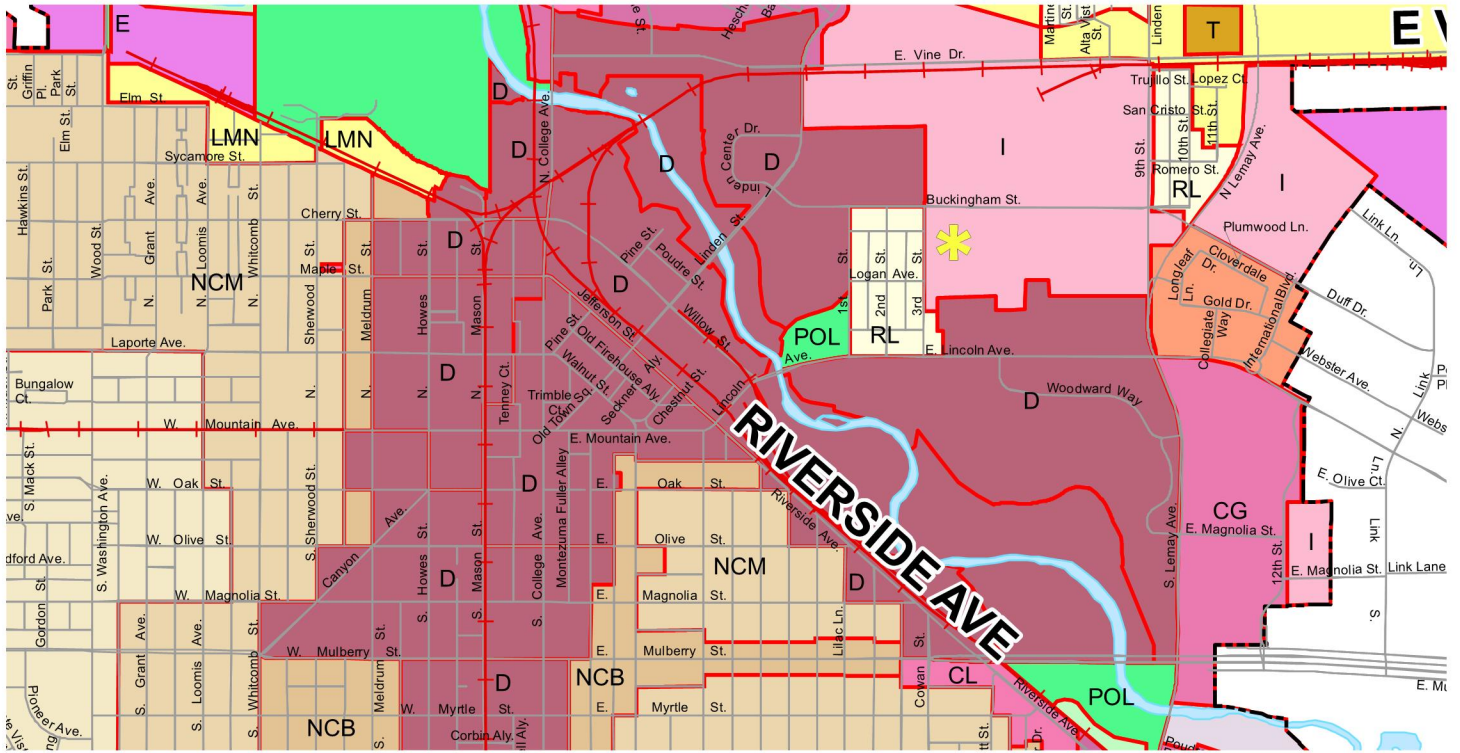
View to northwest - Buckingham Neighborhood



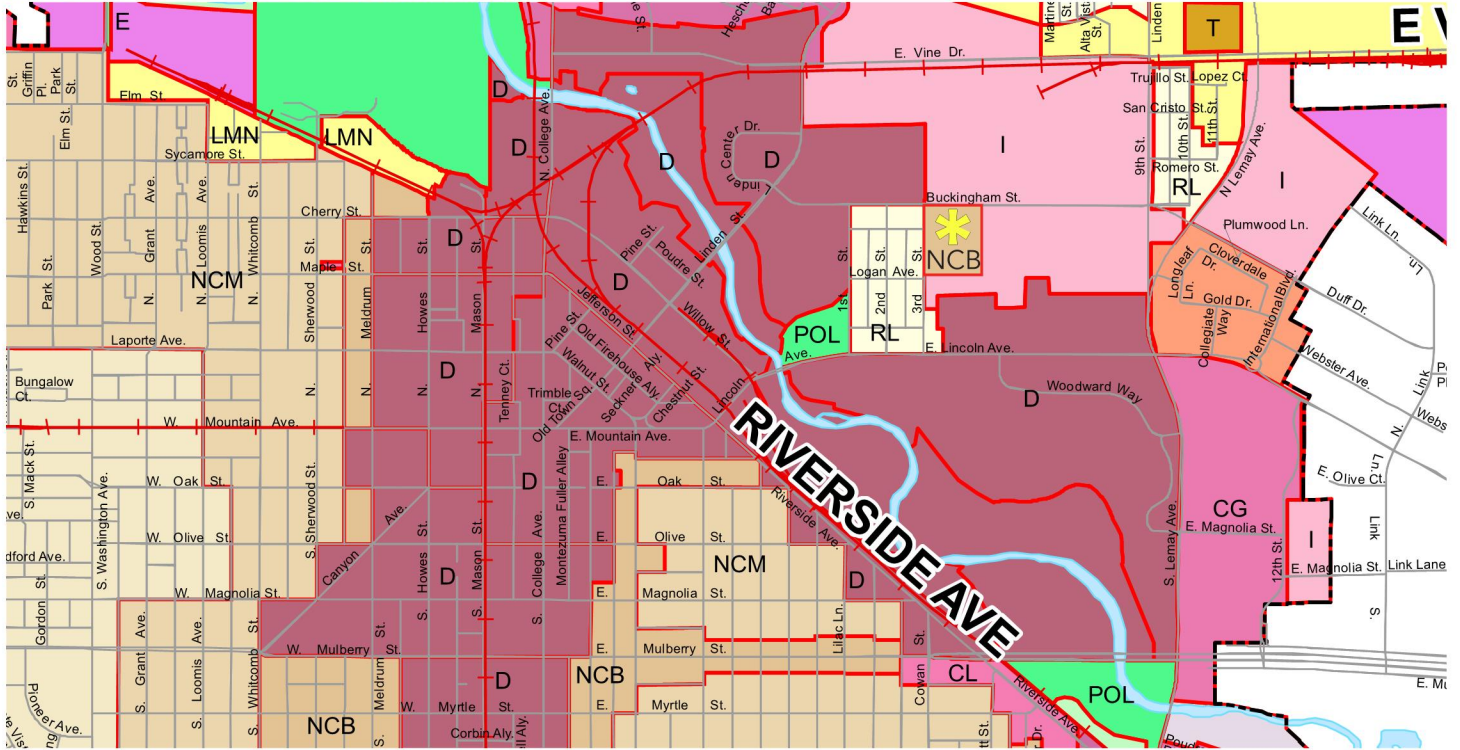
View to west - Logan Ave

Narrative/Justification for Rezone & Structure Plan Amendment

CURRENT ZONE DISTRICT MAP



PROPOSED ZONE DISTRICT MAP



City Limits		City Zoning	
	City Limits		CSU
	Growth Management Area		Downtown (D)
	Water Features		Employment (E)
	Community Commercial (CC)		Harmony Corridor (HC)
	Community Commercial North College (CCN)		Industrial (I)
	Community Commercial Poudre River (CCR)		High Density Mixed-Use Neighborhood (HMN)
	General Commercial (CG)		Low Density Mixed-Use Neighborhood (LMN)
	Limited Commercial (CL)		Neighborhood Conservation Buffer (NCB)
	Service Commercial (CS)		Neighborhood Conservation Low Density (NCL)
			Neighborhood Conservation Medium Density (NCM)
			Neighborhood Commercial (NC)
			Manufactured Housing (MH)
			Medium Density Mixed-Use Neighborhood (MMN)
			River Conservation (RC)
			Residential Foothills (RF)
			Low Density Residential (RL)
			Rural Lands District (RUL)
			Transition (T)
			Urban Estate (UE)
			Public Open Lands (POL)

Narrative/Justification for Rezone & Structure Plan Amendment

PROPOSED USE



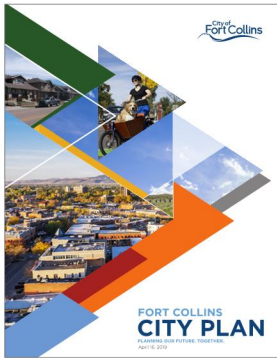
Multi-Family Condominiums

- Partnership with Hartford Homes and Habitat for Humanity to build for sale condominiums (140 units)
- 30 units to be deed restricted for Affordable Housing
- New street connections: Logan Street extension and new 4th Street.
- Park and open space for units

Narrative/Justification for Rezone & Structure Plan Amendment

MANDATORY REZONE REQUIREMENTS

Mandatory Rezoning Requirements LUC 2.9.4 (H)(2) The proposed zoning is consistent with the City's Comprehensive Plan



LIV 1.6 Adequate Public Facilities

Direct development to locations where it can be adequately served by critical public facilities and services...

LIV 4.1 New Neighborhoods

Expands housing options, including higher density and mixed-use buildings;

LIV 4.2 Compatibility of Adjacent Development

Ensure that development that occurs in adjacent districts complements and enhances the positive qualities of existing neighborhoods.

LIV 5.2 Supply of Attainable Housing

Encourage public and private sectors to maintain and develop a diverse range of housing options, including housing that is attainable (30% or less of monthly income) to residents earning the median income.

SC 4.2 Design for Active Living

Promote neighborhood and community design that encourages physical activity by establishing easy and equitable access to parks and trails, providing interesting routes that feature art and other visually interesting elements, and locating neighborhoods close to activity centers and services so that active modes of transportation are a desirable and convenient choice.



- ↔ Less than 1/3 mile to Poudre Trail
- Less than 1/2 mile to Sugar Beet Park
- 1/4 to Buckingham Park
- ↔ Lincoln Ave Multi-Modal connection
- ↔ Transfort Bus Route
- Transfort Bus Stop

Narrative/Justification for Rezone & Structure Plan Amendment

MANDATORY REZONE REQUIREMENTS

Mandatory Rezoning Requirements LUC 2.9.4 (H)(2) The proposed zoning is warranted by changed conditions within the neighborhood surrounding and including the subject property.



Recent Industrial to Downtown and MMN zone changes on neighboring parcels

Parcels adjacent to this site have recently rezoned from Industrial as the Lincoln corridor become less industrial and more retail, tourism (breweries) and residential in nature

Lincoln Corridor Improvements

New Multi modal connection and employment entertainment along Lincoln moved area from industrial look and to more urban feel

Reduced Market Demand for Industrial

Reduced need for industrial since 1990s
Industrial wants easier access - ie Mulberry or I25 corridor

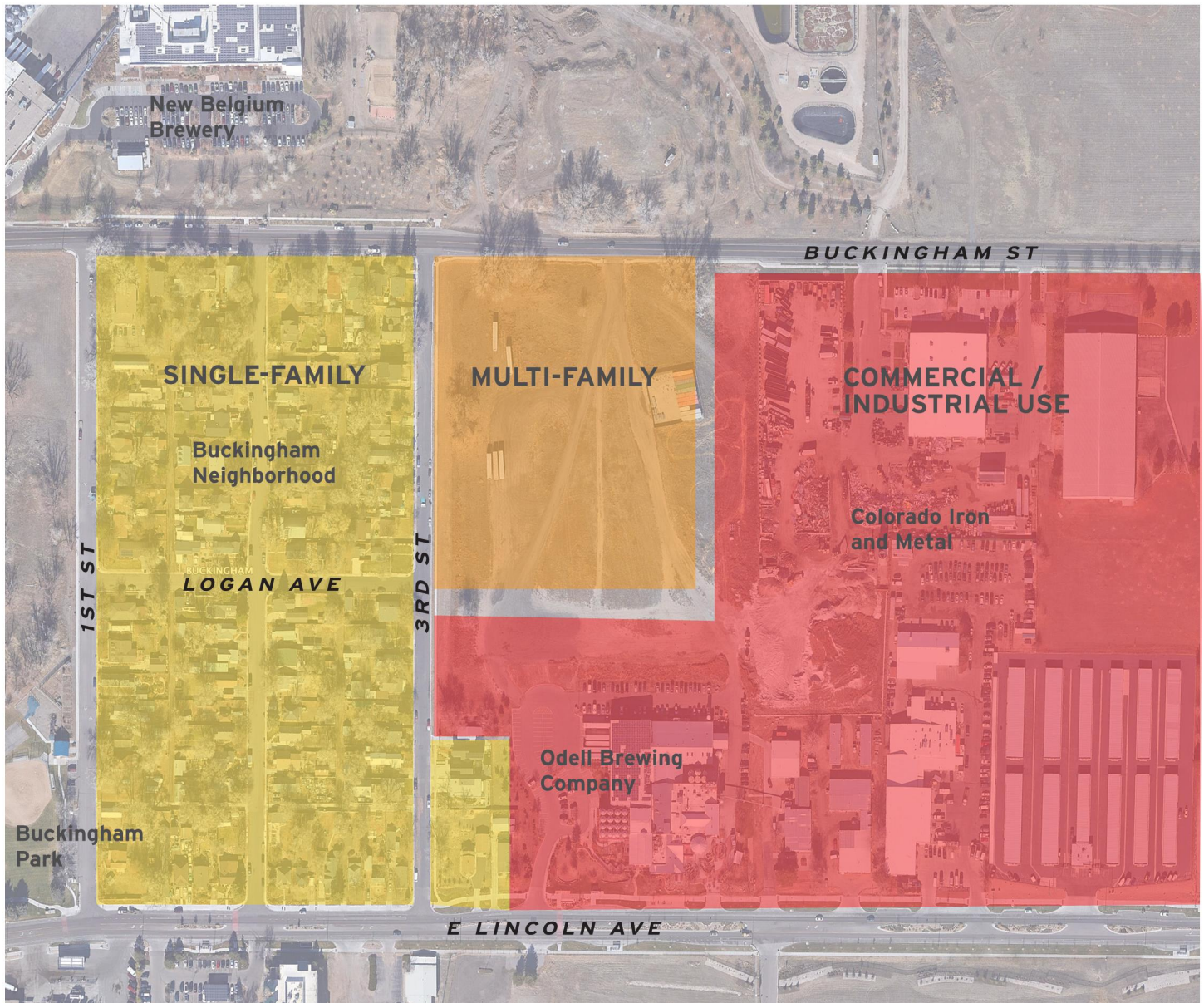
Increased Housing Demand

If detached single-family homes continue to dominate the city's housing supply, demand for housing is projected to exceed the city's capacity in the future. A more diverse selection of housing types and price points will be needed to meet the needs of the city's changing population.

Narrative/Justification for Rezone & Structure Plan Amendment

REZONE CONSIDERATIONS

Additional Considerations for Rezoning LUC 2.9.4 (H)(3) whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zone district for the land



Neighborhood Conservation Buffer District Purpose LUC 4.9(A)

is intended for areas that are a transition between residential neighborhoods and more intensive commercial-use areas or high traffic zones that have been given this designation in accordance with an adopted subarea plan.

Narrative/Justification for Rezone & Structure Plan Amendment

REZONE CONSIDERATIONS

Additional Considerations for Rezoning LUC 2.9.4 (H)(3) whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment



A couple stand of trees are the only vegetation on site



The surface of the lot is primarily dirt for truck parking

Site has no surface vegetation and has been used for truck traffic

Non-industrial development will establish significantly more vegetation to the area than industrial would provide

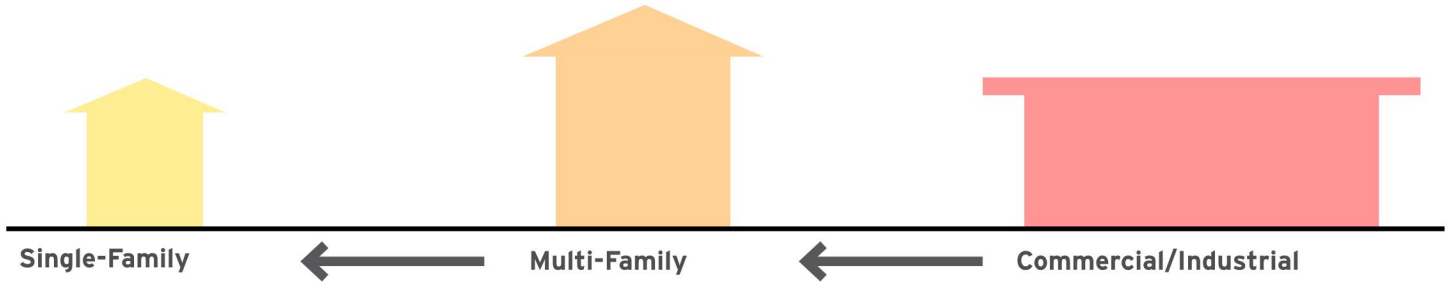
Multi-Family use is lower intensity use and more appropriate adjacent to the Buckingham neighborhood than industrial uses

No water or wetlands are present on site

Narrative/Justification for Rezone & Structure Plan Amendment

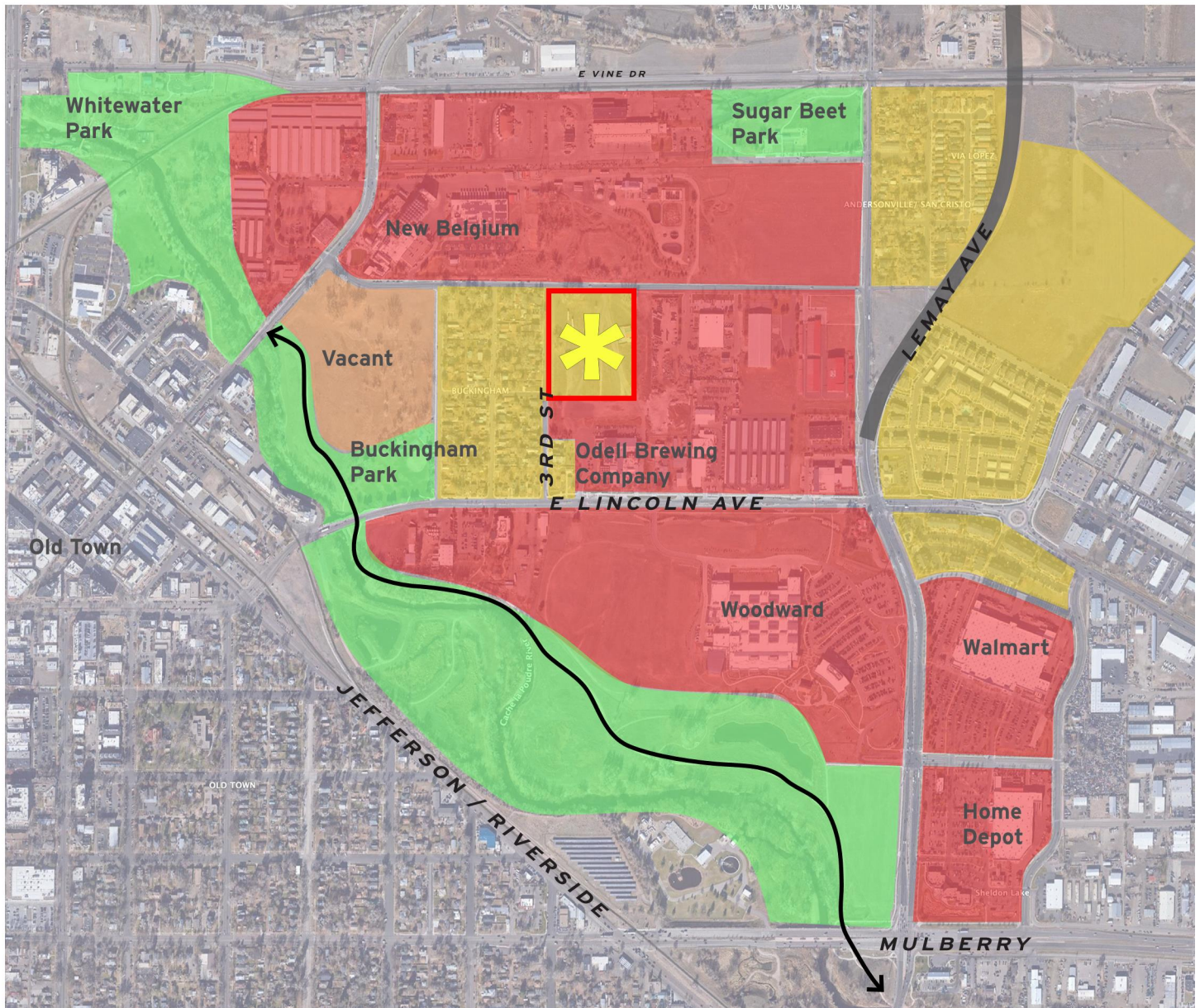
REZONE CONSIDERATIONS

Additional Considerations for Rezoning LUC 2.9.4 (H)(3) Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.



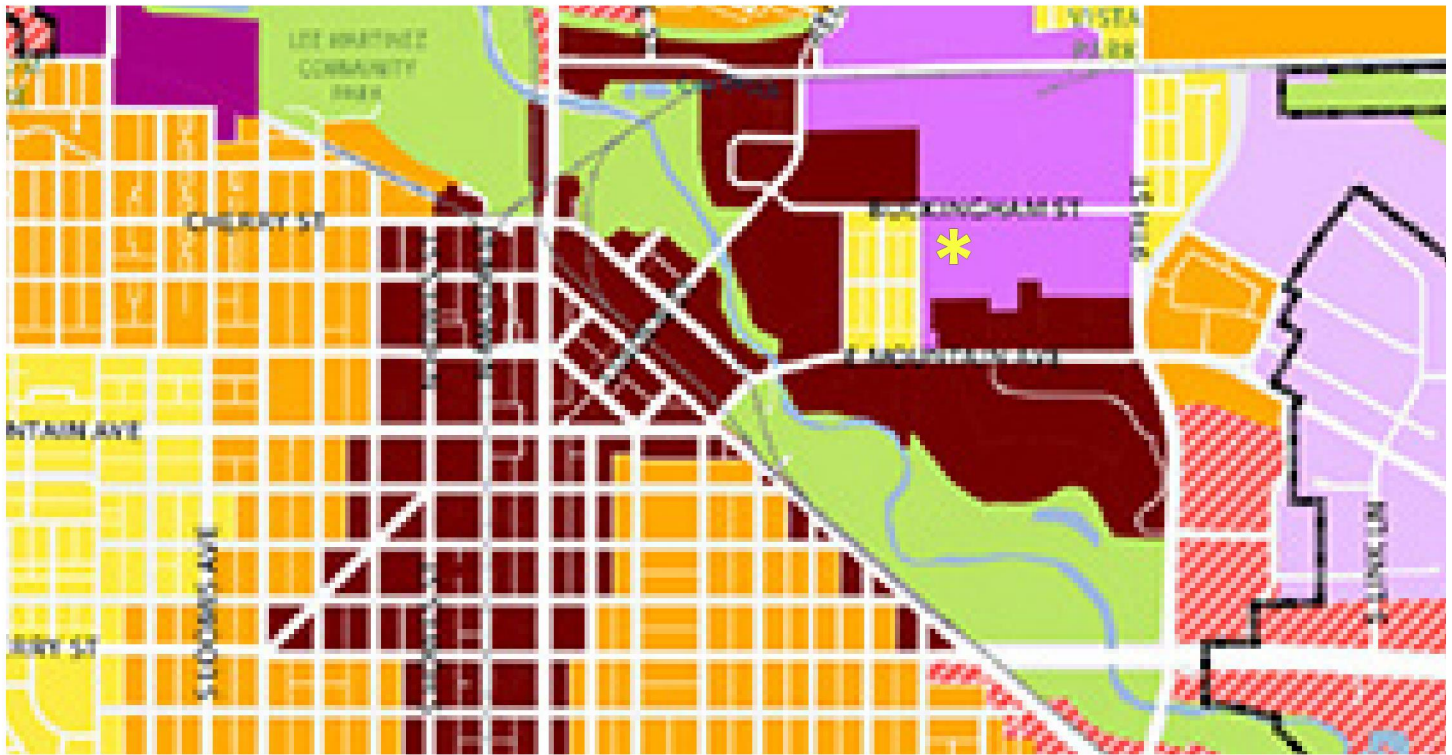
Multi-family is an appropriate transition from single-family to higher use areas such as commercial or industrial

Site ideally located for access to retail, employment, entertainment, parks, trails and transit



Narrative/Justification for Rezone & Structure Plan Amendment

CURRENT STRUCTURE PLAN MAP



PROPOSED STRUCTURE PLAN MAP



PLACE TYPES	
Districts	Neighborhoods
Downtown District	Rural Neighborhood
Urban Mixed-Use District	Suburban Neighborhood
Suburban Mixed-Use District	Mixed Neighborhood
Neighborhood Mixed-Use District	
Mixed Employment District	
Research & Development/Flex District	
Industrial District	
Campus District	
Other	BOUNDARIES
Parks and Natural/Protected Lands	City Limits
Community Separator	Growth Management Area (GMA)
	Adjacent Planning Areas

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