

ORDINANCE NO. 162, 2023  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
ADOPTING THE EAST MULBERRY PLAN AS AN UPDATE  
OF THE 2002 EAST MULBERRY CORRIDOR PLAN

WHEREAS, in 2002, City Council adopted the East Mulberry Corridor Plan as an element of City Plan to guide development and annexation within the area covered by the plan, a large portion of which was and still is located outside of City limits but within the City's Growth Management Area; and

WHEREAS, since 2002, conditions have changed within the area addressed by the East Mulberry Corridor Plan and across the City including the formation of the East Mulberry Enclave in 2018, updating of key City policy documents including the City's Comprehensive Plan ("City Plan"), substantial development activity, and changing market conditions; and

WHEREAS, such changes necessitated an update of the East Mulberry Corridor Plan to provide updated guidance for the City, Larimer County, and the community members living and working within the area; and

WHEREAS, the updated plan has been renamed as the East Mulberry Plan; and

WHEREAS, in drafting the East Mulberry Plan, City staff has coordinated with Larimer County and conducted extensive outreach with residents and business owners within the area covered by the plan; and

WHEREAS, on November 16, 2023, the Planning and Zoning Commission on a vote of five (5) to zero (0), with two commissioners absent, recommended that City Council adopt the East Mulberry Plan; and

WHEREAS, City Council finds that the East Mulberry Corridor Plan adopted in 2002 is in need of updating in light of changed circumstances and that the East Mulberry Plan promotes the public welfare and is consistent with City Plan.

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

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the East Mulberry Plan, attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby adopted as an element of City Plan and shall update and replace the East Mulberry Corridor Plan adopted in 2002.

Section 3. That the East Mulberry Plan is advisory only and is not intended to establish development standards or requirements applied through the Land Use Code to any development

within the City unless a provision of the Land Use Code, other than a provision of Article 1, explicitly applies all or a portion of this plan as a development standard or requirement.

Introduced, considered favorably on first reading and ordered published this 21st day of November, 2023, and to be presented for final passage on the 5th day of December, 2023.

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Mayor

ATTEST:

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City Clerk

Passed and adopted on final reading this 5th day of December, 2023.

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Mayor

ATTEST:

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City Clerk