

ORDINANCE NO. 167, 2025
OF THE COUNCIL OF THE CITY OF FORT COLLINS
UPDATING THE HARMONY CORRIDOR PLAN AND THE HARMONY CORRIDOR
STANDARDS AND GUIDELINES

A. City Council originally adopted the Harmony Corridor Plan ("Plan") in 1991, by Resolution 91-42, as an element of the City's comprehensive plan, now known as City Plan.

B. City Council also adopted in 1991, the Harmony Corridor Design Standards and Guidelines ("Standards and Guidelines") by Ordinance 28, 1991, to further the policies set forth in the Plan by means of binding development standards and advisory guidelines.

C. Both the Plan and Standards and Guidelines have been periodically amended to adapt to changing needs and circumstances within the Harmony Corridor with the most recent update adopted in 2020 by Ordinance 044, 2020.

D. As a result of Land Use Code amendments adopted in Ordinance No. 166, 2025, to the City's commercial corridors and centers, including the area subject to the Plan and the Standards and Guidelines, corresponding amendments are needed to the Plan and the Standards and Guidelines.

E. The amended Plan is attached to this Ordinance and incorporated herein as Exhibit A.

F. The amended Standards and Guidelines is attached to this Ordinance and incorporated herein as Exhibit B.

G. On October 16, 2025, the Planning and Zoning Commission recommended to Council on a 6-0 vote (Bruxvoort absent) vote that Council adopt the amended Plan and Standards and Guidelines attached to this Ordinance.

H. City Council finds that the Plan is in need of the proposed amendments to be consistent with the Land Use Code changes adopted in Ordinance No. 166, 2025, and that the proposed changes will promote the public welfare and will be consistent with the visions, goals, principles, and policies of City Plan and the elements thereof.

I. City Council finds that the Standards and Guidelines are necessary to carry out the amended Plan and the amendments are in the best interests of the city and will promote the general public health, safety, and welfare.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. City Council adopts the amended Plan attached as Exhibit A.

Section 2. City Council adopts the amended Standards and Guidelines which upon the effective date of this Ordinance, will be binding upon development as though set forth in the Land Use Code.

Introduced, considered favorably on first reading on October 21, 2025, and approved on second reading for final passage on December 2, 2025.

Mayor

ATTEST:

City Clerk

Effective Date: December 12, 2025

Approving Attorney: Brad Yatabe

Exhibits: Exhibit A: Harmony Corridor Plan
 Exhibit B: Harmony Corridor Design Standards and Guidelines