

AGENDA ITEM SUMMARY

City Council



STAFF

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SUBJECT

First Reading of Ordinance No. 128, 2024, Amending the City Plan Structure Plan Map in Conformance with the East Mulberry Plan Update.

EXECUTIVE SUMMARY

The purpose of this item is to update the Structure Plan Map following the recommended Place Type changes outlined in the East Mulberry Plan. The proposed changes encompass approximately 500 acres and reflect the changes previously presented and discussed with the Planning and Zoning Commission leading up to the adoption of the East Mulberry Plan in December 2023. Proposed changes are summarized in the following sections of this report and do not deviate from what was included within the adopted version of the 2023 East Mulberry Plan.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The East Mulberry Plan (the “Plan”) was adopted by City Council in December 2023. The Plan includes updated land use guidance via changes to place type designations found on the City Plan Structure Plan Map. These updates are based on changed conditions and development patterns, community engagement, and new Plan policy direction. The proposed Structure Plan map changes are an important implementation action of the East Mulberry Plan to reflect the corridor’s updated land use guidance in the comprehensive plan prior to future development, redevelopment and annexations in the Mulberry Corridor.

The recommended changes to the Structure Plan Map primarily reflect changes based on prior project-specific rezonings or annexations, the acquisition of newly purchased City properties, and reassignment of various residential neighborhoods and Manufactured Home Parks to better represent their existing residential characteristics and preservation opportunities. Several nonresidential designations near I-25 are also recommended to change to better reflect the existing mix of commercial and industrial uses around the interchange. In total, these proposed changes impact approximately 500 acres.

The table below outlines some of the recommended Place Type Changes. Each of these potential Place Type Changes are numbered, as depicted on Figure 1. Not every minor change is depicted with a map label. Table 1 also includes a column that describes how this change aligns with the goals of the Plan.

Table 1: Recommended Place Type Changes

Map Label	Place Type Assignment or Recommended Place Type Change	Alignment with Plan Goals and Strategies
1	Reassign the areas north of the Kingfisher Point Natural Area bordering Mulberry Street from the Suburban Mixed-Use Place Type to the Parks & Natural/ Protected Lands Place Type.	<p>Goal 6, Strategy 1 and 3</p> <p>Protect and enhance existing natural habitats and features like the Poudre River and the areas that surround it.</p>
2	Reassign the Nueva Vida Mobile Home Park from the Suburban Mixed-Use Place Type to the Mixed Neighborhoods Place Type.	<p>Goal 5, Strategy 2</p> <p>Preserve and enhance existing mobile home parks.</p>
3	Reassign the Boxelder Estates Neighborhood from the Suburban Neighborhood Place Type to the Rural Neighborhood Place Type.	<p>Goal 5, Strategy 1</p> <p>Maintain similar land use and streetscape character in established neighborhoods.</p>
4	Reassign the areas north of the Mulberry Street and Greenfield Court intersection from Mixed Neighborhood Place Type to Neighborhood Mixed Used District Place Type and Mixed Employment District Place Type, as approved in the Bloom PUD.	<p>Goal 4, Strategy 3</p> <p>Designate areas for commercial development that support the daily needs of residents and businesses.</p>
5	Reassign the Dry Creek neighborhood from Suburban Neighborhood Place Type to the Mixed Neighborhood Place Type.	<p>Goal 5, Strategy 1</p> <p>Maintain similar land use and streetscape character in established neighborhoods.</p>
6	Reassign the area fronting the I-25 Interchange from the Industrial Place Type to Suburban Mixed-Use District Place Type.	<p>Goal 4, Strategy 3</p> <p>Designate areas for commercial development that support the daily needs of residents and businesses.</p>
7	Reassign portions of the plan area northeast of the Airpark from the Industrial Place Type and Mixed Neighborhood Place Type to the R&D Flex District.	<p>Goal 1, Strategy 2</p> <p>Support the retention of existing industrial and agricultural business uses.</p>

The R&D Flex place type is applied to the area northeast of the Airpark, including the former runway/taxiways and the areas near Timberline and International Boulevard. The Industrial place type designation has remained for much of the Airpark southwest of the former runway/taxiways. The Industrial District place type supports land uses such as manufacturing, assembly plants, warehouses, outdoor storage yards, distribution facilities, as well as flex space for smaller, local start-ups. Transportation facilities in the Industrial District should promote the efficient movement of commercial truck traffic that supports and facilitates industrial function.

The R&D Flex District is one of the most flexible place type designations and supports a wide range of light industrial, employment, and commercial/retail land uses. Application of the R&D place type is supportive of Plan goals to remain a viable place for business and industry and promote additional neighborhood services and retail. This is particularly relevant for large portions of the former runway/taxiways and area around International Boulevard, which forms a bridge between established industrial development and new residential neighborhoods. The flexibility and range of uses within this place type make it ideal to accommodate a variety of future functions and land uses serving the needs of industrial and residential users while applying more modern buffering and compatibility development standards.

Figure 1 highlights the recommended changes, outlined in the East Mulberry Plan, in a red outline. Figure 2 below shows the existing Structure Plan Map, created in 2019. This existing Structure Plan map also includes this red outline showing the areas of potential change.

Figure 1: Potential Structure Plan Map Changes

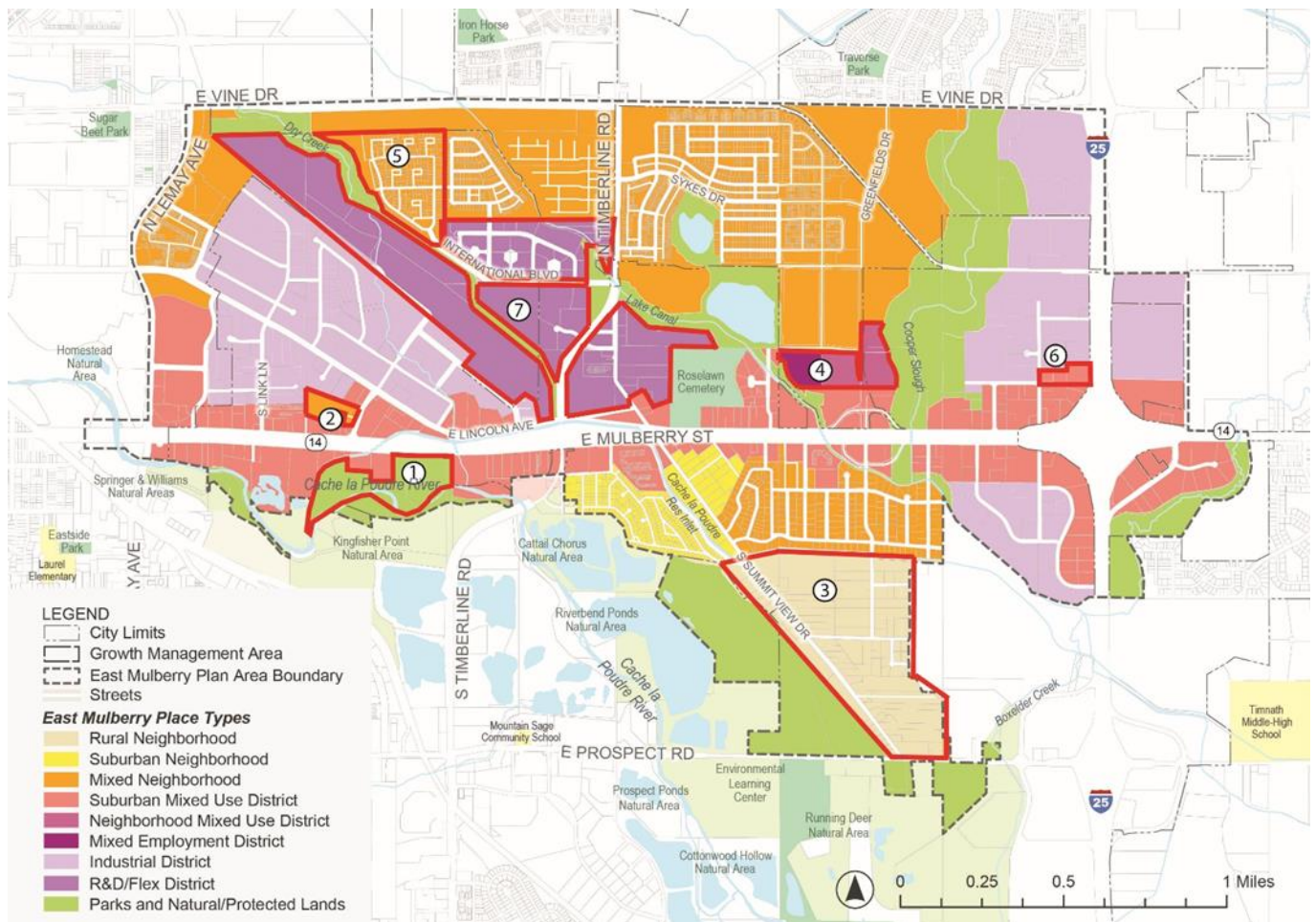
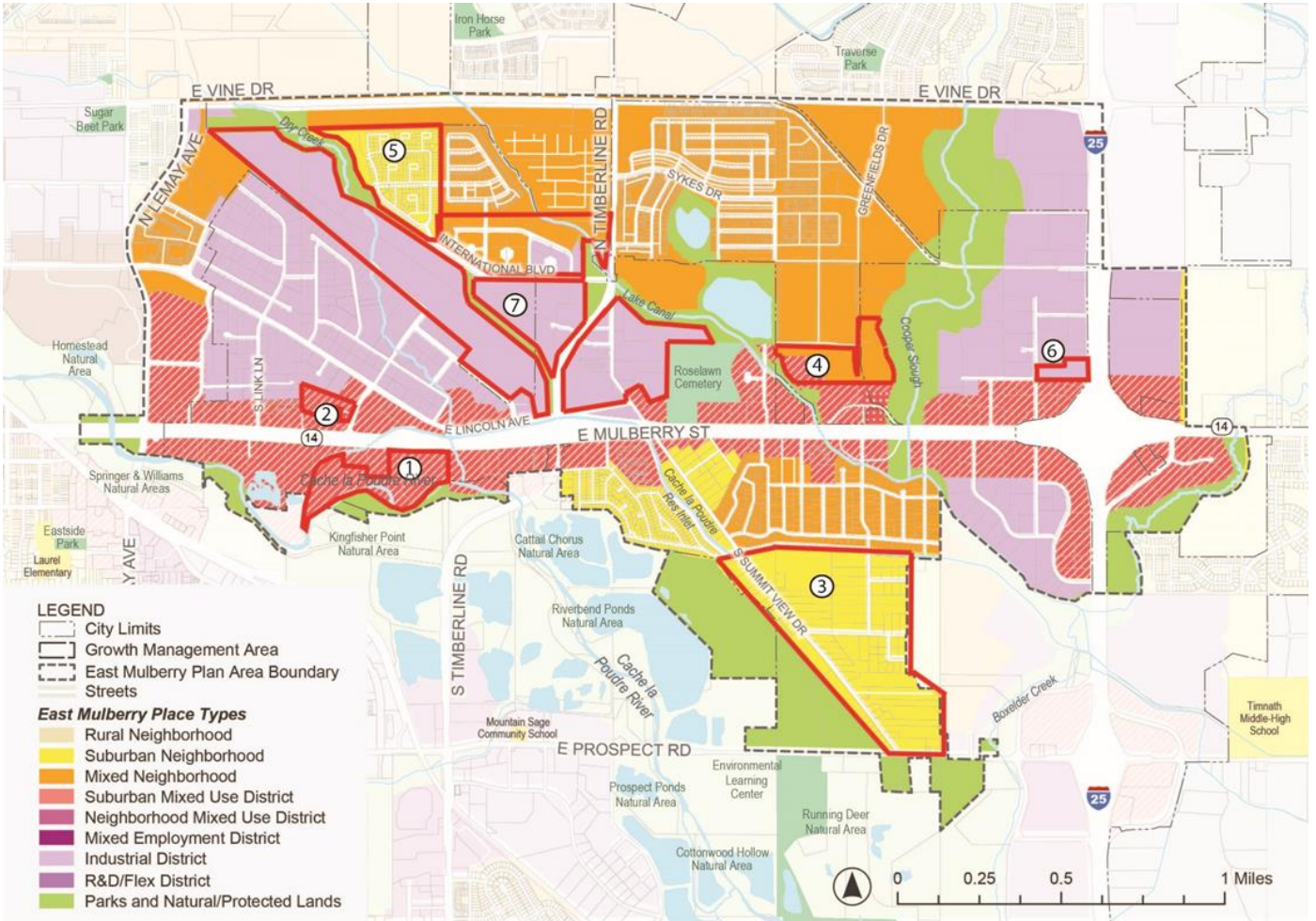


Figure 2: Existing Structure Plan Map (2019)



The table below illustrates the general alignment between the current Fort Collins zoning districts and the place types found in the City Plan Structure Plan Map. In some instances, there is a one-to-one relationship between the current zoning districts and the corresponding Structure Plan place types (i.e., the Industrial Zoning District and the Industrial District place type). In other instances, there are multiple zoning districts that may correspond with the purpose and intent of a particular Structure Plan place type (i.e., there are four zoning districts that correspond to the Mixed-Neighborhood place type), or multiple place types that correspond with a zoning district. Place types represent a broader approach to future land use guidance compared to zoning alone.

Table 2: Current City Zoning Districts and Corresponding Structure Plan Place Types

CURRENT CITY ZONING DISTRICTS	CORRESPONDING STRUCTURE PLAN PLACE TYPES
Residential	
Rural Lands District (RUL)	Rural Neighborhood
Residential Foothills District	
Urban Estate District	Rural Neighborhood or Suburban Neighborhood depending on development context
Low Density Residential District (RL)	Suburban Neighborhood
Low Density Mixed-Use Neighborhood (LMN)	Suburban Neighborhood or Mixed- Neighborhood depending on development context
Old Town District, Low (OT-A) - formerly NCL	Suburban Neighborhood
Medium Density Mixed-Use Neighborhood District (MMN)	Mixed Neighborhood
Old Town District, Medium (OT-B) - formerly NCM	
Old Town District, High (OT-C) formerly NCB	
High Density Mixed-Use Neighborhood District (HMN)	
Commercial and Mixed Use	
Downtown	Downtown
Community Commercial District (CC)	Suburban Mixed-Use
Community Commercial District- North College District (CCN)	
Community Commercial District- Poudre River District (CCR)	
Service Commercial District (CS)	
General Commercial District (CG)	Suburban Mixed-Use, Urban Mixed-Use
Neighborhood Commercial District (NC)	Neighborhood Mixed-Use
Limited Commercial District (CL)	Downtown; Suburban Mixed-Use
Employment and Industrial	
Employment District (E)	Mixed Employment; R&D Flex
Industrial District (I)	Industrial, R&D Flex

As an attachment to this staff report, pages extracted from City Plan describing each Place Type, principle and supporting land uses, density, and key characteristics of the place types are provided as Attachment 5. The attached excerpt is pages 92 through 107 of City Plan.

CITY FINANCIAL IMPACTS

None.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The Planning and Zoning Commission voted 7-0 to recommend City Council adopt amendments to the Structure Plan Map.

PUBLIC OUTREACH

As described in the East Mulberry Plan, community engagement related to the Plan spanned multiple years and took multiple forms. Some notable engagement activities beginning in 2020 included the following:

- East Mulberry Business Focus Groups, August 2020
- Community Q&A Sessions, April 2021
- Community Visioning Sessions, June 29, July 14, and August 4, 2021
- Online Visioning Survey, Summer 2021
- Community Advisory Group Meetings – five meetings spanning October 2021 through April 2022
- Community Workshops, October 2021
- Community and Business Workshops, January, and February 2022 Community Open House, October 2023

Notification and ongoing communication with residents and businesses occurred through the following channels:

- Over 2,200 postcard invitations were mailed to all addresses within the East Mulberry Enclave.
- Press Release distributed February 23, 2023.
- Over 200 in-person business visits to hand-deliver invitations.
- Invitation and event reminders distributed to over 500 East Mulberry email newsletter subscribers.

Summary documents of all engagement activities are available within the appendix of the East Mulberry Plan.

ATTACHMENTS

1. Ordinance for Consideration
2. Exhibit A to Ordinance
3. Existing Structure Plan Map 2019
4. City Plan: Place Type Descriptions, Pages 92-107
5. [East Mulberry Plan](#)