

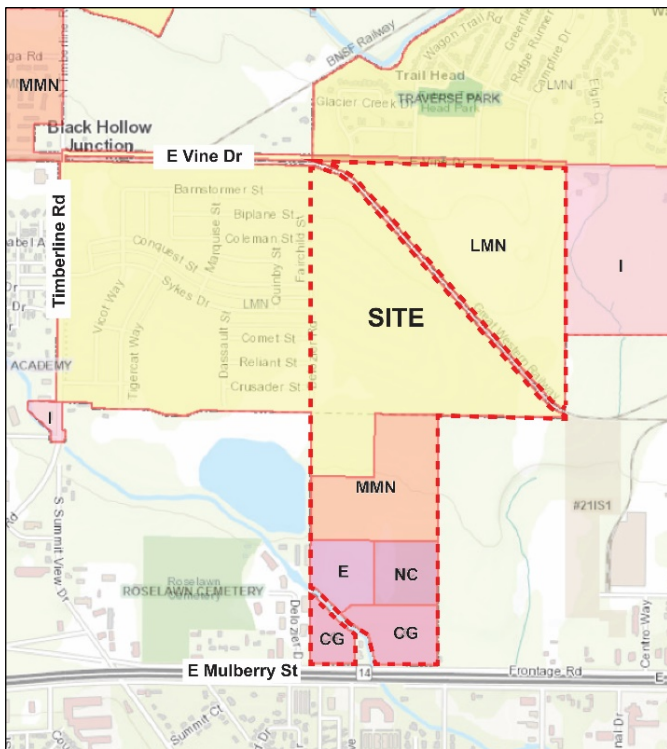
Planning & Zoning Commission Hearing: December 16, 2021

Mulberry & Greenfields Planned Unit Development PUD Master Plan, ODP210002

Summary of Request

This is a request to approve a Planned Unit Development Master Plan (PUD) to develop 226-acres generally bounded by East Mulberry Street on the south, Cooper Slough on the east, East Vine Drive on the north, and Delozier Street on the west. The land is currently undeveloped and in agricultural use. The PUD Master Plan represents a mixed-use community comprised of 5 districts that will offer a multitude of commercial, retail, and employment opportunities as well as a diverse selection of housing opportunities. The PUD includes portions of the following zone districts: Low-Density Mixed-Use (LMN), Medium Density Mixed Use (MMN), Neighborhood Commercial (NC), General Commercial (CG), and Employment (E). The PUD is less than 640 acres will require Planning and Zoning Commission (Type 2) Review and decision. A specific project development plan proposal is not included with the PUD application.

Zoning Map (ctrl + click map to follow link)



Next Steps

If approved by the decision maker, the applicant will be eligible to submit a Project Development Plan for individual phases of the PUD Master Plan.

Site Location

North of East Mulberry Street and west of Greenfields Court (parcel #'s 8709000006, 8709000004, 8709000007,8709000039).

Zoning

Low Density Mixed-Use Neighborhood (L-M-N), Medium Density Mixed Use Neighborhood (M-M-N), Neighborhood Commercial (N-C), Employment (E), General Commercial (C-G).

Property Owners

Whitham Farms LLC
816 Ptarmigan Run
Loveland, Colorado 80538

Springer-Fisher Inc.
PO Box 86
Timnath, Colorado 805247

Applicant/Representative

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Staff

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Staff Recommendation

Staff recommends approval of the PUD Master Plan, with condition.

1. Project Introduction

A. PROJECT DESCRIPTION

- This is a request for a Planned Unit Development (PUD) Master Plan representing a mixed-use community titled “Bloom” comprising of 5 districts that will offer a multitude of commercial, retail, and employment opportunities as well as a diverse selection of housing opportunities.
- The 226-acre vacant property represents one of the few remaining large undeveloped sections of land in the city, bounded by East Mulberry Street on the south, Cooper Slough on the east, East Vine Drive on the north, and Delozier Road on the west.
- The PUD includes approximately 1,600 residences, including single-family detached, single-family attached, and multi-family living options, of which a minimum of fifteen percent (15%) will be designated and sold or leased as affordable (240 units). The estimated population at build-out is 4,000.
- The non-residential districts include a neighborhood town center with approximately 20-30 acres of retail, commercial, and office uses (approximately 230,000 square feet of retail and commercial space/a neighborhood-scaled grocery store; and approximately 86,000 square feet of office spaces).
- The PUD provides for significant open space, including parks, natural areas, and an extensive trail corridor and pedestrian network.
- The Lake Canal traverses diagonally through the southwest edge of the site, that includes existing vegetation and tree groves.
- The new Greenfields Drive arterial street will connect from East Mulberry Street north to East Vine Drive providing primary access to the development. Pending PUC approval this arterial street will cross the existing Great Western Railroad tracts proposed to be an at-grade crossing, along the future regional trail. The local and collector street network will connect adjacent development west to Timberline Road.
- The PUD includes portions of the following zone districts: Low-Density Mixed-Use (LMN), Medium Density Mixed Use (MMN), Neighborhood Commercial (NC), General Commercial (CG), and Employment (E).
- The PUD Master Plan allows greater flexibility in the mix and distribution of land uses, densities, and applicable development and zone district standards; and replaces an Overall Development Plan. The PUD includes an overlay to existing zoning with proposed modifications to Land Use Code standards to guide future development, and phasing plan.

B. DEVELOPMENT STATUS/BACKGROUND

1. Annexation and Planning

The site was annexed as part of the Buderus First Annexation (30-acres) and Buderus Second Annexation (108-acres) both in 1991. In 2021, the Springer-Fischer Annexation No. 1 (71.34-acres) and the Springer-Fischer Annexation No. 2 (5.46-acres) was completed.

2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	Low Density Mixed-Use Neighborhood (L-M-N)	County Commercial	County FA1, Commercial, Industrial	County industrial, Commercial Low Density Mixed-Use Neighborhood (L-M-N)
Land Use	Trail Head and Waterglen single-family detached and multi-Family residential north of Vine Drive	Existing commercial businesses south of Mulberry Street	Vacant land, Cooper Slough and existing industrial	Mosaic Single Family Detached and Multi-Family residential; industrial businesses

C. OVERVIEW OF MAIN CONSIDERATIONS

The PUD has gone through three rounds of submittals and review with City staff, with extensive explorations of issues between iterations, including revisions prior to hearing. Major issues that required clarification and exploration throughout the review process have included:

- Environmental assessment of existing natural habitat and wetlands on and off-site, including Cooper Slough to the east, existing tree stands and habitat along the Lake Canal drainage.
- Regional storm drainage improvements.
- Pedestrian and bicycle network including regional trail alignment and crossing at railroad tracks and Greenfields Drive.
- Transportation improvements including Mulberry frontage road and round-a-bout north of Mulberry, development of Greenfields Drive, local street network and connections of-site, and at-grade street crossing if the railroad tracks.
- Proposed Land Use Code modifications in PUD including land uses, densities, and development standards, with emphasis on the residential requirements.

D. SUMMARY OF ADOPTED APPLICABLE PLANS AND POLICIES

Due to the size and scope of the PUD, several adopted citywide plans and policies apply to the development. Several standards in the Planned Unit Development Overlay (PUD) section of the Land Use Code contain criteria requiring compliance with these adopted plans and policies. This section summarizes the relevant plans and policies applicable to the PUD.

City Plan (2019)

The City’s comprehensive plan (City Plan) was updated in 2019. City Plan is organized based on seven outcome areas that form the basis of the City’s Budgeting for Outcomes (BFO) process. Three core values guide the vision for City Plan: livability, community, and sustainability. Each outcome area has a series of statements indicating how the principles and policies of each outcome area align with the core values. Action plans accompany each outcome area to ensure implementation of City Plan. The PUD Master Plan provides an opportunity to further implement the vision of City Plan representing new “greenfields development” to create a well-planned mixed-use community from the ground up. Key policies in City Plan set the foundation for implementation and the PUD is consistent with this policy direction.

Relevant Policies:

Neighborhood Livability and Social Health

Principle LIV 1: Maintain a compact pattern of growth that is well served by public facilities and encourages the efficient use of land.

Principle LIV 3: Maintain and enhance our unique character and sense of place as the community grows.

Policy LIV 3.3 - GATEWAYS Enhance and accentuate the community's gateways, including Interstate 25 interchanges and College Avenue, to provide a coordinated and positive community entrance. Gateway design elements may include streetscape design, supportive land uses, building architecture, landscaping, signage, lighting, and public art.

Policy LIV 4.1 - NEW NEIGHBORHOODS Encourage creativity in the design and construction of new neighborhoods that:

- *Provides a unifying and interconnected framework of streets, sidewalks, walkway spines and other public spaces.*
- *Expands housing options, including higher density and mixed-use buildings.*
- *Offers opportunities to age in place.*
- *Improves access to services and amenities; and*
- *Incorporates unique site conditions.*

Policy LIV 4.2 - COMPATIBILITY OF ADJACENT DEVELOPMENT Ensure that development that occurs in adjacent districts complements and enhances the positive qualities of existing neighborhoods.

Principle LIV 5: Create more opportunities for housing choices.

Policy LIV 5.1 - HOUSING OPTIONS To enhance community health and livability, encourage a variety of housing types and densities, including mixed-used developments that are well served by public transportation and close to employment centers, shopping, services and amenities.

Policy 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. Options could include ADUs, duplexes, townhomes, mobile homes, manufactured housing and other "missing middle" housing types.

Policy LIV 5.3 - LAND FOR RESIDENTIAL DEVELOPMENT Use density requirements to maximize the use of land for residential development to positively influence housing supply and expand housing choice.

Policy LIV 5.4 - LAND SUPPLY FOR AFFORDABLE HOUSING Continue to grow and utilize the Affordable Housing Land Bank Program and other programs to create permanently affordable housing units.

Culture and Recreation

Policy CR 2.1 - RECREATION OPPORTUNITIES Maintain and facilitate the development of a well balanced system of parks, trails, natural areas and recreation facilities that provide residents and visitors of all races/ethnicities, incomes, ages, abilities and backgrounds with a variety of recreational opportunities.

Policy CR 2.2 - INTERCONNECTED SYSTEM Support an interconnected regional and local system of parks, trails and open lands that balances recreation needs with the need to protect wildlife habitat and other environmentally sensitive areas.

Economic Health

Policy EH 4.1 - TARGETED EMPLOYMENT AND MIXED-USE AREAS Create and maintain plans for targeted employment areas (Downtown, Midtown, Harmony Corridor, I-25 interchange areas and Mulberry Corridor) to support investment, development, and redevelopment in these areas to create new places for employment to grow.

Environmental Health

Principle ENV 1: Conserve, create and enhance ecosystems and natural spaces within Fort Collins, the GMA and the region.

Policy ENV 1.1 - PUBLICLY CONTROLLED OPEN LANDS Maintain a system of publicly controlled natural areas to maintain the integrity of wildlife habitat and conservation sites, protect corridors between natural areas, conserve outstanding examples of Fort Collins' diverse natural heritage, and provide a broad range of opportunities for educational, interpretive, and recreational programs to meet community needs.

Policy ENV 3.3 - ELECTRIFICATION Support a systems approach to transition from the use of natural gas to renewable electricity in buildings and for transportation.

Transportation

Principle T 1: Coordinate transportation plans, management, and investments with land use plans and decisions.

Policy T 1.2 - LAND USE CONTEXT Consider the land use context for transportation projects by incorporating design that is sensitive to existing and future land uses; considering environmental, scenic, aesthetic and historic values; and evaluating the potential equity impacts of projects.

Policy T 1.5 - DISTRICTS AND ACTIVITY CENTERS Provide a wide array of transportation facilities and services to support development and functioning of activity centers and districts.

Principle T 2: Build and maintain high-quality infrastructure that supports all modes of travel.

The City Structure Plan map includes the following land use designations for the PUD: Mixed-Use Neighborhoods, Suburban Mixed-Use, and Neighborhood Mixed-Use Districts.

Mixed-Use Neighborhoods District

Key Characteristics: Provide opportunities for a variety of attached and detached housing options and amenities in a compact neighborhood setting; some neighborhoods also include (or have direct access to) small-scale retail and other supporting services; Neighborhood Centers should serve as focal points within Mixed-Neighborhoods (see Neighborhood Mixed-Use District); Typically located within walking/biking distance of services and amenities, as well as high-frequency transit; and Mixed-Neighborhoods built in a greenfield context should include a mix of housing options (lot size, type, price range, etc.).

Suburban Mixed-Use District

Key characteristics: Walkable mixed-use districts that provide a range of retail and commercial services, as well as high-density residential; Existing Suburban Mixed-Use Districts include lower intensity, auto-oriented uses; however, the transition of these areas to a more transit-supportive pattern of development is encouraged as infill/redevelopment occurs, particularly where high-frequency transit exists or is planned; Supported by direct pedestrian and bicycle linkages to surrounding neighborhoods, as well as by BRT or high frequency bus service.

The PUD Master Plan builds upon the underlying zoning by permitting and encouraging a wide variety of residential types and densities within mixed-use districts. The PUD Master Plan allows for a gradation of densities from Mulberry Road that gives way to less intensity as one moves north, towards Vine Drive, and is compatible with the existing developments in the area, such as the adjacent community of Mosaic. This PUD Master Plan permits a variety of housing options, updated standards, and strategically increased densities all to achieve the goals of providing attainable “missing middle” housing as well as truly affordable housing for the community. The extension of Greenfields Drive to the north will provide connectivity to the north and not only serve this neighborhood but also the greater community. Additional east-west connectivity is provided with the development of Sykes Dr, International Boulevard, and Street A. a network of bicycle and pedestrian

facilities is integrated into the PUD including a regional trail segment and both on and off-street connections between developments.

EAST MULBERRY CORRIDOR PLAN (2003)

In 2003, City Council adopted the East Mulberry Corridor Plan. The Plan Framework map included five future land use designations: Low Density Mixed-Use Neighborhoods (L-M-N), Medium Density Mixed-Use Neighborhoods (M-M-N), Neighborhood Commercial (N-C), Employment (E), and General Commercial (C-G).

The Plan offers the following relevant goals or policy guidance:

Goal LU-1 Residential neighborhoods will be linked and integrated with supporting neighborhood commercial uses, providing such immediate daily needs as groceries, laundry, day care, clinics, and other retail goods.

Goal LU-3 A variety of commercial uses serving residents, businesses and travelers will be located along East Mulberry Street/SH 14 between I-25 and Lemay Avenue.

Goal T-4 New additions to the street network will provide increased connectivity between existing and proposed development.

Goal H-1 A variety of housing types will be provided to both provide housing close to employment and shopping and to add diversity.

Principle EMC.LU – 1 Future residential neighborhoods will be integrated with existing residential subdivisions, and be within proximity to shopping, recreation, and employment destinations. Policy

Principle EMC.LU – 1.1 A majority of undeveloped lands north of East Mulberry Street, east of Timberline Road, and west of Cooper Slough, will be designated for new residential neighborhoods.

Principle EMC.LU – 2 The East Mulberry Corridor area will support commercial uses to serve community-wide, neighborhood, and travelers' needs.

Policy EMC.LU – 2.2 A neighborhood commercial center will be located at Greenfields Court and north of East Mulberry Street to provide neighborhood-oriented services within close proximity to the existing and future residents.

Policy EMC.LU – 2.3 Commercial business and travel-related services will be located primarily along the frontage roads of East Mulberry Street. Future development limitations should be assessed for those properties within the floodplains of the Poudre River, Dry Creek and Cooper Slough.

Policy EMC.LU – 3.1 Employment districts will include the development of planned office and business parks that promote quality design and construction of buildings, outdoor spaces, transportation facilities and streetscapes. They should encompass the development of workplaces consistent with the availability of public facilities and services and should continue the vitality and quality of life in adjacent residential neighborhoods.

Policy EMC.T – 1.4 Incorporate the existing and proposed bikeway and pedestrian networks, as part of the transportation system, along roadways as well as multi-use trails (off-street) just outside of the natural habitat and features buffers along Cooper Slough, Lake Canal, and other ditches.

Policy EMC.LU – 2.2 A neighborhood commercial center will be located at Greenfields Court and north of SH 14 to provide neighborhood oriented services within close proximity to the existing and future residents. On-street parking should be incorporated along Greenfields Court and intersecting local streets within the neighborhood commercial center to provide close access and add to the pedestrian oriented street fronts.

The 2021 Springer-Fischer annexation provided the zoning consistent with the East Mulberry Corridor Plan land use policy direction. The PUD further implements relevant policies from the Plan that permits varying types and amounts of density, and variety of housing types providing housing opportunities near to employment and shopping. The PUD permits commercial, retail, and employment land uses that will serve the residents of this immediate community as well as residents, consumers, and travelers throughout the greater Mulberry corridor.

HOUSING STRATEGIC PLAN (2021)

As a city policy document, the Housing Strategic Plan is primarily focused on actions that can be taken by the city. However, in one way or another, The PUD directly addresses at least 8 of the 26 prioritized strategies in the Housing Strategic Plan, as noted below:

- 7. *“Remove barriers to the developer of Accessory Development units (ADU)”* – The PUD includes ADU Units as a permitted use as defined with the proposed modifications. The applicant is proposing 18+ accessory dwelling units (final number TBD) in the first PDP submittal of Bloom.
 - 8. *“Extend the City’s affordability term.”* – The PUD rental affordable units will follow existing standards (20 years) and will be affordable for at least 20 years. The for-sale units are planned to be affordable for 90 years.
 - 9. *“Advance phase one of the Land use Code Audit with off-cycle appropriation”*. The PUD accomplishes much of this line item for the site, including “define additional housing types, create opportunity to increase overall supply, recalibrate incentives for affordability housing production, and simplify development processes”.
 - 10. *“Refine local affordable housing goal.”* Per the Public Benefits Agreement (PBA), Bloom must be at least 15% affordable units, which is greater than the City’s current 10% target.
 - 15. *“Explore/address financing and other barriers to missing middle and innovative housing development.” This is further described as, “...consider partnerships with developers and partners to address barriers and build support for diverse, innovative, and efficient housing options...”* The PUD accomplish this objective with a proposed reduction in lot size, reduction in setbacks, new home types, changes to parking requirements, simplified review process, and other items.
 - 16. *“Remove barriers to allowed densities through code revisions.”* The PUD increases the density throughout Bloom, but to achieve higher density also entails modifying development standards (e.g., height, setbacks, parking, etc.) to be able to achieve this goal. The PUD also addresses these elements.
 - 17. *“Consider affordable housing requirements as a part of the community benefit options for metro districts.”* Bloom has a Public Benefits Agreement (PBA) and the applicant’s compliance with it has been shown in the PBA compliance document, that includes an affordable housing requirement. In short, the PUD is necessary to achieve the benefits agreed to in the PBA.
18. *“increased awareness opportunities for creative collaboration across water districts and other regional partners around the challenges with water costs and housing.”* The Bloom team is working with utility providers to accommodate smaller lots, including working to discuss fee modifications so that smaller units have smaller tap fees. Additionally, the team has worked to ensure that ADUs on the same lot as a primary residence do not have to pay separate tap fees. Bloom is working with dry utility providers as well to make sure that all utilities can be provided as density increases.

Transportation Master Plan

The Transportation Master Plan establishes a vision and suite of policies to achieve build out of the Master Street Plan. City Plan contains the Transportation Master Plan within the body of the document rather than it being a separate document. Pages 158-217 of City Plan discusses the Transportation Master Plan. In addition to the referenced transportation policies above, the PUD is consistent with the Master Street Plan with no proposed amendments to the primary street network or intersection design.

Parks and Recreation Policy Plan

The Park Planning & Development Department uses the Parks and Recreation Policy Plan as their guiding document for the buildout of the Fort Collins parks and recreation system. The purpose of the adopted Parks and Recreation Policy Plan is to assess the park and recreation needs of the Fort Collins community, evaluate the City's current services, and provide clear and implementable recommendations to deliver the level of service needed to meet the community's changing needs. The vision of this plan states:

Fort Collins' parks, trails, and recreation facilities give quality of life and beauty to our city. These essential assets connect people to place, self, and others. Fort Collins' residents' treasure and care for this legacy and will build on the past to provide for future generations.

The goal statements of the Plan are to:

- Ensure Fort Collins' parks, trails, and recreation legacy for future generations
- Provide a wide variety of high quality recreation services and opportunities for all residents
- Create an interconnected regional and local trail system
- Develop parks and recreation facilities and programs that promote community in the city
- Focus on enhanced sustainability and green practices

The PUD is consistent with the Plan with the integration of private parks and recreation facilities to serve the neighborhoods, a segment of the future regional trail and connecting paths throughout the development. A future public neighborhood park is located adjacent to the PUD in the Mosaic neighborhood to the west.

Nature in the City

The Nature in the City Strategic Plan was adopted unanimously by City Council in March 2015. The plan provides the vision, goals and policies ensuring that access to nature remains a defining community attribute as infill and redevelopment continues to urbanize Fort Collins. The plan vision is "a connected open space network accessible to the entire community that provides a variety of experiences and functional habitat for people, plants and wildlife." The three plan goals are:

- 1) Easy Access to Nature: Ensure every resident is within a 10-minute walk to nature from their home or workplace.
- 2) High Quality Natural Spaces: Conserve, create and enhance natural spaces to provide diverse social and ecological opportunities.
- 3) Land Stewardship: Shift the landscape aesthetic to more diverse forms that support healthy environments for people and wildlife.

The proposed project directly supports the following plan policies:

- Increase connectivity for plant and wildlife species (C1).
- Increase connectivity for residents (C2).
- Support and protect the multiple values of the City's ditch system (LU6).
- Encourage natural drainages to be re-created (LU9).
- Provide quiet spaces in the city to escape from the urban environment (CP5).

The PUD proposes master planning and site design elements that further Nature in the City goals and policies by preserving and protecting the Lake Canal corridor that includes existing wildlife corridor and groves of trees as an amenity; preserving existing wetlands and buffering existing onsite natural features; and creating/restoring/enhancing open space areas within the Cooper Slough drainage corridor.

Public Outreach

D. NEIGHBORHOOD MEETING

The review process for the PUD requires two neighborhood meetings. The first neighborhood meeting was held on March 8, 2021. A second neighborhood meeting was held on October 13, 2021. with approximately 10-15 people in attendance for each remotely held meeting. The plan has evolved since through multiple rounds of City review and design refinement. Meeting notes are attached, and salient topics discussed at the meeting included:

1. Traffic and impacts in area including Timberline Road and East Vine Drive.
2. Impact of traffic generated by this development on congestion and cut-through traffic going through the neighborhood.
3. How will the PUD provide street connections to Mosaic neighborhood?
4. The need for a traffic signal at International Boulevard/Timberline Road, and East Vine Drive/Timberline Road intersections.
5. Timing of future regional trail in area.
6. Residential density and compatibility with existing neighborhoods.

2. Land Use Code Article 2 – Applicable Standards

A. PLANNED UNIT DEVELOPMENT PROCEDURAL OVERVIEW

1. Preliminary Design Review – PDR200015

A preliminary design review meeting was held on December 16, 2020

2. First Submittal – ODP210002

The PDP was submitted on November 15, 2019

3. Neighborhood Meetings

Pursuant to *LUC Section 2.2.2 – Step 2: Neighborhood Meetings*, a neighborhood meeting is required for Planning and Zoning Board (Type 2) projects, and with the PUD a second meeting is also required. As mentioned above, the first neighborhood meeting was held on March 8, 2021. A second neighborhood meeting was held on October 13, 2021.

4. Notice (Posted, Written and Published)

Posted Notice: August 5, 2020, Sign #549.

Written Hearing Notice: December 2, 2021, 2,269 addresses mailed.

Published Hearing Notice: Scheduled for December 5, 2021.

B. DIVISION 2.2 – COMMON DEVELOPMENT REVIEW PROCEDURES FOR DEVELOPMENT APPLICATIONS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>2.2.2 (B) – Neighborhood Meetings</p>	<p><i>The purpose of this standard is to facilitate citizen participation early in the development review process, and for such development applications to be presented to citizens of area neighborhoods and for the citizens to identify, list and discuss issues related to the development proposal. Working jointly with staff and the applicant, citizens help seek solutions for these issues.</i></p> <ul style="list-style-type: none"> <i>The standard of this section requires a neighborhood meeting on any development proposal that is subject to Planning and Zoning Board review.</i> <p>The PUD includes the following modification to this standard:</p> <ul style="list-style-type: none"> The City shall require a neighborhood meeting between citizens of area neighborhoods, applicants, and the Director for all development proposals in the Mulberry & Greenfields PUD Master Plan area. <p>The PUD includes modifications to simplify the type of review for certain uses in zone districts of Article Four, including most of the residential uses changing to an administrative BDR or Type I review process. This change will provide more opportunity for public participation and input at the early stages of development review regardless of the use type or size of development projects in the PUD Master Plan area.</p> <p>See proposed PUD Modifications to LUC Standards document (page 8).</p>	<p>Complies with PUD Condition of Approval</p>
<p>2.15 – Planned Unit Development Overlay Review Procedure</p>	<p><i>The purpose of this standard is to provide an avenue for property owners with larger and more complex development projects to achieve flexibility in site design in return for significant public benefits not available through traditional development procedures.</i></p> <ul style="list-style-type: none"> <i>Application for approval of a PUD Overlay is available to properties of 50 acres or greater in size.</i> <i>Neighborhood Meeting): Applicable to any proposed PUD Overlay subject to Planning and Zoning Board or City Council review. If a neighborhood meeting is required at the conceptual planning stage, a second neighborhood meeting shall be required after the PUD Overlay application has been submitted and the first round of staff review completed.</i> <i>Planning and Zoning Commission review (Type 2 review) applies to PUD Overlay applications between 50 and 640 acres acting as decision maker.</i> <i>Except as modified pursuant to Sections 4.29 (E) and (G), a PUD Master Plan shall be consistent with all applicable General Development Standards (Article 3) and District Standards (Article 4) including Division 4.29.</i> <p>The Proposed PUD is 226-acres in size. Two neighborhood meetings were held on March 8, 2021, with a second neighborhood meeting was held on October 13, 2021. The PUD is consistent with all applicable General Development Standards (Article 3) and District Standards (Article 4), except as modified.</p>	<p>Complies</p>

3. Land Use Code Article 3 - Applicable Standards

The standards within the Mulberry & Greenfields PUD Master Plan Overlay: Proposed Modifications to Land Uses, Densities, and Development Standards are intended to guide future development applications and outline the permitted zoning, land uses, and development standards for this particular property. In the instances where there is a conflict between this PUD Overlay Document and the Fort Collins Land Use Code, the PUD Document shall prevail. Where the PUD Document falls silent Fort Collins Land Use Code requirements shall apply, as applicable.

Similar to an Overall Development Plans (ODP), PUD Master Plans establish the overall land use, transportation and design framework for future development applications covered by the PUD. Most of the standards in Article 3 will be addressed in review of subsequent submittals of project development plan (PDP's). Staff will analyze each phase of the PUD development for compliance with Article 3 as part of each PDP submittal. However, a few relevant Article 3 standards require discussion at the PUD Master Plan level: Sections 3.4.8(C), 3.6.1, 3.6.4, and 3.7.3. All Article 3 General Development Standards not proposed to be modified with the PUD are still applicable.

The PUD Overlay includes proposed modifications to Land Use Code requirements. Modifications to land uses, densities, and development standards must meet the criteria for approval outlined in the PUD code section, LUC 4.29 (see Staff Report Section 4.29). The relevant Division 3 Sections to be modified by the PUD can be referenced in the separate PUD Overlay document (see attached file). The PUD Overlay document has been prepared to provide the Planning and Zoning Commission an easier to follow comparison between the existing land use code and the proposed changes to the Land Use Code for the Mulberry & Greenfields PUD Master Plan. This document is structured to show how each affected existing section of the Code was modified in this PUD process. As part of the PUD Overlay document, the proposed modifications will be finalized and re-formatted to follow each District area rather than LUC sequence after the hearing. Staff is requesting a condition of approval to complete this step for the recorded Master Plan document.

A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings								
<p>3.2.1 – Landscaping and Tree Protection</p>	<p><i>The standards of this section require that a development plan demonstrate a comprehensive approach to landscaping that enhances the appearance and function of the neighborhood, buildings, and pedestrian environment.</i></p> <ul style="list-style-type: none"> Full tree stocking shall be required in all landscape areas within fifty (50) feet of any building or structure as further described below. <table border="1" data-bbox="492 1367 1320 1593"> <thead> <tr> <th><i>Tree Type</i></th> <th><i>Minimum/Maximum Spacing*</i></th> </tr> </thead> <tbody> <tr> <td>Canopy shade trees</td> <td>30'—40' spacing</td> </tr> <tr> <td>Coniferous evergreens</td> <td>20'—40' spacing</td> </tr> <tr> <td>Ornamental trees</td> <td>20'—40' spacing</td> </tr> </tbody> </table> <p>The PUD includes the following modification to this standard:</p> <p>Provide a mix of ornamental deciduous and canopy shade trees in parkways that includes options for reduction in 40' street tree spacing while still meeting full tree stocking.</p> <p>See proposed PUD Modifications to LUC Standards document (page 10).</p>	<i>Tree Type</i>	<i>Minimum/Maximum Spacing*</i>	Canopy shade trees	30'—40' spacing	Coniferous evergreens	20'—40' spacing	Ornamental trees	20'—40' spacing	<p>Complies with PUD Modification</p>
<i>Tree Type</i>	<i>Minimum/Maximum Spacing*</i>									
Canopy shade trees	30'—40' spacing									
Coniferous evergreens	20'—40' spacing									
Ornamental trees	20'—40' spacing									

<p>Section 3.2.2(K)(1)(a) – Parking</p>	<p>Residential Parking Requirements Replaces 3.2.2.(K)(1)</p> <p>The PUD includes the following modification to this standard:</p> <p>Except as outlined below, and in section 3.8.10, parking shall be provided at the levels required within this section.</p> <p>Multi-family, Attached or Two-Family Projects Developed with Internal Streets: Parking along adjacent and/or internal public or private streets, where permitted, fronting on a lot or tract containing multi-family, attached or two-family dwellings (except for mixed-use dwellings may be counted to meet the parking requirements for the development.</p> <p>See proposed PUD Modifications to LUC Standards document (page 24).</p>	<p>Complies with PUD Modification</p>
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B. DIVISION 3.4 – ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND CULTURAL RESOURCE PROTECTION STANDARDS

<p>Applicable Code Standard</p>	<p>Summary of Code Requirement and Analysis</p>	<p>Staff Findings</p>
<p>3.4.1 – Natural Habitats and Features</p>	<p><i>The purpose of this standard is to ensure that when property is developed consistent with its zoning designation, the way in which the proposed physical elements of the development plan are designed and arranged on the site will protect the natural habitats and features both on the site and in the vicinity of the site.</i></p> <p>An Ecological Characterization Study (ECS) was completed by Professional Wetlands Consulting, Inc. in March 2021 prior to the PUD Master Plan submittal and updated in August 2021 to accurately seasonally appropriate findings. The report highlights two natural habitats and features on or near the property that warrant protection or mitigation, including: the Cooper Slough and associated wetlands, and the Lake Canal and associated riparian forest. Other than these features, the remainder of the site is dominated by active agricultural fields.</p> <p>The Cooper Slough (Slough) itself does not enter the site but the 300-ft buffer extends onto much of the eastern margin of the site. The Slough is a unique natural resource that supports large a large wet meadow and emergent wetlands matrix through sub-surface and surface flows. Portions of the Slough stay unfrozen year-round. A small (0.023ac) wetland supported by the Slough is present along the eastern margin of the site immediately north of the railroad. A jurisdictional determination from the US Army Corps of Engineers has been requested.</p> <p>The Lake Canal traverses across the southwest corner of the site and was determined to serve as a wildlife corridor to raccoons, skunks, muskrat, and other urban adapted species that are not sensitive to human presence. The Canal has some low-quality in-channel wetlands and mature riparian tree and shrub species. The standard buffer distance for ditches that serve as wildlife corridors is 50' measured from the top of bank, edge of wetlands, or dripline of riparian forest, whichever is greater.</p> <p>The Mulberry and Greenfields PUD Master Plan meets the buffering standards of LUC Section 3.4.1, Natural Habitats and Features, and does not propose to alter the standards in any way. However, the project does propose to direct treated stormwater flow to the adjacent Cooper Slough as far north as site constraints allow to restore some of the historical hydrology to that valuable and unique natural resource. Restoring some of the flow to the Cooper Slough supports policy LU9 of the Nature in the City Strategic Plan, "Encourage natural drainages to be re-created." Additionally, stormwater detention ponds located within the Cooper Slough's Natural Habitat Buffer Zone will be designed to a very high standard to create quality and varied wildlife habitat.</p>	<p>Complies</p>

<p>3.4.8 (C) – Parks and Trails</p>	<p><i>The purpose of this standard is to require all development plans provide for, accommodate, or otherwise connect to, either on-site or off-site, the parks and trails identified in the Parks and Recreation Policy Plan Master Plan that are associated with the development plan.</i></p> <ul style="list-style-type: none"> • Consistent with the Parks and Recreation Plan, a public neighborhood park is located within the Mosaic subdivision to the west of the PUD. This Park location is intended to serve both residents of Mosaic and future residents of Bloom. • Other standards in Article 4 (LMN) require a smaller neighborhood park located within a maximum of one-third (1/3) mile of at least ninety (90) percent of the dwellings in any development project of ten (10) acres or larger as measured along street frontage. • The Parks Plan includes a regional multi-use trail segment that bisects the PUD property. <p>The PUD is consistent with this Plan. A 5-acre private neighborhood park is included in the PUD, along with close proximity and direct access to the future larger public neighborhood park in Mosaic. The proposed regional trail is included in the PUD that parallels the railroad tracks from Vine Drive to edge of Cooper Slough. Secondary bike and pedestrian path connections to this regional trail are also integrated into the PUD.</p>	<p>Complies</p>
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C. DIVISION 3.5 - BUILDING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>3.5.1(B) General Standard – Building and Project Compatibility</p>	<p><i>The purpose of this standard is to ensure new developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using complementary design strategies.</i></p> <p>The PUD includes the following modification to this standard:</p> <p>(B) General Standard. <i>New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a design that is complementary. Architectural compatibility (including, without limitation, building height) shall be derived from the neighboring context.</i></p> <ul style="list-style-type: none"> • A general massing that relates to the overall compatibility of the development may include strong building massing at the street allowing for multiple stories of buildings to have coplanar facades without the incorporation of facade step backs above the 3rd floor of the building. <p>(E) <i>Building Materials</i></p> <p>(3) <i>Windows.</i></p> <p>(b) <i>Clear glass shall be used for commercial storefront display windows and doors.</i></p> <ul style="list-style-type: none"> • Clear glass shall be used for commercial storefront display windows and doors. Tinted glazing is acceptable as it relates to meeting the governing building code at the time of the building development. <p>See proposed PUD Modifications to LUC Standards document (page 25-29).</p>	<p>Complies with PUD Modification</p>

3.5.2 – Residential Building Standards

The standards in this Section are intended to promote variety, visual interest, and pedestrian-oriented streets in residential development. Development projects containing residential buildings shall place a high priority on building entryways and their relationship to the street. Pedestrian usability shall be prioritized over vehicular usability.

Complies with PUD Modifications

The PUD includes the following modifications to this section:

(C) **Housing Model Variety and Variation Among Buildings.**

(D) **Relationship of Dwellings to Streets and Parking.**

- Accessory Dwelling Units (ADUs) excluded from these standards
- Every front facade with a primary entrance to a dwelling unit shall face the adjacent street or landscape tract with pedestrian connectivity
- Every building containing four (4) or more dwelling units shall have at least one (1) building entry or doorway facing any adjacent public or private street that is smaller than a full arterial or has on-street parking or have a primary entrance no more than two hundred (200) feet from a public or private street sidewalk.

(E) **Residential Building Setbacks, Lot Width and Size.**

Section 3.5.2 requires setbacks based on land use and the street frontage classification as shown in the following table:

Use	Arterial	Non-arterial	< Full Arterial	> Full Arterial
Residential	30 feet min.	15 feet min.	N/A	N/A
Multi-family	15 feet min.	9 feet min.	N/A	N/A
Commercial, Mixed-use, Institutional	N/A	N/A	15 feet max.	10 – 25 feet

- The PUD includes the following setbacks by District:

District	Front	Side	Rear	Rear Alley
1	Arterial – 30’ (SFD/SFA/2-Family) Arterial – 15’ (MF) Non-Arterial – 10’/garage 20’ (SFD/SFA/2-Family) Non-Arterial – 9’ (MF)	3’ (SFD) 5’ (SFA/Two-Family)	8’	2’ If no utility conflicts
2	Arterial – 30’ (SFD/SFA/2-Family) Arterial – 15’ (MF) Non-Arterial – 10’/garage 20’ (SFD/ SFA/2-Family) Non-Arterial – 9’ (MF)	3’ (SFD) 5’ (SFA/Two-Family)	8’	2’ If no utility conflicts
3	Arterial – 30’ (SFD, SFA, 2-Family) Arterial – 15’ (MF) Non-Arterial – 10’/garage 20’ (SFD/ SFA/2-Family) Non-Arterial – 9’ (MF)	3’ (SFD) 5’ (SFA/Two-Family)	8’	2’ If no utility conflicts
4	Arterial – 30’ (SFD, SFA, 2-Family) Arterial – 15’ (MF) Non-Arterial – 10’/garage 20’ (SFD/ SFA/ 2-Family) Non-Arterial – 9’ (MF)	3’ (SFD) 5’ (SFA/Two-Family)	8’	2’ If no utility conflicts
5	District includes landscaping, stormwater detention, and signage only.			

(a) *Alternative Compliance. Upon request by an applicant, the decision maker may approve an alternative setback that may be substituted in whole or in part for a setback that meets the standards of this Section, except that such alternative setback shall not be permitted in the R-L or U-E zone districts.*

In reviewing the proposed alternative plan, the decision maker shall take into account whether the alternative setback plan complies with the following standards:

	<ul style="list-style-type: none"> • A front porch with a minimum depth of five (5) feet (as measured from the building facade to the front of the posts, railings, and spindles) and a minimum length of eight (8) feet shall be provided on single-family detached dwellings. • A clearly defined building front facing the street with a covered front porch or stoop measuring at least four (4) feet by four (4) feet shall be provided on each ground floor single-family attached dwelling. • The floor elevation of the front porch or stoop shall be a minimum of eighteen (18) inches above grade. <p>(F) Garage Doors.</p> <ul style="list-style-type: none"> • Garage doors shall not comprise more than fifty (50) percent of the ground floor street-facing linear building frontage. If a home has a three-car garage, it may exceed the 50% ground floor standard if the 3rd garage stall is recessed behind the other two stalls a minimum of 2'. Alleys and corner lots are exempt from this standard. <p>See proposed PUD Modifications to LUC Standards, notes and tables in the attached PUD Modification Guide document (page 30-39).</p>	
<p>3.5.3 – Mixed-Use, Institutional and Commercial Buildings</p>	<p><i>These standards are intended to promote the design of an urban environment that is built to human scale. Mixed-use and nonresidential buildings shall provide significant architectural interest and shall not have a single, large, dominant building mass. The street level shall be designed to comport with a pedestrian scale in order to establish attractive street fronts and walkways.</i></p> <p>The PUD includes the following modifications to this section:</p> <p>(E) Character and Image. <i>In new buildings and, to the extent reasonably feasible, in development projects involving changes to existing building walls, facades or awnings (as applicable), the following standards shall apply:</i></p> <p>(2) Facade Treatment.</p> <ul style="list-style-type: none"> • The minimum wall articulation to add new architectural features including shading devices, material changes, and/or recesses, treillage with or without vines, or an equivalent element that subdivides the wall into human scale proportions as compatible with the design aesthetic. <p>(6) Base and Top Treatments. All facades shall have:</p> <ul style="list-style-type: none"> • To the maximum extent feasible, buildings should work to include “top” and “base” treatment, but if applicable, the architectural design aesthetic may not be required to include a recognizable “base” or “top” provided the building design maintains a compatibility to which the design aesthetic is developed and based. Examples of these include, but are not limited to, Tuscan, Modern, etc. The basis of the design within these examples are volume or planar based and are not intended to include a “base” or “top”. <p>See proposed PUD Modifications to LUC Standards, notes and tables in the attached PUD Modification Guide document (page 41-44).</p>	<p>Complies with PUD Modifications</p>

<p>3.5.4 – Large Retail Establishments</p>	<p><i>These standards are intended to ensure that large retail building development is compatible with its surrounding area and contributes to the unique community character of Fort Collins. Large retail buildings shall provide a high level of architectural interest by utilizing high quality materials and design and shall be compatible with the character of the surrounding area.</i></p> <p>The PUD includes the following modifications to this section:</p> <p>(D) Development Standards.</p> <p>(1) <i>Aesthetic Character.</i></p> <ul style="list-style-type: none"> • Adding clerestory glazing to list to ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than sixty (60) percent of their horizontal length. • Changing the minimum height for street level façade transparency to be transparent between a minimum height from the finish floor to a height that relates to compatibility of the design aesthetic for no less than sixty (60) percent of the horizontal length of the building facade of such additional stores. <p>(d) Roofs. Roofs shall have no less than two (2) of the following features:</p> <ul style="list-style-type: none"> • Clarifying design for parapets concealing flat roofs with rooftop equipment such as HVAC units from public view. The height of such parapets shall be developed in height to screen the roof top HVAC units utilized for the building. Such parapets shall feature three-dimensional cornice treatment as it relates to the compatibility of the design aesthetic. <p>See proposed PUD Modifications to LUC Standards document (page 45-50).</p>	<p>Complies with PUD Modifications</p>
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D. DIVISION 3.6 - TRANSPORTATION AND CIRCULATION

This Section is intended to ensure that the transportation network of streets, alleys, roadways, and trails is in conformance with adopted transportation plans and policies established by the City.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>3.6.1(D) – Master Street Plan</p>	<p><i>This standard is intended to ensure that all development plans shall provide for or accommodate the streets and transportation facilities identified on the Master Street Plan (MSP) that are associated with the development plan.</i></p> <p>The PUD includes the following arterial and collector streets consistent with the MSP:</p> <ul style="list-style-type: none"> • Frontage Road along north side of East Mulberry including proposed round-a-bout at the intersection at Greenfields Court. • Extension of Greenfields Drive from the Frontage Road north to East Vine Drive (2-lane arterial street) • Extension of International Boulevard west to east (2-lane arterial) • Extension of Sykes Drive west to east (Collector) • Extension of Delozier Road north to south (Collector) • A second round-a-bout intersection shown at Greenfields Drive and International Boulevard will be addressed at the PDP level after the PUD is approved. <p>The existing conditions within the PUD and off-site include significant challenges with the railroad tracks that bisect the area. The applicant is in the process of submitting a request to the PUC to approve an at-grade street crossing at Greenfields Drive in this location.</p>	<p>Complies</p>
<p>Section 3.6.3(F) - Utilization and Provision of Sub-Arterial Street Connections to and From Adjacent Developments and Developable Parcels.</p>	<p><i>The standard states, “All development plans shall incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development. All development plans shall provide for future public street connections to adjacent developable parcels by providing a local street connection spaced at intervals not to exceed six hundred sixty (660) feet along each development plan boundary that abuts potentially developable or re-developable land.</i></p> <p>The PUD includes the following modifications to this section:</p> <p>(F) <i>Utilization and Provision of Sub-Arterial Street Connections to and From Adjacent Developments and Developable Parcels.</i></p> <ul style="list-style-type: none"> • Adding street connections per required spacing to the maximum extent feasible, with alternative compliance options. All development plans shall provide for future vehicular public street connections to adjacent developable parcels by providing a local street connection spaced at intervals not to exceed six hundred sixty (660) feet along each development plan boundary that abuts potentially developable or re-developable land, to the maximum extent feasible. An alternative to providing street connection not feasible as described below, a bicycle and or pedestrian connection will be provided. When adjacent to open space, natural areas (i.e., Cooper Slough), railroad tracks, topography (such as that area adjacent to Vine Drive) or other similar natural or manmade impediments that inhibit this standard from being met this standard is not required to be met. <p>See proposed PUD Modifications to LUC Standards document (page 51-52).</p>	<p>Complies with PUD Modifications</p>
<p>3.6.4 – Transportation</p>	<p><i>This standard is intended to ensure that the transportation needs of a proposed development can be safely accommodated by the existing transportation system, or that appropriate mitigation of impacts will be provided by the development, the</i></p>	<p>Complies</p>

<p>Level of Service Requirements</p>	<p><i>project shall demonstrate that all adopted level of service (LOS) standards will be achieved for all modes of transportation. All development plans shall adequately provide vehicular, pedestrian and bicycle facilities necessary to maintain the adopted transportation level of service standards.</i></p> <p>A Master Transportation Impact Study (TIS) accompanies the PUD Master Plan (TIS Updated 10/13/21). A Master TIS is required to review the overall impact of the proposal upon buildout and identify the overall road improvements needed for the area. Staff notes the following conclusions:</p> <ul style="list-style-type: none"> • Under existing traffic conditions, the stop-controlled intersections within the study area currently operate at overall acceptable levels of service (LOS) “E” or better during the weekday AM and PM peak hours. • Under background future 2023 and 2030 traffic conditions, without the development of the subject site, delays would increase slightly at study intersections due to regional traffic growth. The stop-controlled intersections would continue to operate at LOS “D” or better with Sykes Drive operating at capacity LOS “F” in the 2030 AM peak hours. • The proposed site development would generate, upon completion and full occupancy, 1,569 new weekday AM and 1,857 new weekday PM peak hour vehicle trips as well as 21,821 new weekday daily trips. • Under 2023 total future traffic conditions with development of Phase 1 of the site, all study intersections, including proposed site connections would operate at overall acceptable levels of service consistent with background conditions. The exception to this is the westbound left movement at Sykes Drive/Timberline Road. A signal would not be warranted at this level of forecasted volume. Phase 1 of the proposed development can be accommodated solely through the connection at Sykes Drive through the Mosaic development and the extension of Greenfields Court to the south via a newly constructed roundabout. • Under 2030 total future traffic conditions the full buildout of the proposed development will be accommodated by the proposed connections to the surrounding network. The exception to this is the westbound left movement at Sykes Drive/Timberline Road. A signal would be warranted at this level of forecasted volume. • In 2040 long range conditions would be accommodated by the full buildout of the proposed network with all study intersections operating at acceptable levels of service. <p>TIS Recommendations:</p> <ul style="list-style-type: none"> • During Phase 1 of development the Applicant should provide the following improvements to accommodate site development: construct Greenfields Court from Sykes Drive to the Frontage Road, improve the Greenfields Court/Frontage Road intersection to a roundabout with flared dual lane approaches on the north and southbound approaches, and provide connections to the west to connect to the Sykes Drive/Timberline Road intersection. • New roadways within the site should be constructed per the City of Fort Collins design guidelines contained within the LCUASS and analyzed herein. • It is recommended that as nearby pipeline development is constructed, and growth continues to occur, signal warrant studies be conducted at Sykes Drive/Timberline Road to determine timing and cost share for future signalization. At such a time where a signal is warranted at Sykes Drive/Timberline Road, or a filing is forecasted to trigger a warrant the Applicant should contribute to the signalization of Sykes Drive/Timberline Road intersection. • In order to accommodate development traffic north of the Great Western Railroad the Applicant should provide the following improvement to accommodate site development, construct Greenfields Court from Sykes Drive north to connect to Vine Drive. 	
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	<p>Detailed traffic review will be required with each PDP submittal. For bicycles and pedestrians, the PUD will be incorporating bicycle and pedestrian elements in all new roadways, including internal roads and nearby area roads. This includes sidewalks as required by City standards (attached or detached) and bike lanes (including the potential for raised / protected bike lanes). The PUD Master Plan drawings show a trail system that can connect into future off-site regional trails. Each phase of PUD development will provide bike and pedestrian improvements as required to meet City standards.</p> <p>In summary, the increase in traffic due to the proposed development buildout of the PUD will be managed by a series of improvements over a long period of time as the phases are built. Upon completion, the PUD Master Plan will meet the Transportation Levels of Service (LOS) requirements.</p>	
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E. DIVISION 3.7.3 – ADEQUATE PUBLIC FACILITIES

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>3.7.3 – Adequate Public Facilities</p>	<p><i>This standard is intended to ensure development projects provide public facilities (APF) and services concurrent with the impacts of the development. This means developments must provide adequate streets, access for emergency services, and utilities.</i></p> <p>PUDs do not grant approval to build any portion of the development. The applicant must file individual PDPs for each phase of the proposed development. At that time, staff will analyze each application for compliance with this section of the Land Use Code. At a high level, however, staff has worked with the applicant, utility providers, and emergency services to ensure compliance with the Adequate Public Facilities provisions of the Land Use Code at the PUD Master Plan level.</p> <p>East Larimer County (ELCO) Water District and Boxelder Sanitation District have indicated their ability to serve the PUD and Bloom development. The PUD includes a series of regional stormwater improvements that will be implemented with the initial PDP phases. The PUD Master TIS identified roadway/intersection improvements needed to meet Adequate Public Facilities standards upon buildout of the PUD. Each phase of the development must construct improvements associated with that phase compliant with APF requirements. If a needed improvement is not feasible or proportional, then the city would determine an Alternative Mitigation Strategy, such as alternate mode improvements, fee in lieu, or other options. Other services identified for this area include Poudre Fire Authority, Fort Collins Police Services, and electrical utility service.</p> <p>APF and its specific applications will apply at the PDP stage. The PUD meets the requirements of the Land Use Code at the PUD Master Plan level.</p>	<p>Complies</p>

A. DIVISION 3.8 – SUPPLEMENTARY REGULATIONS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>3.8.7 – Signs</p>	<p><i>The purpose and intent of the Sign Code is to set out reasonable regulations for the design, location, installation, display, operation, repair, maintenance, and removal of signs in a manner that advances the City's legitimate, important, substantial, and compelling interests, while simultaneously safeguarding the constitutionally protected right of free speech.</i></p> <p>The PUD includes the following modifications to this section:</p> <ul style="list-style-type: none"> • All signage within the Mulberry & Greenfields – PUD Master Plan area shall follow the standards of Division 3.8.7 Signs, with the following specific revision as it relates to District 5. • District 5 - Off Premise Signage. Signs placed within District 5 may include off premise signage for tenants and/or uses within District 3. This includes thematic elements (including name, logos, and similar) related to overall Mulberry & Greenfields – PUD Master Plan neighborhood. <p>See proposed PUD Modifications to LUC Standards document (page 53).</p>	<p>Complies with PUD Modifications</p>

<p>3.8.10 – Single-Family and Two-Family Parking Requirements</p>	<p><i>Single-Family and Two-Family Parking Requirements. For each single-family dwelling there shall be one (1) parking space on lots with greater than forty (40) feet of street frontage or two (2) parking spaces on lots with less than forty (40) feet of street frontage.</i></p> <p>The PUD includes the following modifications to this section:</p> <table border="1" data-bbox="495 380 1292 716"> <thead> <tr> <th>Single-Family Home Type</th> <th>Off-street Parking Spaces Required per Dwelling Unit</th> </tr> </thead> <tbody> <tr> <td>Accessory Dwelling Units</td> <td>0.0</td> </tr> <tr> <td>Cottage Homes</td> <td>1.0</td> </tr> <tr> <td>Small lot Single-family detached dwellings with rear (alley) loaded garages (lots less than 3,000 sf)</td> <td>1.5</td> </tr> <tr> <td>Single-family detached dwellings with rear (alley) loaded garages.</td> <td>2.0</td> </tr> <tr> <td>Single-family detached dwellings with front or side loaded garages (any size)</td> <td>2.0</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • Wider corner or end lots with the same home type as others in the same block face shall be calculated as the typical size – shall be calculated for the block as a whole. • Parking spaces may be in centralized off-street parking lots and/or in garages, located either on private lots or on tracts. Other parking configurations, possibly include but not limited to carports or surface stalls on private lots are also permitted. • Parking along adjacent public or private streets, where permitted, may count towards the required parking counts. • All other parking requirements in 3.2.2 (K) for multi-family and single-family attached dwellings, and non-residential uses are applicable. <p>See proposed PUD Modifications to LUC Standards document (page 54).</p>	Single-Family Home Type	Off-street Parking Spaces Required per Dwelling Unit	Accessory Dwelling Units	0.0	Cottage Homes	1.0	Small lot Single-family detached dwellings with rear (alley) loaded garages (lots less than 3,000 sf)	1.5	Single-family detached dwellings with rear (alley) loaded garages.	2.0	Single-family detached dwellings with front or side loaded garages (any size)	2.0	<p>Complies with PUD Modifications</p>
Single-Family Home Type	Off-street Parking Spaces Required per Dwelling Unit													
Accessory Dwelling Units	0.0													
Cottage Homes	1.0													
Small lot Single-family detached dwellings with rear (alley) loaded garages (lots less than 3,000 sf)	1.5													
Single-family detached dwellings with rear (alley) loaded garages.	2.0													
Single-family detached dwellings with front or side loaded garages (any size)	2.0													
<p>3.8.17 – Building Height</p>	<p>The PUD includes the following modifications to this section:</p> <p>(C) <i>Exemptions From Building Height Regulations.</i> <i>The following structures and features shall be exempt from the height requirements of this Land Use Code:</i></p> <ul style="list-style-type: none"> • Adding (9) Roof top patios and structures associated with occupied roofs where the parapet wall does not exceed four (4) feet above the roof deck (except for areas for stairwells and/or elevators). <p>See proposed PUD Modifications to LUC Standards document (page 55-56).</p>	<p>Complies with PUD Modifications</p>												

<p>3.8.30 – Multi-Family/Single-Family Attached Dwelling Standards</p>	<p><i>The following standards apply to all multi-family developments that contain at least four (4) dwelling units; and single-family attached developments that contain at least four (4) dwelling units where there is no reasonably sufficient area for outdoor activities and useable outdoor space on an individual per lot basis.</i></p> <p>The PUD includes the following modifications to this section:</p> <p>(B) Mix of Housing Types. A mix of permitted housing types shall be included. In order to promote such variety, the following minimum standards shall be met:</p> <ul style="list-style-type: none"> • The PUD includes the following is the minimum required Mix of Housing Types required (if residential uses are proposed): <ul style="list-style-type: none"> • District 1 - 4 Housing Types • District 2 - 4 Housing Types • District 3 - 1 Housing Type • District 4 - 1 Housing Type • District 5 – N/A – Residential Uses Not Permitted in District 5. • Mulberry & Greenfields - PUD Master Plan will develop in multiple phases, so it is not a requirement to provide the required mix of housing types with each future development application. Therefore, the Applicant/Developer must track and demonstrate compliance with this standard with each development application. • In District 1 a single housing type shall not constitute more than 80% or less than 5% of the total number of dwelling units within the entirety of District 1. Accessory Dwelling Units (ADUs) are exempt from this standard. • The following list of new housing types in addition to the other types required shall be used to satisfy housing type requirements: (as permitted per District per Land Use Table found within this Mulberry & Greenfields - PUD Master Plan): <ul style="list-style-type: none"> a. Single-family detached dwellings with detached garages not on same lot also known as Cottage Homes. Cottage Homes may be organized around a common green or shared open space. Detached garages may be ganged and not contiguous with the residential lot. b. Single-family detached dwellings with rear (alley) loaded garages at minimum 3 stories also known as Single Family Detached Townhomes. c. Single-family detached dwellings in Motor court configuration. d. Single-family detached or Paired Homes on common lots. e. Multi-family dwellings containing 5 to 8 units per building. f. Multi-family dwellings containing 9 to 12 units per building. g. Multi-family dwellings containing 13 to 20 units per building. h. Multi-family dwellings containing more than 20 units per building. i. Accessory Dwelling Units <p>(F) Design Standards for Multi-Family Dwellings.</p> <p>(1) <i>Yards Along Single- and Two-Family Residential Development</i></p> <ul style="list-style-type: none"> • Adjacent to the Mulberry & Greenfields Master Plan area, buffer yards shall be provided along the property line of abutting existing single- and two-family dwellings or building compatibility standards shall apply. Minimum buffer yard depth shall be twenty-five (25) feet. 	<p>Complies with PUD Modifications</p>
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	<ul style="list-style-type: none"> • For multi-family buildings over three stories, buffer yards shall be provided along the property line of abutting existing single- and two-family dwellings or building compatibility standards shall apply. Minimum depth shall be twenty-five (25) feet. This provision shall not apply the Neighborhood Conservation Buffer (NCB) district and the Neighborhood Conservation Medium Density (NCM) district. This standard does not apply when located across a street (public or private) or when sharing an alley. <p>(2) <i>Variation Among Buildings.</i></p> <ul style="list-style-type: none"> • Building designs shall be considered similar unless they vary significantly in footprint size and shape or building elevations, including modifying the architectural style of the buildings, (e.g., prairie, craftsman, etc.) or other elements, possibly including but not limited to modifying the roofline, materials or color blocking. <p>(5) <i>Roofs.</i></p> <ul style="list-style-type: none"> • Exception: Major roofs planes including solar are exempt from the roof form variation requirement unless all major roof planes include solar. In this case, each major plane shall include at least one (1) major break in the roof plane. Major roof planes not including solar shall incorporate roof form variation. Non-major planes should maximize articulation. 	
See proposed PUD Modifications to LUC Standards document (page 57-69).		

4. Land Use Code Article 4 – Applicable Standards:

Most of the standards in Article 4 will be addressed in review of subsequent submittals of project development plan (PDP’s). Staff will analyze each phase of the PUD development for compliance with Article 4 as part of each PDP submittal. All Article 4 District Standards not proposed to be modified with the PUD are still applicable.

The PUD Overlay includes proposed modifications to Land Use Code requirements. Modifications to land uses, densities, and development standards must meet the criteria for approval outlined in the PUD code section, LUC 4.29 (see Staff Report Section 4.29). The relevant Division 4 Sections to be modified by the PUD can be referenced in the separate PUD Overlay document (see attached file). The PUD Overlay document has been prepared to provide the Planning and Zoning Commission an easier to follow comparison between the existing land use code and the proposed changes to the Land Use Code for the Mulberry & Greenfields PUD Master Plan. This document is structured to show how each affected existing section of the Code was modified in this PUD process. As part of the PUD Overlay document, the proposed modifications will be finalized and re-formatted to follow each District area rather than LUC sequence after the hearing. Staff is requesting a condition of approval to complete this step for the recorded Master Plan document.

A. DIVISION 4.5 – LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT (LMN)

The Low Density Mixed-Use Neighborhood District is intended to be a setting for a predominance of low density housing combined with complementary and supporting land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood. The main purpose of the district is to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices, that invite walking to gathering places, services, and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks, and other linkages.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>4.5(B) - Permitted Uses</p>	<p>(B) <i>Permitted Uses.</i></p> <p>The PUD Overlay includes Low Density Mixed-Use Neighborhoods (LMN) zoning in Districts 1 and portion of 2.</p> <p>The PUD includes the following modifications to this section:</p> <ul style="list-style-type: none"> • The proposed PUD includes modifications to the type of review, primarily for residential uses. The proposed modifications change some uses from Type 1 to BDR, and Type 2 to Type 1. • See Division 2 above: All projects will include a neighborhood meeting. <p>See proposed PUD Modifications to LUC Standards document (page 70-78).</p>	<p>Complies with PUD Modifications</p>
<p>4.5 (D) - Land Use Standards</p>	<p>(D) <i>Land Use Standards</i></p> <p>(1) <i>Density</i></p> <p><i>Residential developments in the Low Density Mixed-Use Neighborhood District shall have an overall minimum average density of four (4) dwelling units per net acre of residential land, and maximum density of any development plan taken as a whole shall be nine (9) dwelling units per gross acre of residential land, except that affordable housing projects.</i></p> <p>The PUD includes the following modifications to this section:</p> <ul style="list-style-type: none"> • The PUD includes an overall minimum average density of four (4) dwelling units per net acre of residential land, and maximum density of any development plan taken as a whole shall be twelve (12) dwelling units per gross acre of residential land in District 1. In District 2, no maximum density required, consistent with Medium Density Mixed-Use Neighborhoods (MMN) standard. <p>See proposed PUD Modifications to LUC Standards document (page 78-79).</p>	<p>Complies with PUD Modifications</p>

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>4.5(D) – Land Use Standards</p>	<p><i>A mix of permitted housing types shall be included in any individual development plan, to the extent reasonably feasible, depending on the size of the parcel.</i></p> <p>The PUD includes the following modifications to this section:</p> <p>(2) <i>Mix of Housing.</i></p> <ul style="list-style-type: none"> • The following is the minimum required Mix of Housing Types required (if residential uses are proposed): <ul style="list-style-type: none"> - District 1 - 4 Housing Types - District 2 - 4 Housing Types (total, includes LMN and MMN areas) • The PUD Master Plan will develop in multiple phases, so it is not a requirement to provide the required mix of housing types with each future development application. Therefore, the Applicant/Developer must track and demonstrate compliance with this standard with each development application. • In District 1 a single housing type shall not constitute more than 80% or less than 5% of the total number of dwelling units within the entirety of District 1. Accessory Dwelling Units (ADUs) are exempt from this standard. • The following list of new housing types in addition to other types required, shall be used to satisfy housing type requirements: (as permitted per District per Land Use Table found within the PUD Master Plan) <ul style="list-style-type: none"> e. Single-family detached dwellings with detached garages not on same lot also known as Cottage Homes. Cottage Homes may be organized around a common green or shared open space. Detached garages may be ganged and not contiguous with the residential lot. f. Single-family detached dwellings with rear (alley) loaded garages at minimum 3 stories also known as Single Family Detached Townhomes. g. Single-family detached dwellings in Motor court configuration. h. Single-family detached or Paired Homes on common lots. m. Multi-family dwellings containing 5 to 8 units per building. n. Multi-family dwellings containing 9 to 12 units per building. o. Multi-family dwellings containing 13 to 20 units per building. p. Multi-family dwellings containing more than 20 units per building. q. Accessory Dwelling Units • The PUD includes Accessory Dwelling Units (ADU) as a new housing type with design standards, reflective of an addition of a single-family dwelling on same lot as a principal dwelling. <p>(3) <i>Neighborhood Centers.</i></p> <ul style="list-style-type: none"> • The PUD includes access to a future Neighborhood Center within District 3, to meet the requirements and standard for providing a Neighborhood Center to the entire Bloom community. <p>(6) <i>Small Neighborhood Parks.</i></p> <ul style="list-style-type: none"> • District 1 will include a privately owned 5-acre park that will serve the entire Mulberry & Greenfields PUD Master Plan area. The Park is located near the intersection of Greenfields Drive and Sykes Drive, centrally located within the Bloom residential neighborhood. Storm drainage may be integrated into the design of the park and impacts shall be minimized to the extent feasible. <p>See proposed PUD Modifications to LUC Standards document (page 79-82).</p>	<p>Complies with PUD Modifications</p>

<p>4.5 (E)</p>	<p>The PUD includes the following modifications to this section:</p> <p>(E) Development Standards.</p> <p>(1) <i>Streets and Blocks.</i></p> <ul style="list-style-type: none"> The local street system provided by the development shall provide an interconnected network of streets in a manner that results in blocks of developed land bounded by public and/or private connecting streets, natural areas, parks, irrigation ditches, high-voltage power lines, operating railroad tracks and other similar substantial physical features no greater than twelve (12) acres in size. If any block face is over seven hundred (700) feet long, then walkways connecting to other streets or trail networks shall be provided at approximately mid-block or at intervals of at least every six hundred fifty (650) feet, whichever is less. <p>(2) <i>Nonresidential and Mixed-Use Buildings.</i></p> <ul style="list-style-type: none"> Building entrances shall face and open directly onto the adjoining local street, expanded pedestrian walkway contiguous to the ROW (such contiguous, expanded walkways shall follow the standards included in the PUD and are not subject to the LUC requirements for a major walkway spines) or major pedestrian walkway spine with parking and any service functions located inside or rear yards and incorporated into the development according to the provisions of this Code. There is no maximum building footprint size. <p>(3) <i>Maximum Residential Building Height.</i></p> <ul style="list-style-type: none"> In District 1, the maximum height shall be three (3) stories for all housing types. In District 2, the maximum building height is three stories for residential between 3 – 8 dwelling units per building, and greater than 8 dwelling units/building is 5-stories. <p>(4) <i>Design Standards for Multi-Family Dwellings Containing More Than Eight (8) Dwelling Units and for Multi-Family Dwellings Containing between Four (4) and Eight (8) Dwelling Units When Three (3) or More Stories in Height.</i></p> <ul style="list-style-type: none"> There is no maximum number of dwelling units per building. Buildings with more than 12 units shall have setbacks from the property line of abutting property containing single- and two-family dwellings of twenty-five (25) feet. Variation Among Repeated Buildings. Building designs shall be considered similar unless they vary footprint size, shape, or building elevations, including modifying the architectural style of the buildings (e.g., prairie, craftsman, etc...) or other elements, possibly including but not limited to modifying the roofline, materials, and color blocking. Building designs shall be further distinguished by including unique architectural elevations and unique entrance features within a coordinated overall theme of roof forms, massing proportions and other characteristics. Buildings taller than 3 stories with a setback of less than fifty (50) feet facing a street or single- or two-family dwellings shall minimize the impact on the adjacent single- or two-family dwelling property by reducing the number of stories and terracing the roof lines over the occupied space. Roofs. Exception: Major roofs planes including solar are exempt from the roof form variation requirement unless all major roof planes include solar. In this case, each major plane shall include at least one (1) major break in the 	<p>Complies with PUD Modifications</p>
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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	<p>roof plane. Major roof planes not including solar shall incorporate roof form variation. Non-major planes should maximize articulation.</p> <p>See proposed PUD Modifications to LUC Standards document (page 81-85).</p>	

5. Land Use Code Article 4 – Applicable Standards:

A. DIVISION 4.6 – MEDIUM DENSITY MIXED-USE NEIGHBORHOOD DISTRICT (MMN)

The Medium Density Mixed-Use Neighborhood District is intended to be a setting for concentrated housing within easy walking distance of transit and a commercial district. Secondly, a neighborhood may also contain other moderate-intensity complementary and supporting land uses that serve the neighborhood. These neighborhoods will form a transition and a link between surrounding neighborhoods and the commercial core with a unifying pattern of streets and blocks.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>4.6(B) - Permitted Uses</p>	<p>(B) <i>Permitted Uses.</i></p> <p>The PUD Overlay includes Medium Density Mixed-Use Neighborhoods (MMN) zoning in District 2.</p> <p>The PUD includes the following modifications to this section:</p> <ul style="list-style-type: none"> • The proposed PUD includes modifications to the type of review, primarily for residential uses. The proposed modifications change some uses from Type 1 to BDR, and Type 2 to Type 1. • See Division 2 above: All projects will include a neighborhood meeting. <p>See proposed PUD Modifications to LUC Standards document (page 86-89).</p>	<p>Complies with PUD Modifications</p>
<p>4.6(D) – Land Use Standards</p>	<p><i>D. Density. The Medium Density Mixed-Use Neighborhood District shall have an overall minimum average density of twelve (12) dwelling units per net acre of residential land, except that residential developments (whether approved pursuant to overall development plans or project development plans) containing twenty (20) acres or less shall have an overall minimum average density of seven (7) dwelling units per net acre of residential land.</i></p> <p>The PUD includes the following modifications to this section:</p> <ul style="list-style-type: none"> • The PUD includes an overall minimum average density of four (4) dwelling units per net acre of residential land, and no maximum density. <p>See proposed PUD Modifications to LUC Standards document (page 93).</p>	<p>Complies with PUD Modifications</p>

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.6(D)(3) – Building Height	<p>(3) <i>Maximum Residential Building Height. Buildings shall be limited to a maximum of three (3) stories.</i></p> <p>The PUD includes the following modifications to this section:</p> <ul style="list-style-type: none"> In District 1, the maximum height shall be three (3) stories for all housing types. In District 2, the maximum building height is three stories for residential between 3 – 8 dwelling units per building, and greater than 8 dwelling units/building is 5-stories. <p>See proposed PUD Modifications to LUC Standards document (page 93-94).</p>	<p>Complies with PUD Modifications</p>

6. Land Use Code Article 4 – Applicable Standards:

A. DIVISION 4.21 – GENERAL COMMERCIAL DISTRICT (CG)

The General Commercial District is intended to be a setting for development, redevelopment, and infill of a wide range of community and regional retail uses, offices and personal and business services. Secondly, it can accommodate a wide range of other uses including creative forms of housing.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.21(B) - Permitted Uses	<p>(B) <i>Permitted Uses.</i></p> <p>The PUD Overlay includes General Commercial (CG) zoning in District 3 and 4.</p> <p>The PUD includes the following modifications to this section:</p> <ul style="list-style-type: none"> The proposed PUD includes modifications to the type of review for both residential and non-residential uses. The proposed modifications change some uses from Type 1 to BDR, and Type 2 to Type 1. See Division 2 above: All projects will include a neighborhood meeting. <p>See proposed PUD Modifications to LUC Standards document (page 95-102).</p>	<p>Complies with PUD Modifications</p>
4.21(D)(E) – Land Use and Development Standards	<p>(D) <i>Land Use Standards. This standard requires that all buildings be limited to a maximum of four stories.</i></p> <p>The PUD includes the following modifications to this section:</p> <ul style="list-style-type: none"> The maximum building height shall be five (5) stories. <p>See proposed PUD Modifications to LUC Standards document (page 102-103).</p>	<p>Complies with PUD Modification</p>

7. Land Use Code Article 4 – Applicable Standards:

A. DIVISION 4.23 – NEIGHBORHOOD COMMERCIAL DISTRICT (NC)

The Neighborhood Commercial District is intended to be a mixed-use commercial core area anchored by a supermarket or grocery store and a transit stop. The main purpose of this District is to meet consumer demands for frequently needed goods and services, with an emphasis on serving the surrounding residential neighborhoods typically including a Medium Density Mixed-Use Neighborhood.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.23(B) - Permitted Uses	<p>(B) <i>Permitted Uses.</i></p> <p>The PUD Overlay includes Neighborhood Commercial (NC) zoning in District 3.</p> <p>The PUD includes the following modifications to this section:</p> <ul style="list-style-type: none"> The proposed PUD includes modifications to the type of review for both residential and non-residential uses. The proposed modifications change some uses from Type 1 to BDR, and Type 2 to Type 1. See Division 2 above: All projects will include a neighborhood meeting. <p>See proposed PUD Modifications to LUC Standards document (page 104-111).</p>	Complies with PUD Modifications
4.23(E) – Site Planning	<p>(E) <i>Development Standards.</i></p> <p>The PUD includes the following modifications to this section:</p> <p>(1) <i>Site Planning.</i></p> <ul style="list-style-type: none"> <i>Central Feature or Gathering Place.</i> At least one (1) prominent or central location within District 3 shall be provided and shall include a convenient outdoor open space or plaza with amenities such as benches, monuments, kiosks, or public art. This feature and its amenities may be placed on blocks, with shared civic facilities. <i>Minimum Building Frontage.</i> Within District 3 forty (40) percent of each block side or fifty (50) percent of the total block frontage along Donella and Greenfields Drive shall consist of either building frontage, buffered parking areas, plazas, or other improved open space. <i>Building Height.</i> All buildings shall be limited to five (5) stories. <p>See proposed PUD Modifications to LUC Standards document (page 111-113).</p>	Complies with PUD Modifications

8. Land Use Code Article 4 – Applicable Standards:

A. DIVISION 4.27 – EMPLOYMENT DISTRICT (E)

The Employment District is intended to provide locations for a variety of workplaces including light industrial uses, research and development activities, offices, and institutions. This District also is intended to accommodate secondary uses that complement or support the primary workplace uses, such as hotels, restaurants, convenience shopping, childcare, and housing.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>4.27(B) - Permitted Uses</p>	<p>(B) <i>Permitted Uses.</i></p> <p>The PUD Overlay includes Employment (E) zoning in District 3.</p> <p>The PUD includes the following modifications to this section:</p> <ul style="list-style-type: none"> • The proposed PUD includes modifications to the type of review for both residential and non-residential uses. The proposed modifications change some uses from Type 1 to BDR, and Type 2 to Type 1. • See Division 2 above: All projects will include a neighborhood meeting. <p>See proposed PUD Modifications to LUC Standards document (page 114-121).</p>	<p>Complies with PUD Modifications</p>

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>4.27(D) – Land Use Standards</p>	<p>(4) <i>Dimensional Standards.</i></p> <p>The PUD includes the following modifications to this section:</p> <ul style="list-style-type: none"> • The maximum building height is changed from four (4) stories to a maximum height of five (5) stories. • <i>Mix of Housing Types.</i> The following is the minimum required Mix of Housing Type required (if residential uses are proposed) in District 3 is 1 Housing Type. • The PUD Master Plan will develop in multiple phases, so it is not a requirement to provide the required mix of housing types with each future development application. Therefore, the Applicant/Developer must track and demonstrate compliance with this standard with each development application. • The following list of new housing types in addition to other types required, shall be used to satisfy housing type requirements: (as permitted per District per Land Use Table found within this Mulberry & Greenfields - PUD Master Plan) <ul style="list-style-type: none"> a. Single-family detached dwellings with rear (alley) loaded garages. (Maximum 3,500 sf/lot avg.) b. Single-family detached dwellings with detached garages not on same lot also known as Cottage Homes. Cottage Homes may be organized around a common green or shared open space. Detached garages may be ganged and not contiguous with the residential lot. c. Single-family detached dwellings with rear (alley) loaded garages at minimum 3 stories also known as Single Family Detached Townhomes. d. Single-family detached dwellings in Motor court configuration. e. Single-family detached or Paired Homes on common lots. j. Multi-family dwellings containing 5 to 8 units per building. k. Multi-family dwellings containing 9 to 12 units per building. l. Multi-family dwellings containing 13 to 20 units per building. m. Multi-family dwellings containing more than 20 units per building. n. Accessory Dwelling Units <p>(7) <i>Central Feature or Gathering Place.</i></p> <ul style="list-style-type: none"> • At least one (1) prominent or central location within District 3 shall be provided and shall include a convenient outdoor open space or plaza with amenities such as benches, monuments, kiosks, or public art. This feature and its amenities may be placed on blocks, with shared civic facilities. <p>See proposed PUD Modifications to LUC Standards document (page 123-125).</p>	<p>Complies with PUD Modifications</p>

9. Land Use Code Article 4 – Applicable Standards:

A. DIVISION 4.29 – PLANNED UNIT DEVELOPMENT (PUD) OVERLAY

The Division 4.29 contains 12 Sections A through L. Staff’s Review focused on four of the Sections -- 4.29 (A) *Purpose*, (B) *Objectives*, (D) *PUD Master Plan Review Procedure*, and (G) *Modification of Densities and Development Standards*. These four Sections contain topics to be addressed in the content and substance of the Master Plan. Many of the topics are overlapping and redundant in the four Sections.

The applicants’ attached Project Narrative explains proposed components and aspects of the Master Plan that address each topic in these Sections. The explanation spans the last 11 pages within that 26-page document. This staff report does not address every topic in a similar way. Rather, staff has evaluated the Master Plan and the Project Narrative and offers more summarized findings and observations.

The code language in the four main review Sections is included below for convenience, followed by staff findings as appropriate for each Section. The other eight Sections under 4.29 involve more technical details about processing of PUDs, rather than criteria for evaluating the content and substance of the Master Plan. They are briefly mentioned at the end of this evaluation under 4.29.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>4.29 (A) – Purpose</p>	<p>(A) – Purpose</p> <ol style="list-style-type: none"> 1) Directs and guides subsequent Project Development Plans and Final Plans for large or complex developments governed by an approved PUD Master Plan. 2) Substitutes a PUD Master Plan for an Overall Development Plan for real property within an approved PUD Overlay. 3) Positions large areas of property for phased development. 4) encourages innovative community planning and site design to integrate natural systems, energy efficiency, aesthetics, higher design, engineering and construction standards and other community goals by enabling greater flexibility than permitted under the strict application of the Land Use Code, all in furtherance of adopted and applicable City plans, policies, and standards. 5) Allows greater flexibility in the mix and distribution of land uses, densities, and applicable development and zone district standards. <ul style="list-style-type: none"> • PUD provides direction and guidance for future development. Where this document falls silent the standards of the Fort Collins Land Use code shall be followed, and provides the information typically required as part of the Overall Development Plan. • PUD represents a large, multi-phase mixed project over an approximately 229 acre area, phased over an extended timeframe of approximately 15 years or more. • PUD Master Plan includes many standards and attributes that provide for thoughtful and innovative community design, higher design, urban design, and better and more efficient planning. • PUD Master Plan has been developed to permit a wide variety of uses in a range of density, all with the end goal of providing a mixed-use community that is well amenitized that provides commercial and retail services and a variety of affordable and attainable housing options. • Additional staff findings are included in 4.29 (D)(2), criterion (a) below. 	<p>Complies</p>

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>4.29 (B) - Objectives</p>	<p><i>(B) – Objectives</i></p> <ul style="list-style-type: none"> • <i>Encourage conceptual level review of development for large areas.</i> • <i>In return for flexibility in site design, development under a PUD Overlay must provide public benefits significantly greater than those typically achieved through the application of a standard zone district, including one or more of the following as may be applicable to a particular PUD Master Plan:</i> <ul style="list-style-type: none"> <i>(a) Diversification in the use of land.</i> <i>(b) Innovation in development.</i> <i>(c) More efficient use of land and energy.</i> <i>(d) Public amenities commensurate with the scope of the development.</i> <i>(e) Furtherance of the City's adopted plans and policies.</i> <i>(f) Development patterns consistent with the principles and policies of the City's Comprehensive Plan and adopted plans and policies.</i> • <i>Ensure high-quality urban design and environmentally-sensitive development that takes advantage of site characteristics.</i> • <i>promote cooperative planning and development among real property owners within a large area.</i> • <i>Protect land uses and neighborhoods adjacent to a PUD Overlay from negative impacts.</i> • PUD provides an overall guiding vision for the 226 acre project, depicting overall development opportunities and an estimated phasing schedule. Proposed are 5 distinct Districts, that permit a wide variety of land uses increases; including a range of density from low to high; as well as opportunity for mixed-use development and more traditional commercial, retail and employment uses. • Innovative solutions include affordable housing, funding for community gateway, high quality smart growth elements, and environmental sustainability. • The PUD includes a compact development pattern, increased densities, infill development. • Additional staff findings are included in 4.29 (D)(2), criterion (a) below. 	<p>Complies</p>
<p>4.29 (C) - Applicability</p>	<p><i>C. Applicability</i></p> <p><i>(1) Any property or collection of contiguous properties of a minimum 50 acres in size is eligible for a PUD Overlay provided all owners authorize their respective property to be included.</i></p> <p><i>(2) An approved PUD Overlay will be shown upon the Zoning Map and will overlay existing zoning, which will continue to apply, except to the extent modified by or inconsistent with the PUD Master Plan.</i></p> <p><i>(3) An approved PUD Master Plan will substitute for the requirement for an Overall Development Plan. Development within the boundaries of an approved PUD Overlay may proceed directly to application for Project Development Plan(s) and Final Plan(s).</i></p> <ul style="list-style-type: none"> • The PUD is 226 acres in size, eligible for a PUD Overlay, as agreed by property owners. • The PUD Overlay is shown on the existing zoning map, with existing zoning applicable, except as modified. • The PUD substitute requirements of an Overall Development Plan. 	<p>Complies</p>

<p>4.29 (D) – Review Procedure</p>	<p>This Section lists criteria that the PUD Master Plan must satisfy. The criteria largely reiterate the topics in the Purpose and Objectives above. The Code language reads:</p> <p><i>(1) PUD Master Plans are approved as an overlay to the underlying zone district and are processed by the decision maker pursuant to Section 2.15 of the common review procedures.</i></p> <p><i>(2) In order to approve a proposed PUD Master Plan, the decision maker must find that the PUD Master Plan satisfies the following criteria:</i></p> <p><i>(a) The PUD Master Plan achieves the purpose and objectives of Sections 4.29 (A) and (B).</i></p> <p><i>(b) The PUD Master Plan provides high quality urban design within the subject property or properties;</i></p> <p><i>(c) The PUD Master Plan will result in development generally in compliance with the principles and policies of the City's Comprehensive Plan and adopted plans and policies;</i></p> <p><i>(d) The PUD Master Plan will, within the PUD Overlay, result in compatible design and use as well as public infrastructure and services, including public streets, sidewalks, drainage, trails, and utilities; and</i></p> <p><i>(e) The PUD Master Plan is consistent with all applicable Land Use Code General Development Standards (Article 3) except to the extent such development standards have been modified pursuant to below Subsection (G).</i></p> <ul style="list-style-type: none"> • Criterion (a) purpose and objectives (see above). Staff finds that the Master Plan achieves the Purpose and Objectives because it is a guide for a large, complex development that would likely occur over more than a decade, and it contains components and aspects that address each of the points in 4.29(A) and (B). These components and aspects are explained in the applicants' Project Narrative, as noted previously. • Most of the components and aspects are things that would be allowed or required in any project under code standards as written without a PUD, but many go above and beyond minimum standards. <p>A few notable examples of aspects and components are:</p> <ul style="list-style-type: none"> • 15% affordable housing • a clear provision for 'accessory dwelling units' • comprehensive trail/walkway system with a main pedestrian spine anchored by park focal points • commitment to solar • non-potable water system for irrigation • improvements to Cooper Slough as a natural feature • a 5-acre park • density and setback adjustments for more compact development and efficient use of land • more mixing of uses in the more non-residential portions near Mulberry • a contribution to a community gateway • 40% of dwellings will have rear garages for more pedestrian-oriented streetscapes. <p>Some of these bullets will be fulfilled by development plans and their development agreements (e.g., a contribution to a gateway, solar, irrigation water).</p> <ul style="list-style-type: none"> • Staff sees two main aspects of the PUD that truly differ from current zoning and standards, and thus are the main reasons why the PUD is needed by the applicants. <ol style="list-style-type: none"> 1. First, five zoning districts on the zoning map are replaced by five new 'Districts', 1 through 5. The new Districts mainly change the review and decision process for many permitted uses to a "lower" level of review, i.e., from public hearing review to Basic Development Review by staff, or from P&Z 	<p>Complies</p>
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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	<p>Commission public hearing review to public hearing by a Hearing Officer. The consolidation into five new districts results in blending the mix of uses in the current Neighborhood Commercial (NC), Employment (E), and General Commercial (CG) zone districts into a single new mixed District.</p> <p>2. The second main aspect of the PUD is that it adds several new single-family and multi-family housing configurations as ‘housing types’ that qualify to fulfill the required mix of housing types in current code. (Current housing mix standards are in the LMN zone district, and in LUC Section 3.8.30, Multi-Family and Single-Family Attached Dwelling standards.) Relatedly, the density limit in LMN-zoned areas is increased from a limit of 9 to a limit of 12 dwelling units per acre.</p> <ul style="list-style-type: none"> • The additional housing types expand the current breakdowns of multiple single-family and multi-family housing types into more distinctions. The new housing types are shown in the attached Modifications Guide, which shows them in redline/strikeout form in the LMN zone and in Section 3.8.30. • What the PUD Master Plan provides, is integration of all of these aspects and components into a holistic approach. The approach takes advantage of flexibility in modified Land Use Code requirements while remaining consistent with pertinent policies and standards. • Criterion (b), “high quality urban design”. Staff finds that the Master Plan achieves high quality urban design for reasons previously stated, and furthermore, because it implements the fundamental approach of the Land Use Code with a clear framework of streets and blocks plus a central pedestrian spine linking the residential and commercial-based Districts, anchored by small park spaces as focal points. The commitment to 40% rear-loaded garages, and a fine-grained design approach to small house configurations provides for interesting human scale streetscapes. • Criterion (c) “generally in compliance with City Plan”. This standard overlaps with standards e. and f. under 4.29(B) – <i>Objectives</i>, above. The applicants’ narrative discusses this standard in comprehensive detail, in their discussion of the Objectives. Staff finds that the Master Plan will result in development generally in compliance with City Plan and other adopted plans and policies, for all of the reasons stated above including the references to the applicants’ narrative. • Criterion (d) “compatible and includes public infrastructure”. Staff finds that the Master Plan will be compatible with the only notable development in the area, which is the new Mosaic residential development on the west. The Master Plan is based on providing the full complement of the infrastructure components listed as part of development. • Criterion (e) “consistent with General Development Standards in Article 3 except to the extent they are modified pursuant to Subsection (G) below”. Most standards in Article 3 are not modified and will remain applicable. The relatively few standards that are modified comprise minor adjustments and clarifications. They are shown in the attached Modifications Guide. 	

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>4.29 – (E)(F) - Uses</p>	<p><i>(1) Any uses permitted in the underlying zone district are permitted within an approved PUD Overlay. All uses that are not expressly allowed in an approved PUD Master Plan, in the underlying zone district, or determined to be permitted pursuant to Land Use Code Section 1.3.4 shall be prohibited.</i></p> <p>(E) Permitted Uses. This Section allows PUDs to propose uses not permitted in underlying zoning districts. In this case, zoning district lines are adjusted into new ‘Districts’ within the Master Plan as explained previously. Permitted uses in the underlying zoning districts are consolidated and blended into the new Districts. Most particularly, the uses in the Neighborhood Commercial (NC) zone, the Employment E zone, and the General Commercial (CG) zone, are combined into a single District, District 3.</p> <p>Adjustments in the other Districts are more minor, with more blending of multi-family and single-family housing in Districts 1 and 2, and no substantive changes in District 4, which remains like the underlying CG zone. Staff finds that the adjustments advance the purposes and objectives for PUDs and are appropriate for the property.</p> <p>(F) Prohibited Uses. This Section states that all uses that not expressly allowed in an approved PUD Master Plan, in the underlying zone district, or by the Addition of Permitted Uses provision in Land Use Code Section 1.3.4, shall be prohibited.</p>	<p>Complies</p>

<p>4.29 (G) – Modification of Standards</p>	<p>(1) <i>Certain densities and development standards set forth in the Land Use Code and described in below Subsection (G)(2) may be modified as part of a PUD Master Plan. The modification procedure described in this Section (G) substitutes for the modification procedure set forth in Division 2.8.</i></p> <p>(2) <i>The application must enumerate the densities and development standards proposed to be modified.</i></p> <p style="padding-left: 40px;">(a) <i>The application shall describe the minimum and maximum densities for permitted residential uses</i></p> <p style="padding-left: 40px;">(b) <i>The application shall enumerate the specific Land Use Code Article 3 development standards and Article 4 land use and development standards that are proposed to be modified and the nature of each modification in terms sufficiently specific to enable application of the modified standards to Project Development Plans and Final Plans submitted subsequent to, in conformance with and intended to implement, the approved PUD Master Plan. Modifications under this Section may not be granted for Engineering Design Standards referenced in Section 3.3.5 and variances to such standards are addressed in below Subsection (L).</i></p> <p>(3) <i>In order to approve requested density or development standard modifications, the decision maker must find that the density or development standard as modified satisfies the following criteria:</i></p> <p style="padding-left: 40px;">(a) <i>The modified density or development standard is consistent with the applicable purposes, and advances the applicable objectives of, the PUD Overlay as described in Sections 4.29 (A) and (B).</i></p> <p style="padding-left: 40px;">(b) <i>The modified density or development standard significantly advances the development objectives of the PUD Master Plan;</i></p> <p style="padding-left: 40px;">(c) <i>The modified density or development standard is necessary to achieve the development objectives of the PUD Master Plan; and</i></p> <p style="padding-left: 40px;">(d) <i>The modified density or development standard is consistent with the principles and policies of the City's Comprehensive Plan and adopted plans and policies.</i></p> <ul style="list-style-type: none"> • The Master Plan enumerates the proposed densities and development standards to be modified as required. To aid in understanding the changes, the attached Modification Guide shows all modified code language in redline and strikeout form. • The modifications of density and other standards are consistent with purposes and objectives of the PUD overlay, and they are consistent with City Plan, for all the reasons stated under previous Sections above and in the applicants' Project Narrative. • The proposed increase in residential density from 9 to 12 units per acre is described as a necessary part of the Master Plan's whole approach to efficient use of the land with maximized housing. Staff believes that maximizing housing in the area could perhaps lend support to the goal of a grocery store use becoming viable in the PUD or adjacent development across Greenfields Drive to the east. Article 3 standards that are not being modified will still apply. • In order for the review of the of the proposed modifications of standards to be more easily navigated, these were formatted and organized by LUC sequence with comparison of existing and proposed standards vs. by PUD District and presented in a separate document (PUD Modifications Guide). For the PUD Master Plan Overlay document that gets recorded, it is the intent that the new land uses, densities, and development standards will be formatted by each District and incorporated into the PUD Master Plan Overlay document. 	<p>Complies with Condition</p>
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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	Staff recommends Condition of approval No. 1 regarding the PUD Master Plan Overlay land use, densities, and development standards, to finalize the formatting and organization of these standards by District as part of the recorded documents.	
4.29 (H)-(J) - Administration	<p><i>Sections (H) through (J), administration procedures including expiration, termination, and appeals.</i></p> <ul style="list-style-type: none"> The PUD does not include requests for these procedures. 	NA
4.29 (K) - Vesting	<p><i>This Section specifies how vested property rights work in a PUD. The only aspects of an approved PUD Master Plan eligible for vested property rights are the enumerated uses, densities, development standards, and variances from Engineering Design Standards granted pursuant to Section 4.29 (L). The applicant shall specify in the PUD Master Plan if it is requesting vested property rights for uses, densities, development standards, and variances from Engineering Design Standards in excess of the three (3) year period specified in Section 2.2.11(C)(2) and the justification therefor.</i></p> <ul style="list-style-type: none"> The PUD includes information for requesting in excess of the three (3) year period for vested rights to twenty-five (25) years. 	Complies
4.29 (L) - Variances	<p>Variances. <i>Variances from the Engineering Design Standards listed in Section 3.3.5, including variances from the Larimer County Area Urban Street Standards, may be requested in connection with a PUD Master Plan.</i></p> <ul style="list-style-type: none"> The PUD does not include an Engineering variance request. 	NA

10. Findings of Fact/Conclusion

In evaluating the request for the Mulberry and Greenfields PUD Master Plan Overlay, ODP210002, Staff makes the following findings of fact:

- The PUD Master Plan complies with the applicable procedural and administrative requirements of Article 2, and Division 2.15 – Planned Unit Development Overlay Review Procedure of the Land Use Code.
- The PUD Master Plan complies with relevant standards located in Article 3 – General Development - Standards.
- The PUD Master Plan complies with relevant standards located in Division 4.5 Low Density Mixed-Use Neighborhood of Article 4 – Districts.
- The PUD Master Plan complies with relevant standards located in Division 4.6 Medium Density Mixed-Use Neighborhood of Article 4 – Districts.
- The PUD Master Plan complies with relevant standards located in Division 4.21 General Commercial of Article 4 – Districts.
- The PUD Master Plan complies with relevant standards located in Division 4.23 Neighborhood Commercial of Article 4 – Districts.
- The PUD Master Plan complies with relevant standards located in Division 4.27 Employment of Article 4 – Districts.

8. The PUD Master Plan, and associated proposed PUD Overlay Modifications of Standards comply with relevant standards located in Division 4.29 Planned Unit Development (PUD) Overlay of Article 4 – Districts.
9. Staff recommends a **Condition of Approval (1)** regarding the PUD Master Plan Overlay land use, densities, and development standards, to finalize the formatting and organization of these standards by District as part of the recorded documents.

11. Recommendation

Staff recommends approval of the PUD Master Plan Overlay, ODP210002, with condition of approval.

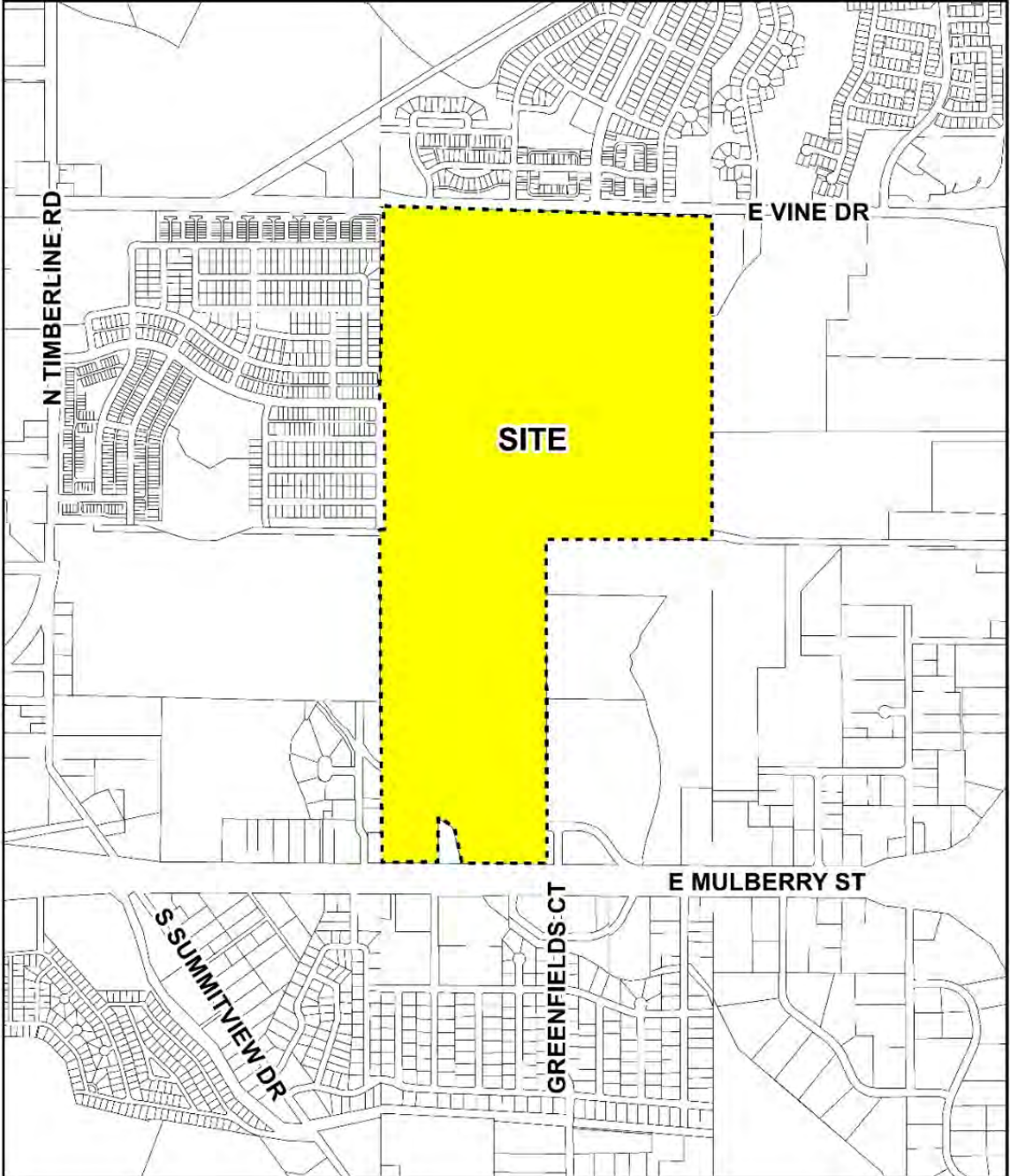
12. Attachments

1. Location Map
2. Neighborhood Meeting NO. 1 Notes
3. Neighborhood Meeting NO. 1 Notes
4. Project Narrative
5. PUD Design Experience
6. PUD Master Plan Overlay plans
7. PUD Overlay Modifications of Standards Guide
8. PUD Grading, Drainage, & Utility Plans
9. Public Benefits Agreement Letter
10. Staff Presentation

13. Links

The documents available at the following links provide additional information regarding the development proposal under review and are incorporated by reference into the hearing record for this item:

11. [Drainage Report](#)
12. [Ecological Characterization Study](#)
13. [Geotechnical Report](#)
14. [Traffic Study](#)
15. [Mineral Notice Affidavit](#)



E MULBERRY ST & GREENFIELDS CT
PLANNED UNIT DEVELOPMENT
LOCATION MAP





Community Development and
Neighborhood Services

Planning Services

281 North College Ave.
P.O. Box 580
Fort Collins, CO 80522

970.221.6750

970.224.6134 - fax

fcgov.com/developmentreview

Mulberry and Greenfields Planned Unit Development (PUD) – Neighborhood Meeting No. 1 Summary (3-8-21)

Overview

City Staff:

Alyssa Stephens, Development review Liaison
Pete Wray, Senior City Planner and Project Planner
Sylvia Tatman-Burruss, City Planner
Scott Benton, Environmental Planner

Applicant:

Ryan McBreen, Norris Design
Patrick McMeekin, Hartford Homes

Neighborhood Meeting Date: Monday March 8, 2021

Staff Introduction - Proposed Project Review Process

- Purpose of meeting is to share conceptual plans at an early stage in process and gather feedback from neighbors for inclusion in record for the proposed Planned Unit Development (PUD).
- This is 1st of two neighborhood meetings required.
- PUD Master Plan is used for larger projects to provide flexibility for land use, zoning, density, design standards etc., in return for providing significant public benefits.
- The proposed project and an application have not been submitted to the City
- A PUD submittal will start a formal review by staff, with each round of review comprising three weeks
- Staff will determine when the project is ready for hearing
- Type 2 review and hearing, with the Planning and Zoning Board as acting decision maker.
- Residents who receive this meeting notice will also receive a letter for the Planning and Zoning Board Hearing

Applicant Presentation

- The PUD includes 235 acres, located NW of Mulberry'/Greenfields Ct. extending up to Vine Drive.
- Zoning: Low Density Mixed-Use Neighborhoods (LMN), Medium Density Mixed-Use Neighborhoods (MMN), Employment (E), General Commercial (C-G), and Neighborhood Commercial (N-C) Zone Districts.
- PUD Master Plan includes overall street network, parks and open space, trails and mix of residential and non-residential uses.
- PUD development phased over approximately 10 years.

Primary Issues

- Street connection between neighborhoods
- Traffic impacts in area
- Timberline Road intersection improvements
- Timing of future development and annexation of East Mulberry area

Questions/Comments and Answers

- Comment: Getting across railroad is a significant issue. Problems at Timberline are significant.
- Question: Is the proposed crossing an overpass or underpass? Concerned about the traffic generation on Sykes Dr. Would the City require that that crossing be built earlier in the project rather than towards the end?
- Answer: The Applicant has been in conversation with the railroad for a crossing. It is not a heavily used rail line. The proposed crossing will be an at-grade crossing. The crossing would not be established until the northern part of the development is done. The application for the crossing will be coordinated by the City, but Hartford Homes will work with the City on the application. First phase of the project will be the portion closer to Mulberry.
- Question: Concerned about the railroad crossing. Will there be a signal at Timberline and Vine? Would like to know more about the proposed walkway for pedestrians proposed as part of the project.
- Answer: Working with the City to establish a 50 foot wide regional trail corridor that connects from Vine Dr to the Cooper Slough. The underpass will cross under intersection of Greenfields Dr and Great Western Railway. Also proposing an internal trail corridor that connects to the proposed commercial mixed-use and the Mosaic development to the west.
- Question: Can you talk about the water rights for the long-term build-out? Are the water rights already established?
- Answer: Part of the system is a raw water reuse system. The farms have existing water surface rights which will continue but will not be used for watering lawns. The developer owns the water rights to irrigate the rest of the project, so water is already in place for the development.
- Question: Commercial Mixed-Use on A Drive, can you orient us to where that is in relation to the existing industrial uses (i.e., cement plant)?
- Answer: Cement plant is to the west of the project area. Best way to locate the site is to look for the modular office off westbound Mulberry, and the site is to the north.
- Chat Question: Are there plans to bury the power lines that run along the edge of the Mosaic development
- Answer: Working with our dry utilities consultant to find out if those will be buried. It appears that they currently serve some wells on the property. We are evaluating if they will be buried as part of this project or not.
- Question: Will part of this planning be a restriction on how much Hartford can develop and sell before the crossing gets established?
- Answer: That will need to be evaluated and determined as part of the traffic impact study for the development. There are two different tracks, the one that directly impacts this project is primarily used for rail car storage and is not as frequently used as the other line which runs north.
- Chat Question: How will the development facilitate bike and pedestrian connections from this development to Old Town

- Answer: The project is building roads and trails to the City standards. The additions to the bike and trail network will help fulfill the community vision, but connectivity will not be solved just by this project. Ties into the Parks and Recreation Regional Master Plan, so it will contribute to that overall vision.
- Chat Question: What are the plans for the build to and development of International Drive?
- Answer: Planned to be a two-lane arterial per the Master Street Plan. The portion of the drive that is on our property will be constructed as a two-lane arterial but will stop at the edge of the Barker property to the west. Plans show that eventually International Dr would connect through to Timberline with a signalized intersection.
- Chat Question: Are there any plans of what will happen with the Barker parcel?
- Answer: No rumors of development according to the City or the development team
- Chat Comment: Appreciate the well thought out site plan from Hartford Homes and Norris Design
- Applicant Comment: We are required to do an Ecological Characterization Study to evaluate all the potential environmental impacts of the project. Project must follow buffering requirements from natural habitats and features.
- City of Fort Collins Environmental Planning: Presence of Lake Canal, noxious weeds, and raptor nests will require buffers and mitigation as well. There is a seasonal aspect to the ECS due to the need to evaluate wetlands and other features during particular times of the year. The Cooper Slough has springs along its course that are unique since they remain unfrozen during the winter, so special consideration of maintaining those will be made.
- Chat Question: What is the phasing for this project? Can you talk about the total build-out time?
- Answer: Once the PUD is complete the first phase would include the Low Density Residential north of International, and the construction of Greenfields to Mulberry. The Commercial Mixed-Use is more driven by the market and the number of households present in the area. First phase planning and approval is tentatively timed for Summer 2022 with the first houses being constructed in 2023. Most likely a ten-year project to achieve total build-out.
- Question: What are the borders of the E Mulberry Corridor Annexation project?
- Answer: Large corridor that encompasses most of Mulberry and un-annexed area of Larimer County north of Mulberry from I-25 to Lemay Ave, up to parts of Vine Dr.
- Chat Question: Are you planning to use or implement a Metro District for the project?
- Answer: We are planning to use a Metro District for the project. The service plan for the metro district was approved in April 2019 and is working its way through the public benefits agreement process with the City. Developer committed to certain new urbanist design comments as part of the service plan, and the public benefits agreement details how those will be realized along with the 15% of Affordable Housing. City Council is still in the process of reviewing the standards for Metro Districts in the City.
- Chat Question: What are the schools that would service this area? Have you spoken with the school district about capacity for this development?
- Answer: Poudre School District is a referral agency during the development review process. We pay an impact fee for the school district for every building permit filed with the City. Unsure how the service boundaries will be adjusted between this development and the future build-out of PSD schools.
- Staff closing: Again, this is the first of two required neighborhood meetings for the proposed PUD. You will be notified for the second neighborhood meeting that will be tentatively scheduled after staff receives the first submittal. With the formal submittal, more information will be available for

review. Staff appreciates everyone for attending meeting and a summary of this conversation will be available for the record.



Community Development and
Neighborhood Services

Planning Services

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fcgov.com/developmentreview

Mulberry and Greenfields Planned Unit Development (PUD) – Neighborhood Meeting No. 2 Summary (10-13-21)

Overview

City Staff:

Alyssa Stephens, Development Review Liaison
Pete Wray, Senior City Planner and Project Planner
Sylvia Tatman-Burruss, City Planner
Marc Virata, City Engineer
Sophie Buckingham, City Engineer
Scott Benton, Environmental Planner
Holly Canfield, Planning Intern

Applicant:

Ryan McBreen, Norris Design
Dave Thorpe, Hartford Homes
Patrick McMeekin, Hartford Homes

Neighborhood Meeting Date: Wednesday October 13, 2021

Staff Introduction - Proposed Project Review Process

- The purpose of this meeting is to provide community members with the opportunity to communicate directly with applicants regarding the potential development project, learn about current plans, ask questions, share recommendations or ideas with applicants, and highlight areas of particular concern of interest for City staff
- This is the 2nd neighborhood meeting
- A PUD Master Plan is used for larger projects to provide flexibility for land use, zoning, density, design standards etc., in return for providing significant public benefits
- Staff will determine when the project is ready for hearing
- The design and development standards will be consistent with Land Use Code, except as modified in the PUD overlay
- Residents who receive this meeting notice will also receive a letter for the Planning and Zoning Board Hearing
- Project is still in the early stages of the review process
- Once the City determines it's ready for a hearing it will go to the Planning and Zoning Commission

Applicant Presentation

- Project now known as Bloom
- The PUD includes approximately 235 acres, located NW of Mulberry/ Greenfields Ct. extending up to Vine Drive
- The zoning is Low Density Mixed-Use Neighborhoods (LMN), Medium Density Mixed-Use Neighborhoods (MMN), Employment (E), General Commercial (C-G), and Neighborhood Commercial (N-C) Zone Districts
- The PUD Master Plan includes an overall street network, parks and open space, trails and mix of residential and non-residential uses
- The PUD development will be phased over approximately 10 years, with customizable zoning, strategic density changes, and a diversification of housing types
- There will be more intense uses closer to Mulberry and road connectivity, parks/ trails/ open space
- There will be a variety of home sizes, alley access, infrastructure improvements, pollinator corridors, preservation of the Cooper Slough, a pedestrian parkway, and a private park
- Applicants just submitted for their 3rd round of review
- Planning and Commission meeting is likely in December
- There will be more neighborhood meetings in the future as the project progresses

Primary Issues

- Traffic impacts in area
- Questions with affordable housing
- Timing of future development
- Tree removal
- Mill levy
- Housing types and sizes
- Upcoming meetings
- HOAs vs Metro districts

Questions/Comments and Answers

Question: What is the definition of mixed use?

Answer: A variety of opportunities to do horizontal or vertical uses. First floor may be commercial with homes on top. Both uses included in the plan.

Answer: North section would be a variety of home types like cottage homes, accessory dwelling units with no commercial in this area. South end would contain commercial.

Question: How do you anticipate HOAs being used in this area?

Answer: The master HOA will be performed by the metro district. The townhomes and condos will have a specific HOA for common elements

Question: Traffic is an issue in the Mosaic neighborhood. Are there any traffic studies in the works? When do you expect the streets to go through?

Answer: The City is conducting intersection signalization at Vine, at the four way stop. The second intersection will be monitored. Timberline East will be contingent on the property south of Mosaic. So far, there are no plans to redevelop this property. The railroad crossing will take longer with future phases of development.

Answer: The potential impacts to Vine Drive will be very limited initially because it's not being extending right away.

Question: Is affordable housing included for the conditions of a metro district?

Answer: Yes. One of the conditions is that 15% of it must be affordable. That's around 300 units. The second filing is for a minimum of 264- 300 units as affordable apartments and around 40 for sale market rate homes. That's for people at 80% the area median income (AMI). District 2 will be the location of the affordable apartments. District 1 will be intermixed with market rate units in partnership with Habitat for Humanity.

Question: What is "market rate" in Fort Collins?

Answer: That just means there are no income restrictions. There will be a large diversity of housing types and prices and attainable housing options.

Question: What would be the anticipated date of when construction might start?

Answer: Site work could start in the summer of 2022. Then it will take a year- to a year and a half or more before vertical buildings could start being constructed.

Question: Will there be access to the development from Vine?

Answer: In the long run- yes. The first part of development will not go through to Vine, but eventually it will.

Question: Will the second meeting happen after the PUD approval?

Answer: Don't know when Habitat for Humanity will submit approval. The master plan will need to be approved first.

Question: There is a cottonwood tree on site, will it be preserved?

Answer: The City preserves trees when possible. The developer would have to work with the city and staff on that.

Answer: The tree has significant damage. Not sure if it is determined to be a danger right now. A third party will have to determine if the tree can stay or go since it is cracked and has significant rotting.

Question: Can you explain the mill levy with the metro district? Will it be enough to cover expenses?

Answer: There is a 50-mill limit in zone District 1 and 2 and a lower mill levy in the Commercial district. The mill levy sets the amount of tax, and those taxes can repay debt to the developer. The other component is operations and maintenance like an HOA. Since we won't have an HOA, the mill levy will go to that.

Question: Do you have a sense of the square footage for the products?

Answer: Not yet

Question: Will there be a neighborhood meeting first?

Answer: There will be a public process as we move forward and yes, a meeting. Some of the housing types could be single family detached, condos at 3 stories, etc.

Question: Who will be managing the metro district?

Answer: It will be made up of an elected board of homeowners. Metro districts are more regulated than HOAs.

Question: What are some of the differences between an HOA and Metro districts?

Answer: Districts are more regulated and have higher standards for reporting and transparency.

Question: Are there other parts of the master plan where there will be differences in height?

Answer: The setbacks are smaller with the cottage products. This will also reduce the amount of maintenance. District 1 will have some 3 story products. There will also be more housing types like Accessory Dwelling Units (ADUs).

Question: What will the crossing be like at the railroad track?

Answer: The state will approve the plans for this, with the city being the applicant. It will be a few years before construction would happen. It will be designed for every type of user and the future trail will connect through there.

Process/Next Steps

Staff: Thanks for attending tonight. The conversation will be summarized and available as public record. If you received notice for the neighborhood meeting, you would also get notice for the hearings. Comments are accepted at any point in the development review process online at the City of Fort Collins Development Review page.



**Mulberry & Greenfields -
PUD Master Plan:
Project Narrative**

Fort Collins, CO | October 13, 2021

1. Project title: Name of the development project as well as any previous name the project may have hadduring Conceptual Review. Please provide a consistent project title on all documents.

The project will be known as Mulberry & Greenfields – PUD Master Plan.

2. Past Meeting Dates: Provide dates of any CR, PDR, and neighborhood meeting held.

- PDR – December 16, 2020
- Neighborhood Meeting #1 – March 8, 2021.
- Neighborhood meeting #2 – October 13, 2021. (Planned at the time of this submittal)

3. General Information: The information provided is used to describe the project in the City’s online review database. General information includes the following (as applicable): project location, overall size of the development in acres, existing zoning, proposed zoning, number of dwellings, amount and type of commercial space, number of off-street parking spaces provided, number of building stories proposed, description of any Land Use Code Modifications proposed.

The ~229-acre Mulberry & Greenfields – PUD Master Plan is a new mixed-use residential neighborhood designed to create harmony between the modern world and the beauty of nature. The vision is to share a unique view of the world through colorful art, unique shapes, diverse patterns, and unexpected designs, bringing people, homes, plants, art, and programming together with dynamic, highly experiential spaces. The intimacy of an urban community is infused with choiceful biophilia that instills a deeper connection to the surrounding environment: natural materials are used in novel ways, art installations depict natural beauty, and walls and walkways are ingratiated by plants and soft, comforting materials.

A lush living gallery ties the mixed-use commercial district in the south to a variety of medium-to-low density residential traveling north, featuring a wide streetscape, diverse plant palette, linear rain gardens, integrated sustainable features, and signature design elements with beautiful irregularities to create a one-of-a-kind walk through the neighborhood.

Small ponds will be used to irrigate common-area landscapes in this corridor, with pump houses activated as recreational amenities that give people a place to work or relax outside. Every wall becomes a canvas for colorful expressions, complimenting pollinator gardens and nature-inspired ground-plane features to create a community that truly feels alive.

More specifically, Mulberry & Greenfields plans include:

- A neighborhood town center located between East Mulberry Street and the residential portions of the neighborhood, specifically in District 3, is focused on a central pedestrian-oriented market street serving as the continuation of the central north-south pedestrian parkway running through the neighborhood.
- Approximately 20-30+ acres of retail, commercial, and office uses to serve the immediate neighborhood as well as the greater Fort Collins community.
- +/- 1,600 residences to include single-family detached, single-family attached, and multi-family living options, with an emphasis on attainable and affordable opportunities. The final density for each filing will be determined at the time of PDP and will be consistent with the standards within the PUD.
- Significant open space, including preservation of high-value natural areas like the Cooper Slough.
- Amenitized Parks – a centrally located, minimum 5 acre, neighborhood park that will serve as the recreation and gathering hub for the neighborhood. This park will provide a connection to the proposed regional trail that will bisect the neighborhood and also serve as the northernmost terminus of the pedestrian parkway. In addition, smaller parks and gathering spaces will be interspersed throughout the community.

- Development of a pedestrian parkway that will serve as central north-south oriented spine that brings the neighborhood together and encourage easy movement throughout. This pedestrian parkway will be heavily amenities with diverse landscaping, active and passive areas, and gathering spaces.
- Establishment of a regional trail corridor that will traverse through the property. This trail corridor will be a minimum 50' wide and will eventually be owned and maintained by the City of Fort Collins. This trail corridor anticipates a subgrade crossing of Greenfields Drive and an at-grade crossing of the railroad right-of-way. The ultimate design and dedication of this corridor will occur during future development applications where the developer will work with City Staff to determine needs.
- Development of a spur trail that will connect the regional trail along Greenfields Drive from the regional trail south to International Boulevard where it will terminate at the western property line and provide opportunity for future adjacent development to connect. This spur trail will follow the right-of-way and establish an increase detached walk of 10' in this area.
- Secondary trails will traverse the identified open spaces to make connections between the aforementioned trails and parks. These trails may be hard or soft surfaced and will be a minimum of 6' wide, where identified on the PUD Master Plan. The ultimate designs of these trails will occur during future development applications.

Mulberry & Greenfields will catalyze redevelopment of the Corridor while achieving several critical City objectives, including:

- 1) Developing critical on-site and off-site public infrastructure.
- 2) Employing high-quality and smart-growth practices.
- 3) Creating affordable housing units.
- 4) Creating attainable housing units to support the workforce.
- 5) Incorporating environmental sustainability through energy conservation, water conservation, multimodal transportation, and enhanced community resiliency.

The overarching vision for Mulberry & Greenfields is consistent with the land use vision and goals established in the *East Mulberry Corridor Plan* and *Fort Collins City Plan*. This mixed-use community will provide a variety of opportunities for shopping, working, living, and playing.

4. Proposed Owners: A list of names of all general and/or limited partners (if a partnership) managers and directors (if a limited liability company) and/or officers and directors of the corporation (if a corporation) involved as either applicants or owners of the development.

Hartford Acquisitions, LLC
4801 Goodman Road
Timnath, Colorado 80547

5. Existing Owners: The name and address of each existing owner of property within the boundaries of the development plan area.

SP# 8709000004
SP# 8709000039
Whitham Farms LLC
816 Ptarmigan Run
Loveland, Colorado 80538

SP# 8709000006

Springer-Fisher Inc.

PO Box 86

Timnath, Colorado 805247

6. Transportation Improvements: Summary of any proposed on and off-site improvements identified with the Traffic Impact Study

The transportation improvements proposed as part of the Mulberry & Greenfields – PUD Master Plan are as follows and indicated on the Mulberry & Greenfields – PUD Master Plan document and associated materials, as applicable:

- Improvement of Mulberry frontage road, including development of roundabout at the intersection of the Mulberry frontage road and Greenfields Drive;
- Development of Greenfields Drive (Arterial) from East Mulberry Road north, ultimately connecting to East Vine Drive (including a crossing of the railroad);
- Development of International Boulevard (Arterial) west from the intersection at Greenfields Drive to the western boundary of the Mulberry & Greenfields – PUD Master Plan;
- Continuation of Sykes Drive (Collector) east from its existing terminus at the eastern boundary of the neighboring Mosaic community to Greenfields Drive;
- Development of Donella (Collector) west from Greenfields Drive to the western boundary of the Mulberry & Greenfields – PUD Master Plan;
- Contribute funding for improvements at the Timberline Drive and Vine Drive intersection;
- Contribute funding for landscape improvements at the frontage road, as well as within the Highway 14 median.

All aforementioned roadway improvements are planned to be designed and constructed in conformance with current LCUASS standards, unless otherwise approved. The final design and alignment will occur during future development phases of the Mulberry & Greenfields – PUD Master Plan.

7. Written narrative addressing each concern/issue raised at the neighborhood meeting(s) if a meeting has been held. Please contact a Development Review Coordinator (or Planning Services main number) to receive a copy of the neighborhood meeting minutes in Word format. Please note that neighborhood meetings are required for all PUD projects, and if a neighborhood meeting is required, a ten-day waiting period is required prior to submitting a Development Application.

As required as part of the Fort Collins PUD Master Plan process, a neighborhood meeting was held prior to the initial Mulberry & Greenfields – PUD Master Plan submittal. This meeting was held on the evening of Monday, March 8, 2021. Approximately 30-35 members of the public, not including City Staff or members of the development team, attended the meeting held via the Zoom platform.

- Community/Question Comment: Getting across railroad is a significant issue. Problems at Timberline are significant. Is the proposed crossing an overpass or underpass? Concerned about the traffic generation on Sykes Drive. Would the City require that that crossing be built earlier in the project rather than towards the end?
 - 3/8/21 Answer: Been in conversation with the railroad for a crossing. It is not a heavily used rail line. The proposed crossing will be an at-grade crossing. The crossing would not be established until the northern part of the development is done. The application for the crossing will be coordinated by the City, but Hartford Homes will work with the City on the application. First phase of the project will be the portion closer to Mulberry.
 - Follow Up Response: The Applicant has been diligently working to start the process to gain approval for the railroad crossing through the several agencies required to ultimately approve the crossing of the railroad tracks. The traffic study included addresses the phased approach

and timing of this crossing and believes the adverse impacts will be minimal.

- Community/Question Comment: Concerned about the railroad crossing. Will there be a signal at Timberline and Vine? Would like to know more about the proposed walkway for pedestrians proposed as part of the project.
 - 3/8/21 Answer: Working with the City to establish a 50 foot wide regional trail corridor that connects from Vine Drive to the Cooper Slough. The underpass will cross under Greenfields Drive. Also proposing an internal trail corridor that connects to the proposed commercial mixed-use and the Mosaic development to the west.
 - Follow Up Response: It is the Applicant's understanding that City is working on an upgrade at the Timberline and Vine intersection. This project has no impact on the timing of that update but will be providing a fair share contribution to its construction. The proposed rail crossing within the Mulberry & Greenfields – PUD Master Plan area will help traffic by providing another route for traffic between Vine Drive and Mulberry Road.

To clarify one comment in the minutes from the neighborhood meeting, we have never intended to have a grade-separated crossing of the railroad; only Greenfields Drive has been envisioned as grade-separated, per City of Fort Collins trail standards. This has been discussed and agreed upon with Suzanne Bassinger and that is what we believe we presented during the neighborhood meeting. The plan is for the trail to have a grade-separated crossing of Greenfields on the south side of the railroad tracks, which is planned to connect to the neighborhood park. Once the trail is on the west side of Greenfields, it will have a shared at-grade crossing of the tracks with Greenfields Dr. and will then turn west on the north side of the tracks. The plan is for the trail to cross the tracks as a part of an enhanced sidewalk on the west side of the Greenfields ROW.

- Community/Question Comment: Can you talk about the water rights for the long-term build-out? Are the water rights already established?
 - 3/8/21 Answer: Part of the system is a raw water reuse system. The farms have existing water surface rights which will continue but will not be used for watering lawns. The developer owns the water rights to irrigate the rest of the project, so water is already in place for the development.
 - Follow Up Response: We believe that the meeting minutes are partially inaccurate. The Metropolitan District will own and operate a non-potable water system that will be used specifically for landscape irrigation, including turf areas. This applies to private lots as well as common areas, landscape tracts, and parks.
Additionally, the farms have both surface irrigation water rights, as well as sub-surface water rights from two existing wells on the property. Both wells are planned to contribute to the non-potable irrigation system.
- Community/Question Comment: Commercial Mixed-Use on A Drive, can you orient us to where that is in relation to the existing industrial uses (i.e., cement plant)?
 - 3/8/21 Answer: Cement plant is to the west of the project area. Best way to locate the site is to look for the modular office off westbound Mulberry, and the site is to the north.
 - Follow Up Response: No update or change to this response from 3/8/21.
- Community/Question Comment: Are there plans to bury the power lines that run along the edge of the Mosaic development
 - 3/8/21 Answer: Working with our dry utilities consultant to find out if those will be buried. It appears that they currently serve some wells on the property. We are evaluating if they will be

- buried as part of this project or not.
 - Follow Up Response: No update or change to this response from 3/8/21. The lines that run north-south are owned by PVREA and serve customers through this part of the unincorporated county. They will need to remain in place, but we have not determined if they will be buried or not.
- Community/Question Comment: Will part of this planning be a restriction on how much Hartford can develop and sell before the crossing gets established? Concern about frequency of track use.
 - 3/8/21 Answer: That will need to be evaluated and determined as part of the traffic impact study for the development. There are two different tracks, the one that directly impacts this project is primarily used for rail car storage and is not as frequently used as the other line which runs north.
 - Follow Up Response: No update or change to this response from 3/18/21.
- Community/Question Comment: How will the development facilitate bike and pedestrian connections from this development to Old Town
 - 3/8/21 Answer: The project is building roads and trails to the City standards. The additions to the bike and trail network will help fulfill the community vision, but connectivity will not be solved just by this project. Ties into the Parks and Recreation Regional Master Plan, so it will contribute to that overall vision.
 - Follow Up Response: No update or change to this response from 3/8/21.
- Community/Question Comment: What are the plans for the build to and development of International Boulevard?
 - 3/8/21 Answer: Planned to be a two-lane arterial per the Master Street Plan. The portion of the drive that is on our property will be constructed as a two-lane arterial but will stop at the edge of the Barker property to the west. Plans show that eventually International Boulevard would connect through to Timberline with a signalized intersection.
 - Follow Up Response: No update or change to this response from 3/8/21.
- Community/Question Comment: Are there any plans of what will happen with the Barker parcel?
 - 3/8/21 Answer: No rumors of development according to the City or the development team
 - Follow Up Response: No update or change to this response from 3/8/21.
- Community/Question Comment: Appreciate the well thought out site plan from Hartford Homes and Norris Design. Tell us more about environmental impacts.
 - 33/8/21 Answer: (Applicant) We are required to do an Ecological Characterization Study to evaluate all the potential environmental impacts of the project. Project must follow buffering requirements from natural habitats and features.
 - 33/8/21 Answer: (City of Fort Collins Environmental Planning) Presence of Lake Canal, noxious weeds, and raptor nests will require buffers and mitigation as well. There is a seasonal aspect to the ECS due to the need to evaluate wetlands and other features during particular times of the year. The Cooper Slough has springs along its course that are unique since they remain unfrozen during the winter ,so special consideration of maintaining those will be made.
 - Follow Up Response: No update or change to this response from 3/8/21, but we will add that an ECS has been included as part of this submittal package.

- Community/Question Comment: What is the phasing for this project? Can you talk about the total build-out time?
 - 3/8/21 Answer: Once the PUD is complete the first phase would include the Low Density Residential north of International, and the construction of Greenfields to Mulberry. The Commercial Mixed-Use is more driven by the market and the number of households present in the area. First phase planning and approval is tentatively timed for Summer 2022 with the first houses being constructed in 2023. Most likely a ten-year project to achieve total build-out.
 - Follow Up Response: No update or change to this response from 3/8/21.

- Community/Question Comment: What are the borders of the East Mulberry Corridor Annexation project?
 - 3/8/21 Answer: Large corridor that encompasses most of Mulberry and un-annexed area of Larimer County north of Mulberry from I-25 to Lemay Ave, up to parts of Vine Drive.
 - Follow Up Response: No update or change to this response from 3/8/21.

- Community/Question Comment: Are you planning to use or implement a Metro District for the project?
 - 3/8/21 Answer: We are planning to use a Metro District for the project. The service plan for the metro district was approved in April 2019 and is working its way through the public benefits agreement process with the City. Developer committed to certain new urbanist design comments as part of the service plan, and the public benefits agreement details how those will be realized along with the 15% of Affordable Housing. City Council is still in the process of reviewing the standards for Metro Districts in the City.
 - Follow Up Response: No update or change to this response from 3/8/21, other than the fact that the Public Benefits Agreement has been approved by the City Council.

- Community/Question Comment: What are the schools that would service this area? Have you spoken with the school district about capacity for this development?
 - 3/8/21 Answer: Poudre School District is a referral agency during the development review process. We pay an impact fee for the school district for every building permit filed with the City. Unsure how the service boundaries will be adjusted between this development and the future build-out of PSD schools.
 - Follow Up Response: No update or change to this response from 3/8/21.

8. Narrative description of the site design including building placement, vehicular and pedestrian circulation, landscaping, proposed open space and treatments of wetlands, natural habitats and features on site and in the general vicinity of the project.

Proposed for the ~226-acre Mulberry & Greenfields – PUD Master Plan is a mixed-use neighborhood comprised of 5 Districts that will offer a multitude of commercial, retail, and employment opportunities as well as a diverse selection of housing opportunities. Its prime location along East Mulberry Street will serve to enhance one of the major gateways into the City. Generally speaking, building of the neighborhood is proposed to occur with a gradation of intensity, with more intense, commercial, retail, employment, and higher density uses located nearer to East Mulberry Street, and transitioning to less intense residential uses as one moves north through the community to East Vine Drive. The objectives of the Mulberry & Greenfields – PUD Master Plan are strongly supported by latest draft of the City of Fort Collins Housing Strategic Plan which states the City should look at doing the following to increase affordable and “missing middle” or attainable housing stock and are supported by this Mulberry & Greenfields – PUD Master Plan:

- *“Remove barriers to allowed densities through code revisions;”*
- *“Revisit or remove barriers in code that limit the number of multifamily units, have square*

footage requirements for secondary or non-residential buildings and height limitations restricting the ability to maximize compact sites....”;

- *“Explore more housing types including tiny homes and cooperative housing, Build more duplexes and small multifamily units, Remove or relax regulations that limit creative reuse of existing homes;”*
- *Relax restrictions in the Land Use Code to make it easier for developers to build new homes.”*

The predominant objective of the Mulberry & Greenfields – PUD Master Plan is to create a great neighborhood within the overall Fort Collins community while providing many affordable and attainable housing options that serve the “missing middle” home buyer and that are located near neighborhood and regional level services and amenities. The standards within the Mulberry & Greenfields – PUD Master Plan further this objective and allow it to become a reality.

The following further outlines District Standards and other overall standards that influence the design and development within the Mulberry & Greenfields – PUD Master Plan.

- District 1 – District 1 is the largest District within the Mulberry & Greenfields – PUD Master Plan, encompassing the entire area north of the railroad tracks and well as the area west of Greenfields Drive and north of International Boulevard. Being the lowest density District, District 1 is planned to include a variety of single-family detached, accessory dwelling units, and potentially attached or smaller multi-family, options. Centrally located in District 1 is the neighborhood park, at a minimum of 5 acres, which is planned to be heavily amenitized and is envisioned to include a neighborhood amenity like a pool and clubhouse. Its adjacency to the planned Fort Collins regional trail, allows the opportunity for residents to quickly jump on the trail or to allow outside users passing through to stop in for a respite or further recreation. This park will also serve as the northernmost terminus of the planned pedestrian parkway which will extend south through District 2 and tie into District 3.
- District 2 – District 2 serves as a transition from the lower density of District 1 and the higher density and intensity uses proposed for District 3. District 2 permits all levels of residential uses ranging from single-family detached to multi-family. Additional residential options will provide further product diversity for the community and work to achieve the goal of providing more attainable housing options for the greater Fort Collins community. Its adjacency to the planned Fort Collins regional trail, allows the opportunity for residents to quickly jump on the trail to access other areas of the City.
- District 3 – Located at the intersection of Mulberry and Greenfields, District 3 is planned provide commercial/mixed-use development that will serve the residents of this neighborhood as well as the greater Fort Collins Community. District 3 will provide the southern terminus of the central pedestrian corridor of the neighborhood and will draw the community together with a range of uses. A vibrant center with vertically and/or horizontally mixed uses is envisioned that will provide an active area for the community to live, work, and play.
- District 4 – Located at the in the far southwest corner of the Mulberry & Greenfields – PUD Master Plan neighborhood, District 4 is well positioned to take advantage of the frontage along Mulberry Road and the vast number of vehicles that pass by every day. Being that it is cutoff from the rest of the Mulberry & Greenfields – PUD Master Plan neighborhood by the Lake Canal Ditch, it is designed to be a part of the overall community, while also having the ability to stand alone and provide a greater variety of development opportunities.
- District 5 – Is a parcel that will include elements for the community. A community gateway monument is planned for this area as well as signage that welcomes visits to this neighborhood. This District is at Mulberry & Greenfields’ front door and will serve to guide those seeking to visit this great neighborhood.

Overall Mulberry & Greenfields – PUD Master Plan – Key Design Elements.

- Building Placement: While the Mulberry & Greenfields – PUD Master Plan is not proposing any specific development or providing specific building locations, types, etc., it does include standards that, when used in tandem with Fort Collins Land Use Code, create a pedestrian friendly, well-connected, diverse, neighborhood. A conceptual texture plan graphic has been included with this application to give a sense of what the Mulberry & Greenfields – PUD Master is trying to accomplish and provide a vision for the future. As previously noted, the Mulberry & Greenfields – PUD Master Plan has been broken down into 5 Districts, each varying from each of the others, but also complementing them as well. These Districts each contribute to the placemaking within the Mulberry & Greenfields – PUD Master Plan and provide for a variety of development opportunities; including permitting many types of residential uses, non-residential uses, parks & open spaces. More dense, higher, and intense uses are proposed nearer the Mulberry Road corridor and along Greenfields Drive. Further from these higher traffic areas, lower intensity residential uses are proposed, but still located near enough to take advantage of the mixed-use opportunities that the Mulberry & Greenfields – PUD Master Plan will provide.
- Circulation: Roads and other infrastructure are being proposed per the City’s master plan. The development of Greenfields Drive, (an arterial) from Mulberry Road on the south to Vine Drive on the north will be the major north-south connection point through the Mulberry & Greenfields – PUD Master Plan and will not only provide access for the residents of the Mulberry & Greenfields – PUD Master Plan neighborhood but also provide another option for the greater Fort Collins community when traveling to and from north Fort Collins. Additionally, International Boulevard (arterial), Sykes Drive (collector), ‘Street One’ (collector), and ‘Donella’ (collector) will provide vehicular, bicycle, and pedestrian connections to existing adjoining development or opportunities for connections to future adjacent development.

Furthermore, in working with City Staff, a minimum 50’ regional trail corridor has been provided that runs parallel to the existing railroad right-of-way, bisecting the neighborhood and making connections at the NW corner of the community at Vine Drive as well as on the eastern side of the community, adjacent to the Cooper Slough. Internally, along with a vast array of walks and more neighborhood focused, walks and trails, a central pedestrian parkway is provided that connects the main neighborhood park located in District 1 to the mixed-use areas of District 3, and all points in between. This corridor will be landscaped and amenitized to provide the community opportunity to access all that the Mulberry & Greenfields – PUD Master Plan has to offer.

- Landscaping: Landscaping will focus on contributing to the well-being and identity of the Mulberry & Greenfields – PUD Master Plan. The responsible use of raw water and water conserving and sustainable landscaping, including the use of native and materials adapted to Colorado’s climate, will drive the design and be utilized to accentuate features and tie the overall theme of the neighborhood together.
- Open Space/Parks: Open space and parks are strategically placed to provide the most benefit to the community as well as preserving the most valuable areas of the property. A main neighborhood park is proposed central to District 1 that will provide a large amenity focused programed park experience. This park is adjacent to the planned regional trail corridor and its central location makes it usable by all residents within the Mulberry & Greenfields – PUD Master Plan neighborhood.. Most open space and buffer areas can be found along the railroad right-of-way as well as on the eastern boundary of the Cooper Slough and wetlands areas, as identified in

the included ECS report. Required buffer areas will be developed in tandem with the City to ensure that the appropriate preservation and enhancements (if deemed necessary) take place during future development phases.

- **Public Benefit:** Extensive work and commitments have been made by the Applicant for the greater good of the overall Mulberry & Greenfields – PUD Master Plan neighborhood and the overall Fort Collins community. Those include, but are not limited to:
 - Inclusion of affordable housing for a minimum 15% of total units within the community;
 - Infrastructure Improvements;
 - Crossing of the railroad ROW;
 - Construct roundabout at Greenfields Drive and Mulberry frontage road;
 - Contribute funding for improvements at Timberline Drive and Vine Drive;
 - Contribute funding for frontage road and Highway 14 median;
 - Contribute funding for Community Gateway;
 - High-Quality and Smart Growth Elements;
 - Environmental Sustainability;
 - Commitment to the development of solar energy development system;
 - Use of non-potable water irrigation system;
 - Sustainable landscape design;
 - Enhanced Community resiliency.
 - Integration of Urban Design elements
 - Develops ways to implement many of the proposals in the Land Use Code Audit, the Housing Strategic Plan, and other governing documents, including:
 - Increasing the types of housing
 - Simplifying the review process
 - Planning for and building ADUs
 - Creating a cottage home type
 - Addressing affordability and attainability, though innovative planning techniques aimed at reducing the overall cost of construction and thus sales price
 - Increasing density to be more efficient with the little remaining vacant land within the city limits
 - Bloom is also pioneering ways to permit and regulate these uses, demonstrating how future elements of the Land Use Code update can work in a specific context

Please see additional information included with this submittal that provides further detail about the approved and recorded Public Benefits Agreement.

PUD Intent & Proposed Updates

The intent of the Mulberry & Greenfields – PUD Master Plan is not to disregard existing Fort Collins land use regulations, but rather customize the zoning for this unique property that is bringing many different uses together so that development may occur in a reasonable, flexible manner that will allow the best neighborhood possible to grow. The format of the included PUD Master Plan Set is such that the standards governing the document are easy to understand and apply. This includes:

- PUD Master Plan Map – This plan lays out the proposed Districts as well as the overall transportation Framework.
- Development Standards - Details pertaining to setbacks, building heights, and permitted densities as it pertains to each of the 5 Districts.
- Land Uses - Tables are included detailing the permitted uses within each of the 5 Districts.
- District Standards - Here District specific standards are provided that provide development guidance in

lieu of the underlying zoning.

- Supplemental Standards - These standards apply across all 5 Districts, as applicable, and include further direction on the development Residential Uses, Single-Family Attached and Multi-Family Uses, Building Height, Parks and Gathering Spaces, Accessory Dwellings Units, Commercial/Mixed-Use Design, among others.

Overall, the standards within this Mulberry & Greenfields - PUD Master Plan are intended to guide future development applications and outline the permitted zoning, land uses, and development standards for this particular property as described in the legal description on the cover sheet of this Mulberry & Greenfields PUD Master Plan. In the instances where there is a conflict between this PUD Master Plan document and the Fort Collins Land Use Code this Mulberry & Greenfields PUD Master Plan shall prevail. Where this document falls silent Fort Collins Land Use Code shall apply, as applicable.

The following outlines several modifications updates that the Mulberry & Greenfields – PUD Master Plan is proposing to the Fort Collins Land Use Code as part of this process:

- Land Uses – The land uses generally conform with the underlying zoning in place, but modifications were made to adjust to proposed land uses. A look at land use updates within each District:
 - District 1 – The permitted uses within this District generally fall in line with the underlying zoning, Low Density Mixed-Use (LMN).
 - District 2 – The permitted uses within this District generally fall in line with the underlying zoning, Low Density Mixed-Use (LMN), with the exception of permitting higher density and allowing multi-family uses normally found within the Medium Density Mixed-Use (MMN).
 - District 3 – The underlying zoning is Neighborhood Commercial (NC), Employment (E), & General Commercial (CG) . The permitted uses are generally consistent with this zoning with modifications being made to allow for more crossover of uses which are envisioned to be designed cohesively. Proposed updates include:
 - Single Family Detached is now a permitted use, but limited to a maximum lot size of 3,500 sf.
 - A larger variety of uses are permitted on the ground floor in the instance of a vertical residential mixed-use development.
 - District 4 - The underlying zoning is General Commercial (CG) and the proposed land uses are generally consistent with the underlying zoning.
 - Other: Accessory Dwelling Units (ADUs) – ADUs are proposed to be permitted with Districts 1, 2, 3, and 4 in order to provide another attainable housing option for the community. Included within this Mulberry & Greenfields PUD Master Plan are full standards for their application and use. ADUs are a great way to provide housing opportunities at attainable levels. The latest draft of the City of Fort Collins *Housing Strategic Plan* encourages the use of ADUs and their application in neighborhoods.

Please see included Standards that have redlined so that Staff may more clearly understand what and where the proposed modifications are being made.

- Development Standards

Proposed development standards are generally consistent with the specified underlying zoning districts with a few exceptions as noted below:

 - Front Setbacks – Proposed are residential front setbacks for SFD, SFA, and Duplex of 10’ (remaining at 20’ for garage face). This will allow for more compact, urban development with higher density, which is called for within the Public Benefits Agreement. It is understood that utilities need to be accounted in such situations and the Applicant has been working with utility providers and will continue to do so during the development process to ensure all needs and

standards are met. Ideas such as only providing electrical to homes and not including gas, as communities move away from fossil fuels, as well as grouping utilities to reduce the number of easements required.

- Rear Setbacks - Proposed is that for homes that are not traditional front load, a 2' rear setback is permitted for garages. This of course is only permitted in those instances where a utility easement is not required in the rear of homes. The Applicant has been working diligently with utility providers to address the placement of utilities to ensure this standard works. If a utility is required in the rear, the rear setback shall match the utility easement width.
- Side Setbacks – The side setbacks for single-family detached residential uses have been updated to permit a minimum 3' side setback. The Applicant is aware of the additional Building Code standards that must be followed when houses are located in a proximity such as this. Additional standards limiting encroachments (window wells for instance) when this smaller setback is used have been included. Permitting these side setbacks will be permit greater density and promote the goal of providing more attainable housing.

These setback standards are proposed to provide an opportunity for increased density and the ability to develop more attainable housing. The Applicant has found that this is more cost effective to construct single-family detached homes on smaller lots versus similarly sized homes that are attached. This cost savings is passed on to the consumer allowing for lower and more attainably priced housing.

- Building Height – Overall building height is generally consistent with the underlying zoning, with the following exceptions:
 - Residential Uses, including single-family detached residences, may be up to 3 stories. This will allow for furth product diversity within the community, including the construction of “single family detached townhomes’ as proposed within the standards.
 - Within District 3 building height has been standardized so that cohesive development within this mixed-use area may occur.

- Housing Types

This Mulberry & Greenfields – PUD Master Plan has increased the number of home types that may be distinguished as a separate housing type to satisfy diversity requirements of the current Fort Collins Land Use Code. The current requirements in the Fort Collins Land Use Code are clearly written to encourage a wide variety of product and home types and discourage homogeny of home types offered and may be used within all Districts (as denoted in the Land Use Table). With the proposed revised standards, the Mulberry & Greenfields – PUD Master Plan is proposing to allow a variety of housing types that meet the goal of providing housing type diversity while also achieving the goals of providing attainable and affordable housing. Housing types added include single-family detached townhomes, cottage homes, single-family detached and paired home – common lot, and others; these all will complement the other housing types already permitted such as single-family detached front load, single family detached rear, single family attached, etc. This idea of increasing housing types is consistent with the latest draft of the City of Fort Collins *Housing Strategic Plan* which specifically includes recommendations for the “*Establishment of additional housing types; opportunity to increase overall supply.*” The Mulberry & Greenfields – PUD Master Plan is meeting this objective and bringing new opportunities and bringing attainable and affordable housing to the market, which is badly needed as described in the latest draft of the City of Fort Collins *Housing Strategic Plan*. Within the Mulberry & Greenfields – PUD Master Plan a litany of housing types have been included as lot typicals to illustrate how these differing product types work, how they live and how they are different from each other. Additionally, while this PUD is committed to requiring a litany of housing types it is allowing flexibility in the allowance of how many housing types are required within a specific future development application. This is proposed because

the Bloom neighborhood will development out over many separate phases over many years, and this application of the standard will allow the development to be cost effective to meet the objectives of providing affordable and attainable housing in a great neighborhood setting.

- Parking

Parking standards are generally in conformance with Fort Collins Land Use standards, with the exception when looking at smaller lots and ADUs, where parking standards are reduced, without sacrificing access and decreasing quality of life. These reduced parking standards allow for more green space, encourage fewer automobiles. A diagram schematically showing how reduced parking will work has been included as a supplemental graphic to this.

- Tree type and Spacing

Due to utility constraints within the cottage areas, consistent 30-40' on center tree spacing is not feasible. Based on discussions with City staff the project will still meet the same number of deciduous canopy trees for each block (based on a consistent 40' spacing), however trees may be a combination of deciduous canopy trees and smaller or ornamental trees. Canopy trees will be maximized to the extent feasible, particularly in the mid-block areas. In order to meet clearance and spacing requirements, canopy trees may also be placed closer than 30' on center. Any canopy trees placed closer than 30' on center will be specifically selected to allow sufficient spread of each tree.

- Signage

The Mulberry & Greenfields – PUD Master Plan is intended to be a Gateway neighborhood to the greater Fort Collins Community as such provisions are proposed as part of this PUD Master Plan to account its unique location, specifically being set back a significant distance from Mulberry Road. Proposed is a standard that would allow tenant/user signage for District 3 to occur within District 5 where it is visible from Mulberry Road. This modification is proposed to help increase visibility and success of future tax-generating commercial uses. Otherwise sign standards will follow currently established Fort Collins sign code.

- Street Connectivity

Current standards require street connectivity at approximately 660' intervals, this PUD Master Plan alters this standard in areas where meeting this standard is impractical. Areas where this will be a challenge include: along Vine Drive where topography makes additional connections impracticable, adjacent to the Cooper Slough where it's preferable to not disturb this area with road connections and leave in its natural state, and along the railroad tracks where achieving additional crossings above and beyond the planned Greenfields Drive crossing, are infeasible at this point. The PUD Master Plan and associated standards show connections where they make sense while providing alternative provisions to meeting the spirit of the code such as connecting with open spaces and trail corridors.

- Development Review

As part of the Mulberry & Greenfields – PUD Master Plan it is proposed that a majority of residential uses conforming to the standards set forth within this Mulberry & Greenfields – PUD Master Plan and the Fort Collins Land Use Code, as applicable, be permitted to follow the Fort Collins BDR Review process. The Applicant, having developed many housing options with Fort Collins, has long recognized that one of the biggest impediments to building and developing affordable and attainable housing is the lengthy approvals process that adds time, uncertainty, and money to a project that ultimately gets passed down to the end user, the home buyer, increasing their costs and further increasing the minimum barrier of entry for a would-be home owner. The latest draft of the City of Fort Collins *Housing Strategic Plan* states that the City should be looking at ways to “refine and simplify the development process.” We believe the standards within this Mulberry & Greenfields – PUD Master Plan, the City of Fort Collins Land Use Code and working with City of Fort Collins Planning Staff during the development review process, provide the clear and concise development guidance needed to develop a successful project within the City.

9. Narrative description of how disturbances to wetlands, natural habitats and features and/or wildlife are being avoided to the maximum extent feasible.

As highlighted within the Environmental Characterization Study (ECS) provided within this Mulberry & Greenfields – PUD Master Plan application, there will be minimal natural habitats and features and/or wildlife impacted by the development of the Mulberry & Greenfields – PUD Master Plan. The ECS identifies a small wetlands area on the eastern portion of the site, as well as the Cooper Slough that is located offsite. Both these areas will be properly buffered, preserved, and/or updated, as necessary. The ultimate conditions and treatments of these areas will be addressed at the time of future Final Plans and will be treated as stipulated within the Fort Collins Land Use code Section 3.4 *Environmental, Natural Area, Recreational and Cultural Resource Protection Standards*.

10. Narrative description of transition techniques, associated buffering and how conflicts between existing and proposed land uses are mitigated.

Fortunately, the Mulberry & Greenfields – PUD Master Plan Area is surrounded by compatible uses and there are minimal conflicts anticipated between this future development and existing proposed uses. The following are the surrounding uses and the mitigation utilized (if any):

- North (Vine Drive) – Vine Drive makes up the northern boundary of the property. District 1 which comprises this northern portion of the Mulberry & Greenfields PUD includes low density residential which is consistent with the development on the north side of Vine Drive. Additionally, setbacks and enhanced landscaping will be provided along Vine Drive consistent with City of Fort Collins Standards.
- East (North of International) – To the east of the Mulberry & Greenfields – PUD Master Plan is the Cooper Slough which is likely to be undeveloped in perpetuity. The required buffer overlaps with the Mulberry & Greenfields – PUD Master Plan neighborhood and will be accounted for and treated accordingly to City of Fort Collins standards for this area during the development of this portion of the neighborhood.
- East (South of International) - In this area, Greenfields Drive makes up the eastern boundary of the Mulberry & Greenfields – PUD Master Plan. While the area to the east of Greenfields Drive is currently undeveloped, it our understanding that it is likely to develop as a mixed-use area that is entirely compatible with the Mulberry & Greenfields – PUD Master Plan neighborhood. This area is in the unincorporated county.
- South (Mulberry Road / Mulberry Frontage Road) – More intense non-residential uses are planned for this area, taking advantage of the high visibility and access provided by the busy Mulberry Road corridor. Appropriate setbacks and landscape treatments will be provided to make this face of the Mulberry & Greenfields – PUD Master Plan show well and further establish this neighborhood as a gateway to the City of Fort Collins.
- West (south of International) – On the south end of this area adjacent to District 4 are a mix non-residential and light industrial uses. These existing uses are compatible with the use proposed to be permitted within District 4, so little to no mitigation is likely to be required. Further north in this area an undeveloped construction storage yard is located adjacent to Districts 2 & 3. Our understanding that no future development is currently planned for this property and that it is not likely to develop for quite a long time. Development within Districts 2 & 3 will ensure that proper setbacks and landscape treatments are provided for against this transitional parcel of property.
- West (north of International) – Directly adjacent to this area is the Mosaic community. Mosaic, in this area adjacent to District 1 of the Mulberry & Greenfields PUD Master Plan, is comprised of developed and soon-to-be developed single-family detached homes, which is what is envisioned within this area of District 1 in the Mulberry & Greenfields – PUD Master Plan. These uses area entirely compatible and will help create a more unified development within

this area of Fort Collins.

- 11. Narrative description of the architectural design including general description of how Building Standards or alternative standards are met (Sections 3.5.1 and other applicable Sections in 3.5). Depending on the nature of the project, the narrative provided may be one page or multiple pages. Description should also include information regarding the design approach used to satisfy any applicable historic preservation considerations, as required in Section 3.4.7 -- *Historic and Cultural Resources* and should also include a discussion of the design approach used to satisfy the recommendations from the Landmark Preservation Commission (LPC), if applicable.**

The area comprised of the Mulberry & Greenfields – PUD Master Plan has historically been used for farming, there are no substantial buildings on the property that would be considered historical or warrant preservation. Architecture is envisioned to high quality and cohesive, meeting the high-standards that Fort Collins has come to expect, and following the standards set forth within this Mulberry & Greenfields – PUD Master Plan and the City of Fort Collins Land Use Code, as applicable. With this being the PUD Master Plan step in the development process, no specific architecture or building designs are proposed at this time.

- 12. Development Phasing Schedule (if applicable). This shall include a development schedule with anticipated start dates, completion dates and descriptions for each development phase proposed. Schedule shall include the proposed phasing of construction of public improvements and recreational and common space areas. Projects with multiple parcels and/or property owners should review and refine shared phased elements such as streets, walkways/trails, grading, walls and utilities and incorporate construction phasing by development parcel, if applicable. Larger or more complex projects should include a phasing plan and supplemental tables and notations as a plan sheet.'**

An estimated development phase schedule has been included below and within the attached Mulberry & Greenfields – PUD Master Plan set. The following anticipates the development timing of each phase and what is included within each phase. It should be noted that it is assumed that all infrastructure (looped water, sewer, other utilities, etc.) required to successfully develop each phase will be included with each noted phase. Additionally, this is just an approximation of the development phasing schedule, as market conditions and other factors will ultimately determine the phasing schedule and timeline.

- Phase 1 -
 - Includes the portion of District 1, south of the railroad ROW, west of Greenfields Drive, and north of International Boulevard, consisting mostly of lower density residential uses.
 - Greenfields Drive - north from Mulberry (including new roundabout at Greenfields Drive and Mulberry Frontage Road) to Sykes Drive.
 - Sykes Drive – From intersection at Greenfields Drive to the western project boundary
 - International Boulevard – From the intersection at Greenfields Drive to the western boundary.
 - Estimated to begin the development process early 3rd quarter of 2021 and is expected to break ground in 2022.
- Phase 2 –
 - Includes first phase of District 2 for residential uses (likely affordable units)
 - Development of Donella from Greenfields Drive to western property boundary.
 - Estimated to begin the development process 4th quarter of 2021 and is expected to break ground in 2022.
- Phase 3 – Development of phase 2 of District 2 with lower to mid density residential uses.
 - Design and formal designation of portion of regional trail corridor from eastern boundary at Cooper Slough to Greenfields Drive.
 - Development of Cooper Slough / wetland buffer zone as required on eastern project boundary
 - Estimated to begin the development process in 2022

- Phase 4 –
 - Development of remaining undeveloped portions of District 2 with higher density residential uses.
 - TBD timing for beginning the development process.
- Phase 5 –
 - Includes District 3, a mix of uses that will likely be sub-phased.
 - Estimated that a portion of this phase will start the development process in 2022, but timing is contingent on market forces.
- Phase 6 –
 - Remainder of District 1, north of railroad tracks, mostly of lower density residential uses.
 - Extension of Greenfields Drive from intersection of Greenfields Drive and Sykes Drive to Vine Drive on the north
 - Design of regional trail corridor from Greenfields Drive to NW corner of the project on the north side of the railroad tracks
 - Design of regional trail underpass of Greenfields Drive
 - Development of vehicular, pedestrian, and regional trail crossing of railroad tracks.
 - Estimated to begin the development process in 2023 to 2025, with buildout occurring in multiple subphases.
- Phase 7 –
 - District 4 development of likely non-residential use is TBD and is contingent on market forces.

The following addresses how the Mulberry & Greenfields PUD Master Plan address the PUD Review Criteria found in Section 4.29 (D) (2) of the Fort Collins Land Use Code.

(2) In order to approve a proposed PUD Master Plan, the decision maker must find that the PUD Master Plan satisfies the following criteria:

(a) The PUD Master Plan achieves the purpose and objectives of Sections 4.29 (A) and (B);

See inline responses to each criterion below.

Section 4.29 (A) Purpose.

1) Directs and guides subsequent Project Development Plans and Final Plans for large or complex developments governed by an approved PUD Master Plan.

The proposed Mulberry & Greenfields – PUD Master Plan provides clear direction and guidance for future development. Where this document falls silent the standards of the Fort Collins Land Use code shall be followed.

2) Substitutes a PUD Master Plan for an Overall Development Plan for real property within an approved PUD Overlay.

The Mulberry & Greenfields – PUD Master Plan provides the information typically required as part of the Overall Development Plan.

3) Positions large areas of property for phased development.

This Mulberry & Greenfields – PUD Master Plan meets this requirement, as it is proposing a large, multi-phase mixed project over an approximately 229 acre area.

4) Encourages innovative community planning and site design to integrate natural systems, energy efficiency, aesthetics, higher design, engineering and construction standards and other community goals by enabling greater flexibility than permitted under the strict application of the Land Use Code, all in furtherance of adopted and applicable City plans, policies, and standards.

The Mulberry & Greenfields - PUD Master Plan includes many standards and attributes that provide for thoughtful and innovative community design, higher design, urban design, and better and more efficient planning. Many are listed below, and are established in the Metropolitan District Service Plan and the Public Benefits Agreement for Mulberry; including but not limited to:

- Inclusion of affordable housing for a minimum 15% of total units within the community;
- Inclusion of minimum 5 acre community park;
- Reduced setbacks for single-family detached homes;
- Increased permitted density in strategic locations;
- Mixed-Use design, wide variety of permitted uses both residential and non-residential;
- Vehicular and non-vehicular crossing of the railroad ROW;
- Construct roundabout at Greenfields Drive and Mulberry frontage road;
- Contribute funding for Community Gateway;
- High-Quality and Smart Growth Elements:
 - Increase in density;
 - Alley loaded access for at least 40% of total dwelling units.
- Environmental Sustainability;
- Commitment to the development of solar energy development system, most likely to be developed of building rooftops;
- Development of central-pedestrian oriented spine through the neighborhood;
- Enhanced east-west greenway to connect the railroad crossing to the Cooper Slough;
- Use of non-potable water irrigation system;
- Enhanced pedestrian crossings;
- Sustainable landscape design;
- Enhanced Community resiliency;
 - Improvements to Cooper Slough to reduce runoff and lower peak flows through upstream planting and mitigation;
 - Include pollinator plantings to encourage safe migration of pollinator species.

Additional, public benefits provided by this PUD Master Plan include:

Transportation

- Implementation of missing sections of the Master Street Plan, including dedication of ROW and construction of most of the system on Bloom's site
- Regional trail parallel to the railroad, per parks and trails master plan;
- Additional, non-required connector trails down Greenfields and across International to Barker, as requested by Staff as a connection to Mosaic;
- Trail network privately built and maintained, but open to the public, looping around the edge of the community;
- Enhanced pedestrian spine, intentionally designed to minimize bike traffic and to be family-friendly;
- On-street bike lanes, as required by LCUASS;
- Wider street sections, as updated by LCUASS.

Parks

- Development of main community park, which is not required by Code, but which will be open to the general public but privately developed and maintained;
- Central gathering space in commercial area, acting as a regional hub.

Infrastructure

- Regional offsite water system improvements

Urban Design

- Develop ways to implement many of the proposals in the Land Use Code Audit, the Housing Strategic Plan, and other governing documents, including:
 - Increasing the types of housing;
 - Simplifying the review process;
 - Planning for and building ADUs;
 - Creating a cottage home type;
 - Addressing affordability and attainability, though innovative planning techniques aimed at reducing the overall cost of construction and thus sales price;
 - Increasing density to be more efficient with the little remaining vacant land within the city limits.
- Pioneering ways to permit and regulate these uses, demonstrating how future elements of the Land Use Code update can work in a specific context;
- As a city policy document, the Housing Strategic Plan is primarily focused on actions that can be taken by the city. However, in one way or another, this PUD Master Plan directly addresses at least 8 of the 26 prioritized strategies in the Housing Strategic Plan, as noted below:
 - 7. “Remove barriers to the developer of Accessory Development units” – Units are permitted in the PUD in code that the applicant is proposing and over 20 ADUs are included in the first PDP submittal.
 - 8. “Extent the City affordability term.” – The rental affordable units are Bloom will follow LIHTC standards and will be affordable for at least 20 years. The for-sale units are planned to be affordable for 90 years.
 - 9. “Advance phase one of the Land use Code Audit with off-cycle appropriate”. The PUD accomplishes much of this line item for the site, including “define additional housing types, create opportunity to increase overall supply, recalibrate incentives for affordability housing production....*simplify development processes*” (emphasis added).
 - 10. “Refine local affordable housing goal.” Per the PBA, Bloom must be at least 15% affordable units, which is greater than the City’s current 10% target.
 - 15. “Explore/address financing and other barriers to missing middle and innovative housing development.” This is further described as, “...consider partnerships with developers and partners to address barriers and build support for diverse, innovative, and efficient housing options...” Bloom is specifically trying to accomplish this with a reduction in lot size, reduction in setbacks, new home types, changes to parking requirements, and other items.
 - 16. “Remove barriers to allowed densities through code revisions.” The PUD increases the density throughout Bloom, but to actually achieve higher density also entails modifying development standards (e.g., height, setbacks, parking, etc.) to be able to achieve this goal. The PUD also addresses these elements.
 - 17. “Consider affordable housing requires as a part of the community benefit options for metro districts.” Bloom has a PBA and the applicant’s compliance with it has been shown in the PBA compliance document. In short, the PUD is necessary to actually achieve the benefits agreed to in the PBA.
 - 18. “Increase awareness opportunities for creative collaboration across water districts and other regional partners around the challenges with water costs and housing.” The Bloom team is working with utility providers to accommodate smaller lots, including proposing fee modifications so that smaller units have smaller tap fees. Additionally, the team has worked to ensure that ADUs on the same lot as a primary residence do not have pay separate tap fees. Bloom is working with dry utility providers as well to make sure that all utilities can be provided as density increases.

5) Allows greater flexibility in the mix and distribution of land uses, densities, and applicable development and zone district standards.

The Mulberry & Greenfields – PUD Master Plan has been developed to permit a wide variety of uses in a great range of density, all with the end goal of providing a mixed-use community that is well amenitized that provides commercial and retail services and a variety of affordable and attainable housing options.

Section 4.29 (B) Objectives.

1) Encourage conceptual level review of development for large areas.

Provides an overall guiding vision for the 226 acre project, depicting overall development opportunities and an estimated phasing schedule.

2) In return for flexibility in site design, development under a PUD Overlay must provide public benefits significantly greater than those typically achieved through the application of a standard zone district, including one or more of the following as may be applicable to a particular PUD Master Plan:

a) Diversification in the use of land;

This objective has been met. Proposed are 5 distinct Districts, that permit a wide variety of land uses increases; including a range of density from low to high; as well as opportunity for mixed-use development and more traditional commercial, retail and employment uses.

b) Innovation in development;

This objective has been met with several innovative solutions proposed; including:

- Inclusion of affordable housing for a minimum 15% of total units within the community.
- Contribute funding for Community Gateway.
- High-Quality and Smart Growth Elements
 - Increased density;
 - Alley access for at least 40% of total dwelling units;
 - Inclusion of Accessory Dwelling Use as permitted use;
 - Added utility services and raw water dedication;
 - Enhanced pedestrian crossings;
 - Central pedestrian-oriented greenway spine;
 - Secondary bicycle path to provide a more direct route for cyclists;
 - Enhanced east-west greenway to connect from the railroad crossings to the Cooper Slough;
 - Mixed-Use Design.
- Environmental Sustainability
- Commitment to the development of solar energy development system;
- Use of non-potable water irrigation system
- Sustainable landscape design
- Enhanced Community resiliency
 - Landscape architecture designed to support the flight distances and migration patterns of applicable pollinators

c) More efficient use of land and energy;

This objective has been met by:

- Strategically increasing density;
- Concentrating development in an infill area of the community;
- Developing for environmental Sustainability;

- Commitment to the development of solar energy development system;
- Use of non-potable water irrigation system;
- Sustainable landscape design;
- Enhanced Community resiliency through;
 - Improvements to Cooper Slough to reduce runoff and lower peak flows through upstream planting and mitigation; and
 - Landscape architecture designed to support the flight distances and migration patterns of applicable pollinators

d) Public amenities commensurate with the scope of the development;

Public amenities have been included within the PUD Master Plan, they include:

- A large centrally located park (min. 5 acre) that will be privately developed, private maintained, and publicly accessible
- Requirement of smaller community parks, gathering spaces, or similar.
- Central pedestrian parkway that connects the neighborhood, designed to encourage pedestrian movement and minimize bicycle traffic.
- A minimum 50' wide regional trail corridor.
- Provisions to provide connector trails along Greenfields and across International to the adjoining Barker property, as requested by Staff as a connection to the Mosaic Community.
- Trail network privately built and privately, maintained, but open to the public, looping around the edge of the community
- Complete infrastructure and road network to serve vehicles, bicycles and pedestrians.
- Central gathering space in commercial area, acting as regional hub for this neighborhood as well as the greater community.
- On-street bike lanes where appropriate, as required by LCUASS.
- Wider right-of-way sections, as per updated LCUASS standards.

e) Furtherance of the City's adopted plans and policies; and

The Mulberry & Greenfields PUD Master Plan meets, exceeds and furthers the following City plans and policies:

- City Plan
 - Land Uses
 - Transportation Plan
 - Trails Master Plan
- East Mulberry Corridor Plan
- Land Use Code Audit (2020)
- Housing Strategic Plan

f) Development patterns consistent with the principles and policies of the City's Comprehensive Plan and adopted plans and policies.

This PUD Master Plan application is in conformance with the policies and goals of both the City of Fort Collins City Plan and the applicable East Mulberry Corridor Plan. The following Principles, Policies, and/or Goals are a sampling those within these guiding documents that are applicable to this application.

Fort Collins City Plan

Principle LIV 1: Maintain a compact pattern of growth that is well served by public facilities and encourages the efficient use of land.

The Mulberry & Greenfields PUD Master Plan property is well located to be served by existing Fort Collins infrastructure. With existing City infrastructure located nearby and development in the surrounding area, this property achieves the goal for a compact pattern of growth.

Principle LIV 3: Maintain and enhance our unique character and sense of place as the community grows.

Policy LIV 3.3 - GATEWAYS Enhance and accentuate the community's gateways, including Interstate 25 interchanges and College Avenue, to provide a coordinated and positive community entrance. Gateway design elements may include streetscape design, supportive land uses, building architecture, landscaping, signage, lighting and public art.

The approval of this Mulberry & Greenfields PUD Master Plan will allow development that will serve to further enhance the Mulberry corridor, a major gateway into the City. The mix of uses permitted by the proposed Mulberry & Greenfields – PUD Master Plan will not only provide the opportunity to develop a multi-faceted community on this property but also provide for the opportunity to enhance the overall Mulberry Road corridor.

Principle LIV 4: Enhance neighborhood livability.

Policy LIV 4.1 - NEW NEIGHBORHOODS Encourage creativity in the design and construction of new neighborhoods that:

- *Provides a unifying and interconnected framework of streets, sidewalks, walkway spines and other public spaces;*
- *Expands housing options, including higher density and mixed-use buildings;*
- *Offers opportunities to age in place;*
- *Improves access to services and amenities; and*
- *Incorporates unique site conditions.*

The proposed Mulberry & Greenfields – PUD Master Plan builds upon the underlying zoning by permitting and encouraging a wide variety of residential types and densities. Additionally, it is proposed that the mixed use areas of Districts 3 & 4 permit opportunities for unique and varied residential types. Together this property will offer a variety of residential opportunities that will further enhance the character of the Fort Collins community.

The extension of Greenfields Drive to the north will provide connectivity to the north and not only serve this neighborhood but also the greater community. Additional east-west connectivity is provided with the development of Sykes Dr, International Boulevard, and Street A.

Policy LIV 4.2 - COMPATIBILITY OF ADJACENT DEVELOPMENT Ensure that development that occurs in adjacent districts complements and enhances the positive qualities of existing neighborhoods. Developments that share a property line and/or street frontage with an existing neighborhood should promote compatibility by:

- *Continuing established block patterns and streets to improve access to services and amenities from the adjacent neighborhood;*
- *Incorporating context-sensitive buildings and site features (e.g., similar size, scale and materials); and » Locating parking and service areas where impacts on existing neighborhoods—such as noise and traffic—will be minimized.*

The Mulberry & Greenfields – PUD Master Plan allows for a development pattern that is compatible within its boundaries as well as in the surrounding areas. The PUD Master Plan allows for a gradation of densities from Mulberry Road that gives way to less intensity as one moves north, towards Vine Drive, and is compatible with the existing developments in the area, such as the adjacent community of Mosaic.

Principle LIV 5: Create more opportunities for housing choices.

Policy LIV 5.1 - HOUSING OPTIONS To enhance community health and livability, encourage a variety of housing types and densities, including mixed-used developments that are well served by public transportation and close to employment centers, shopping, services and amenities.

Policy 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. Options could include ADUs, duplexes, townhomes, mobile homes, manufactured housing and other “missing middle” housing types.

Policy LIV 5.3 - LAND FOR RESIDENTIAL DEVELOPMENT Use density requirements to maximize the use of land for residential development to positively influence housing supply and expand housing choice.

Policy LIV 5.4 - LAND SUPPLY FOR AFFORDABLE HOUSING Continue to grow and utilize the Affordable Housing Land Bank Program and other programs to create permanently affordable housing units.

The Mulberry & Greenfields – PUD Master Plan fully supports and encourages these policies as well as those of the latest draft of the Fort Collins *Strategic Housing Master Plan*. This PUD Master Plan permits a variety of housing options, updated standards, and strategically increased densities all in order to achieve the goals of providing attainable “missing middle” housing as well as truly affordable housing for the community. Approval of this Mulberry & Greenfields – PUD Master Plan will further these objectives.

East Mulberry Corridor Plan

Goal LU-1 Residential neighborhoods will be linked and integrated with supporting neighborhood commercial uses, providing such immediate daily needs as groceries, laundry, day care, clinics, and other retail goods.

A land use development pattern that allows for direct access through an extensive interconnected street and trail network, highlighted by a central pedestrian corridor connecting the entire community to the mixed use and non-residential uses that will support the residents’ daily lives.

Goal LU-3 A variety of commercial uses serving residents, businesses and travelers will be located along East Mulberry Street/SH 14 between I-25 and Lemay Avenue.

The Mulberry & Greenfields – PUD Master Plan permits commercial, retail, and employment land uses that will serve the residents of this immediate community as well as residents, consumers and travelers throughout the greater Mulberry corridor.

Goal T-4 New additions to the street network will provide increased connectivity between existing and proposed development.

The extension of Greenfields Drive to the north will allow for the connection to Vine Drive and increased east-west connectivity will be accomplished through the development of Sykes Drive, International Boulevard, and Street A.

Goal H-1 A variety of housing types will be provided to both provide housing close to employment and shopping and to add diversity.

All Districts within the Mulberry & Greenfields – PUD Master Plan permit varying types and amounts of density. The variety of housing types will provide housing opportunities near to employment and shopping.

Housing Strategic Plan

As a city policy document, the Housing Strategic Plan is primarily focused on actions that can be taken by the city. However, in one way or another, Bloom directly addresses at least 8 of the 26 prioritized strategies in the Housing Strategic Plan, as noted below:

- 7. “Remove barriers to the developer of Accessory Development units” – Units are permitted in the PUD in code that the applicant is proposing 18+ accessory dwelling units (final number TBD) in the first PDP submittal.
- 8. “Extent the City affordability term.” – The rental affordable units are Bloom will follow LIHTC standards and will be affordable for at least 20. The for-sale units are planned to be affordable for 90 years.
- 9. “Advance phase one of the Land use Code Audit with off-cycle appropriate”. The PUD accomplishes much of this line item for the site, including “define additional housing types, create opportunity to increase overall supply, recalibrate incentives for affordability housing production....*simplify development processes*” (emphasis added).
- 10. “Refine local affordable housing goal.” Per the PBA, Bloom must be at least 15% affordable units, which is greater than the City’s current 10% target.
- 15. “Explore/address financing and other barriers to missing middle and innovative housing development.” This is further described as, “...consider partnerships with developers and partners to address barriers and build support for diverse, innovative, and efficient housing options...” Bloom is specifically trying to accomplish this with a reduction in lot size, reduction in setbacks, new home types, changes to parking requirements, and other items.
- 16. “Remove barriers to allowed densities through code revisions.” The PUD increases the density throughout Bloom, but to actually achieve higher density also entails modifying development standards (e.g., height, setbacks, parking, etc.) to be able to achieve this goal. The PUD also addresses these elements.
- 17. “Consider affordable housing requires as a part of the community benefit options for metro districts.” Bloom has a PBA and the applicant’s compliance with it has been shown in the PBA compliance document. In short, the PUD is necessary to actually achieve the benefits agreed to in the PBA.
- 18. “Increase awareness opportunities for creative collaboration across water districts and other regional partners around the challenges with water costs and housing.” The Bloom team is working with utility providers to accommodate smaller lots, including working to discuss fee modifications so that smaller units have smaller tap fees. Additionally, the team has worked to ensure that ADUs on the same lot as a primary residence do not have pay separate tap fees. Bloom is working with dry utility providers as well to make sure that all utilities can be provided as density increases.

3) Ensure high-quality urban design and environmentally-sensitive development that takes advantage of site characteristics.

As demonstrated throughout the Mulberry & Greenfields – PUD Master Plan, high quality urban design is of paramount importance to the overall design and success. The included development standards, emphasis on high quality diverse housing types, and encouragement for development of horizontal and vertical mix of uses all create a framework of strong urban design principles.

Additionally, special care is taken to respect and buffer environmentally sensitive areas of the property. This includes identifying wetlands and the Cooper Slough buffer areas. As the project begins to develop

the ultimate treatment of these areas will be fully designed and the Applicant is committed to working with City Staff to ensure that all environmentally sensitive areas are buffered, enhanced, and/or preserved as required per this Mulberry & Greenfields – PUD Master Plan and City of Fort Collins Land Use Code requirements.

4) Promote cooperative planning and development among real property owners within a large area.

The Mulberry & Greenfields – PUD Master Plan promotes cooperation planning and develop with adjoining property owners and developments (both existing and future).

- To the west - existing and plan streets within the Mosaic subdivision are continued through to the Mulberry & Greenfields – PUD Master Plan area, additionally, International Boulevard as well as Street A, will connect to the west to provide for future connectivity for those adjacent undeveloped parcels.
- To the east - on the northern portion of the neighborhood, is the Cooper Slough where no development is likely to occur, so buffers and natural areas are proposed to further enhance this feature.
- To the east - on the southern portion of the neighborhood, is undeveloped property located in unincorporated Larimer County. Both properties share Greenfields Drive as a boundary so its development will benefit both property owners.
- To the north and south - boundaries are composed of major transportation corridors, Mulberry Road and East Vine Drive, so consideration is being made for connectivity and to understand mitigation traffic impacts on those roads to the extent feasible.

The Mulberry & Greenfields – PUD Master Plan provides for an interconnected series of streets that continue and improve the area transportation network.

5) Protect land uses and neighborhoods adjacent to a PUD Overlay from negative impacts.

The Mulberry & Greenfields – PUD Master Plan works to be entirely compatible with the surrounding land uses and neighborhoods through the use of like uses, similar density and intensity of development, and through the selective application of buffering, each utilized in different areas of the neighborhood as appropriate.

(b) The PUD Master Plan provides high quality urban design within the subject property or properties;

As demonstrated throughout the Mulberry & Greenfields – PUD Master Plan, high quality urban design is of paramount importance to the overall design and success. The included development standards, emphasis on high quality diverse housing types, and encouragement for development of horizontal and vertical mix of uses all create a framework of strong urban design principles.

(c) The PUD Master Plan will result in development generally in compliance with the principles and policies of the City's Comprehensive Plan and adopted plans and policies;

Please see response to Section 4.29 (B) 2) F, above.

(d) The PUD Master Plan will, within the PUD Overlay, result in compatible design and use as well as public infrastructure and services, including public streets, sidewalks, drainage, trails, and utilities; and

The Mulberry & Greenfields – PUD Master Plan will result in compatible design for the entire community and is committed to meeting all required design standards for infrastructure, public streets, trails, drainage,

utilities, etc. except as otherwise amended and approved by the City of Fort Collins, including site-specific variances to these standards.

- (e) The PUD Master Plan is consistent with all applicable Land Use Code General Development Standards (Article 3) except to the extent such development standards have been modified pursuant to below Subsection (G (below)).**

G) Modification of Densities and Development Standards.

- 1) Certain densities and development standards set forth in the Land Use Code and described in below Subsection (G)(2) may be modified as part of a PUD Master Plan. The modification procedure described in this Section (G) substitutes for the modification procedure set forth in Division 2.8.**

The Mulberry & Greenfields – PUD Master Plan strategically adjusts densities and development standards in order to create a great neighborhood that provides affordable and attainable housing opportunities as well as support for non-residential development that counts on certain levels of nearby housing for support. We believe the requested densities and standards are well within the standards of modification.

- 2) The application must enumerate the densities and development standards proposed to be modified.**

- a) (a)The application shall describe the minimum and maximum densities for permitted residential uses.**

Proposed maximum and minimum densities are clearly listed within the Mulberry & Greenfields – PUD Master Plan for each of the 5 Districts.

- b) Application shall enumerate the specific Land Use Code Article 3 development standards and Article 4 land use and development standards that are proposed to be modified and the nature of each modification in terms sufficiently specific to enable application of the modified standards to Project Development Plans and Final Plans submitted subsequent to, in conformance with and intended to implement, the approved PUD Master Plan. Modifications under this Section may not be granted for Engineering Design Standards referenced in Section 3.3.5 and variances to such standards are addressed in below Subsection (L).**

Specific information about the requested modifications to Land Use Code can be found within the accompanying Mulberry & Greenfields – PUD Master Plan document as well as the project narrative. As noted within the narrative, the intent of the Mulberry & Greenfields – PUD Master Plan is not to complete revise Fort Collins standards, but rather shape them to provide the necessary flexibility for the unique project proposed with this Mulberry & Greenfields – PUD Master Plan.

- 3) In order to approve requested density or development standard modifications, the decision maker must find that the density or development standard as modified satisfies the following criteria:**

- a) The modified density or development standard is consistent with the applicable purposes, and advances the applicable objectives of, the PUD Overlay as described in Sections 4.29 (A) and (B);**

As demonstrated within earlier portions of this narrative we believe we satisfy all review requirements as it pertains to density increases and modifications to land use and development standards.

- b) The modified density or development standard significantly advances the development objectives of the PUD Master Plan;**

The proposed density clearly advances the development objectives of the Mulberry & Greenfields – PUD Master Plan by supporting compact, urban development. It also supports the approved Public Benefits Agreement which specifically calls out increased density as a public benefit of the is project.

- c) The modified density or development standard is necessary to achieve the development objectives of the PUD Master Plan; and**

As previously discussed through these submittal materials, one of the main objectives of the Mulberry & Greenfields – PUD Master Plan is that of creating affordable and attainable housing. The proposed densities and standards further this objective.

d) The modified density or development standard is consistent with the principles and policies of the City's Comprehensive Plan and adopted plans and policies.

As addressed within review criteria Section 4.29 (B) 2) F, above, the Mulberry & Greenfields – PUD Master Plan and its proposed densities and development standards are consistent with the principles and policies of the applicable adopted plans and policies.

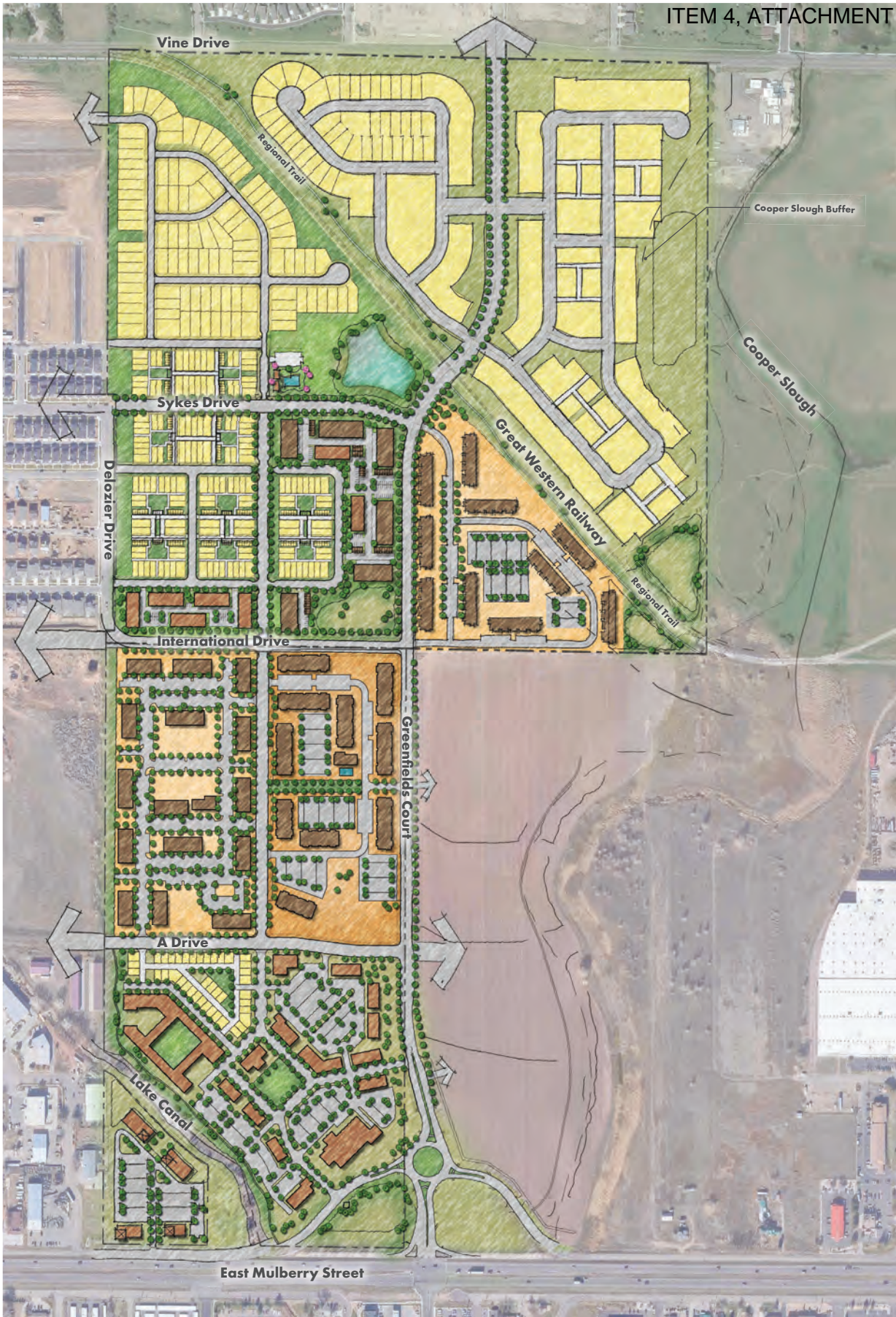


**Mulberry & Greenfields –
PUD Master Plan:
Design Experience**

Fort Collins, CO | November 23, 2021

This Design Experience booklet is intended to provide the viewer with insight into the design objectives and provide visual imagery of the experience that Bloom is intended to become as it grows. Included are visualizations of the overall neighborhood, as well as examples of proposed housing types, sample block diagrams, and the entrance to this neighborhood from a greater community perspective. All imagery is conceptual and subject to future/final design during the development process.

Bloom is a new mixed-use residential community designed to create harmony between the modern world and the beauty of nature. The vision is to share a unique view of the world through colorful art, unique shapes, diverse patterns, and unexpected designs, bringing people, homes, plants, art, and programming together with dynamic, highly experiential spaces. The intimacy of an urban community is infused with choiceful biophilia that instills a deeper connection to the surrounding environment: natural materials are used in novel ways, art installations depict natural beauty, and walls and walkways are ingratiated by plants and soft, comforting materials.



Note: Plan is conceptual and subject to change.



PEDESTRIAN PARKWAY EXPERIENCE



STREET ONE MINOR COLLECTOR (81' ROW)

Landscape seat wall
Enhanced paving

Parallel parking

INTERIOR ALLEY

Curb bump out

Pollinator plantings

Bollards

INTERIOR ALLEY

Concrete sidewalk

Boulevard plantings

Vertical identity element

Tree lawn

PLAN





SKETCH

COMMERCIAL/MIXED-USE AREA EXPERIENCE



AERIAL VIEW LOOKING NORTHWEST

HOUSING TYPES

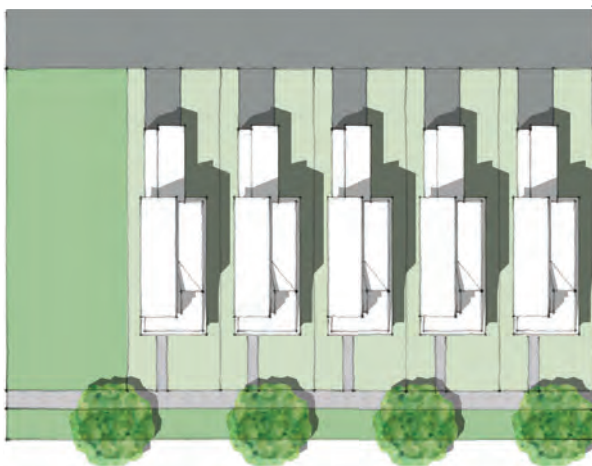
1

ALLEY LOADED GARAGE

- Small lot Single-Family Detached
- Rear alley loaded garage
- Typical Lot Size: 26'x80' (2,000 to 3,000 SF)
- Approx Net Density: 4-8 DU/AC



LOT TYPICAL - AXON VIEW



LOT TYPICAL - PLAN VIEW



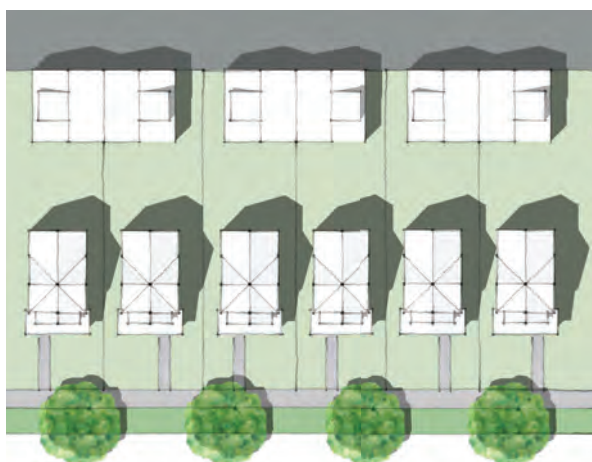
PRODUCT EXAMPLE

2

ITEM 4, ATTACHMENT 5

ALLEY LOADED w/ DUPLEX GARAGE

- Single-Family Detached
- Detached Garages, may or may not include ADU
- Typical Lot size: 26'x90' (2,300-3,300 SF)
- Approx Net Density: 4-8 DU/AC



Note: Diagrams are conceptual and subject to change.

3

COTTAGE HOME

- Single-Family Detached
- Detached Garages grouped and not contiguous with residential lot
- Organized around common open or green space
- Typical Lot size: 26'x70' (1800-2,600 SF)
- Approx Net Density: 5-10 DU/AC



LOT TYPICAL - AXONVIEW



LOT TYPICAL - PLANVIEW

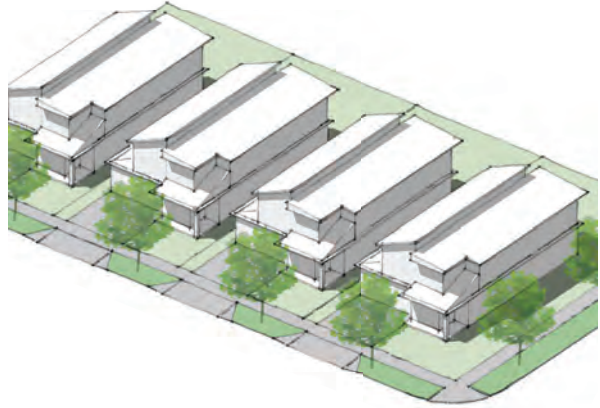


PRODUCT EXAMPLE

4

FRONT/SIDE LOADED GARAGE

- Single-Family Detached
- Front or side loaded garage
- Typical Lot size: 45'x110' (4,900 to 6,600 SF)
- Approx Net Density: 3-6 DU/AC

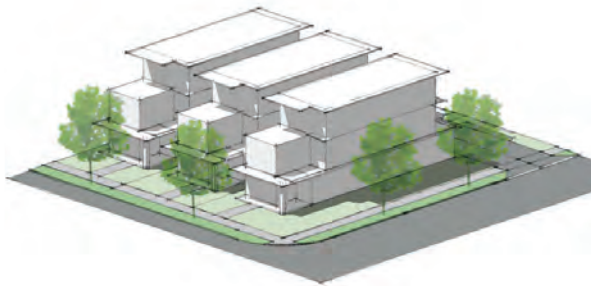


Note: Diagrams are conceptual and subject to change.

5

DETACHED TOWNHOME

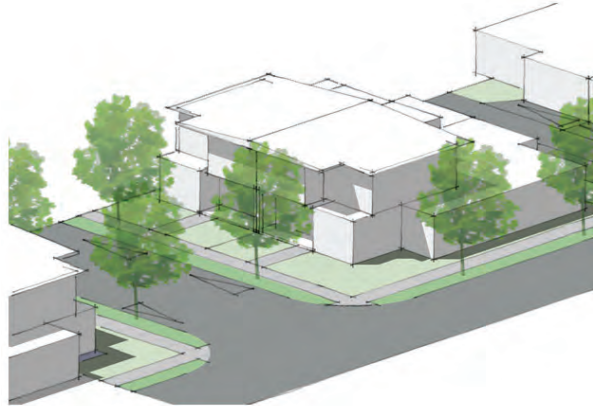
- Three-story with or without roof top patio
- Typical Lot size: 32'x52' (1,600-1,800 SF)
- Approx Net Density: 6-10 DU/AC



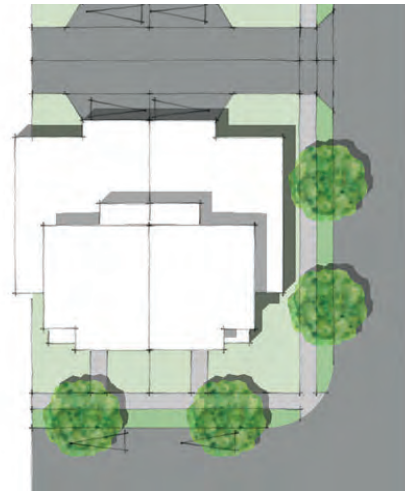
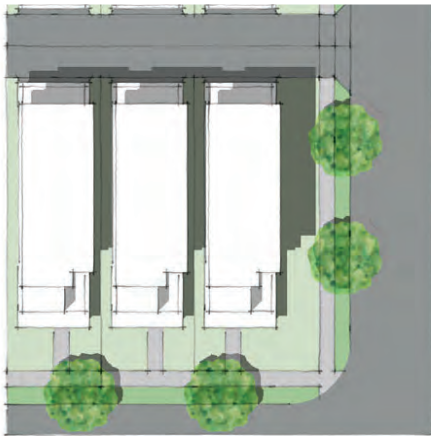
6

TWO FAMILY DWELLINGS

- Front / side loaded garage or rear (alley) loaded garage
- Typical Lot size: 35'x90' (2,200-3,500 SF)
- Approx Net Density: 4-10 DU/AC



LOT TYPICAL - AXON VIEW



LOT TYPICAL - PLAN VIEW



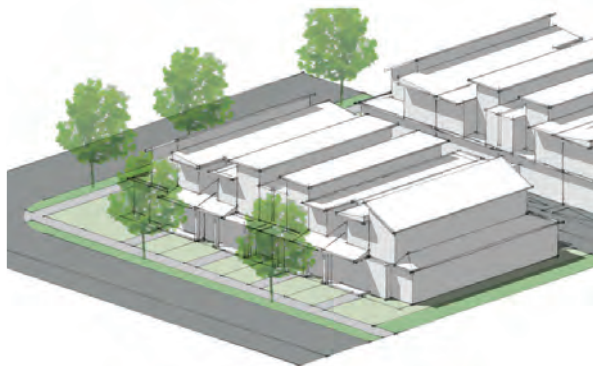
PRODUCT EXAMPLE

Note: Diagrams are conceptual and subject to change.

7

TOWNHOMES

- Typically rear (alley) loaded
- 3-6 unit building configuration
- Typical Lot size: 20'x65' (1,200-1,800 SF)
- Approx Net Density: 6-12 DU/AC



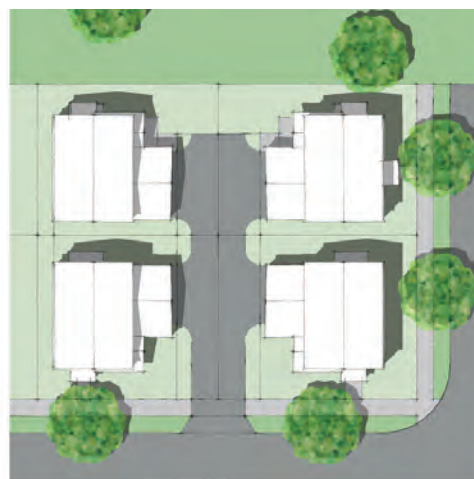
8

ITEM 4, ATTACHMENT 5 MOTORCOURT

- Shared access drive for all units
- 4-6 Units per Motorcourt
- Description
- Typical Lot size: 30'x50' (1,500-2,500 SF)
- Approx Net Density: 6-10 DU/AC



LOT TYPICAL - AXON VIEW



LOT TYPICAL - PLAN VIEW

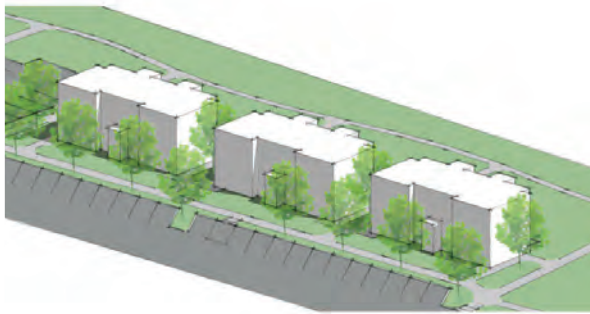


PRODUCT EXAMPLE

Note: Diagrams are conceptual and subject to change.

MULTIFAMILY - 4 UNIT

- Typically 2-story building
- Surface parked
- Approx Net Density: 8-14 DU/AC



LOT TYPICAL - AXON VIEW



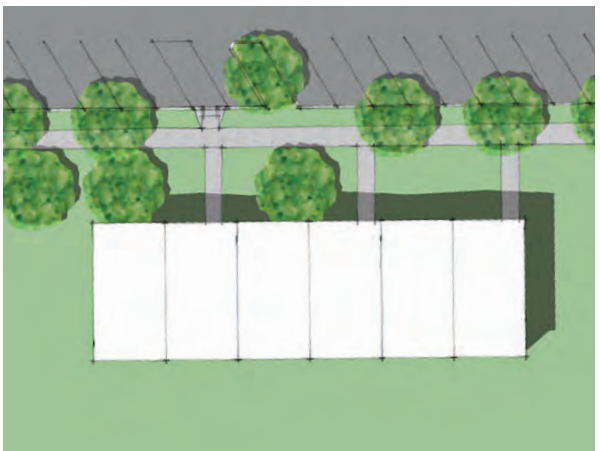
LOT TYPICAL - PLAN VIEW



PRODUCT EXAMPLE

ITEM 4, ATTACHMENT 5
MULTIFAMILY 5-8 UNIT

- 2-3 stories
- Surface parked or tuck under parking
- Approx Net Density: 10-16 DU/AC



Note: Diagrams are conceptual and subject to change.

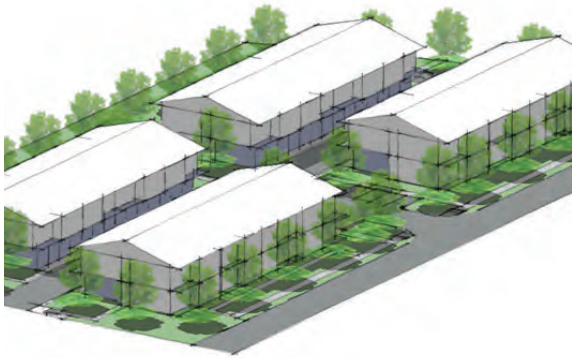
11

MULTIFAMILY 9-12 UNIT

- Typically 2-3 stories
- Approx Net Density: 10-18 DU/AC



LOT TYPICAL - AXONVIEW



LOT TYPICAL - PLANVIEW

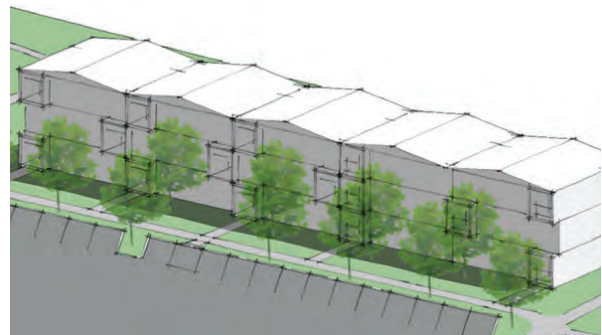
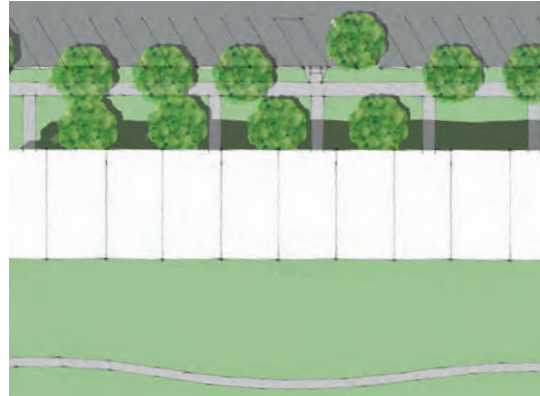


PRODUCT EXAMPLE

12

MULTIFAMILY - 13-20 UNIT

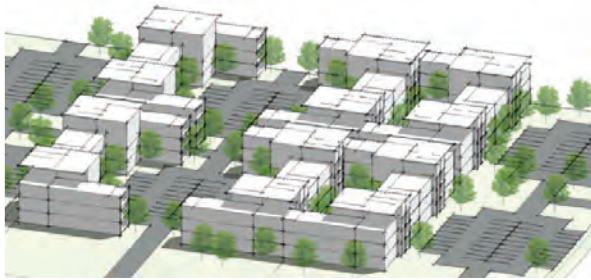
- Typically 3-story
- Approx Net Density: 10-20 DU/AC



Note: Diagrams are conceptual and subject to change.

MULTIFAMILY - 20+ UNITS

- Typically 3+ stories
- Approx Net Density: Up to 50 DU/AC



LOT TYPICAL - AXON VIEW



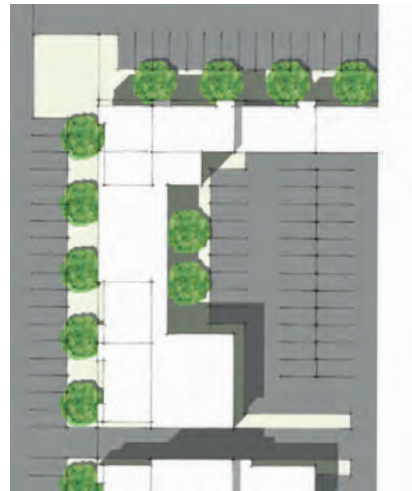
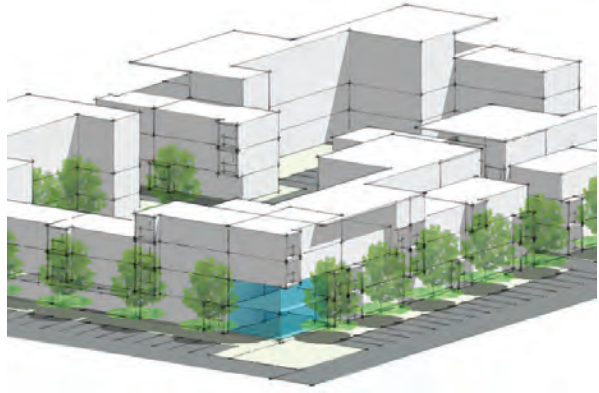
LOT TYPICAL - PLAN VIEW



PRODUCT EXAMPLE

ITEM 4, ATTACHMENT 5 MIXED USE

- Typically 3+ stories
- Ground floor non-residential uses (though may occur 2+ stories or residential may have presence on ground floor)
- Approx Net Density: Up to 50 DU/AC



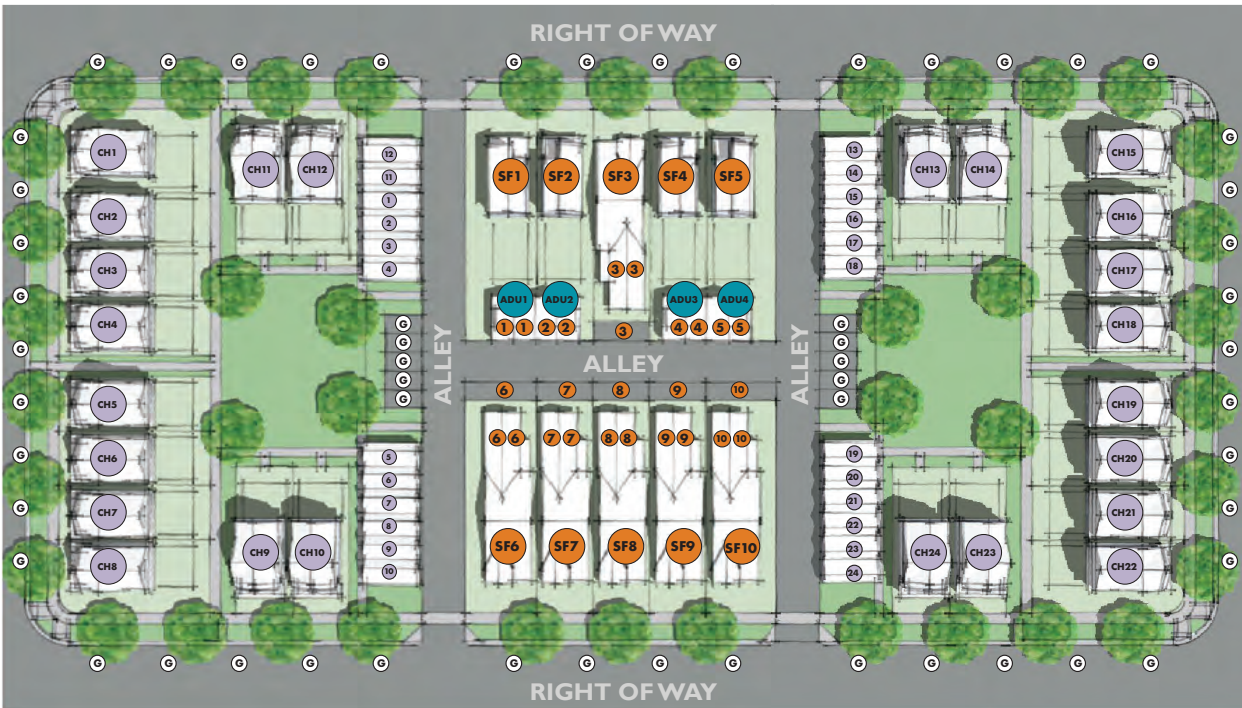
Note: Diagrams are conceptual and subject to change.

COTTAGE HOME PARKING DIAGRAM

SAMPLE COTTAGE BLOCK

- Includes Mix of Housing Types:**
- Cottage Home
 - Single Family Detached
 - Single Family Detached w/ ADU (Rear-Loaded)

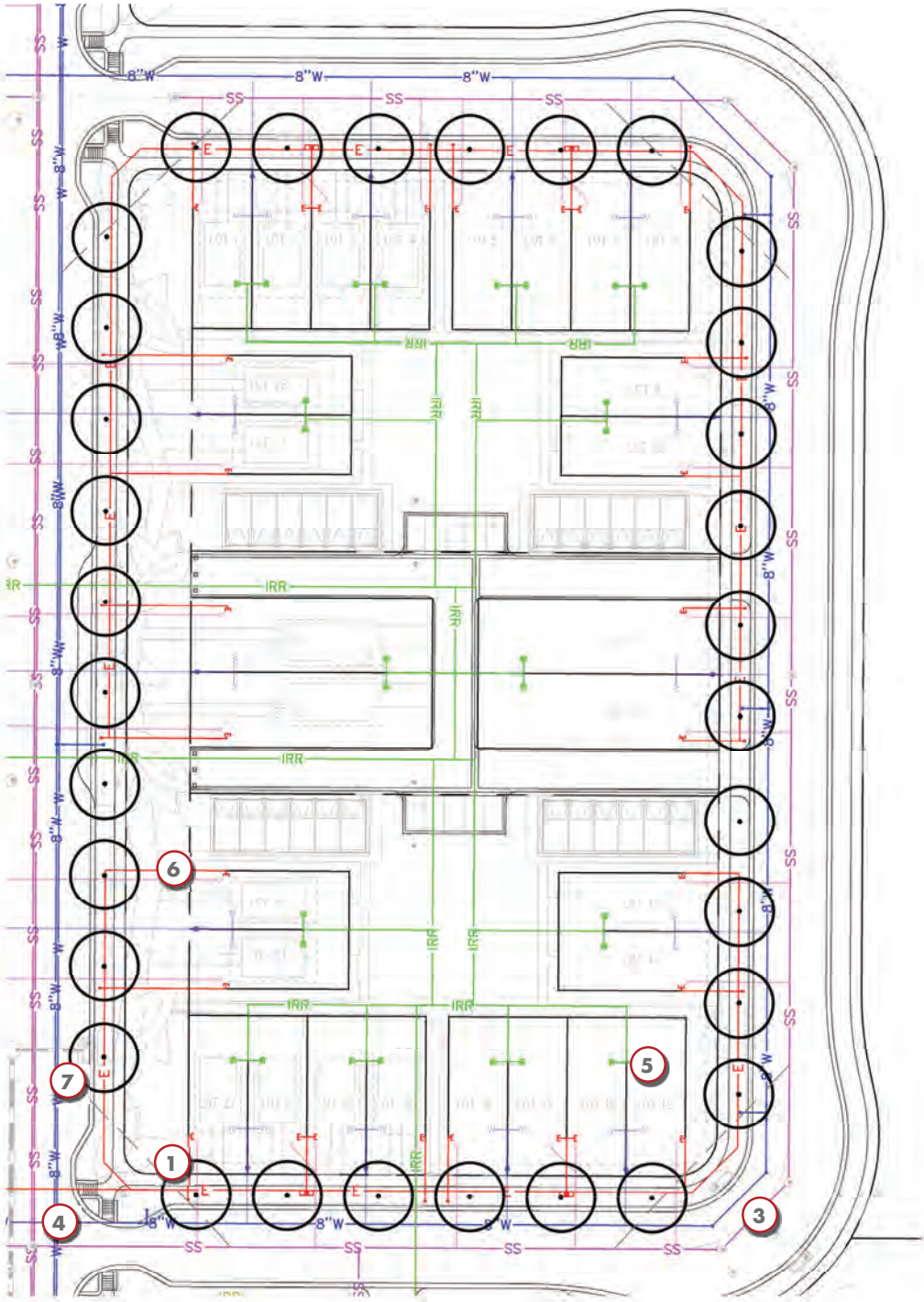
- Parking Includes:**
- Attached Garages
 - Common Garages
 - On Lot Detached Garages
 - Surface Parking
 - On-street Parking



HOUSING TYPE	UNIT	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
COTTAGE HOME (CH)	24	1.0	24	24
SINGLE FAMILY DETACHED REAR-LOAD (SF)	10	1.5	15	30
ACCESSORY DWELLING UNIT (ADU)	4	0.0	-	May Utilize Guest Space / Street Parking
AVAILABLE STREET PARKING (G)	-	-	-	46
TOTAL	34		39	100

Note: Diagrams are conceptual and subject to change.

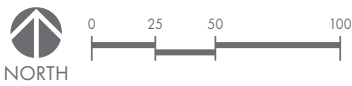
LANDSCAPE AND UTILITIES DIAGRAM

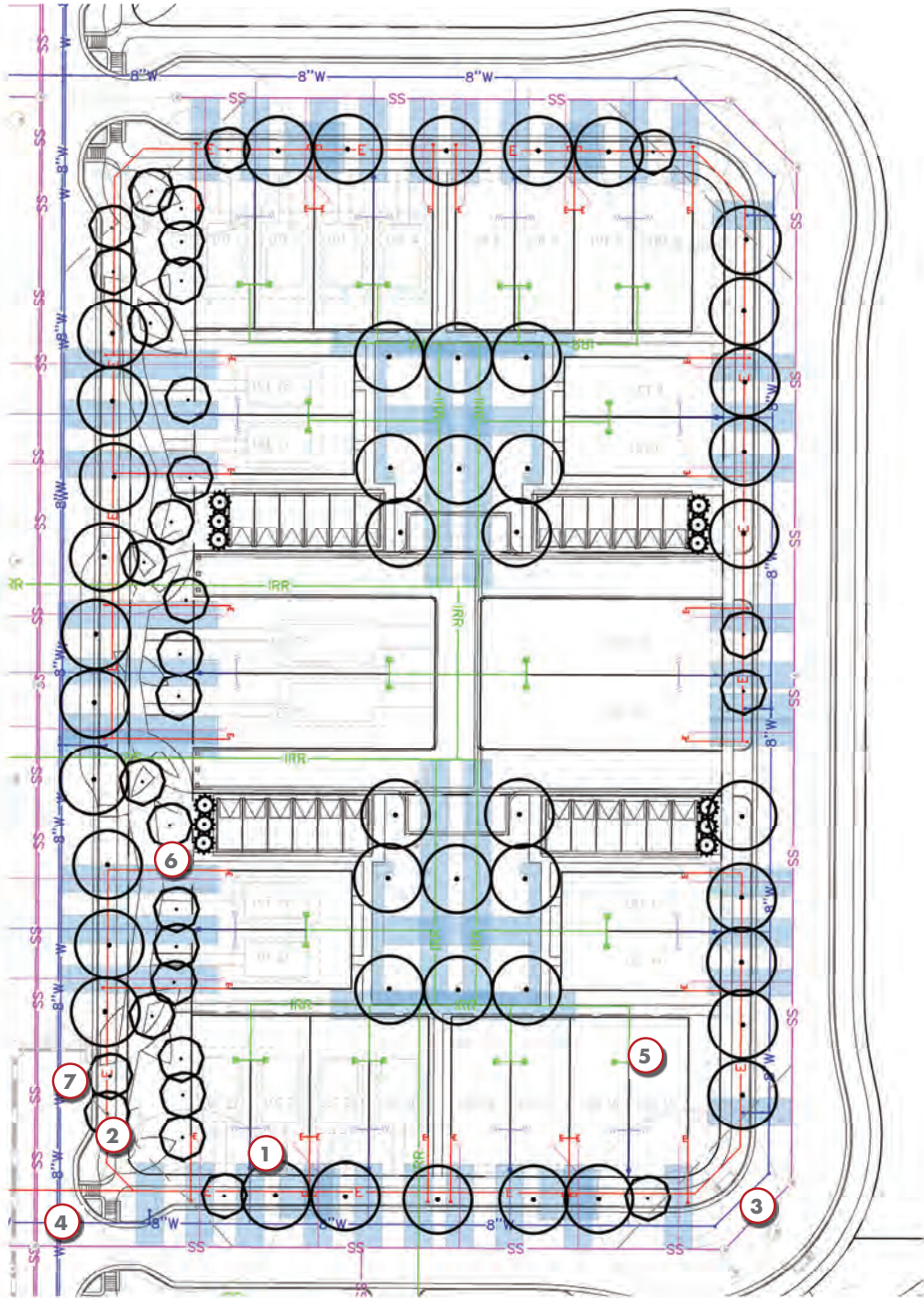


NUMBER OF TREES AT 40' ON CENTER PER BLOCK 32

- 1 Canopy Tree
- 2 Ornamental Tree
- 3 Sewer Line
- 4 Water Line
- 5 Irrigation Line
- 6 Electric Line
- 7 Sight Triangle

Note: Image is for illustrative purposes only and subject to change.

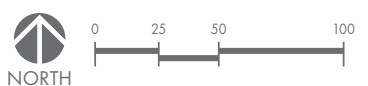




TREE TYPE	COUNT	PERCENTAGE
CANOPY TREES	46	82%
ORNAMENTAL TREES	10	18%
TOTAL	56	100%

NUMBER OF TREES REQUIRED 32
 NUMBER OF TREES PROVIDED 46

- 1 Canopy Tree
- 2 Ornamental Tree
- 3 Sewer Line
- 4 Water Line
- 5 Irrigation Line
- 6 Electric Line
- 7 Sight Triangle



Note: Image is for for illustrative purposes only and subject to change.

MULBERRY & GREENFIELDS - PUD MASTER PLAN

APPROVAL OF THIS MULBERRY & GREENFIELDS PLANNED UNIT DEVELOPMENT - MASTER PLAN
 CREATES A VESTED PROPERTY RIGHT PURSUANT TO SECTION 24-68-103
 COLORADO REVISED STATUTES, AS AMENDED, AND FORT COLLINS LAND USE CODE SECTION 2.2.11(C)

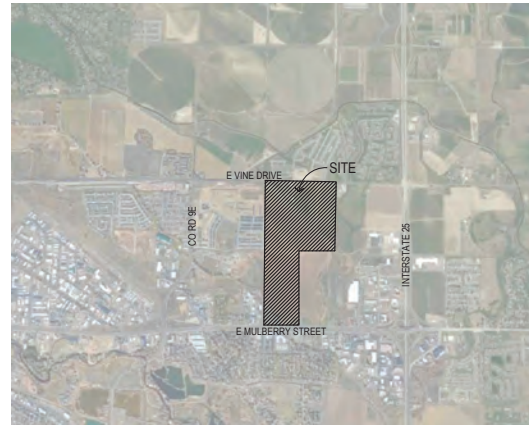
SHEET INDEX

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EXISTING ZONING MAP	4
DISTRICT MASTER PLAN	5
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PHASING PLAN	7
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GENERAL PUD MASTER PLAN NOTES

- THE STANDARDS WITHIN THIS MULBERRY & GREENFIELDS - PUD MASTER PLAN AND ACCOMPANYING MULBERRY & GREENFIELDS - PUD MASTER PLAN. PROPOSED MODIFICATIONS TO LAND USES, DENSITIES, AND DEVELOPMENT STANDARDS ARE INTENDED TO GUIDE FUTURE DEVELOPMENT APPLICATIONS AND OUTLINE THE PERMITTED ZONING, LAND USES, AND DEVELOPMENT STANDARDS FOR THIS PARTICULAR PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION ON THE COVER SHEET. IN THE INSTANCES WHERE THERE IS A CONFLICT BETWEEN THESE DOCUMENTS AND THE FORT COLLINS LAND USE CODE THIS PUD DOCUMENT SHALL PREVAIL. WHERE THIS DOCUMENT FALLS SILENT FORT COLLINS LAND USE CODE SHALL APPLY, AS APPLICABLE.
- THIS MULBERRY & GREENFIELDS - PUD MASTER PLAN CONSISTS OF:
 - THE MULBERRY & GREENFIELDS - PUD MASTER PLAN SHEETS 1 THROUGH 8 AND ACCOMPANYING MULBERRY & GREENFIELDS - PUD MASTER MASTER PLAN; PROPOSED MODIFICATIONS TO LAND USES, DENSITIES, AND DEVELOPMENT STANDARDS
- THE APPLICANT HAS REQUESTED AN EXTENDED VESTING PERIOD OF 25 YEARS FOR THIS PROJECT.
- PURSUANT TO APPROVAL BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FORT COLLINS, COLORADO, THIS MULBERRY & GREENFIELDS - PUD MASTER PLAN AND ACCOMPANYING MULBERRY & GREENFIELDS - PUD MASTER MASTER PLAN; PROPOSED MODIFICATIONS TO LAND USES, DENSITIES, AND DEVELOPMENT STANDARDS ARE APPROVED AS SITE SPECIFIC DEVELOPMENT PLANS FOR THE PURPOSE OF GRANTING VESTED PROPERTY RIGHTS FOR THE USES, DENSITIES, DEVELOPMENT STANDARDS, ALL AS SET FORTH IN THIS MULBERRY & GREENFIELDS - PUD MASTER PLAN AND ACCOMPANYING MULBERRY & GREENFIELDS - PUD MASTER MASTER PLAN; PROPOSED MODIFICATIONS TO LAND USES, DENSITIES, AND DEVELOPMENT STANDARDS FOR A PERIOD OF TWENTY-FIVE (25) YEARS AFTER THE EFFECTIVE DATE OF ORDINANCE NO. _____ 2021.
- PUBLIC STREETS SHALL COMPLY WITH THE "LARIMER COUNTY URBAN AREA STREET STANDARDS" OR APPROVED VARIANCES THERETO. THE ACCESS POINTS SHOWN ON THIS MULBERRY & GREENFIELDS - PUD MASTER PLAN ARE APPROXIMATE LOCATIONS ONLY. FINAL LOCATIONS OF ACCESS POINTS WILL BE DETERMINED AT THE TIME OF INDIVIDUAL PROJECT DEVELOPMENT PLAN REVIEW AND APPROVAL.
- PER LUC SECTION 3.7.3(E)(1), ALL TRANSPORTATION, WATER AND WASTEWATER, STORM DRAINAGE, EMERGENCY SERVICES, AND ELECTRIC POWER FACILITIES SHALL MEET THE REQUIREMENTS OF ADEQUATE PUBLIC FACILITIES AT THE TIME OF INDIVIDUAL PROJECT DEVELOPMENT PLAN REVIEW AND APPROVAL.
- THIS MULBERRY & GREENFIELDS - PUD MASTER PLAN SHOWS THE GENERAL LOCATION AND APPROXIMATE SIZE OF NATURAL AREAS, HABITATS AND FEATURES WITHIN ITS BOUNDARIES AND THE PROPOSED ROUGH ESTIMATE OF THE NATURAL AREA BUFFER ZONE AS IDENTIFIED AND REQUIRED BY LAND USE CODE SECTION 3.4.1(E). DETAILED MAPPING OF NATURAL AREAS, HABITATS, AND FEATURES WILL BE PROVIDED AT THE TIME OF INDIVIDUAL PROJECT DEVELOPMENT PLAN SUBMITTALS. GENERAL BUFFER ZONES SHOWN ON THIS MULBERRY & GREENFIELDS - PUD MASTER PLAN MAY BE REDUCED OR ENLARGED BY THE DECISION MAKER FOR INDIVIDUAL PROJECT DEVELOPMENT PLANS IN ACCORDANCE WITH LAND USE CODE SECTION 6.11.
- AT THE TIME OF EACH PROJECT DEVELOPMENT PLAN, AN ECOLOGICAL CHARACTERIZATION STUDY (ECS) WILL BE PERFORMED TO MATCH THE SCOPE OF THE PROJECT DEVELOPMENT PLAN. EACH SUCH ECS WILL DOCUMENT EXISTING SIGNIFICANT ECOLOGICAL VALUE OF THE SITE, AND PROPOSE MITIGATION FOR THE IMPACTS THE DEVELOPMENT WILL HAVE TO THE ECOLOGICAL VALUE OF THE SITE AS REQUIRED BY LAND USE CODE SECTION 3.4.1.
- AS PART OF THE APPROVAL OF THE CREATION OF A METROPOLITAN DISTRICT FOR THIS COMMUNITY, A PUBLIC BENEFITS AGREEMENT RESOLUTION NUMBER 202130 HAS BEEN CREATED, APPROVED AND RECORDED. THE FOLLOWING ARE PUBLIC BENEFITS THAT DEVELOPMENT WITHIN THIS MULBERRY & GREENFIELDS - PUD MASTER PLAN ARE REQUIRED TO CONSIST OF, AND INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - INCLUSION OF AFFORDABLE HOUSING FOR A MINIMUM 15% OF TOTAL UNITS WITHIN THE COMMUNITY;
 - INFRASTRUCTURE IMPROVEMENTS;
 - CROSSING OF THE RAILROAD ROW;
 - CONSTRUCT ROUNDABOUT AT GREENFIELDS DRIVE AND MULBERRY FRONTAGE ROAD;
 - CONTRIBUTE FUNDING FOR IMPROVEMENTS AT TIMBERLINE DRIVE AND VINE DRIVE;
 - CONTRIBUTE FUNDING FOR FRONTAGE ROAD AND HIGHWAY 14 MEDIAN;
 - CONTRIBUTE FUNDING FOR COMMUNITY GATEWAY;
 - HIGH-QUALITY AND SMART GROWTH ELEMENTS;
 - ENVIRONMENTAL SUSTAINABILITY;
 - COMMITMENT TO THE DEVELOPMENT OF SOLAR ENERGY DEVELOPMENT SYSTEM;
 - USE OF NON-POTABLE WATER IRRIGATION SYSTEM;
 - SUSTAINABLE LANDSCAPE DESIGN;
 - ENHANCED COMMUNITY RESILIENCY.
- ALLEYS SHALL BE PRIVATELY OWNED AND MAINTAINED.

SITE LOCATION MAP



LAND USE TABLE

LAND USE AREA	TOTAL AREA (ACREAGE)	PRIMARY PERMITTED USES
DISTRICT 1	114.4	LOW DENSITY RESIDENTIAL
DISTRICT 2	51.2	LOW & MEDIUM DENSITY RESIDENTIAL
DISTRICT 3	27.6	MIXED-USE (NON-RESIDENTIAL & RESIDENTIAL)
DISTRICT 4	5.4	MIXED-USE (NON-RESIDENTIAL & RESIDENTIAL)
DISTRICT 5	1.7	SIGNAGE, OPEN SPACE & DETENTION
RIGHT OF WAY (ROW)	33.6	PUBLIC ROAD RIGHT OF WAY
TOTAL	233.4	

NOTES:

- RIGHT OF WAY - TOTAL INCLUDES ROW AS SHOWN ON THE MULBERRY & GREENFIELDS PUD MASTER PLAN MAP FOUND WITHIN THIS MULBERRY & GREENFIELDS - PUD MASTER PLAN. ADDITIONAL ROW IS PERMITTED AND ANTICIPATED AS PART OF THE FUTURE DEVELOPMENT OF EACH DISTRICT.

LEGAL DESCRIPTION

THE NW1/4 OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT RIGHT OF WAY FOR COUNTY ROAD 48 AND EXCEPT RIGHT OF WAY IN BOOK 245 AT PAGE 77, COUNTY OF LARIMER, STATE OF COLORADO.

AND ALSO,

THE W1/2 SW1/4 OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THAT PORTION THEREOF CONVEYED IN DEED RECORDED JULY 3, 1969 IN BOOK 1097 AT PAGE 148 AND CORRECTED IN DEED RECORDED MAY 20, 1965 IN BOOK 1200 AT PAGE 520, ALSO EXCEPT THAT PORTION THEREOF CONVEYED IN DEED RECORDED DECEMBER 3, 1984 IN BOOK 2300 AT PAGE 1701, ALSO EXCEPT THAT PORTION CONVEYED TO LARIMER COUNTY BY SPECIAL WARRANTY DEED RECORDED JULY 10, 2017 AT RECEPTION NUMBER 20170044766, COUNTY OF LARIMER, STATE OF COLORADO.

OWNERS CERTIFICATE

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS PUD MASTER PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID PROJECT DEVELOPMENT PLAN WITHIN THE LIMIT OF DEVELOPMENT BOUNDARY.

Owner (Signed) _____ Date _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____ BY _____

(Print Name)

AS _____ MY COMMISSION EXPIRES: _____ WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public _____ Address _____

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS PUD MASTER PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID PROJECT DEVELOPMENT PLAN WITHIN THE LIMIT OF DEVELOPMENT BOUNDARY.

Owner (Signed) _____ Date _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____ BY _____

(Print Name)

AS _____ MY COMMISSION EXPIRES: _____ WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public _____ Address _____

APPROVED

THIS PLANNED UNIT DEVELOPMENT TO BE KNOWN AS MULBERRY & GREENFIELDS - PUD MASTER PLANS IS APPROVED BY ORDINANCE NO. _____ 2021, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE PLANNING AND ZONING BOARD OF FORT COLLINS, COLORADO, HELD ON THIS _____ DAY OF _____ 2021.

City Clerk _____

MULBERRY & GREENFIELDS
 PUD MASTER PLAN
 FORT COLLINS, COLORADO

OWNER:
 HARTFORD ACQUISITIONS
 4801 GOODMAN RD
 TIMNATH, CO 80547

NOT FOR CONSTRUCTION

DATE:
 8/18/21 02 Submittal
 10/13/21 03 Submittal
 11/23/21 04 Submittal

PROJECT TEAM

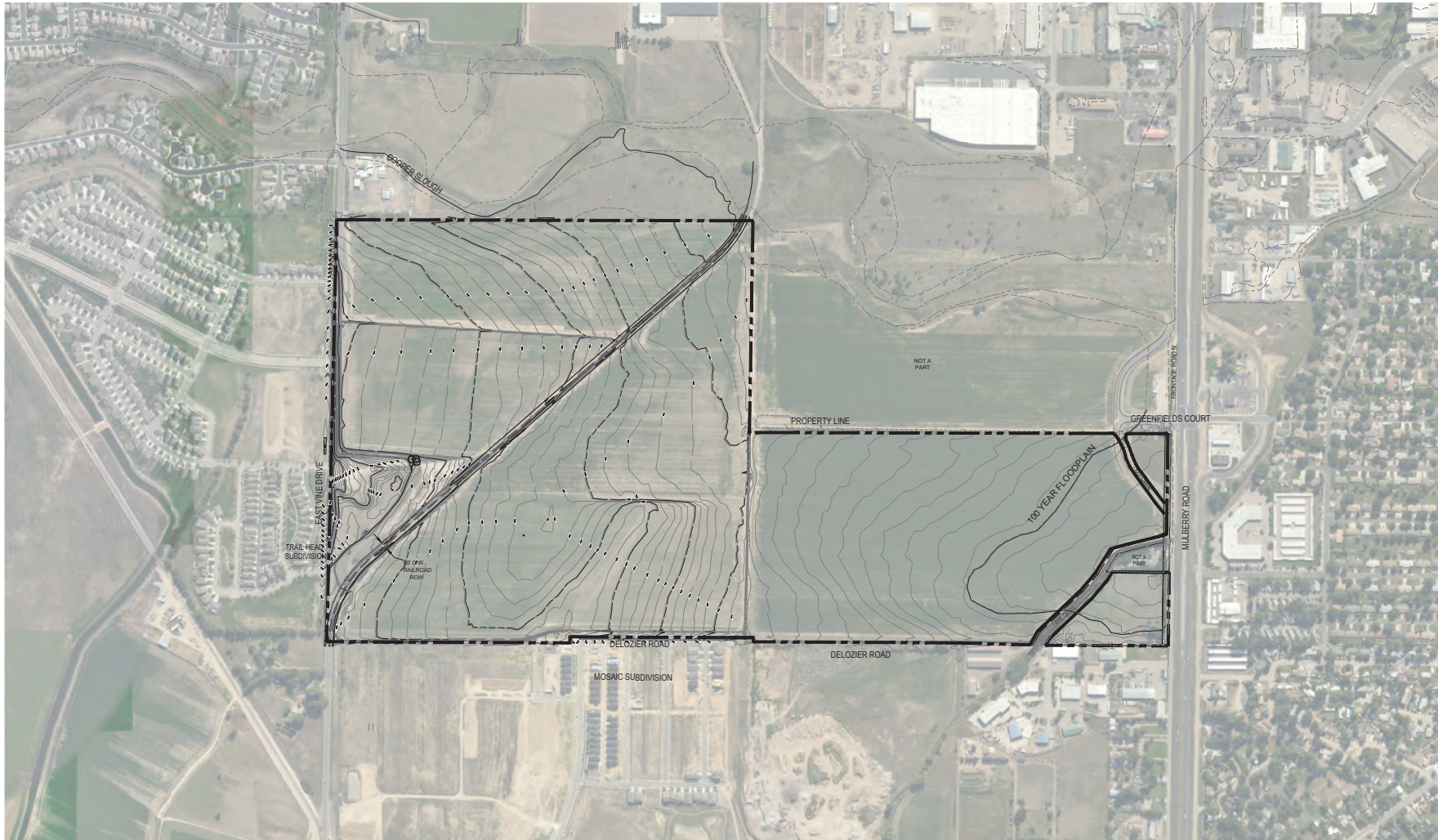
APPLICANT:
 HARTFORD ACQUISITIONS
 4901 GOODMAN RD
 TIMNATH, CO 80547
 LANDON HOOVER
 P: (970) 286-3329

PLANNER:
 NORRIS DESIGN
 244 NORTH COLLEGE AVENUE SUITE 130
 FORT COLLINS, CO 80521
 RYAN MCBREEN
 P: (970) 409-3414

CIVIL ENGINEER / TRAFFIC:
 GALLOWAY
 5265 RONALD REAGAN BLVD., SUITE 210
 JOHNSTOWN, CO 80534
 ROB VAN UFFELLEN
 P: (970) 800-3300

SHEET TITLE:
 COVER SHEET

EXISTING CONDITIONS MAP



COOPER SLOUGH NATURAL AREA BUFFER NOTES

1. A 300' BUFFER (MEASURED FROM TOP OF BANKS) FOR THE COOPER SLOUGH SHALL BE PROVIDED, BUT THE DECISION MAKER MAY REDUCE OR ALTER ANY PORTION OF THE GENERAL BUFFER ZONE DISTANCE SO LONG AS THE REDUCED BUFFER COMPLIES WITH THE PERFORMANCE STANDARDS SET FORTH BELOW:

- a. THE PROJECT SHALL BE DESIGNED TO PRESERVE OR ENHANCE THE ECOLOGICAL CHARACTER OR FUNCTION AND WILDLIFE USE OF THE NATURAL HABITAT OR FEATURE AND TO MINIMIZE OR ADEQUATELY MITIGATE THE FORESEEABLE IMPACTS OF DEVELOPMENT.
- b. THE PROJECT, INCLUDING, BY WAY OF EXAMPLE AND NOT BY WAY OF LIMITATION, ITS FENCING, PEDESTRIAN/BICYCLE PATHS AND ROADWAYS, SHALL BE DESIGNED TO PRESERVE OR ENHANCE THE EXISTENCE OF WILDLIFE MOVEMENT CORRIDORS BETWEEN NATURAL HABITATS AND FEATURES, BOTH WITHIN AND ADJACENT TO THE SITE.
- c. THE PROJECT SHALL BE DESIGNED TO PRESERVE EXISTING TREES AND VEGETATION THAT CONTRIBUTES TO THE SITE'S ECOLOGICAL, SHADE, CANOPY, AESTHETIC, HABITAT AND COOLING VALUE. NOTWITHSTANDING THE REQUIREMENTS OF SECTION 12.1(f), ALL TREES AND VEGETATION WITHIN THE LIMITS OF DEVELOPMENT MUST BE PRESERVED OR, IF NECESSARY, MITIGATED BASED ON THE VALUES ESTABLISHED BY THE ECOLOGICAL CHARACTERIZATION STUDY OR THE CITY ENVIRONMENTAL PLANNER. SUCH MITIGATION, IF NECESSARY THE BUFFER ZONE, Y, SHALL INCLUDE TREES, SHRUBS, GRASSES, OR ANY COMBINATION THEREOF, AND MUST BE PLANTED WITHIN THE BUFFER ZONE.
- d. THE PROJECT SHALL BE DESIGNED TO PROTECT FROM ADVERSE IMPACT SPECIES UTILIZING SPECIAL HABITAT FEATURES SUCH AS KEY RAPTOR HABITAT FEATURES, INCLUDING NEST SITES, NIGHT ROOSTS AND KEY FEEDING AREAS AS IDENTIFIED BY THE COLORADO PARKS AND WILDLIFE DIVISION ("CPWD") OR THE FORT

COLLINS NATURAL AREAS DEPARTMENT ("NAD"); KEY PRODUCTION AREAS, WINTERING AREAS AND MIGRATORY FEEDING AREAS FOR WATERFOWL, HERON ROOKERIES; KEY USE AREAS FOR WADING BIRDS AND SHOREBIRDS; KEY USE AREAS FOR MIGRANT SONGBIRDS; KEY NESTING AREAS FOR GRASSLAND BIRDS; FOX AND COYOTE DENS; MULE DEER WINTER CONCENTRATION AREAS AS IDENTIFIED BY THE CPW OR NAD; PRAIRE DOG COLONIES (1/2 ACRE OR GREATER IN SIZE); KEY AREAS FOR RARE, MIGRANT OR RESIDENT BUTTERFLIES AS IDENTIFIED BY THE NAD; AREAS OF HIGH TERRESTRIAL OR AQUATIC INSECT DIVERSITY AS IDENTIFIED BY THE NAD; REMNANT NATIVE PRAIRIE HABITAT; MIXED FOOTHILL SHRUBLAND; FOOTHILL PONDEROSA PINE FOREST; PLAINS COTTONWOOD RIPARIAN WOODLANDS; AND WETLANDS OF ANY SIZE.

4. THE PROJECT SHALL BE DESIGNED SO THAT THE CHARACTER OF THE PROPOSED DEVELOPMENT IN TERMS OF USE, DENSITY, TRAFFIC GENERATION QUALITY OF RUNOFF WATER, NOISE, LIGHTING AND SIMILAR POTENTIAL DEVELOPMENT IMPACTS SHALL MINIMIZE THE DEGRADATION OF THE ECOLOGICAL CHARACTER OR WILDLIFE USE OF THE AFFECTED NATURAL HABITATS OR FEATURES.

5. THE PROJECT SHALL BE DESIGNED TO INTEGRATE WITH AND OTHERWISE PRESERVE EXISTING TOPOGRAPHY, INCLUDING, BUT NOT LIMITED TO, SUCH CHARACTERISTICS AS STEEPNESS OF SLOPES, EXISTING DRAINAGE FEATURES, ROCK OUTCROPPINGS, RIVER AND STREAM TERRACES VALLEY WALLS, RIDGELINES AND SCENIC TOPOGRAPHIC FEATURES.

6. THE PROJECT SHALL BE DESIGNED TO ENHANCE THE NATURAL ECOLOGICAL CHARACTERISTICS OF THE SITE. IF EXISTING LANDSCAPING WITHIN THE BUFFER ZONE IS DETERMINED BY THE DECISION MAKER TO BE INCOMPATIBLE WITH THE PURPOSES OF THE BUFFER ZONE, THEN THE APPLICANT SHALL UNDERTAKE RESTORATION AND MITIGATION MEASURES SUCH AS REGRAIDDING AND/OR THE REPLANTING OF NATIVE VEGETATION.

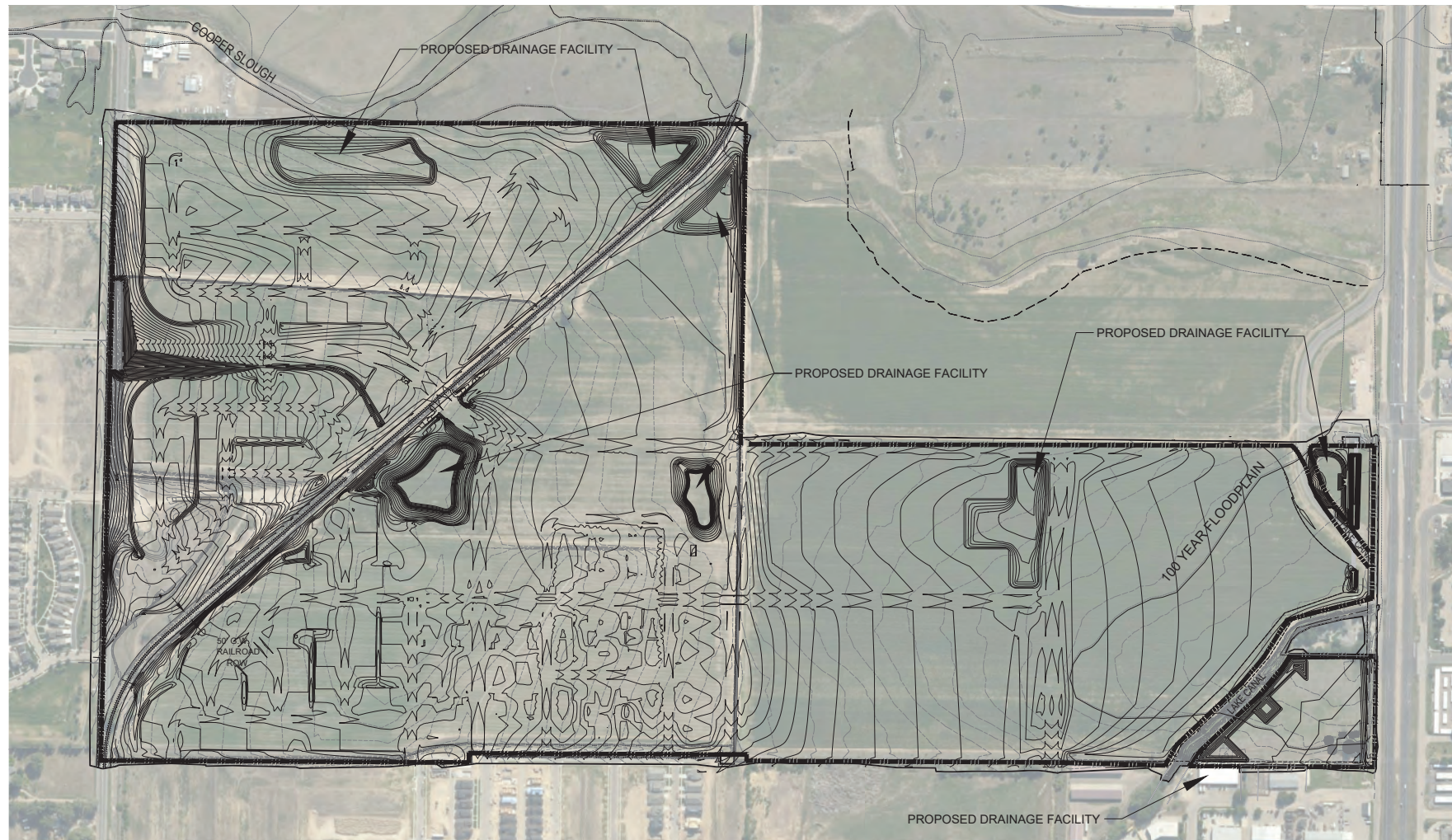
7. THE PROJECT MAY BE DESIGNED TO PROVIDE APPROPRIATE HUMAN ACCESS TO NATURAL HABITATS AND FEATURES AND THEIR ASSOCIATED BUFFER ZONES IN ORDER TO SERVE RECREATION PURPOSES, PROVIDED THAT SUCH ACCESS IS COMPATIBLE WITH THE ECOLOGICAL CHARACTER OR WILDLIFE USE OF THE NATURAL HABITAT OR FEATURE.

8. FENCING ASSOCIATED WITH THE PROJECT SHALL BE DESIGNED TO BE COMPATIBLE WITH THE ECOLOGICAL CHARACTER AND WILDLIFE USE OF THE NATURAL HABITAT OR FEATURE.

CHECKED BY:
 DRAWN BY:



DRAINAGE MAP



LEGEND

- EXISTING TOPOGRAPHY
- _____ PROPOSED TOPOGRAPHY

FLOODPLAIN AND FLOODWAY NOTES

1. PORTIONS OF THIS PROPERTY ARE LOCATED IN THE FEMA REGULATORY 100-YEAR COOPER SLOUGH/BOXELDER FLOODWAY AND HIGH RISK FLOOD FRINGE.
2. ALL DEVELOPMENT WITHIN THE FLOODPLAIN MUST COMPLY WITH THE FLOODPLAIN REGULATIONS OF CHAPTER 10 OF CITY OF FORT COLLINS MUNICIPAL CODE.
3. THE DEVELOPER SHALL OBTAIN A FLOODPLAIN USE PERMIT FROM THE CITY OF FORT COLLINS AND PAY ALL APPLICABLE FLOODPLAIN USE PERMIT FEES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY (BUILDING OF STRUCTURES, GRADING, FILL, DETENTION PONDS, BIKE PATHS, PARKING LOTS, UTILITIES, LANDSCAPE AREAS, FLOOD CONTROL CHANNELS, ETC) WITHIN THE COOPER SLOUGH FLOODPLAIN LIMITS. STORAGE OF EQUIPMENT AND MATERIALS (TEMPORARY OR PERMANENT) IS NOT ALLOWED IN THE FLOODWAY. ALL ACTIVITIES WITHIN THE FLOODPLAIN ARE SUBJECT TO THE REQUIREMENTS OF CHAPTER 10 OF THE FORT COLLINS MUNICIPAL CODE.
4. CRITICAL FACILITIES ARE PROHIBITED IN THE 100-YEAR FLOODPLAIN. CRITICAL FACILITIES INCLUDE ESSENTIAL SERVICES, AT-RISK POPULATION, HAZARDOUS MATERIALS, AND GOVERNMENT FACILITIES.

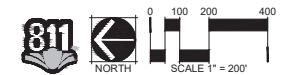
DETENTION POND NOTES

5. CONSTRUCTION OF NEW STRUCTURES, HARD SURFACE PATHS, WALKWAYS, DRIVEWAYS, WALLS, AND PARKING AREAS IS PROHIBITED IN THE FLOODWAY UNLESS NO-RISE CONDITIONS ARE MET. ANY CONSTRUCTIONS ACTIVITIES PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN COLORADO.
6. AN APPROVED FEMA ELEVATION CERTIFICATE COMPLETED BY A LICENSED SURVEYOR OR CIVIL ENGINEER SHOWING THAT THE BUILDING IS CONSTRUCTED TO THE REQUIRED ELEVATION IS REQUIRED POST-CONSTRUCTION PRIOR TO A CERTIFICATE OF OCCUPANCY (CO) BEING ISSUED. PLEASE NOTE: IF ANY PART OF THE BUILDING IS WITHIN THE FLOODPLAIN BOUNDARY, THEN THE ENTIRE STRUCTURE IS CONSIDERED IN THE FLOODPLAIN AND THE ENTIRE BUILDING ENVELOPE MUST MEET THE REQUIREMENTS OF ELEVATING TO THE RFFE.
7. PROPOSED GRADING AND DETENTION PONDS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DETENTION AND GRADING TO BE DETERMINED AT TIME OF FINAL PLAN.
8. 100 YEAR OLD FLOODPLAIN TO BE MODIFIED AND/OR REMOVED BY FUTURE DEVELOPMENT PLANS.

DETENTION POND NOTES

1. DETENTION PONDS ARE SCHEMATIC AND SUBJECT TO CHANGE AT THE OF FUTURE DEVELOPMENT APPLICATIONS.

CHECKED BY: RM
 DRAWN BY: BM



EXISTING ZONING MAP



EXISTING ZONING

- LMN - LOW DENSITY MIXED USE
- MMN - MEDIUM DENSITY MIXED USE
- NC - NEIGHBORHOOD COMMERCIAL
- E - EMPLOYMENT
- CG - GENERAL COMMERCIAL

MULBERRY & GREENFIELDS
 PUD MASTER PLAN
 FORT COLLINS, COLORADO

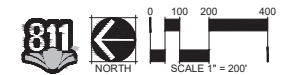
OWNER:
 HARTFORD ACQUISITIONS
 4801 GOODMAN RD
 TIMNATH, CO 80547

NOT FOR CONSTRUCTION

DATE:
 8/18/21 02 Submittal
 10/13/21 03 Submittal
 11/23/21 04 Submittal

SHEET TITLE:
 EXISTING ZONING MAP

CHECKED BY: RM
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PUD MASTER PLAN MAP



244 North College Avenue #130
Fort Collins, Colorado 80524
970.455.3414
www.norris-design.com

MULBERRY & GREENFIELDS
PUD MASTER PLAN
FORT COLLINS, COLORADO

OWNER:
HARTFORD ACQUISITIONS
4801 GOODMAN RD
TIMNATH, CO 80547

NOT FOR
CONSTRUCTION

DATE:
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11/23/21 04 Submittal

SHEET TITLE:
DISTRICT
MASTER PLAN

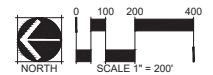


PUD MASTER PLAN MAP LEGEND

PROPERTY LINE

ACREAGE PER DISTRICT

DISTRICT 1	114.4 AC	49.5%
DISTRICT 2	51.2 AC	22%
DISTRICT 3	27.6 AC	12.7%
DISTRICT 4	5.4 AC	2.3%
DISTRICT 5	1.7 AC	0.7%
RIGHT-OF-WAY (ROW)	33.6 AC	13.5%
TOTAL	233.4 AC	100%



CHECKED BY: RM
DRAWN BY: BM

PARKS, TRANSPORTATION AND OPEN SPACE



PUD MASTER PLAN MAP LEGEND

- PUD BOUNDARY - LIMIT OF DEVELOPMENT
- PRIMARY PEDESTRIAN PARKWAY (PRIVATE TRAIL; PUBLICLY ACCESSIBLE)
(MIN. 18' TRACT BEHIND ROW WITH VARYING WIDTHS CONCRETE WALK (MIN. 6') WHICH MAY MEANDER INTO ROW. PRIMARY PEDESTRIAN PARKWAY TO HAVE ENHANCED STREET CROSSINGS, POSSIBLY INCLUDING BUT NOT LIMITED TO BUMP OUTS, ENHANCED DRIVING AND/OR OTHER IMPROVEMENTS TIED AT TIME OF POP. AS APPLICABLE)
- MIN. 50' REGIONAL TRAIL CORRIDOR (PUBLIC TRAIL; PUBLICLY ACCESSIBLE)
(TO BE DEDICATED AT TIME OF PLAT) (TRAIL TO BE DESIGNED TO CITY OF FORT COLLINS SPECIFICATIONS)
- SPUR TRAIL CORRIDOR (PRIVATE TRAIL; PUBLICLY ACCESSIBLE)
(10' MINIMUM CONCRETE WALK TO BE DESIGNED AS A 4' EXPANSION OF THE SIDEWALK REQUIRED PER LCUASS)
- INTERNAL TRAILS (PRIVATE TRAIL; PUBLICLY ACCESSIBLE)
(8' MINIMUM CONCRETE)
- POTENTIAL ACCESS POINT / OFF SITE CONNECTION POINT (FINAL ACCESS TO BE DETERMINED AS PART OF FUTURE FINAL PLAN APPLICATION(S))

- POTENTIAL FUTURE PEDESTRIAN CROSSING
- POTENTIAL FUTURE VEHICULAR CONNECTOR
- PEDESTRIAN TRAIL CONNECTION (PRIVATE TRAIL, PUBLICLY ACCESSIBLE)

PUD MASTER PLAN NOTES

1. PROPOSED LOCATION AND SHAPE OF THE PARKS, TRAILS AND OPEN SPACE AREAS IN THIS PLAN SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATION AND SHAPE TO BE DETERMINED AT TIME OF FINAL PLAN.
2. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.
3. TRAILS/ WALKS TO CONNECT TO VINE DRIVE AS APPROPRIATE DURING FUTURE DEVELOPMENT APPLICATIONS.
4. FOR REGIONAL TRAIL REFER TO PARKS AND TRAILS MASTER PLAN FOR FUTURE CROSSING OF VINE DRIVE.
5. SYKES DR., "ONE" DR., DONELLA DR., INTERNATIONAL PARKWAY, AND GREENFIELDS DR. TO HAVE SIDEWALKS AND BIKE LANES, PER LCUASS, FOR THE PORTIONS OF THOSE ROADS WITHIN THE BLOOM BOUNDARY. ROADS WITHIN BLOOM WILL FOLLOW LCUASS STANDARDS, EXCEPT WHERE MODIFIED BY A LATER VARIANCE.

MULBERRY & GREENFIELDS
 PUD MASTER PLAN
 FORT COLLINS, COLORADO

OWNER:
 HARTFORD AQUISTICS
 4801 GOODMAN RD
 TIMNATH, CO 80547

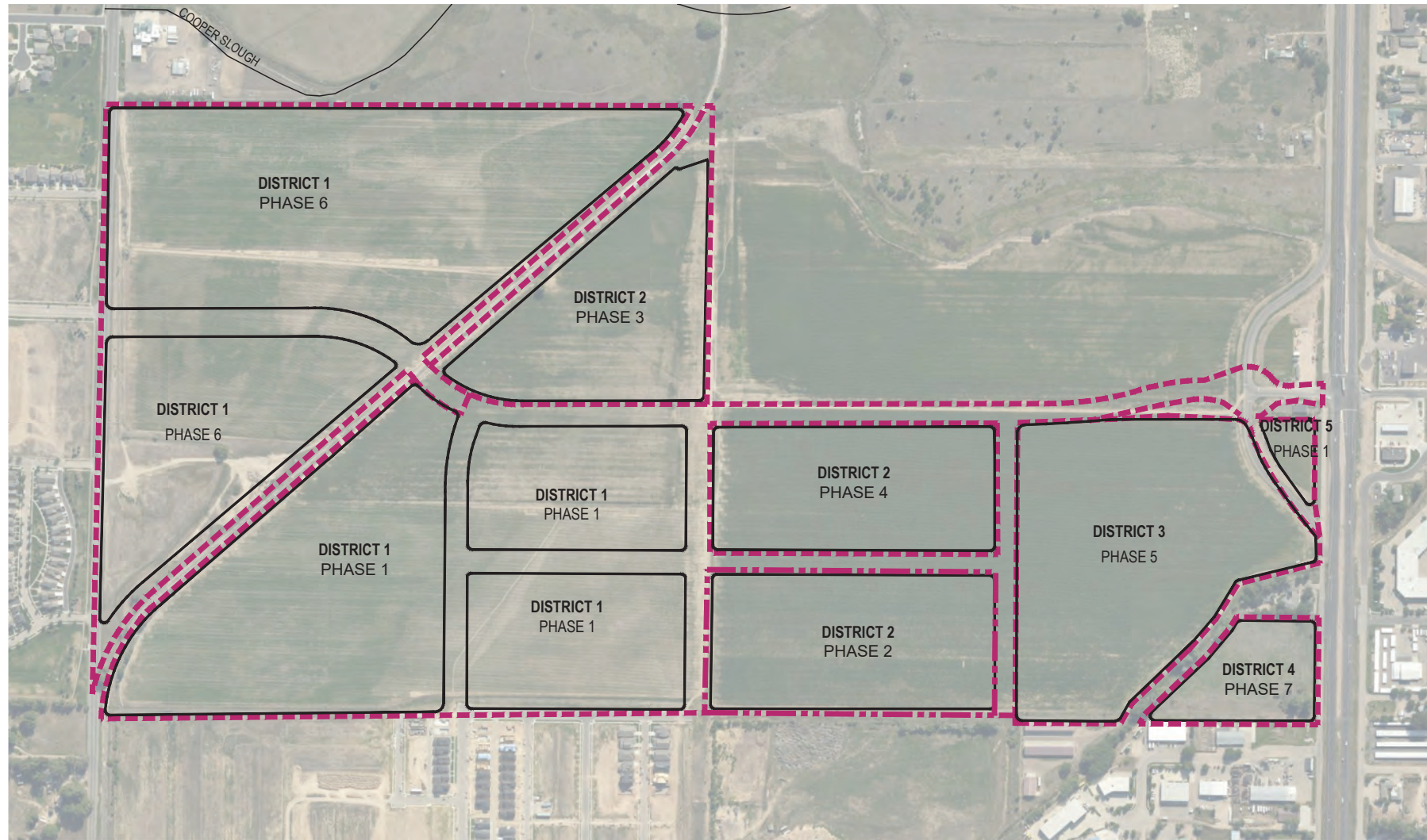
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SHEET TITLE:
 PARKS, TRANSPORTATION
 AND OPEN SPACE

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PHASING PLAN





MULBERRY & GREENFIELDS
 PLUD MASTER PLAN
 FORT COLLINS, COLORADO

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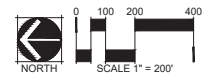
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DATE:
 8/18/21 02 Submittal
 10/13/21 03 Submittal
 11/23/21 04 Submittal

LEGEND

-  PROPOSED PHASING BOUNDARY
-  POTENTIAL ACCESS POINT / OFF SITE CONNECTION POINT (FINAL ACCESS TO BE DETERMINED AS PART OF FUTURE FINAL PLAN APPLICATION(S).)

NOTE:
 • PHASING PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE FINAL PLAN PROCESS. PHASES (OR SUB PHASES) MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL IMPROVEMENTS NECESSARY ARE IN PLACE OR WILL BE IN PLACE AS PART OF THE DEVELOPMENT OF THE SPECIFIC PHASES. THIS INFORMATION WILL BE PROVIDED AS PART OF FUTURE FINAL PLAN APPLICATIONS.



SHEET TITLE:
 PHASING PLAN

CHECKED BY: RM
 DRAWN BY: BM

MULBERRY & GREENFIELDS
 PUD MASTER PLAN
 FORT COLLINS, COLORADO

OWNER:
 HARTFORD ACQUISITIONS
 4801 GOODMAN RD
 TIMNATH, CO 80547

NOT FOR
 CONSTRUCTION

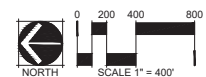
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 8/18/21 02 Submittal
 10/13/21 03 Submittal
 11/23/21 04 Submittal

SHEET TITLE:
 Concept Bubble
 Plan



PUD CONCEPT PLAN BUBBLE NOTES

1. BUBBLE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE PER THE STANDARDS PERMITTED WITH THIS PUD MASTER PLAN. FINAL DESIGN DETAILS AND LOCATIONS FOR PARKS, OPEN SPACE, ROAD NETWORKS, ETC. SHALL BE DETERMINED AT THE TIME THAT FUTURE FINAL PLAN(S) APPLICATIONS ARE MADE.





Mulberry & Greenfields –
PUD Master Plan:
Proposed Modifications to Land Uses,
Densities, and Development
Standards

Fort Collins, CO | November 23, 2021

The standards included within this Mulberry & Greenfields – PUD Master Plan have been thoughtfully prepared in order to create a vibrant neighborhood, to be known as Bloom, within the City of Fort Collins.

Bloom is a new mixed-use residential community designed to create harmony between the modern world and the beauty of nature. The vision is to share a unique view of the world through colorful art, unique shapes, diverse patterns, and unexpected designs, bringing people, homes, plants, art, and programming together with dynamic, highly experiential spaces. The intimacy of an urban community is infused with choiceful biophilia that instills a deeper connection to the surrounding environment: natural materials are used in novel ways, art installations depict natural beauty, and walls and walkways are ingratiated by plants and soft, comforting materials.

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The standards within this Mulberry & Greenfields PUD Master Plan: Proposed Modifications to Land Uses, Densities, and Development Standards are intended to guide future development applications and outline the permitted zoning, land uses, and development standards for this particular property as described in the legal description on the cover sheet. In the instances where there is a conflict between this PUD Document and the Fort Collins Land Use Code this PUD Document shall prevail. Where this PUD Document falls silent Fort Collins Land Use Code shall apply, as applicable.

This particular document has been prepared to provide the Planning and Zoning Commission a comparison between the existing land use code and the proposed changes to the Land Use Code for the Mulberry & Greenfields PUD Master Plan. This document is structured to show how each affected existing section of the Code was modified in this PUD process.

A separate document, organized by districts within the PUD, has also been included for the Commission's review. That document is envisioned as being the recordation version and the one that would be used for the purposes of preparing and evaluating future development proposals.

Executive Summary

Proposed for the ~226-acre Mulberry & Greenfields – PUD Master Plan is a mixed-use neighborhood comprised of 5 Districts that will offer a multitude of commercial, retail, and employment opportunities as well as a diverse selection of housing opportunities. Its prime location along East Mulberry Street will serve to enhance one of the major gateways into the City. Generally speaking, building of the neighborhood is proposed to occur with a gradation of intensity, with more intense, commercial, retail, employment, and higher density uses located nearer to East Mulberry Street, and transitioning to less intense residential uses as one moves north through the community to East Vine Drive. The objectives of the Mulberry & Greenfields – PUD Master Plan are strongly support by latest draft of the City of Fort Collins Housing Strategic Plan which states the City should look at doing the following to increase affordable and “missing middle” or attainable housing stock and are supported by this Mulberry & Greenfields – PUD Master Plan:

- *“Remove barriers to allowed densities through code revisions;”*
- *“Revisit or remove barriers in code that limit the number of multifamily units, have square footage requirements for secondary or non-residential buildings and height limitations restricting the ability to maximize compact sites....”;*
- *“Explore more housing types including tiny homes and cooperative housing, Build more duplexes and small multifamily units, Remove or relax regulations that limit creative reuse of existing homes;”*
- *Relax restrictions in the Land Use Code to make it easier for developers to build new homes.”*

The predominant objective of the Mulberry & Greenfields – PUD Master Plan is to create a great neighborhood within the overall Fort Collins community while providing many affordable and attainable housing options that serve the “missing middle” home buyer and that are located near neighborhood and regional level services and amenities. The standards within the Mulberry & Greenfields – PUD Master Plan further this objective and allow it to become a reality.

The following further outlines District Standards and other overall standards that influence the design and development within the Mulberry & Greenfields – PUD Master Plan.

- **District 1** – District 1 is the largest District within the Mulberry & Greenfields – PUD Master Plan, encompassing the entire area north of the railroad tracks and well as the area west of Greenfields Drive and north of International Boulevard. Being the lowest density District, District 1 is planned to include a variety of single-family detached, accessory dwelling units, and potentially attached or smaller multi-family, options. Centrally located in District 1 is the neighborhood park, at a minimum of 5 acres, which is planned to be heavily amenitized and is envisioned to include a neighborhood amenity like a pool and clubhouse. Its adjacency to the planned Fort Collins regional trail, allows the opportunity for residents to quickly jump on the trail or to allow outside users passing through to stop in for a respite or further recreation. This park will also serve as the northernmost terminus of the planned pedestrian parkway which will extend south through District 2 and tie into District 3.
- **District 2** – District 2 serves as a transition from the lower density of District 1 and the higher density and intensity uses proposed for District 3. District 2 permits all levels of residential uses ranging from single-family detached to multi-family. Additional residential options will provide further product diversity for the community and work to achieve the goal of providing more attainable housing options for the greater Fort Collins community. Its adjacency to the planned Fort Collins regional trail, allows the opportunity for residents to quickly jump on the trail to access other areas of the City.
- **District 3** – Located at the intersection of Mulberry and Greenfields, District 3 is planned provide commercial/mixed-use development that will serve the residents of this neighborhood as well as the greater Fort Collins Community. District 3 will provide the southern terminus of the central pedestrian corridor of the neighborhood and will draw the community together with a range of uses. A vibrant center with vertically and/or horizontally mixed uses is envisioned that will

- provide an active area for the community to live, work, and play.
- District 4 – Located at the in the far southwest corner of the Mulberry & Greenfields – PUD Master Plan neighborhood, District 4 is well positioned to take advantage of the frontage along Mulberry Road and the vast number of vehicles that pass by every day. Being that it is cutoff from the rest of the Mulberry & Greenfields – PUD Master Plan neighborhood by the Lake Canal Ditch, it is designed to be a part of the overall community, while also having the ability to stand alone and provide a greater variety of development opportunities.
- District 5 – Is a parcel that will include elements for the community. A community gateway monument is planned for this area as well as signage that welcomes visits to this neighborhood. This District is at Mulberry & Greenfields’ front door and will serve to guide those seeking to visit this great neighborhood.

Overall Mulberry & Greenfields – PUD Master Plan – Key Design Elements.

- Building Placement: While the Mulberry & Greenfields – PUD Master Plan is not proposing any specific development or providing specific building locations, types, etc., it does include standards that, when used in tandem with Fort Collins Land Use Code, create a pedestrian friendly, well-connected, diverse, neighborhood. A conceptual texture plan graphic has been included with this application to give a sense of what the Mulberry & Greenfields – PUD Master is trying to accomplish and provide a vision for the future. As previously noted, the Mulberry & Greenfields – PUD Master Plan has been broken down into 5 Districts, each varying from each of the others, but also complementing them as well. These Districts each contribute to the placemaking within the Mulberry & Greenfields – PUD Master Plan and provide for a variety of development opportunities; including permitting many types of residential uses, non-residential uses, parks & open spaces. More dense, higher, and intense uses are proposed nearer the Mulberry Road corridor and along Greenfields Drive. Further from these higher traffic areas, lower intensity residential uses are proposed, but still located near enough to take advantage of the mixed-use opportunities that the Mulberry & Greenfields – PUD Master Plan will provide.
- Circulation: Roads and other infrastructure are being proposed per the City’s master plan. The development of Greenfields Drive, (an arterial) from Mulberry Road on the south to Vine Drive on the north will be the major north-south connection point through the Mulberry & Greenfields – PUD Master Plan and will not only provide access for the residents of the Mulberry & Greenfields – PUD Master Plan neighborhood but also provide another option for the greater Fort Collins community when traveling to and from north Fort Collins. Additionally, International Boulevard (arterial), Sykes Drive (collector), ‘Street One’ (collector), and ‘Donella’ (collector) will provide vehicular, bicycle, and pedestrian connections to existing adjoining development or opportunities for connections to future adjacent development. Furthermore, in working with City Staff, a minimum 50’ regional trail corridor has been provided that runs parallel to the existing railroad right-of-way, bisecting the neighborhood and making connections at the NW corner of the community at Vine Drive as well as on the eastern side of the community, adjacent to the Cooper Slough. Internally, along with a vast array of walks and more neighborhood focused, walks and trails, a central pedestrian parkway is provided that connects the main neighborhood park located in District 1 to the mixed-use areas of District 3, and all points in between. This corridor will be landscaped and amenitized to provide the community opportunity to access all that the Mulberry & Greenfields – PUD Master Plan has to offer.
- Landscaping: Landscaping will focus on contributing to the well-being and identity of the Mulberry & Greenfields – PUD Master Plan. The responsible use of raw water and water conserving and sustainable landscaping, including the use of native and materials adapted to Colorado’s climate, will drive the design and be utilized to accentuate features and tie the overall theme of the neighborhood together.

- Open Space/Parks: Open space and parks are strategically placed to provide the most benefit to the community as well as preserving the most valuable areas of the property. A main neighborhood park is proposed central to District 1 that will provide a large amenity focused programmed park experience. This park is adjacent to the planned regional trail corridor and its central location makes it usable by all residents within the Mulberry & Greenfields – PUD Master Plan neighborhood. Additionally, smaller parks and/or gathering spaces will be provided in the neighborhood, interspersed throughout, providing appropriate level amenities depending on their location within the neighborhood. Most open space and buffer areas can be found along the railroad right-of-way as well on the eastern boundary of the Cooper Slough and wetlands areas, as identified in the included ECS report. Required buffer areas will be developed in tandem with the City to ensure that the appropriate preservation and enhancements (if deemed necessary) take place during future development phases.
- Public Benefit: Extensive work and commitments have been made by the Applicant for the greater good of the overall Mulberry & Greenfields – PUD Master Plan neighborhood and the overall Fort Collins community. Those include, but are not limited to:
 - Inclusion of affordable housing for a minimum 15% of total units within the community;
 - Infrastructure Improvements;
 - Crossing of the railroad ROW;
 - Construct roundabout at Greenfields Drive and Mulberry frontage road;
 - Contribute funding for improvements at Timberline Drive and Vine Drive;
 - Contribute funding for frontage road and Highway 14 median;
 - Contribute funding for Community Gateway;
 - High-Quality and Smart Growth Elements;
 - Environmental Sustainability;
 - Commitment to the development of solar energy development system;
 - Use of non-potable water irrigation system;
 - Sustainable landscape design;
 - Enhanced Community resiliency.
 - Integration of Urban Design elements
 - Develops ways to implement many of the proposals in the Land Use Code Audit, the Housing Strategic Plan, and other governing documents, including:
 - Increasing the types of housing
 - Simplifying the review process
 - Planning for and building ADUs
 - Creating a cottage home type
 - Addressing affordability and attainability, though innovative planning techniques aimed at reducing the overall cost of construction and thus sales price
 - Increasing density to be more efficient with the little remaining vacant land within the city limits
 - Bloom is also pioneering ways to permit and regulate these uses, demonstrating how future elements of the Land Use Code update can work in a specific context

Please see additional information included with this submittal that provides further detail about the approved and recorded Public Benefits Agreement.

PUD Intent & Proposed Updates

The intent of the Mulberry & Greenfields – PUD Master Plan is not to disregard existing Fort Collins land use regulations, but rather customize the zoning for this unique property that is bringing many different uses together so that development may occur in a reasonable, flexible manner that will allow the best neighborhood possible to grow. The format of the included PUD Master Plan Set is such that the standards governing the document are

easy to understand and apply. This includes:

- PUD Master Plan Map – This plan lays out the proposed Districts as well as the overall transportation Framework.
- Development Standards - Details pertaining to setbacks, building heights, and permitted densities as it pertains to each of the 5 Districts.
- Land Uses - Tables are included detailing the permitted uses within each of the 5 Districts.
- District Standards - Here District specific standards are provided that provide development guidance in lieu of the underlying zoning.
- Supplemental Standards - These standards apply across all 5 Districts, as applicable, and include further direction on the development Residential Uses, Single-Family Attached and Multi-Family Uses, Building Height, Parks and Gathering Spaces, Accessory Dwellings Units, Commercial/Mixed-Use Design, among others.

Overall, the standards within this Mulberry & Greenfields - PUD Master Plan are intended to guide future development applications and outline the permitted zoning, land uses, and development standards for this particular property as described in the legal description on the cover sheet of this Mulberry & Greenfields PUD Master Plan. In the instances where there is a conflict between this PUD Master Plan document and the Fort Collins Land Use Code this Mulberry & Greenfields PUD Master Plan shall prevail. Where this document falls silent Fort Collins Land Use Code shall apply, as applicable.

The following outlines several modifications updates that the Mulberry & Greenfields – PUD Master Plan is proposing to the Fort Collins Land Use Code as part of this process:

- Land Uses – The land uses generally conform with the underlying zoning in place, but modifications were made to adjust to proposed land uses. A look at land use updates within each District:
 - District 1 – The permitted uses within this District generally fall in line with the underlying zoning, Low Density Mixed-Use (LMN).
 - District 2 – The permitted uses within this District generally fall in line with the underlying zoning, Low Density Mixed-Use (LMN), with the exception of permitting higher density and allowing multi-family uses normally found within the Medium Density Mixed-Use (MMN).
 - District 3 – The underlying zoning is Neighborhood Commercial (NC), Employment (E), & General Commercial (CG) . The permitted uses are generally consistent with this zoning with modifications being made to allow for more crossover of uses which are envisioned to be designed cohesively. Proposed updates include:
 - Single Family Detached is now a permitted use, but limited to a maximum lot size of 3,500 sf.
 - A larger variety of uses are permitted on the ground floor in the instance of a vertical residential mixed-use development.
 - District 4 - The underlying zoning is General Commercial (CG) and the proposed land uses are generally consistent with the underlying zoning.
 - Other: Accessory Dwelling Units (ADUs) – ADUs are proposed to be permitted with Districts 1, 2, 3, and 4 in order to provide another attainable housing option for the community. Included within this Mulberry & Greenfields PUD Master Plan are full standards for their application and use. ADUs are a great way to provide housing opportunities at attainable levels. The latest draft of the City of Fort Collins *Housing Strategic Plan* encourages the use of ADUs and their application in neighborhoods.

Please see included Standards that have redlined so that Staff may more clearly understand what and where the proposed modifications are being made.

- Development Standards

Proposed development standards are generally consistent with the specified underlying zoning districts with a few exceptions as noted below:

 - Front Setbacks – Proposed are residential front setbacks for SFD, SFA, and Duplex of 10' (remaining at 20' for garage face). This will allow for more compact, urban development with higher density, which is called for within the Public Benefits Agreement. It is understood that

utilities need to be accounted in such situations and the Applicant has been working with utility providers and will continue to do so during the development process to ensure all needs and standards are met. Ideas such as only providing electrical to homes and not including gas, as communities move away from fossil fuels, as well as grouping utilities to reduce the number of easements required.

- Rear Setbacks - Proposed is that for homes that are not traditional front load, a 2' rear setback is permitted for garages. This of course is only permitted in those instances where a utility easement is not required in the rear of homes. The Applicant has been working diligently with utility providers to address the placement of utilities to ensure this standard works. If a utility is required in the rear, the rear setback shall match the utility easement width.
- Side Setbacks – The side setbacks for single-family detached residential uses have been updated to permit a minimum 3' side setback. The Applicant is aware of the additional Building Code standards that must be followed when houses are located in a proximity such as this. Additional standards limiting encroachments (window wells for instance) when this smaller setback is used have been included. Permitting these side setbacks will be permit greater density and promote the goal of providing more attainable housing. These setback standards are proposed to provide an opportunity for increased density and the ability to develop more attainable housing. The Applicant has found that this is more cost effective to construct single-family detached homes on smaller lots versus similarly sized homes that are attached. This cost savings is passed on to the consumer allowing for lower and more attainably priced housing.
- Building Height – Overall building height is generally consistent with the underlying zoning, with the following exceptions:
 - Residential Uses, including single-family detached residences, may be up to 3 stories. This will allow for furth product diversity within the community, including the construction of “single family detached townhomes’ as proposed within the standards.
 - Within District 3 building height has been standardized so that cohesive development within this mixed-use area may occur.
- Housing Types
 This Mulberry & Greenfields – PUD Master Plan has increased the number of home types that may be distinguished as a separate housing type to satisfy diversity requirements of the current Fort Collins Land Use Code. The current requirements in the Fort Collins Land Use Code are clearly written to encourage a wide variety of product and home types and discourage homogeny of home types offered and may be used within all Districts (as denoted in the Land Use Table). With the proposed revised standards, the Mulberry & Greenfields – PUD Master Plan is proposing to allow a variety of housing types that meet the goal of providing housing type diversity while also achieving the goals of providing attainable and affordable housing. Housing types added include single-family detached townhomes, cottage homes, single-family detached and paired home – common lot, and others; these all will complement the other housing types already permitted such as single-family detached front load, single family detached rear, single family attached, etc. This idea of increasing housing types is consistent with the latest draft of the City of Fort Collins *Housing Strategic Plan* which specifically includes recommendations for the “*Establishment of additional housing types; opportunity to increase overall supply.*” The Mulberry & Greenfields – PUD Master Plan is meeting this objective and bringing new opportunities and bringing attainable and affordable housing to the market, which is badly needed as described in the latest draft of the City of Fort Collins *Housing Strategic Plan*. Within the Mulberry & Greenfields – PUD Master Plan a litany of housing types have been included as lot typicals to illustrate how these differing product types work, how they live and how they are different from each other. Additionally, while this PUD is committed to requiring a litany of housing types it is allowing flexibility in the allowance of how many housing types are required within a specific future development application. This is proposed because the Bloom neighborhood will development out over many separate phases over many years, and this application of the standard will allow the development to be cost effective to meet the objectives of providing affordable and attainable housing in a great neighborhood setting.

- Parking
Parking standards are generally in conformance with Fort Collins Land Use standards, with the exception when looking at smaller lots and ADUs, where parking standards are reduced, without sacrificing access and decreasing quality of life. These reduced parking standards allow for more green space, encourage fewer automobiles. A diagram schematically showing how reduced parking will work has been included as a supplemental graphic to this.
- Tree type and Spacing
Due to utility constraints within the cottage areas, consistent 30-40' on center tree spacing is not feasible. Based on discussions with City staff the project will still meet the same number of deciduous canopy trees for each block (based on a consistent 40' spacing), however trees may be a combination of deciduous canopy trees and smaller or ornamental trees. Canopy trees will be maximized to the extent feasible, particularly in the mid-block areas. In order to meet clearance and spacing requirements, canopy trees may also be placed closer than 30' on center. Any canopy trees placed closer than 30' on center will be specifically selected to allow sufficient spread of each tree.
- Signage
The Mulberry & Greenfields – PUD Master Plan is intended to be a Gateway neighborhood to the greater Fort Collins Community as such provisions are proposed as part of this PUD Master Plan to account its unique location, specifically being set back a significant distance from Mulberry Road. Proposed is a standard that would allow tenant/user signage for District 3 to occur within District 5 where it is visible to passersby on Mulberry Road. This modification is proposed to help increase visibility and success of future tax-generating commercial uses. Otherwise sign standards will follow currently established Fort Collins sign code.
- Street Connectivity
Current standards require street connectivity at approximately 660' intervals, this PUD Master Plan alters this standard in areas where meeting this standard is impractical. Areas where this will be a challenge include: along Vine Drive where topography makes additional connections impracticable, adjacent to the Cooper Slough where it's preferable to not disturb this area with road connections and leave in its natural state, and along the railroad tracks where achieving additional crossings above and beyond the planned Greenfields Drive crossing, are infeasible at this point. The PUD Master Plan and associated standards show connections where they make sense while providing alternative provisions to meeting the spirit of the code such as connecting with open spaces and trail corridors.
- Development Review
As part of the Mulberry & Greenfields – PUD Master Plan it is proposed that a majority of residential uses conforming to the standards set forth within this Mulberry & Greenfields – PUD Master Plan and the Fort Collins Land Use Code, as applicable, be permitted to follow the Fort Collins BDR Review process. The latest draft of the City of Fort Collins *Housing Strategic Plan* states that the City should be looking at ways to “refine and simplify the development process.” We believe the standards within this Mulberry & Greenfields – PUD Master Plan, the City of Fort Collins Land Use Code and working with City of Fort Collins Planning Staff during the development review process, provide the clear and concise development guidance needed to develop a successful project within the City.

LEGEND

- ADDED LANGUAGE
- ~~REMOVED LANGUAGE~~

Fort Collins Land Use Code
Division 2.2.2 – Neighborhood Meetings

- (A) **Purpose.** In order to facilitate citizen participation early in the development review process, the City shall require a neighborhood meeting between citizens of area neighborhoods, applicants and the Director for all any development proposals in the Mulberry & Greenfields PUD Master Plan area that is subject to P&Z review unless the Director determines that the development proposal would not have significant neighborhood impact. Citizens are urged to attend and actively participate in these meetings. The purpose of the neighborhood meeting is for such development applications to be presented to citizens of area neighborhoods and for the citizens to identify, list and discuss issues related to the development proposal. Working jointly with staff and the applicant, citizens help seek solutions for these issues. Neighborhood meetings are held during the conceptual planning stage of the proposal so that neighborhoods may give input on the proposal before time and effort have been expended by the applicant to submit a formal development application to the City. At least ten (10) calendar days shall have passed between the date of the neighborhood meeting and the submittal to the City of the application for development approval for the project that was the subject of the neighborhood meeting.
- (B) **Applicability.** A neighborhood meeting shall be required on any development proposal that is subject to Planning and Zoning Board review unless the Director determines as a part of the staff review and recommendation required pursuant to Section 2.2.1(A)(4) that the development proposal would not have significant neighborhood impacts.
- (C) **Notice of Neighborhood Meeting.** Notice of the neighborhood meeting shall be given in accordance with Section 2.2.6(A), (B) and (D).
- (D) **Attendance at Neighborhood Meeting.** If a neighborhood meeting is required, the meeting shall be held prior to submittal of a development application to the Director for approval of an overall development plan and/or project development plan. The applicant or applicant's representative shall attend the neighborhood meeting. The Director shall be responsible for scheduling and coordinating the neighborhood meeting and shall hold the meeting in the vicinity of the proposed development.
- (E) **Summary of Neighborhood Meeting.** A written summary of the neighborhood meeting shall be prepared by the Director. The written summary shall be included in the staff report provided to the decision maker at the time of the public hearing to consider the proposed development.

LEGEND

- ADDED LANGUAGE
- ~~REMOVED LANGUAGE~~

Fort Collins Land Use Code
Division 3.2.1 Landscaping and Tree Protection

- (A) **Applicability.** This Section shall apply to all development (except for development on existing lots for single-family detached dwellings) within the designated "limits of development" ("LOD") and natural habitat buffer zones established according to Section 3.4.1 (Natural Habitats and Features).
- (B) **Purpose.** The intent of this Section is to require preparation of landscape and tree protection plans that ensure significant canopy cover is created, diversified and maintained so that all associated social and environmental benefits are maximized to the extent reasonably feasible. These benefits include reduced erosion and stormwater runoff, improved water conservation, air pollution mitigation, reduced glare and heat build-up, increased aesthetics, and improved continuity within and between developments. Trees planted in appropriate spaces also provide screening and may mitigate potential conflicts between activity areas and other site elements while enhancing outdoor spaces, all of which add to a more resilient urban forest.
- (C) **General Standard.** All developments shall submit a landscape and tree protection plan, and, if receiving water service from the City, an irrigation plan, that: (1) reinforces and extends any existing patterns of outdoor spaces and vegetation where practicable, (2) supports functional purposes such as spatial definition, visual screening, creation of privacy, management of microclimate or drainage, (3) enhances the appearance of the development and neighborhood, (4) protects significant trees, natural systems and habitat, (5) enhances the pedestrian environment, (6) identifies all landscape areas, (7) identifies all landscaping elements within each landscape area, and (8) meets or exceeds the standards of this Section.
- (D) **Tree Planting Standards.** All developments shall establish groves and belts of trees along all city streets, in and around parking lots, and in all landscape areas that are located within fifty (50) feet of any building or structure in order to establish at least a partial urban tree canopy. The groves and belts may also be combined or interspersed with other landscape areas in remaining portions of the development to accommodate views and functions such as active recreation and storm drainage.
- (1) **Minimum Plantings/Description.** These tree standards require at least a minimum tree canopy but are not intended to limit additional tree plantings in any remaining portions of the development. Groves and belts of trees shall be required as follows:
- (a) parking lot landscaping in accordance with the parking lot landscaping standards as set forth in this Section and in Section 3.2.2. Access, Circulation and Parking;
 - (b) street tree planting in accordance with the *Larimer County Urban Area Street Standards* or other street tree planting as defined in subsection (2)(b) or (c) below;
 - (c) "full tree stocking" shall be required in all landscape areas within fifty (50) feet of any building or structure as further described below. Landscape areas shall be provided in adequate numbers, locations and dimensions to allow full tree stocking to occur along all high use or high visibility sides of any building or structure. Such landscape areas shall extend at least seven (7) feet from any building or structure wall and contain at least fifty-five (55) square feet of nonpaved ground area, except that any planting cutouts in walkways shall contain at least sixteen (16) square feet. Planting cutouts, planters or other landscape areas for tree planting shall be provided within any walkway that is twelve (12) feet or greater in width adjoining a vehicle use area that is not covered with an overhead fixture or canopy that would prevent growth and maturity.

Full tree stocking shall mean formal or informal groupings of trees planted according to the following spacing dimensions:

<i>Tree Type</i>	<i>Minimum/Maximum Spacing*</i>
Canopy shade trees	30'—40' spacing
Coniferous evergreens	20'—40' spacing
Ornamental trees	20'—40' spacing

**Note: Spacing may be reduced to less than 30' if appropriate species are selected for this spacing.*

Exact locations and spacings may be adjusted at the option of the applicant to support patterns of use, views and circulation as long as the minimum tree planting requirement is met. ~~Canopy shade trees shall constitute at least fifty (50) percent of all tree plantings.~~ Trees required in subparagraphs (a) or (b) above may be used to contribute to this standard. *Development within the Mulberry & Greenfields PUD Master Plan will be required to meet the same number of deciduous canopy trees for each block (based on a consistent 40' spacing), however trees may be a combination of deciduous canopy trees and smaller ornamental trees. Canopy trees will be maximized to the extent feasible, particularly in the mid-block areas. In order to meet clearance and spacing requirements, canopy trees may also be placed closer than 30' on center. Any canopy trees placed closer than 30' on center will be specifically selected to allow sufficient spread of each tree.*

- (2) *Street Trees.* Planting of street trees shall occur in the adjoining street right-of-way, except as described in subparagraph (b) below, in connection with the development by one (1) or more of the methods described in subparagraphs (a) through (d) below:
 - (a) Wherever the sidewalk is separated from the street by a parkway, canopy shade trees shall be planted at thirty-foot to forty-foot spacing (averaged along the entire front and sides of the block face) in the center of all such parkway areas. If two (2) or more consecutive residential lots along a street each measure between forty (40) and sixty (60) feet in street frontage width, one (1) tree per lot may be substituted for the thirty-foot to forty-foot spacing requirement. Such street trees shall be placed at least eight (8) feet away from the edges of driveways and alleys, and forty (40) feet away from any streetlight and to the extent reasonably feasible, be positioned at evenly spaced intervals.
 - (b) Wherever the sidewalk is attached to the street in a manner that fails to comply with the *Larimer County Urban Area Street Standards*, canopy shade trees shall be established in an area ranging from three (3) to seven (7) feet behind the sidewalk at the spacing intervals as required in subsection (a) above. Wherever the sidewalk is attached to the street and is ten (10) feet or more in width, or extends from the curb to the property line, canopy shade trees shall be established in planting cutout areas of at least sixteen (16) square feet at thirty-foot to forty-foot spacing.
 - (c) Ornamental trees shall be planted in substitution for the canopy shade trees required in subsection (D)(2)(a) and (b) above where overhead lines and fixtures prevent normal growth and maturity. Ornamental trees shall be placed at least fifteen (15) feet away from any streetlight.
 - (d) Wherever existing ash trees (*Fraxinus* species) are in the adjoining street right-of-way, the applicant shall coordinate and obtain an onsite analysis with the City Forester to determine replacement canopy shade trees either through shadow planting or other emerald ash borer mitigation methods.
- (3) *Minimum Species Diversity.* To prevent uniform insect or disease susceptibility and eventual uniform senescence on a development site or in the adjacent area or the district, species diversity is required,

and extensive monocultures are prohibited. The following minimum requirements shall apply to any development plan.

<i>Number of trees on site</i>	<i>Maximum percentage of any one species</i>
10—19	50%
20—39	33%
40—59	25%
60 or more	15%

- (4) *Tree Species and Minimum Sizes.* The City Forester shall provide a recommended list of trees which shall be acceptable to satisfy the requirements for landscape plans, including approved canopy shade trees that may be used as street trees. The following minimum sizes shall be required (except as provided in subparagraph (5) below):

<i>Type</i>	<i>Minimum Size</i>
Canopy Shade Tree	2.0" caliper balled and burlapped or equivalent
Evergreen Tree	6.0' height balled and burlapped or equivalent
Ornamental Tree	1.5" caliper balled and burlapped or equivalent
Shrubs	5 gallon or adequate size consistent with design intent or 1 gallon may be permitted if planting within the Critical Root Zone of existing trees

Any tree plantings that are in addition to those that are made as part of the approved landscape plan are exempt from the foregoing size requirements.

- (5) *Reduced Minimum Sizes for Affordable Housing Projects.* In any affordable housing project, the following minimum sizes shall be required:

<i>Type</i>	<i>Minimum Size</i>
Canopy Shade Tree	1.0" caliper container or equivalent
Evergreen Tree	4.0' height container or equivalent
Ornamental Tree	1.0" caliper container or equivalent
Shrubs	1 gallon
Canopy Shade Tree as a street tree on a Local or Collector street only	1.25" caliper container or equivalent

- (E) *Landscape Standards.* All development applications shall include landscape plans that meet the following minimum standards:

- (1) *Buffering Between Incompatible Uses and Activities.* In situations where the Director determines that the arrangement of uses or design of buildings does not adequately mitigate conflicts reasonably

anticipated to exist between dissimilar uses, site elements or building designs, one (1) or more of the following landscape buffering techniques shall be used to mitigate the conflicts.

- (a) Separation and screening with plant material: planting dense stands of evergreen trees, canopy shade trees, ornamental trees or shrubs;
 - (b) Integration with plantings: incorporating trees, vines, planters or other plantings into the architectural theme of buildings and their outdoor spaces to subdue differences in architecture and bulk and avoid harsh edges;
 - (c) Establishing privacy: establishing vertical landscape elements to screen views into or between windows and defined outdoor spaces where privacy is important, such as where larger buildings are proposed next to side or rear yards of smaller buildings;
 - (d) Visual integration of fences or walls: providing plant material in conjunction with a screen panel, arbor, garden wall, privacy fence or security fence to avoid the visual effect created by unattractive screening or security fences;
 - (e) Landform shaping: utilizing berming or other grade changes to alter views, subdue sound, change the sense of proximity and channel pedestrian movement.
- (2) *Landscape Area Treatment.* Landscape areas shall include all areas on the site that are not covered by buildings, structures, paving or impervious surface, or other outdoor areas including play areas, plaza spaces, patios, and the like. Landscape areas shall consist only of landscaping. The selection and location of turf, ground cover (including shrubs, grasses, perennials, flowerbeds and slope retention), and pedestrian paving and other landscaping elements shall be used to prevent erosion and meet the functional and visual purposes such as defining spaces, accommodating and directing circulation patterns, managing visibility, attracting attention to building entrances and other focal points, and visually integrating buildings with the landscape area and with each other.
- (a) Turf grass. High-use areas shall be planted with irrigated turf grass. Non-irrigated shortgrass prairie grasses or other adapted grasses that have been certified as Xeriscape landscaping may be established in remote, low-use, low visibility areas.
 - (b) Planting beds. Shrub and ground cover planting beds shall be separated from turf grass with edging and shall have open surface areas covered with mulch.
 - (c) Slopes. Retaining walls, slope revetment or other acceptable devices integrated with plantings shall be used to stabilize slopes that are steeper than 3:1. If soil tests performed on the subject soils indicate steeper slopes are stable without the above required protection, then the maximum slope allowed without the above required protection may be increased to the maximum stated in the soils report or 2:1, whichever is less steep.
 - (d) Foundation Plantings. Exposed sections of building walls that are in high-use or high-visibility areas of the building exterior shall have planting beds at least five (5) feet wide placed directly along at least fifty (50) percent of such walls, except where pedestrian paving abuts a commercial building with trees and/or other landscaping in cutouts or planting beds along the outer portion of the pedestrian space away from the building.
 - (e) Parkways. All adjoining street parkways shall be landscaped in connection with the development in accordance with the *Larimer County Urban Area Street Standards*.
 - (f) Agricultural Use. If outdoor space is maintained in active agricultural use, the landscape surfaces and ground cover standards above shall not apply.
- (3) *Water Conservation.* Landscape plans shall be designed to incorporate water-efficient techniques.
- (a) Landscape designs shall be designed according to the xeriscape landscaping principles described as follows:

1. Plan and design. Plan for how people will use and interact with the landscape. Group landscape materials accordingly based upon hydrozone.
2. Landscape arrangement. Provide a cohesive arrangement of turf, plants, mulch, boulders and other landscape elements that support the criteria in Section 3.2.1(H). Landscape elements shall be arranged to provide appropriate plant spacing and grouping and to avoid a disproportionate and excessive use of mulch areas.
3. Appropriate use of turf. Limit high water-use turf to high-traffic areas where turf is functional and utilized.
4. Appropriate plant selection. Selected plants shall be well-adapted to the Fort Collins climate and site conditions. Plants shall be grouped according to water and light requirements.
5. Efficient irrigation. Design, operate and maintain an efficient irrigation system. Select equipment appropriate to the hydrozone. Water deeply and infrequently to develop greater drought tolerance.
6. Soil preparation. Incorporate soil amendments appropriate to the soil and the plant material. Soil preparation must be in accordance with City of Fort Collins Municipal Code 3.8.21.
7. Mulch. Maintain a minimum depth of three inches of mulch in planting beds to conserve soil moisture and control weeds, with careful placement and adjustment of depth near plant stems as needed to allow unimpeded plant establishment and vigorous growth.
8. Maintenance. Provide regular maintenance including but not limited to weeding, pruning, mowing to an appropriate height, deadheading, replacement of dead plant material, and replenishment of mulch surfaces.
9. Xeriscape principles do not include or allow artificial turf or plants; paving of areas not used for walkways, patios or parking; excessive bare ground or mulch; weed infestations; or any landscaping that does not comply with the standards of this section.

(b) Landscape plans shall include:

1. A water budget chart that shows the total annual water use, which shall not exceed an average of fifteen (15) gallons/square foot for the landscape.
 - a. Accurate and clear identification of all applicable hydrozones using the following categories:

High Hydrozone	18 gallons/square feet/season
Moderate Hydrozone	10 gallons/square feet/season
Low Hydrozone	3 gallons/square feet/season
Very Low Hydrozone	0 gallons/square feet/season

(4) *Parking Lot Perimeter Landscaping.* Parking lot perimeter landscaping (in the minimum setback areas required by Section 3.2.2(J) (Access, Circulation and Parking) shall meet the following minimum standards:

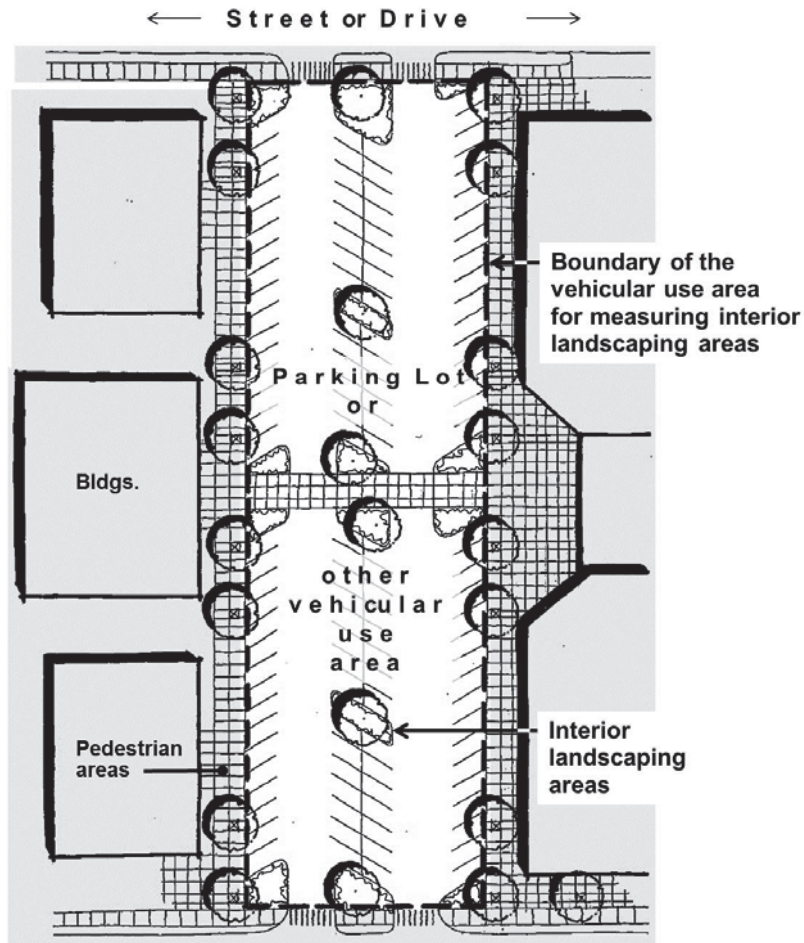
- (a) Trees shall be provided at a ratio of one (1) tree per twenty-five (25) lineal feet along a public street and one (1) tree per forty (40) lineal feet along a side lot line parking setback area. Trees

may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planting patterns and organization. Perimeter landscaping along a street may be located in and should be integrated with the streetscape in the street right-of-way.

- (b) Screening. Parking lots with six (6) or more spaces shall be screened from abutting uses and from the street. Screening from residential uses shall consist of a fence or wall six (6) feet in height in combination with plant material and of sufficient opacity to block at least seventy-five (75) percent of light from vehicle headlights. Screening from the street and all nonresidential uses shall consist of a wall, fence, planter, earthen berm, plant material or a combination of such elements, each of which shall have a minimum height of thirty (30) inches. Such screening shall extend a minimum of seventy (70) percent of the length of the street frontage of the parking lot and also seventy (70) percent of the length of any boundary of the parking lot that abuts any nonresidential use. Openings in the required screening shall be permitted for such features as access ways or drainage ways. Where screening from the street is required, plans submitted for review shall include a graphic depiction of the parking lot screening as seen from the street. Plant material used for the required screening shall achieve required opacity in its winter seasonal condition within three (3) years of construction of the vehicular use area to be screened.
- (5) *Parking Lot Interior Landscaping.* As required in Section 3.2.2(M)(1) Access, Circulation and Parking, six (6) percent of the interior space of all parking lots with less than one hundred (100) spaces, and ten (10) percent of the interior space of all parking lots with one hundred (100) spaces or more shall be landscape areas. (See Figure 1). All parking lot islands, connecting walkways through parking lots and driveways through or to parking lots shall be landscaped according to the following standards:
- (a) Visibility. To avoid landscape material blocking driver sight distance at driveway-street intersections, no plant material greater than twenty-four (24) inches in height shall be located within fifteen (15) feet of a curbcut.
 - (b) Maximized Area of Shading. Landscaped islands shall be evenly distributed to the maximum extent feasible. At a minimum, trees shall be planted at a ratio of at least one (1) canopy shade tree per one hundred fifty (150) square feet of internal landscaped area with a landscaped surface of turf, ground cover perennials or mulched shrub plantings.
 - (c) Landscaped Islands. In addition to any pedestrian refuge areas, each landscaped island shall include one (1) or more canopy shade trees, be of length greater than eight (8) feet in its smallest dimension, include at least eighty (80) square feet of ground area per tree to allow for root aeration, and have raised concrete curbs.

Figure 1

Interior Landscaping for Vehicular Use Areas



- (d) Walkways and Driveways. Connecting walkways through parking lots, as required in subsection 3.2.2(B)(5)(a) (Walkways) shall have one (1) canopy shade tree per forty (40) lineal feet of such walkway planted in landscape areas within five (5) feet of such walkway. Driveways through or to parking lots shall have one (1) canopy shade tree per forty (40) lineal feet of and along each side of such driveway, in landscape areas within five (5) feet of such driveway.
 - (e) Parking bays shall extend no more than fifteen (15) parking spaces without an intervening tree, landscape island or landscape peninsula.
 - (f) Engineering. Detailed specifications concerning parking lot surfacing material and parking lot drainage detention are available from the City Engineer.
- (6) *Screening*. Landscape and building elements shall be used to screen areas of low visual interest or visually intrusive site elements (such as trash collection, open storage, service areas, loading docks and blank walls) from off-site view. Such screening shall be established on all sides of such elements except where an opening is required for access. If access is possible only on a side that is visible from a public street, a removable or operable screen shall be required. The screen shall be designed and established so that the area or element being screened is no more than twenty (20) percent visible through the screen.
- (a) Screening Materials. Required screening shall be provided in the form of new or existing plantings, walls, fences, screen panels, topographic changes, buildings, horizontal separation or a combination of these techniques.

- (7) *Landscaping of Vehicle Display Lots.* Vehicle display lots for vehicle sales and leasing (as those terms are defined in Article 5) that abut an arterial or collector street shall feature landscaped islands along the street at an interval not to exceed every fifteen (15) vehicles or one hundred thirty-five (135) feet, whichever is less. Each landscaped island shall comply with the requirements of Section 3.2.1(E)(5)(c).
- (F) ***Tree Preservation and Mitigation .*** Existing significant trees (six (6) inches and greater in diameter) within the LOD and within natural habitat buffer zones shall be preserved to the extent reasonably feasible and may help satisfy the landscaping requirements of this Section as set forth above. Such trees shall be considered "protected" trees within the meaning of this Section, subject to the exceptions contained in subsection (2) below. Streets, buildings and lot layouts shall be designed to minimize the disturbance to significant existing trees. All required landscape plans shall accurately identify the locations, species, size and condition of all significant trees, each labeled showing the applicant's intent to either remove, transplant or protect.

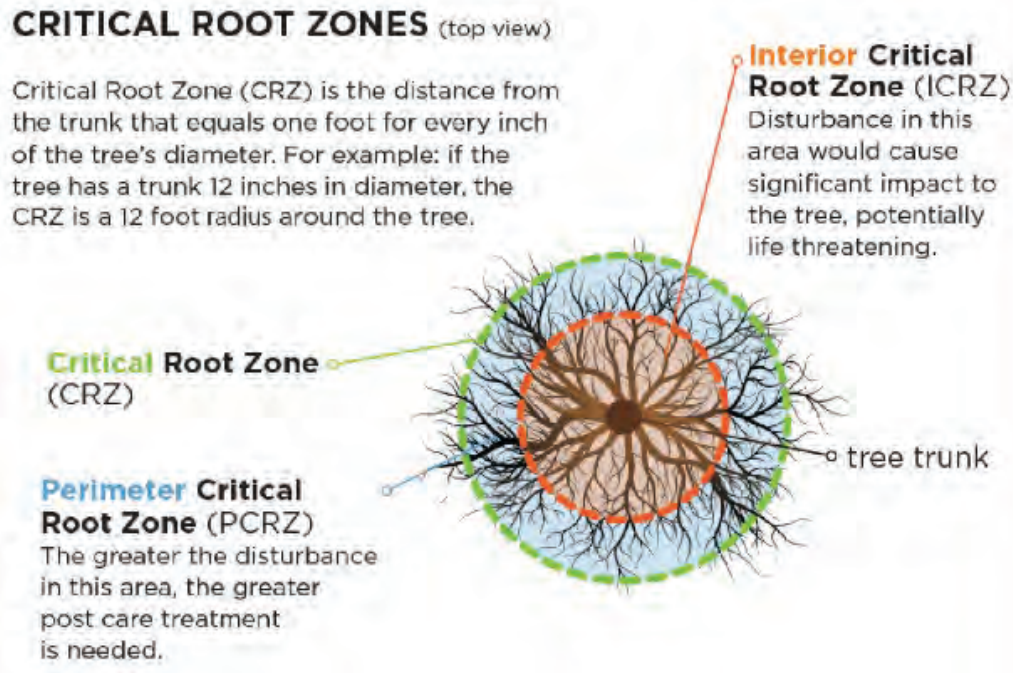
Where it is not feasible to protect and retain significant existing tree(s) or to transplant them to another on-site location, the applicant shall replace such tree(s) according to the following requirements and shall satisfy the tree planting standards of this Section. To the extent reasonably feasible, replacement trees shall be planted on the development site or, if not reasonably feasible, in the closest available and suitable planting site on public or private property. The closest available and suitable planting site shall be selected within one-half (½) mile (2,640 feet) of the development site, subject to the following exceptions. If suitable planting sites for all of the replacement trees are not available within one-half (½) mile (2,640 feet) of the development, then the City Forester shall determine the most suitable planting location within the City's boundaries as close to the development site as feasible. If locations for planting replacement trees cannot be located within one-half (½) mile of the development site, the applicant may, instead of planting such replacement trees, submit a payment in lieu to the City of Fort Collins Forestry Division to be used to plant replacement trees to plant replacement trees as close to the development site as possible. The payment in lieu mitigation fee per tree is determined by the City Forester and may be adjusted annually based on market rates. Payment must be submitted prior to the Development Construction Permit issuance or other required permits.

- (1) A significant tree that is removed shall be replaced with not less than one (1) or more than six (6) replacement trees sufficient to mitigate the loss of contribution and value of the removed significant tree(s). The applicant shall coordinate with the City Forester to determine such loss based upon an onsite tree assessment , including, but not limited to, shade, canopy, condition, size, aesthetic, environmental and ecological value of the tree(s) to be removed . Replacement trees shall meet the following minimum size requirements unless otherwise determined by the City Forester:
- (a) Canopy Shade Trees: 2.0" caliper balled and burlap or equivalent.
 - (b) Ornamental Trees: 2.0" caliper balled and burlap or equivalent.
 - (c) Evergreen Trees: 8' height balled and burlap or equivalent.
- (2) Trees that meet one (1) or more of the following removal criteria shall be exempt from the requirements of this subsection unless they meet mitigation requirements provided in paragraph 3.4.1(E)(1) of this Code:
- (a) dead, dying or naturally fallen trees, or trees found to be a threat to public health, safety or welfare;
 - (b) trees that are determined by the City to substantially obstruct clear visibility at driveways and intersections;
 - (c) Siberian elm less than eleven (11) inches DBH and Russian-olive or ash (*Fraxinus* species) less than eight (8) inches DBH;
 - (d) Russian-olive, Siberian elm, and ash (all *Fraxinus* species) of wild or volunteer origin, such as those that have sprouted from seed along fence lines, near structures or in other unsuitable locations;

- (3) All existing street trees that are located on city rights-of-way abutting the development shall be accurately identified by species, size, location and condition on required landscape plans, and shall be preserved and protected in accordance with the standards of subsection (G).
- (G) **Tree Protection Specifications.** The following tree protection specifications shall be followed to the maximum extent feasible for all projects with protected existing trees. Tree protection methods shall be delineated on the demolition plans and development plans.
 - (1) Within the drip line of any protected existing tree, there shall be no cut or fill over a four-inch depth unless a qualified arborist or forester has evaluated and approved the disturbance.
 - (2) All protected existing trees shall be pruned to the City of Fort Collins Forestry Division standards.
 - (3) Prior to and during construction, barriers shall be erected around all protected existing trees with such barriers to be of orange construction or chain link fencing a minimum of four (4) feet in height, secured with metal T-posts, no closer than six (6) feet from the trunk or one-half (½) of the drip line, whichever is greater. Concrete blankets, or equivalent padding material, wrapped around the tree trunk(s) is recommended and adequate for added protection during construction. There shall be no storage or movement of equipment, material, debris or fill within the fenced tree protection zone. A tree protection plan must be submitted to and approved by the City Forester prior to any development occurring on the development site.
 - (4) During the construction stage of development, the applicant shall prevent the cleaning of equipment or material or the storage and disposal of waste material such as paints, oils, solvents, asphalt, concrete, motor oil or any other material harmful to the life of a tree within the drip line of any protected tree or group of trees.
 - (5) No damaging attachment, wires, signs or permits may be fastened to any protected tree.
 - (6) Large property areas containing protected trees and separated from construction or land clearing areas, road rights-of-way and utility easements may be "ribboned off," rather than erecting protective fencing around each tree as required in subsection (G)(3) above. This may be accomplished by placing metal t-post stakes a maximum of fifty (50) feet apart and tying ribbon or rope from stake-to-stake along the outside perimeters of such areas being cleared.
 - (7) The installation of utilities, irrigation lines or any underground fixture requiring excavation deeper than six (6) inches shall be accomplished by boring under the root system of protected existing trees at a minimum depth of twenty-four (24) inches. The auger distance is established from the face of the tree (outer bark) and is scaled from tree diameter at breast height as described in the chart below. Low pressure hydro excavation, air spading or hand digging are additional tools/practices that will help reduce impact to the tree(s) root system when excavating at depths of twenty-four (24) inches or less. Refer to the Critical Root Zone (CRZ) diagram, Figure 2, for root protection guidelines. The CRZ shall be incorporated into and shown on development plans for all existing trees to be preserved.

<i>Tree Diameter at Breast Height (inches)</i>	<i>Auger Distance From Face of Tree (feet)</i>
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
Over 19	15

Figure 2
Critical Root Zone Diagram



- (H) **Placement and Interrelationship of Required Landscape Plan Elements.** In approving the required landscape plan, the decision maker shall have the authority to determine the optimum placement and interrelationship of required landscape plan elements such as trees, vegetation, turf, irrigation, screening, buffering and fencing, based on the following criteria:
- (1) protecting existing trees, natural areas and features;
 - (2) enhancing visual continuity within and between neighborhoods;
 - (3) providing tree canopy cover;
 - (4) creating visual interest year-round;
 - (5) complementing the architecture of a development;
 - (6) providing screening of areas of low visual interest or visually intrusive site elements;
 - (7) establishing an urban context within mixed-use developments;
 - (8) providing privacy to residents and users;
 - (9) conserving water;
 - (10) avoiding reliance on excessive maintenance;
 - (11) promoting compatibility and buffering between and among dissimilar land uses;
 - (12) establishing spatial definition.
- (I) **Landscape Materials, Maintenance and Replacement.**
- (1) **Topsoil.** To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring revegetation and landscaping. Organic soil amendments shall also be incorporated in accordance with the requirements of Section 3.8.21.

- (2) *Plant Materials.* Plant material shall be selected from the *City of Fort Collins Plant List* created by Fort Collins Utilities Customer Connections Department and adopted by the Director. The *Plant List* contains plants determined by local resources to be appropriate for local conditions. The Director may approve plants not included on the list upon a determination that such plants are well suited for the local climate.
 - (3) *Plant Quality.* All plants shall be A-Grade or No. 1 Grade, free of any defects, of normal health, height, leaf density and spread appropriate to the species as defined by American Association of Nurserymen standards.
 - (4) *Installation.* All landscaping shall be installed according to sound horticultural practices in a manner designed to encourage quick establishment and healthy growth. All landscaping in each phase shall either be installed or the installation shall be secured with a letter of credit, escrow or performance bond for one hundred twenty-five (125) percent of the value of the landscaping prior to the issuance of a certificate of occupancy for any building in such phase.
 - (5) *Maintenance.* Trees and vegetation, irrigation systems, fences, walls and other landscape elements shall be considered as elements of the project in the same manner as parking, building materials and other site details. The applicant, landowner or successors in interest shall be jointly and severally responsible for the regular maintenance of all landscaping elements in good condition. All landscaping shall be maintained free from disease, pests, weeds and litter, and all landscape structures such as fences and walls shall be repaired and replaced periodically to maintain a structurally sound condition.
 - (6) *Replacement.* Any landscape element that dies, or is otherwise removed, shall be promptly replaced based on the requirements of this Section.
 - (7) *Mitigation.* Healthy, mature trees that are removed by the applicant or by anyone acting on behalf of or with the approval of the applicant shall be replaced with not less than one (1) or more than six (6) replacement trees sufficient to mitigate the loss of value of the removed tree. The applicant shall select either the City Forester or a qualified landscape appraiser to determine such loss based upon an appraisal of the removed tree, using the most recent published methods established by the Council of Tree and Landscape Appraisers. Larger than minimum sizes (as set forth in subsection (D)(4) above) shall be required for such replacement trees.
 - (8) *Restricted Species.* City Forestry Division shall provide a list of specified tree species that shall not be planted within the limits of development and adjoining street right-of-way. For example, no ash trees (*Fraxinus* species) shall be planted due to the anticipated impacts of the emerald ash borer.
 - (9) *Prohibited species.* For prohibited species reference Chapter 27, Article II, Division 1, Sec. 27-18 of the Fort Collins Municipal Code.
- (J) ***Irrigation.***
- (1) Provision shall be made for permanent, automatic irrigation of all plant material, with the following exceptions:
 - (a) very low-water-use plantings that do not require any supplemental irrigation beyond establishment.
 - (b) trees and other plants used to landscape a residential local street parkway abutting lots for single-family detached dwellings.
 - (2) For any development provided water within the City, an irrigation plan shall be submitted to and approved by the Director prior to the issuance of the building permit, or if no building permit is required, then prior to commencement of construction. As determined by the Director, minor redevelopment or change of use projects may not be required to submit an irrigation plan; in such cases, a written statement shall be submitted describing the type of irrigation system proposed. The irrigation plan shall incorporate the City of Fort Collins Irrigation System Standards for Water

Conservation set forth below. In addition, the irrigation system must be inspected for compliance with the approved irrigation plan before the issuance of a Certificate of Occupancy.

- (3) The City of Fort Collins Irrigation System Standards for Water Conservation are as follows:
- (a) Irrigation Methods and Layout.
1. The irrigation system shall be designed according to the hydrozones shown on the landscape plan.
 2. Each zone shall irrigate a landscape with similar site, soil conditions and plant material having similar water needs. To the extent reasonably feasible, areas with significantly different solar exposures shall be zoned separately.
 3. Turf and non-turf areas shall be irrigated on separate zones.
 4. On steep grades, an irrigation method with a lower precipitation rate shall be used in order to minimize runoff, and, to the extent reasonably feasible, these areas shall be zoned separately.
 5. Drip, micro-sprays, sprayheads and rotors shall not be combined on the same zone.
 6. The irrigation method shall be selected to correlate with the plant density. Drip irrigation or bubblers shall be used for sparsely planted trees and shrubs, and rotors, sprayheads and multi-jet rotary nozzles shall be used for turfgrass.
- (b) Equipment Selection.
1. In order to reduce leakage of water from the irrigation system, a master shut-off valve shall be installed downstream of the backflow device to shut off water to the system when not operating.
 2. For irrigation systems that are on a combined-use tap, with a water meter installed upstream to measure total water use, the installation of an irrigation-only submeter should be considered. The purpose of the submeter would be to enable the owner and landscape maintenance contractor to monitor water use for irrigation. The submeter would not be used for billing purposes. The cost of installation and maintenance of a submeter, if used, would be borne by the owner of the property and not by the City. All such submeters would have to be installed in accordance with the specifications established by the City.
 3. Irrigation controllers shall be "smart" controllers, using climate-based or soil moisture-based technology, selected from the WaterSense labeled irrigation controllers list issued by the United States Environmental Protection Agency from time-to-time and available at the City of Fort Collins Utilities Water Conservation Department. Controllers shall be installed and programmed according to manufacturer's specifications.
 - a. A data input chart for the Smart Controller, including the precipitation rate from the audit, shall be posted at each irrigation controller.
 - b. Within six (6) weeks of the installation of new landscaping, the irrigation system Smart Controllers shall be reset to the normal seasonal watering schedule.
 4. An evapotranspiration (ET) sensor or weather monitor shall be installed on each irrigation controller and installed according to manufacturer's specifications in a location to receive accurate weather conditions.
 5. Sprinklers and nozzles shall meet the following requirements:
 - a. The type of sprinkler and associated nozzles shall be selected to correlate with the size and geometry of the zone being irrigated.
 - b. Sprinklers shall be spaced no closer than seventy-five (75) percent of the maximum radius of throw for the given sprinkler and nozzle. Maximum spacing shall be head-to-head coverage.

- c. Coverage arcs and radius of throw for turf areas shall be selected and adjusted to water only turf areas and minimize overspray onto vegetated areas, hard surfaces, buildings, fences or other non-landscaped surfaces.
 - d. Sprinklers, bubblers or emitters on a zone shall be of the same manufacturer.
 - e. Sprayheads in turf areas shall have a minimum three-and-one-half-inch pop-up riser height.
 - f. Sprayheads on a zone shall have matched precipitation nozzles. Variable Arc Nozzles (VAN) are not acceptable for ninety (90), one hundred eighty (180) and three hundred sixty (360) degree applications. High-Efficiency Variable Arc Nozzles (HE-VAN) are acceptable only in odd shaped areas where ninety (90), one hundred eighty (180) and three hundred sixty (360) are not applicable.
 - g. Nozzles for rotors shall be selected to achieve an approximate uniform precipitation rate throughout the zone.
 - h. All sprayheads and rotors shall be equipped with check valves. Sprayheads shall also have pressure-regulating stems.
6. Pressure-compensating emitters shall be used for drip irrigation. For sloped areas, a check valve shall be installed, and the drip line shall be parallel to the slope.
 7. Remote control valves shall have flow control.
 8. A backflow prevention assembly shall be installed in accordance with local codes. All backflow assemblies shall be equipped with adequately sized winterization ports downstream of the backflow assembly.
 9. Properties with single or combined point of connection flows of two hundred (200) gpm or greater shall have a control system capable of providing real-time flow monitoring and the ability to shut down the system in the event of a high-flow condition.
- (c) Slewing.
1. Separate sleeves shall be installed beneath paved areas to route each run of irrigation pipe or wiring bundle. The diameter of sleeving shall be twice that of the pipe or wiring bundle.
 2. The sleeving material beneath sidewalks, drives and streets shall be PVC Class 200 pipe with solvent welded joints.
- (d) Water Pressure.
1. The irrigation system designer shall verify the existing available water pressure.
 2. The irrigation system shall be designed such that the point-of-connection design pressure, minus the possible system pressure losses, is greater than or equal to the design sprinkler operating pressure.
 3. All pop-up spray sprinkler bodies equipped with spray nozzles shall operate at no less than twenty (20) psi and no more than thirty (30) psi.
 4. All rotary sprinklers and multi-stream rotary nozzles on pop-up spray bodies shall operate at the manufacturer's specified optimum performance pressure.
 5. If the operating pressure exceeds the manufacturer's specified maximum operating pressure for any sprinkler body, pressure shall be regulated at the zone valve or sprinkler heads.
 6. Booster pumps shall be installed on systems where supply pressure does not meet the manufacturer's minimum recommended operating pressure for efficient water distribution.
- (e) Sprinkler Performance Audit.

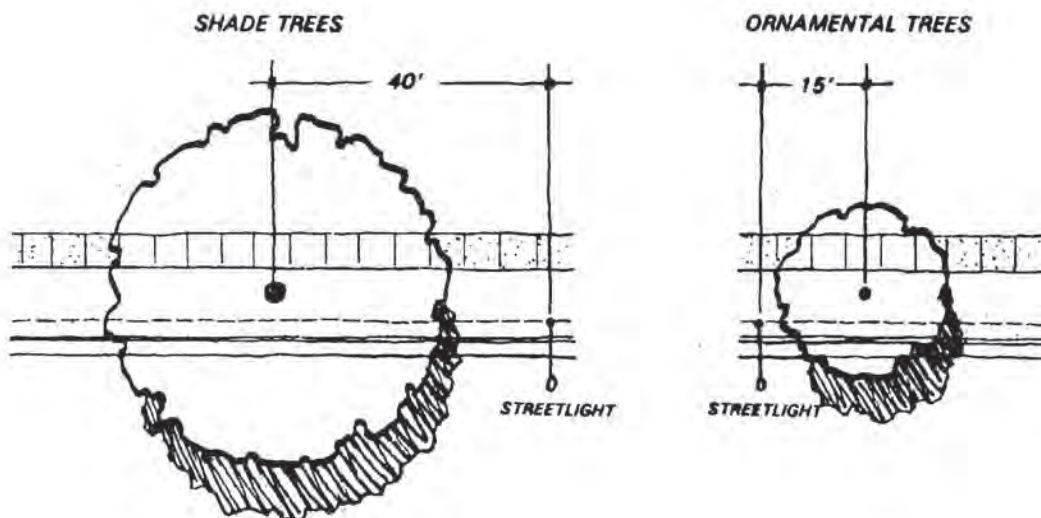
1. A sprinkler performance audit shall be performed by a landscape irrigation auditor who is independent of the installation contractor, and who is certified by the Irrigation Association (a nonprofit industry organization dedicated to promoting efficient irrigation). Sprinkler systems that are designed and installed without turf areas are exempt from this requirement.
2. The audit shall include measurement of distribution uniformity. Minimum acceptable distribution uniformities shall be sixty (60) percent for spray head zones and seventy (70) percent for rotor zones. Sprinkler heads equipped with multi-stream rotary nozzles are considered rotors.
3. Audit results below the minimum acceptable distribution uniformity as set for the subsection (e)2. above require adjustments and/or repairs to the irrigation system. These corrections will be noted on the irrigation as-builts and the test area re-audited until acceptable efficiency/results.
4. The audit shall measure the operating pressure for one (1) sprinkler on each zone to determine whether the zone meets the above pressure requirements.
5. A copy of the sprinkler performance audit shall be submitted to and approved by the City before issuance of a certificate of occupancy.

(K) **Utilities and Traffic.** Landscape, utility and traffic plans shall be coordinated. The following list sets forth minimum dimension requirements for the most common tree/utility and traffic control device separations. Exceptions to these requirements may occur where utilities or traffic control devices are not located in their standard designated locations, as approved by the Director. Tree/utility and traffic control device separations shall not be used as a means of avoiding the planting of required street trees.

- (1) Forty (40) feet between shade trees and streetlights. Fifteen (15) feet between ornamental trees and streetlights. (See Figure 3.)

Figure 3

Tree/Streetlight Separations



- (2) Twenty (20) feet between shade and/or ornamental trees and traffic control signs and devices.
- (3) Ten (10) feet between trees and water or sewer mains.
- (4) Six (6) feet between trees and water or sewer service lines.

- (5) Four (4) feet between trees and gas lines.
- (6) Street trees on local streets planted within the eight-foot-wide utility easement may conflict with utilities. Additional conduit may be required to protect underground electric lines.
- (L) **Visual Clearance or Sight Distance Triangle.** Except as provided in subparagraphs (1) and (2) below, a visual clearance triangle, free of any structures or landscape elements over twenty-four (24) inches in height, shall be maintained at street intersections and driveways in conformance with the standards contained in the Larimer County Urban Area Street Standards.
 - (1) Fences shall not exceed forty-two (42) inches in height and shall be of an open design.
 - (2) Deciduous trees may be permitted to encroach into the clearance triangle provided that the lowest branch of any such tree shall be at least six (6) feet from grade.
- (M) **Revegetation.** When the development causes any disturbance within any natural area buffer zone, revegetation shall occur as required in paragraph 3.4.1(E)(2) (Development Activities Within the Buffer Zone) and subsection 3.2.1(F) (Tree Protection and Replacement).
- (N) **Alternative Compliance.** Upon request by an applicant, the decision maker may approve an alternative landscape and tree protection plan that may be substituted in whole or in part for a landscape plan meeting the standards of this Section.
 - (1) Procedure. Alternative landscape plans shall be prepared and submitted in accordance with submittal requirements for landscape plans. Each such plan shall clearly identify and discuss the modifications and alternatives proposed and the ways in which the plan will better accomplish the purposes of this Section than would a plan which complies with the standards of this Section.
 - (2) Review Criteria. To approve an alternative plan, the decision maker must first find that the proposed alternative plan accomplishes the purposes of this Section equally well or better than would a plan which complies with the standards of this Section.

In reviewing the proposed alternative plan for purposes of determining whether it accomplishes the purposes of this Section as required above, the decision maker shall take into account whether the alternative accomplishes the functions listed in Subsection (C)(1) through (7) and Subsection (H) of this Section 3.2.1 and demonstrates innovative design and use of plant materials and other landscape elements.

LEGEND

- ADDED LANGUAGE
- ~~REMOVED LANGUAGE~~

**Fort Collins Land Use Code
Divisions 3.2.2 Access, Circulation, and Parking**

Except as outlined below, and elsewhere in the PUD, parking shall be provided at the levels required within Division 3.2.2 Access, Circulation, and Parking.

Residential Parking Requirements Replaces 3.2.2.(K)(1)

- (b) Multi-family, Attached or Two-Family Projects ~~Developed with Internal Streets:~~ Parking **along adjacent and/or internal public or private streets, where permitted,** ~~on a an internal street~~ fronting on a lot or tract containing multi-family, attached or two-family dwellings (except for mixed-use dwellings ~~and single-family detached dwellings~~) may be counted to meet the parking requirements for the development.
- ~~(c) Single-Family Detached: For each single-family dwelling there shall be one (1) parking space on lots with greater than forty (40) feet of street frontage or two (2) parking spaces on lots with forty (40) feet or less of street frontage.~~

LEGEND

- ADDED LANGUAGE
- REMOVED LANGUAGE

Fort Collins Land Use Code
Division 3.5.1 Building and Project Compatibility

Building and Project Compatibility

- (A) **Purpose.** The purpose of this Section is to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area. They should be read in conjunction with the more specific building standards contained in this Division 3.5 and the zone district standards contained in Article 4. All criteria and regulations contained in this Section that pertain to "developments," "the development plan," "buildings" and other similar terms shall be read to include the application of said criteria and regulations to any determination made by the Planning and Zoning Board under paragraphs 1.3.4(A)(5) and (6) for the purpose of evaluating the authorization of an additional use.
- (B) **General Standard.** New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a design that is complementary. In areas where the existing architectural character is not definitively established or is not consistent with the purposes of this Code, the architecture of new development shall set an enhanced standard of quality for future projects or redevelopment in the area. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed infill development. Brick and stone masonry shall be considered compatible with wood framing and other materials. Architectural compatibility (including, without limitation, building height) shall be derived from the neighboring context. **A general massing that relates to the overall compatibility of the development may include strong building massing at the street allowing for multiple stories of buildings to have coplanar facades without the incorporation of facade step backs above the 3rd floor of the building.**
- (C) **Building Size, Height, Bulk, Mass, Scale.** Buildings shall either be similar in size and height, or, if larger, be articulated and subdivided into massing that is proportional to the mass and scale of other structures, if any, on the same block face, abutting or adjacent to the subject property, opposing block face or cater-corner block face at the nearest intersection. (See Figures 7a and 7b.)

Figure 7a

Infill Buildings

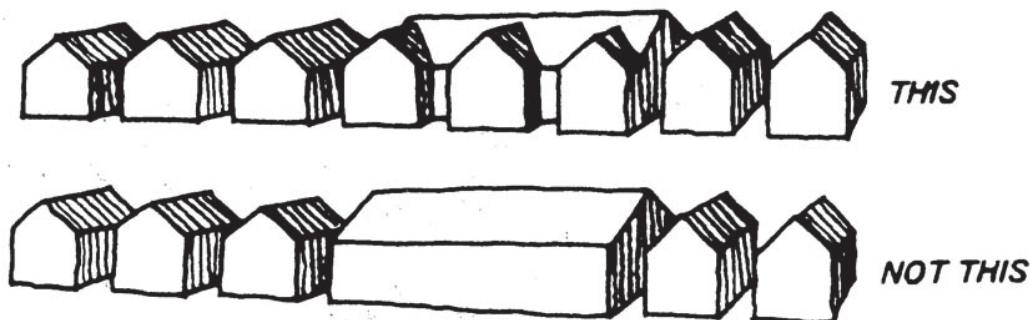
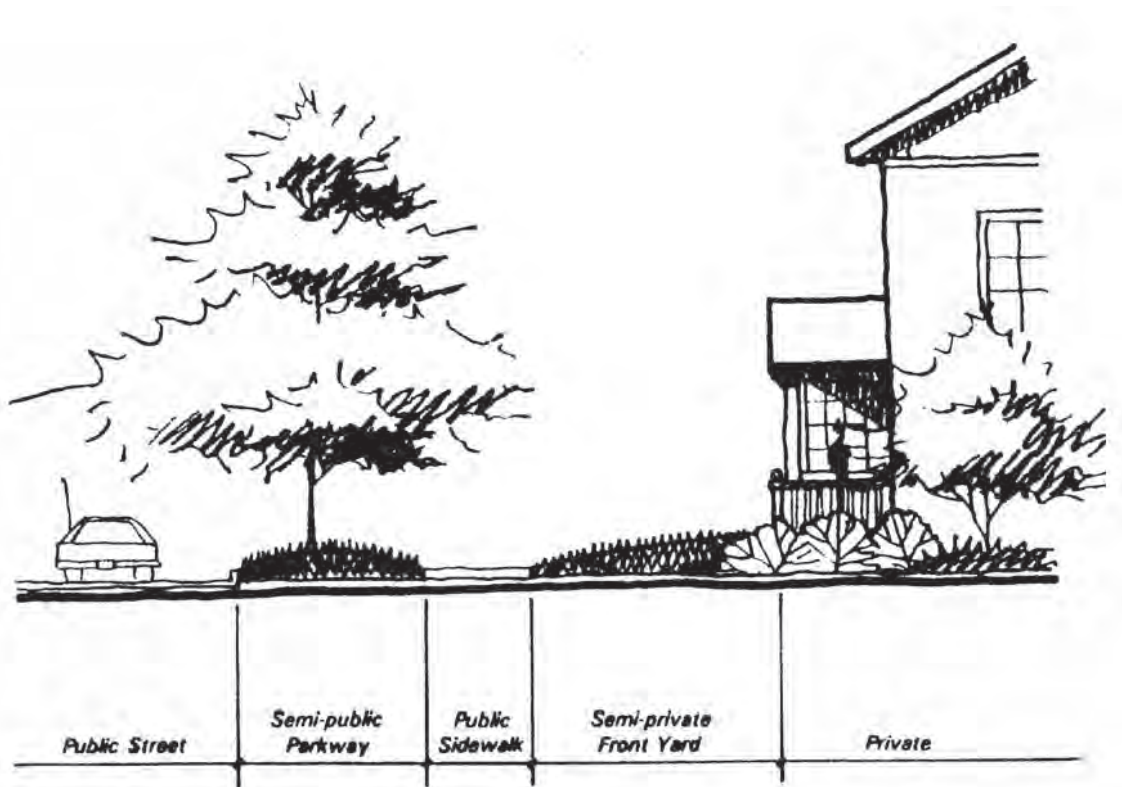


Figure 7b
Infill Buildings

New buildings in historic districts should reflect the historic character of the neighborhood through repetition of roof lines, patterns of door and window placement, and the use of characteristic entry features.

- (D) **Privacy Considerations.** Elements of the development plan shall be arranged to maximize the opportunity for privacy by the residents of the project and minimize infringement on the privacy of adjoining land uses. Additionally, the development plan shall create opportunities for interactions among neighbors without sacrificing privacy or security. (See Figure 8.)
- (E) **Building Materials.**
 - (1) **General.** Building materials shall either be similar to the materials already being used in the neighborhood or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure that enough similarity exists for the building to be compatible, despite the differences in materials.

Figure 8
Privacy Considerations



- (2) **Glare.** Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal and reflective glass, the potential for glare from such materials will be evaluated to determine whether or not the glare would create a significant adverse impact on the adjacent property owners, neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views. If so, such materials shall not be permitted.
- (3) **Windows.**

- (a) Mirror glass with a reflectivity or opacity of greater than sixty (60) percent is prohibited.
 - (b) Clear glass shall be used for commercial storefront display windows and doors. Tinted glazing is acceptable as it relates to meeting the governing building code at the time of the building development.
 - (c) Windows shall be individually defined with detail elements such as frames, sills and lintels, and placed to visually establish and define the building stories and establish human scale and proportion.
- (F) **Building Color.** Color shades shall be used to facilitate blending into the neighborhood and unifying the development. The color shades of building materials shall draw from the range of color shades that already exist on the block or in the adjacent neighborhood.

(G) **Building Height Review.**

(1) *Special Height Review/Modifications.*

Purpose. The purpose of this Section is to establish a special process to review buildings or structures that exceed forty (40) feet in height. Its intent is to encourage creativity and diversity of architecture and site design within a context of harmonious neighborhood planning and coherent environmental design, to protect access to sunlight, to preserve desirable views and to define and reinforce downtown and designated activity centers. All buildings or structures in excess of forty (40) feet in height shall be subject to special review pursuant to this subsection (G).

- (a) Review Standards. If any building or structure is proposed to be greater than forty (40) feet in height above grade, the building or structure must meet the following special review criteria:
 1. Light and Shadow. Buildings or structures greater than forty (40) feet in height shall be designed so as not to have a substantial adverse impact on the distribution of natural and artificial light on adjacent public and private property. Adverse impacts include, but are not limited to, casting shadows on adjacent property sufficient to preclude the functional use of solar energy technology, creating glare such as reflecting sunlight or artificial lighting at night, contributing to the accumulation of snow and ice during the winter on adjacent property and shading of windows or gardens for more than three (3) months of the year. Techniques to reduce the shadow impacts of a building may include, but are not limited to, repositioning of a structure on the lot, increasing the setbacks, reducing building mass or redesigning a building shape.
 2. Privacy. Development plans with buildings or structures greater than forty (40) feet in height shall be designed to address privacy impacts on adjacent property by providing landscaping, fencing, open space, window size, window height and window placement, orientation of balconies, and orientation of buildings away from adjacent residential development, or other effective techniques.
 3. Neighborhood Scale. Buildings or structures greater than forty (40) feet in height shall be compatible with the scale of the neighborhoods in which they are situated in terms of relative height, height to mass, length to mass and building or structure scale to human scale.
- (b) Submittal Requirements. All development plans proposing building or structure heights in excess of forty (40) feet shall, at a minimum, include the following information:
 1. a shadow analysis that indicates, on the project development site plan, the location of all shadows cast by the building or structure (with associated dates of the year);
 2. a summary of the key conclusions of the shadow analysis, and steps to be taken to comply with the review standards set forth above.

- (c) Modification of Height Limits. To provide flexibility in meeting the height limits contained in Article 4 of this Code, such height limits can be either increased or decreased by the decision maker in the development review process for the following purposes:
1. preserving the character of existing residential neighborhoods;
 2. allowing architectural embellishments consistent with architectural style, such as peaked roof sections, corner turrets, belvederes or cupolas;
 3. defining and reinforcing the downtown areas the major focal point in the community;
 4. allowing for maximum utilization of activity centers;
 5. protecting access to sunlight;
 6. providing conscious direction to the urban form of the City through careful placement of tall buildings or structures within activity centers;
 7. allowing rooftop building extensions to incorporate HVAC equipment.
- (H) **Land Use Transition.** When land uses with significantly different visual character are proposed abutting each other and where gradual transitions are not possible or not in the best interest of the community, the development plan shall, to the maximum extent feasible, achieve compatibility through the provision of buffer yards and passive open space in order to enhance the separation between uses.
- (I) **Outdoor Storage Areas/Mechanical Equipment.**
- (1) No areas for outdoor storage, trash collection or compaction, loading or other such uses shall be located within twenty (20) feet of any public street, public sidewalk or internal pedestrian way. Notwithstanding the foregoing, areas for trash collection may be located within twenty (20) feet of an internal pedestrian way.
 - (2) Loading docks, truck parking, outdoor storage (including storage containers), utility meters, HVAC and other mechanical equipment, trash collection, trash compaction and other service functions shall be incorporated into the overall design theme of the building and the landscape so that the architectural design is continuous and uninterrupted by ladders, towers, fences and equipment, and no attention is attracted to the functions by use of screening materials that are different from or inferior to the principal materials of the building and landscape. These areas shall be located and screened so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.
 - (3) Conduit, meters, vents and other equipment attached to the building or protruding from the roof shall be painted to match surrounding building surfaces.
 - (4) Outside areas, used on a long-term or regular basis for inventory storage or sale, over-stock, seasonal goods, bulk items and the like shall be located within an area that is permanently screened with walls or fences. Materials, colors and design of screening walls or fences shall conform to those used as predominant materials and colors on the building. If such areas are to be covered, then the covering shall conform to those used as predominant materials and colors on the building.
 - (5) Outside areas that are used on a temporary basis for the sale of seasonal inventory only shall be defined by nonpermanent walls or fences. Such an enclosure shall not inhibit fire access to the building or pedestrian and bicycle access to the building entrance. If chain link fencing is used, it must be vinyl-clad or covered with a mesh material. Any such enclosure shall be removed upon the conclusion of the seasonal sale period.

Subsections (4) and (5) shall not apply to temporary vendors who have been issued outdoor vendor licenses as required by Section 15-382 of the City Code, provided that such temporary vendors are not permitted to operate for more than sixty (60) days in any calendar year.

- (6) All rooftop mechanical equipment shall be screened from public view ~~from both above and below~~ by integrating it into building and roof design to the maximum extent feasible.
 - (7) All satellite dishes that are greater than two (2) meters (78.74 inches) in diameter must be screened and located as required in subsections (1) through (5) of this Section.
- (J) **Operational/Physical Compatibility Standards.** Conditions may be imposed upon the approval of development applications to ensure that new development will be compatible with existing neighborhoods and uses. Such conditions may include, but need not be limited to, restrictions on or requirements for:
- (1) hours of operation and deliveries;
 - (2) location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare;
 - (3) placement of trash receptacles;
 - (4) location of loading and delivery zones;
 - (5) light intensity and hours of full illumination;
 - (6) placement and illumination of outdoor vending machines;
 - (7) location and number of off-street parking spaces.

LEGEND

- ADDED LANGUAGE
- ~~REMOVED LANGUAGE~~

Fort Collins Land Use Code
3.5.2 Residential Building Standards

- (A) **Purpose.** The standards in this Section are intended to promote variety, visual interest and pedestrian-oriented streets in residential development.
- (B) **General Standard.** Development projects containing residential buildings shall place a high priority on building entryways and their relationship to the street. Pedestrian usability shall be prioritized over vehicular usability. Buildings shall include human-scaled elements, architectural articulation, and in projects containing more than one (1) building, design variation.
- (C) **Housing Model Variety and Variation Among Buildings.**
- (1) Single-family detached, single-family attached in groups of two (2), and two-family dwellings (**Accessory Dwelling Units (ADUs) excluded**) shall comply with the following requirements:
- (a) Any development of one hundred (100) or more single-family detached, single-family attached in groups of two (2) or two-family detached dwelling units shall have at least four (4) different types of housing models. Any development containing fewer than one hundred (100) single-family or two-family dwelling units shall have at least three (3) different types of housing models. The applicant shall include, in the application for approval of the project development plan, documentation showing how the development will comply with the foregoing requirement.
 - (b) Each housing model shall have at least three (3) characteristics which clearly and obviously distinguish it from the other housing models, which characteristics may include, without limitation, differences in floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot and/or building face.
 - (c) The requirements provided in subparagraphs (a) and (b) above shall not apply to developments containing ten (10) or fewer dwelling units.
 - (d) The enforcement procedure for this standard shall be in accordance with Section 3.8.15.
- (2) An applicant for a Building Permit for a single-family or two-family dwelling shall affirm and certify in the application that the dwelling which is the subject of the Building Permit does not adjoin a lot with the same housing model (**Accessory Dwelling Units (ADUs) excluded**), if on the same block face. Single-family attached buildings containing more than two (2) dwelling units shall comply with the following requirements:
- (a) For any development containing at least three (3) and not more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least two (2) distinctly different building designs. For any such development containing more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least three (3) distinctly different building designs. For all developments, there shall be no similar buildings placed next to each other along a street or street-like private drive. Building designs shall be considered similar unless they vary significantly in footprint size and shape.
 - (b) Building designs shall be further distinguished by including unique architectural elevations and unique entrance features, within a coordinated overall theme of roof forms, massing proportions

and other characteristics. Such variation among buildings shall not consist solely of different combinations of the same building features.

(D) ***Relationship of Dwellings to Streets and Parking.***

- (1) *Orientation to a Connecting Walkway.* Every front facade with a primary entrance to a dwelling unit (Accessory Dwelling Units (ADUs) excluded) shall face the adjacent street or landscape tract with pedestrian connectivity to the adjacent street to the extent reasonably feasible. Every front facade with a primary entrance to a dwelling unit shall face a connecting walkway with no primary entrance more than two hundred (200) feet from a public or private street sidewalk and the address shall be posted to be visible from the intersection of the connecting walkway and public right of way. The following exceptions to this standard are permitted:
 - (a) Up to one (1) single-family detached dwelling on an individual lot that has frontage on either a public or private street.
 - (b) A primary entrance may be up to three hundred fifty (350) feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine.
 - (c) If a multi-family building has more than one (1) front facade, and if one (1) of the front facades faces and opens directly onto a street sidewalk, the primary entrances located on the other front facade(s) need not face a street sidewalk or connecting walkway.
- (2) *Street-Facing Facades.* Every building containing four (4) or more dwelling units shall have at least one (1) building entry or doorway facing any adjacent public or private street that is smaller than a full arterial or has on-street parking or have a primary entrance no more than two hundred (200) feet from a public or private street sidewalk.
- (3) At least one door providing direct access for emergency responders from the outside into each individual single family attached dwelling must be located within one hundred fifty (150) feet from the closest emergency access easement or designated fire lane as measured along paved walkways. Neither an exterior nor interior garage door shall satisfy this requirement.

(E) ***Residential Building Setbacks, Lot Width and Size.***

- 1.) Black text is current standards
- 2.) Red text is revised standard.

	Underlying Zoning		Mulberry - PUD Master Plan Proposed Updates
	LMN		District 1
Building Height	Residential (1, 2, & 3 Dus) - 2.5 Stories Residential (4+ units) - 3 Stories *		Max 3 stories for all housing types
	*4/5 stories at arterial intersections		
SFD Setbacks			
Arterial	30'	30'	30'
Non-Arterial	15' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)
Side	5'	3'	3'
Rear	8'	8' (2' for alley load if no utility conflicts)	8' (2' for alley load if no utility conflicts)
SFA / Paired Homes Setbacks			
Arterial	30'	30'	30'
Non-Arterial	15' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)
Side	5'	5'	5'
Rear	8'	8' (2' for alley load if no utility conflicts)	8' (2' for alley load if no utility conflicts)
Multi-Family Setbacks	15' (arterial) 9' (non-arterial)		15' (arterial) 9' (non-arterial)
Min Lot Width	SFD	50' for front load	45' for front load
	SFA	50' for front load	No minimum width for non-front load product
	Duplex	50' for front load	
Mixed-Use, Institutional, Commercial Buildings & Large Retail Establishments	As permitted, per District per Permitted Land Use Table within this PUD Master Plan, shall follow standards within "Supplemental Standards - Large Retail Establishment" and "Supplemental Standards - Mixed-Use, Institutional, and Commercial Buildings Standards"		

*See Standards Table Notes at the end of this section.

- 1.) Black text is current standards
- 2.) Red text is revised standard.

	Underlying Zoning		Mulberry - PUD Master Plan Proposed Updates	
	LMN	MMN	District 2	
Building Height	Residential (1, 2, & 3 Dus) - 2.5 Stories Residential (4+ units) - 3 Stories *4/5 stories at intersections	3 Stories* *4/5 stories at intersections	The maximum height of one-, two- and three-family dwellings shall be three (3) stories. Single-Family Attached and Multi-Family Buildings up to 8 units per building shall have a maximum height of three (3) stories. Maximum height of Multi-Family Buildings with greater than 8 units per building shall be 5 stories.	
SFD Setbacks				
Arterial	30'	30'	30'	30'
Non-Arterial	15' (20' garage-face to back of walk)	15' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)
Side	5'	5'	3'	3'
Rear	8'	8'	8' (2' for alley load if no utility conflicts)	8' (2' for alley load if no utility conflicts)
SFA / Paired Homes Setbacks				
Arterial	30'	30'	30'	30'
Non-Arterial	15' (20' garage-face to back of walk)	15' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)
Side	5'	5'	5'	5'
Rear	8'	8'	8' (2' for alley load if no utility conflicts)	8' (2' for alley load if no utility conflicts)
Multi-Family Setbacks	15' (arterial) 9' (non-arterial)	15' (arterial) 9' (non-arterial)	15' (arterial) 9' (non-arterial)	
Min Lot Width	SFD 50' for front load SFA 50' for front load Duplex 50' for front load	SFD 50' for front load SFA 50' for front load Duplex 50' for front load	45' for front load No minimum width for non-front load product	
Mixed-Use, Institutional, Commercial Buildings & Large Retail Establishments	As permitted, per District per Permitted Land Use Table within this PUD Master Plan, shall follow standards within "Supplemental Standards - Large Retail Establishment" and "Supplemental Standards - Mixed-Use, Institutional, and Commercial Buildings Standards"			

*See Standards Table Notes at the end of this section.

- 1.) Black text is current standards
- 2.) Red text is revised standard.

	Underlying Zoning			Mulberry - PUD Master Plan Proposed Updates
	Neighborhood Commercial	Employment	General Commercial	District 3
Building Height	5 Stories	4 Stories	4 Stories	5 stories
SFD Setbacks	N/A		N/A	
Arterial		30'		30'
Non-Arterial		15' (20' garage-face to back of walk)		10' (20' garage-face to back of walk)
Side		5'		3'
Rear		8'		8' (2' for alley load if no utility conflicts)
SFA / Paired Homes Setbacks				
Arterial	30'	30'	30'	30'
Non-Arterial	15' (20' garage-face to back of walk)	15' (20' garage-face to back of walk)	15' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)
Side	5'	5'	5'	5'
Rear	8'	8'	8'	8' (2' for alley load if no utility conflicts)
MF Setbacks	15' (arterial) 9' (non-arterial)	15' (arterial) 9' (non-arterial)	15' (arterial) 9' (non-arterial)	15' (arterial) 9' (non-arterial)
Min Lot Width	SFD N/A SFA 50' for front load Duplex 50' for front load	SFD N/A SFA 50' for front load Duplex 50' for front load	SFD N/A SFA 50' for front load Duplex 50' for front load	45' for front load No minimum width for non-front load product
Mixed-Use, Institutional, Commercial Buildings & Large Retail Establishments	As permitted, per District per Permitted Land Use Table within this PUD Master Plan, shall follow standards within " Large Retail Establishment" and " Mixed-Use, Institutional, and Commercial Buildings Standards"			

*See Standards Table Notes at the end of this section.

- 1.) Black text is current standards
- 2.) Red text is revised standard.

	Underlying Zoning	Mulberry - PUD Master Plan Proposed Updates	Mulberry - PUD Master Plan Proposed Updates
	General Commercial	District 4	District 5
Building Height	4 Stories	5 stories	District 5 permits only signage, detention/water quality, open space, and similar uses.
SFD Setbacks	N/A		
Arterial		30'	
Non-Arterial		10'	
Side		3'	
Rear		8' (2' for alley load if no utility conflicts)	
SFA / Paired Homes Setbacks			
Arterial	30'	30'	
Non-Arterial	15' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)	
Side	5'	5'	
Rear	8'	8' (2' for alley load if no utility conflicts)	
MF Setbacks	15' (arterial) 9' (non-arterial)	15' (arterial) 9' (non-arterial)	
Min Lot Width	SFD N/A SFA 50' for front load Duplex 50' for front load	No minimum width for non-front load product	
Mixed-Use, Institutional, Commercial Buildings & Large Retail Establishments	As permitted, per District per Permitted Land Use Table within this PUD Master Plan, shall follow standards within " Large Retail Establishment" and " Mixed-Use, Institutional, and Commercial Buildings Standards"		

*See Standards Table Notes at the end of this section.

Notes for Development Standards:

1. FRONT SETBACKS ON CORNER LOTS: IN THE CASE OF CORNER LOTS, ONLY 1 STREET LINE SHALL BE CONSIDERED AS A FRONT LINE, AND THE STREET TO WHICH THE PRIMARY ENTRANCE OF THE PRINCIPAL BUILDING FACES OR TO WHICH THE BUILDING IS ADDRESSED SHALL BE CONSIDERED THE FRONT LINE FOR PURPOSES OF DETERMINING THE FRONT SETBACK.
2. THE REAR SETBACK IN ALLEYS MAY BE 2' IF THERE ARE NOT UTILITY CONFLICTS, ALTHOUGH THE MINIMUM DISTANCE FROM GARAGE FACE TO GARAGE FACE SHALL BE 24'. MIN. 8' REQUIRED FOR PARALLEL PARKING. HABITABLE SPACE IS PERMITTED OVER GARAGES WITH A 2' SETBACK TO THE ALLEY.
3. MINIMUM LOT WIDTH ONLY APPLIES TO FRONT LOAD SINGLE-FAMILY DETACHED HOMES. OTHER HOME TYPES DO NOT HAVE A MINIMUM LOT WIDTH. MIXED-USE AND NON-RESIDENTIAL USES HAVE NO MINIMUM LOT WIDTH.
4. FEATURES ALLOWED WITHIN SETBACKS. THE FOLLOWING STRUCTURES AND FEATURES MAY BE LOCATED WITHIN REQUIRED RESIDENTIAL SETBACKS:
 - a. TREES, SHRUBS OR OTHER FEATURES OF NATURAL GROWTH;
 - b. FENCES OR WALLS, SUBJECT TO PERMIT APPROVAL, THAT DO NOT EXCEED THE STANDARDS ESTABLISHED IN FORT COLLINS LAND USE CODE SECTION 3.8.11;
 - c. DRIVEWAYS AND SIDEWALKS;
 - d. SIGNS, IF PERMITTED BY THE SIGN REGULATIONS OF THIS LAND USE CODE OR MULBERRY PLANNED SIGN PROGRAM;
 - e. BAY WINDOWS AND SIMILAR SIZED CANTILEVERED FLOOR AREAS, AND ARCHITECTURAL DESIGN EMBELLISHMENTS OF DWELLINGS THAT DO NOT PROJECT MORE THAN 2' FEET INTO THE REQUIRED SETBACK, PROVIDED NONE OF THE FOREGOING ELEMENTS SHALL ENCROACH UPON ANY PUBLIC EASEMENTS;
 - f. EAVES THAT DO NOT PROJECT MORE THAN 2½' INTO THE REQUIRED SETBACK;
 - g. OPEN OUTSIDE STAIRWAYS, ENTRANCE HOODS, TERRACES, CANOPIES AND BALCONIES THAT DO NOT PROJECT MORE THAN 5' INTO A REQUIRED FRONT OR REAR SETBACK AND/OR NOT MORE THAN 2' FEET INTO A REQUIRED SIDE SETBACK, PROVIDED THEY DO NOT ENCROACH ON PUBLIC EASEMENTS;
 - h. CHIMNEYS, FLUES AND RESIDENTIAL VENTILATING DUCTS THAT DO NOT PROJECT MORE THAN 2' FEET INTO A REQUIRED SETBACK AND WHEN PLACED SO AS NOT TO OBSTRUCT LIGHT AND VENTILATION, PROVIDED THEY DO NOT ENCROACH ON PUBLIC EASEMENTS;
 - i. UTILITY LINES, WIRES AND ASSOCIATED STRUCTURES, SUCH AS POWER POLES;
 - j. DECKS WHICH ARE NOT MORE THAN 30" ABOVE GROUND;
 - k. WINDOW WELLS OR BASEMENT EGRESS WINDOWS INCLUDING THE FOUNDATION THAT FORMS THE WINDOW WELL, AS LONG AS THE WINDOW FOUNDATION DOES NOT EXCEED THE ELEVATION OR HEIGHT OF THE HOUSE FOUNDATION MAY ENCROACH UP TO 3' FEET, ONLY WHEN SETBACK IS 5' FEET OR GREATER AND AS LONG AS ADEQUATE DRAINAGE IS ACCOMMODATED.
5. 0' LOT LINE CONFIGURATIONS ARE ALLOWED. ATTACHED OR DETACHED GARAGES WITH OR WITHOUT HABITABLE SPACES OVER THE GARAGE MAY ALSO UTILIZE A 0' SETBACK.
6. ANY SINGLE-FAMILY DETACHED HOMES AND DUPLEXES THAT ARE LOCATED ON A COMMON LOT WILL NOT BE SUBJECT TO MINIMUM LOT SIZE, NOR MINIMUM LOT WIDTHS. SETBACKS:
 - a. TO NON-ARTERIAL - 15' (30' TO ARTERIAL) (20' TO GARAGE FACE)
 - b. TO PRIVATE STREET OR PARKING AREA - 10'
 - c. TO PROPERTY BOUNDARY - 10'
 - d. MIN. BUILDING SEPARATION - 6' (INCLUDES DETACHED GARAGE, CARPORTS, AND/OR OTHER RESIDENTIAL BUILDINGS)
7. SINGLE FAMILY DETACHED MOTOR COURTS. MOTOR COURT MEANS A DEAD END, SHARED, PRIVATE DRIVE NOT EXCEEDING ONE-HUNDRED AND FIFTY (150) LINEAR FEET, THAT SERVICES A GROUPING OF DWELLING UNITS. MOTOR COURTS MAY HAVE A METRO DISTRICT, HOA, OR SHARED MAINTENANCE AGREEMENT MAINTAINED SHARED DRIVE. SETBACKS FOR MOTOR COURTS SHALL BE AS FOLLOWS:
 - a. TO NON-ARTERIAL - 15' (30' TO ARTERIAL)
 - b. TO OPEN SPACE / COMMON OPEN SPACE / EASEMENT OR SIMILAR - 8'
 - c. TO SHARED PRIVATE DRIVE - 8'
 - d. SIDE - 5'
 - e. REAR - 5'
8. DWELLING UNITS ADJACENT TO THE STREET SHALL HAVE A FRONT ENTRY FEATURE FACING THE ADJACENT STREET WITH DIRECT CONNECTION.
9. SETBACKS FOR DETACHED GARAGES NOT ON LOT:
 - a. TO NON-ARTERIAL (EXCLUDING ALLEY) - 15'
 - b. TO ALLEY OR INTERNAL LOT LINES - 0'
 - c. MINIMUM BUILDING SEPARATION - 10'
10. SIDE YARD USE EASEMENTS ARE PERMITTED. MINIMUM SIDE SETBACKS FOR SIDE YARD USE EASEMENTS ARE 5' (15' FOR SIDE CORNER LOT ADJACENT TO PUBLIC ROW). A MINIMUM 10' BUILDING SEPARATION MUST BE MAINTAINED. SEE HOUSING TYPES - LOT TYPICALS FOR MORE DETAILS.

- (1) ~~Setback from Arterial Streets.~~ The minimum setback of every residential building and of every detached accessory building that is incidental to the residential building shall be thirty (30) feet from any arterial street right of way, except for those buildings regulated by Section 3.8.30 of this Code, which buildings must comply with the setback regulations set forth in Section 3.8.30.
- (2) ~~Setback from Nonarterial Streets.~~ The minimum setback of every residential building and of every detached accessory building that is incidental to the residential building shall be fifteen (15) feet from any public street right of way other than an arterial street right of way, except for those buildings regulated by Section 3.8.30 of this Code, which buildings must comply with the setback regulations set forth in Section 3.8.30. Setbacks from garage doors to the nearest portion of any public sidewalk that intersects with the driveway shall be at least twenty (20) feet.
- (a) Alternative Compliance. Upon request by an applicant, the decision maker may approve an alternative setback that may be substituted in whole or in part for a setback that meets the standards of this Section, except that such alternative setback shall not be permitted in the R-L or U-E zone districts.
1. Procedure. Alternative compliance setbacks from connector or local streets only, shall be prepared and submitted in accordance with submittal requirements for Project Development Plans. Each plan shall clearly identify and discuss the alternatives proposed and the ways in which the plan will better accomplish the purpose of this Section than would a plan which complies with the standards of this Section.
 2. Review Criteria. To approve an alternative plan, the decision maker must first find that the proposed alternative plan accomplishes the purposes of this Section equally well or better than would a plan which complies with the standards of this Section.
- In reviewing the proposed alternative plan, the decision maker shall take into account whether the alternative setback plan complies with the following standards:
- a. ~~Porches and Entry Features.~~
 - (i) ~~A front porch with a minimum depth of six (6) feet (as measured from the building facade to the posts, railings and spindles) and a minimum length of eight (8) feet shall be provided on single family detached dwellings.~~
 - (ii) ~~A clearly defined building front facing the street with a covered front porch or stoop measuring at least four (4) feet by four (4) feet shall be provided on each ground floor single family attached dwelling.~~
 - (iii) ~~The floor elevation of the front porch or stoop shall be a minimum of eighteen (18) inches above grade.~~
 - b. ~~Off Street Parking.~~ Off street parking shall be located behind the dwelling and access to such parking shall be gained from an alley or, if there is no alley, then from the street via a driveway which, up to the rear building line of the house, does not exceed ten (10) feet in width.
 - c. ~~Private Open Space.~~
 - (i) ~~A readily accessible, functional and clearly defined private outdoor space (such as a patio, courtyard or deck) with minimum dimensions of twelve (12) feet by eighteen (18) feet shall be provided for each dwelling unit.~~
 - (ii) ~~All buildings on the same lot shall be spaced at least sixteen (16) feet apart.~~

d. Front Yard Fences.

- (i) Front yard fences shall not exceed sixty percent (60%) opacity.
- (ii) Front yard fences shall be between two and one-half (2½) feet and three (3) feet in height.
- (iii) Front yard fences made of chain link are prohibited.
- (iv) Any privacy fence along an interior side property line shall gradually transition to the height of the front yard fence.

~~(3) *Side and Rear Yard Setbacks.* The minimum side yard setback for all residential buildings and for all detached accessory buildings that are incidental to the residential building shall be five (5) feet from the property line, except for garages accessed from alleys or private drives where the associated dwelling faces on-site walkways rather than street sidewalks for which the minimum setback from an alley or private drive shall be eight (8) feet. If a zero lot line development plan is proposed, a single six-foot minimum side yard is required. Rear yard setbacks in residential areas shall be a minimum of eight (8) feet from the rear property line, except for garages and storage sheds not exceeding eight (8) feet in height, where the minimum setback shall be zero (0) feet.~~

~~(4) *Minimum Lot Width.* A minimum lot width of fifty (50) feet shall be required for any single-family detached dwelling if the garage and/or driveway is served by access from the abutting street, unless such lot also adjoins an alley or is located at the corner of two (2) public streets.~~

~~(a) *Alternative Compliance.* Upon request by an applicant, the decision maker may approve alternative lot widths that may be substituted for lot widths that meet the standards of this Section.~~

~~1. *Procedure.* Subdivision plans showing alternative compliance lot widths shall be prepared and submitted in accordance with submittal requirements for plans as set forth in subsection 2.4.2(C). The plan shall clearly identify and discuss modifications and alternatives proposed for utility placement necessary to serve the development and ways in which the plan would better accomplish the purpose of this Section than would a plan which complies with the standards of this Section.~~

~~2. *Review Criteria.* To approve an alternative plan, the decision maker must first find that the proposed alternative plan accomplishes the purposes of this Section equally well or better than would a plan that complies with the standards of this Section.~~

~~(b) *Utility Services.* In reviewing the proposed alternative plan, the decision maker shall consider the extent to which the proposed design provides sufficient utility service, and whether utility services can be adequately maintained over the passage of time.~~

(5) *Maximum Size of Detached Accessory Buildings (not including Accessory Dwelling Units (ADUs) which shall follow included Accessory Dwelling Unit (ADUs) standards).* Any uninhabitable detached accessory building that is incidental to a single-family or two-family dwelling shall contain a maximum of eight hundred (800) square feet of floor area on lots that are less than twenty thousand (20,000) square feet in size, a maximum of one thousand two hundred (1,200) square feet of floor area on lots that are between twenty thousand (20,000) square feet and one (1) acre in size, and a maximum floor area of six (6) percent of the total lot area on lots that are larger than one (1) acre in size, except that the size of such building may be increased by the minimum amount necessary to accommodate a handicap accessible parking bay when such a bay is required by the City's Building Code.

(6) *Setback for Windmills.* Windmills shall be set back from the property lines a minimum of one (1) foot for every foot of height of the structure measured from the ground to the top of the highest blade of the windmill; provided, however, that, if the applicant demonstrates with a certified analysis of a

licensed professional engineer that the structure will collapse rather than topple, then this requirement may be waived by the Director. Shadow flicker shall not be allowed to cross any property line.

(7) **Maximum Impervious Area.** There is no maximum impervious area standard.

(F) **Garage Doors.** To prevent residential streetscapes from being dominated by protruding garage doors, and to allow the active, visually interesting features of the house to dominate the streetscape, the following standards shall apply:

- (1) Street-facing garage doors must be recessed behind either the front facade of the ground floor living area portion of the dwelling or a covered porch (measuring at least six [6] feet by eight [8] feet) by at least four (4) feet. Any street-facing garage doors complying with this standard shall not protrude forward from the front facade of the living area portion of the dwelling by more than eight (8) feet.
- (2) Garage doors may be located on another side of the dwelling ("side- or rear-loaded") provided that the side of the garage facing the front street has windows or other architectural details that mimic the features of the living portion of the dwelling.
- (3) Garage doors shall not comprise more than fifty (50) percent of the ground floor street-facing linear building frontage. **If a home has a three-car garage, it may exceed the 50% ground floor standard if the 3rd garage stall is recessed behind the other two stalls a minimum of 2'.** Alleys and corner lots are exempt from this standard.
- (4) Attached and multi-family dwellings which also face a second street or a major walkway spine shall be exempt from paragraphs (1) through (3) above. The façade oriented to the second street or walkway spine shall include windows, doorways and a structured transition from public to private areas using built elements such as porch features, pediments, arbors, low walls, fences, trellis work and/or similar elements integrated with plantings.
- (5) Alternative garage door treatments shall be accepted by the Director if:
 - (a) the configuration of the lot or other existing physical condition of the lot makes the application of these standards impractical; and
 - (b) the proposed design substantially meets the intent of this Code to line streets with active living spaces, create pedestrian-oriented streetscapes and provide variety and visual interest in the exterior design of residential buildings.

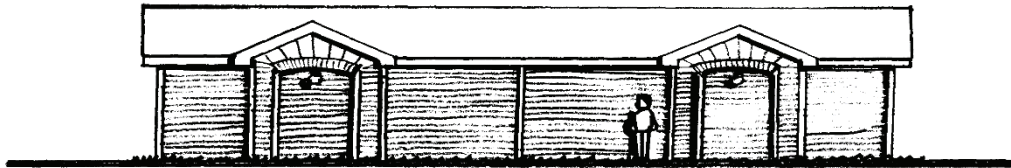
(G) **Rear Walls of Multi-Family Garages.** To add visual interest and avoid the effect of a long blank wall with no relation to human size, accessibility needs or internal divisions within the building, the following standards for minimum wall articulation shall apply:

- (1) *Perimeter Garages.*
 - (a) Length. Any garage located with its rear wall along the perimeter of a development and within sixty-five (65) feet of a public right-of-way or the property line of the development site shall not exceed sixty (60) feet in length. A minimum of seven (7) feet of landscaping must be provided between any two (2) such perimeter garages.
 - (b) Articulation. No rear garage wall that faces a street or adjacent development shall exceed thirty (30) feet in length without including at least one (1) of the following in at least two (2) locations:
 1. change in wall plane of at least six (6) inches,
 2. change in material or masonry pattern,
 3. change in roof plane,
 4. windows,
 5. doorways,

- 6. false door or window openings defined by frames, sills and lintels, and/or
 - 7. an equivalent vertical element that subdivides the wall into proportions related to human scale and/or the internal divisions within the building. (See Figure 9A.)
- (2) *All Garages.*
- (a) Access Doors. Rear doorways shall be provided as determined by the decision maker to be reasonably necessary to allow direct access to living units without requiring people to walk around the garage to access their living units. (See Figure 9B.)
 - (b) Articulation. At a minimum, a vertical trim detail that subdivides the overall siding pattern shall be provided at intervals not to exceed two (2) internal parking stalls (approximately twenty [20] to twenty-four [24] feet). In addition, the articulation described in paragraph (1)(b) above is encouraged but shall not be required.

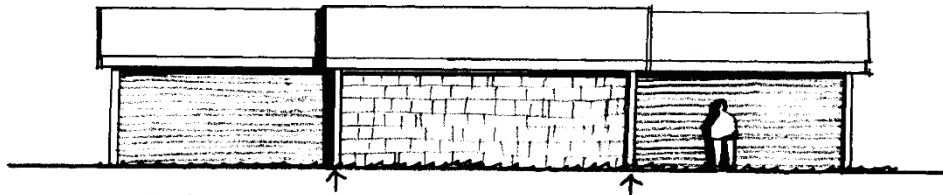
Figure 9A

"THIS" OR



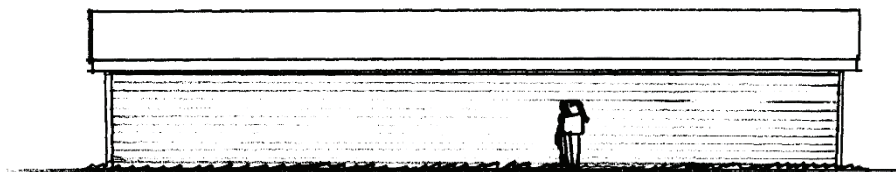
FALSE DOORWAYS; MULTIPLE
CHANGES IN PLANE; PLUS RELATED
ROOF FEATURES.

"THIS"



CHANGE IN PLANE
AND MATERIAL AT
TWO LOCATIONS

"NOT THIS"



LEGEND

- ADDED LANGUAGE
- REMOVED LANGUAGE

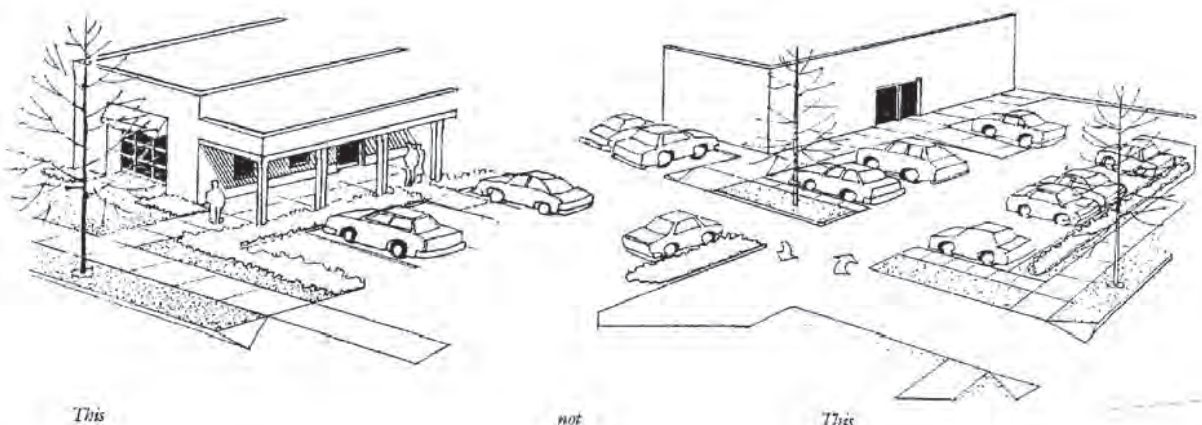
Fort Collins Land Use Code Division 3.5.3 - Mixed-Use, Institutional and Commercial Buildings Standards

Mixed-Use, Institutional and Commercial Buildings

- (A) **Purpose.** These standards are intended to promote the design of an urban environment that is built to human scale.
- (B) **General Standard.** Mixed-use and nonresidential buildings shall provide significant architectural interest and shall not have a single, large, dominant building mass. The street level shall be designed to comport with a pedestrian scale in order to establish attractive street fronts and walkways. Walkways shall be designed principally for the purpose of accommodating pedestrians and pedestrian connections while secondarily accommodating vehicular movement. Buildings shall be designed with predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context.
- (C) **Relationship of Buildings to Streets, Walkways and Parking.**
- (1) **Orientation to a Connecting Walkway.** At least one (1) main entrance of any commercial or mixed-use building shall face and open directly onto a connecting walkway with pedestrian frontage. Any building which has only vehicle bays and/or service doors for intermittent/infrequent nonpublic access to equipment, storage or similar rooms (e.g., self-serve car washes and self-serve mini-storage warehouses) shall be exempt from this standard. See Figure 10.

Figure 10

Orientation to Walkways



- (2) **Orientation to Build-to Lines for Streetfront Buildings.** Build-to lines based on a consistent relationship of buildings to the street sidewalk shall be established by development projects for new buildings and, to the extent reasonably feasible, by development projects for additions or modifications of existing

buildings, in order to form visually continuous, pedestrian-oriented street fronts with no vehicle use area between building faces and the street.

- (a) To establish "build-to" lines, buildings shall be located and designed to align or approximately align with any previously established building/sidewalk relationships that are consistent with this standard. Accordingly, at least thirty (30) percent of the total length of the building along the street shall be extended to the build-to line area. If a parcel, lot or tract has multiple streets, then the building shall be built to at least two (2) of them according to (b) through (d) below, i.e., to a street corner. If there is a choice of two (2) or more corners, then the building shall be built to the corner that is projected to have the most pedestrian activity associated with the building.
- (b) Buildings shall be located no more than fifteen (15) feet from the right-of-way of an adjoining street if the street is smaller than a full arterial or has on-street parking.
- (c) Buildings shall be located at least ten (10) and no more than twenty-five (25) feet behind the street right-of-way of an adjoining street that is larger than a two-lane arterial that does not have on-street parking.

Examples & Explanations

- (d) Exceptions to the build-to line standards shall be permitted:
 - 1. in order to form an outdoor space such as a plaza, courtyard, patio or garden between a building and the sidewalk. Such a larger front yard area shall have landscaping, low walls, fencing or railings, a tree canopy and/or other similar site improvements along the sidewalk designed for pedestrian interest, comfort and visual continuity.
 - 2. if the building abuts a four-lane or six-lane arterial street, and the Director has determined that an alternative to the street sidewalk better serves the purpose of connecting commercial destinations due to one (1) or more of the following constraints:
 - a. high volume and/or speed of traffic on the abutting street(s),
 - b. landform,
 - c. an established pattern of existing buildings that makes a pedestrian-oriented streetfront infeasible.

Such an alternative to the street sidewalk must include a connecting walkway(s) and may include internal walkways or other directly connecting outdoor spaces such as plazas, courtyards, squares or gardens.
 - 3. in the case of Large Retail Establishments, Supermarkets or other anchor-tenant buildings that face internal connecting walkways with pedestrian frontage in a development that includes additional outlying buildings abutting the street(s).

Examples & Explanations

- 4. if a larger or otherwise noncompliant front yard area is required by the City to continue an established drainage channel or access drive, or other easement.
- 5. in order to conform to an established pattern of building and street relationships, a contextual build-to line may fall at any point between the required build-to line and the build-to line that exists on a lot that abuts, and is oriented to, the same street as the subject lot. If the subject lot is a corner lot, the contextual build-to line may fall at any point between the required build-to line and the build-to line that exists on the lot that is abutting and oriented to the same street as the subject lot. A contextual build-to line shall not be construed as allowing a vehicular use area between the building and the street.

- (D) **Variation in Massing.** A single, large, dominant building mass shall be avoided in new buildings and, to the extent reasonably feasible, in development projects involving changes to the mass of existing buildings.
- (1) Horizontal masses shall not exceed a height:width ratio of 1:3 without substantial variation in massing that includes a change in height and a projecting or recessed elements.
 - (2) Changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect. False fronts or parapets create an insubstantial appearance and are prohibited.

Examples & Explanations

- (E) **Character and Image.** In new buildings and, to the extent reasonably feasible, in development projects involving changes to existing building walls, facades or awnings (as applicable), the following standards shall apply:
- (1) **Site Specific Design.** Building design shall contribute to the uniqueness of a zone district, and/or the Fort Collins community with predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context. In the case of a multiple building development, each individual building shall include predominant characteristics shared by all buildings in the development so that the development forms a cohesive place within the zone district or community. A standardized prototype design shall be modified as necessary to comply with the requirements of this subsection.

Examples & Explanations

- (2) **Facade Treatment.**
 - (a) **Minimum Wall Articulation.** Building bays shall be a maximum of thirty (30) feet in width. Bays shall be visually established by architectural features such as; **but not limited to, shading devices, columns, ribs or pilasters, piers and fenestration pattern, material changes, and/or recesses.** In order to add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size, the following additional standards shall apply:
 1. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty (30) feet without including at least two (2) of the following: change in plane, change in texture, ~~or~~ masonry pattern, **material changes, recesses,** windows, treillage with **or without** vines, or an equivalent element that subdivides the wall into human scale proportions **as compatible with the design aesthetic.**
 2. Side or rear walls that face walkways may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building.
 3. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.
 - (3) **Facades.** Facades that face streets or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, **recesses,** arcades, arbors, awnings, treillage with **or without** vines, along no less than fifty (50) percent of the facade.
 - (4) **Entrances.** Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as ~~an~~ **roof,** awning, arcade or portico in order to provide shelter from the summer sun and winter weather.
 - (5) **Awnings.** Awnings shall be no longer than a single storefront.

- (6) *Base and Top Treatments.* All facades shall have:
- (a) a recognizable "base" consisting of (but not limited to):
 1. thicker walls, ledges or sills;
 2. integrally textured materials such as stone or other masonry;
 3. integrally colored and patterned materials such as smooth-finished stone or tile;
 4. lighter or darker colored materials, mullions or panels; or
 5. planters.
 - (b) a recognizable "top" consisting of (but not limited to):
 1. cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently colored materials;
 2. sloping roof with overhangs and brackets;
 3. stepped parapets.
 - (c) to the maximum extent feasible, buildings should work to include "top" and "base" treatment, but if applicable, the architectural design aesthetic may not be required to include a recognizable "base" or "top" provided the building design maintains a compatibility to which the design aesthetic is developed and based. Examples of these include, but are not limited to, Tuscan, Modern, etc. The basis of the design within these examples are volume or planar based and are not intended to include a "base" or "top".
- (7) *Encroachments.* Special architectural features, such as bay windows, decorative roofs and entry features may project up to three (3) feet into street rights-of-way, provided that they are not less than nine (9) feet above the sidewalk. Trellises, canopies and fabric awnings may project up to five (5) feet into front setbacks and public rights-of-way, provided that they are not less than eight (8) feet above the sidewalk. No such improvements shall encroach into alley rights-of-way.
- (8) *Drive-through lane width limitation.* No drive-through facility associated with a retail establishment or large retail establishment shall exceed ten (10) feet in width.
- (9) *Illumination prohibition.* Exterior-mounted exposed neon/fiber optic/ rope L.E.D. lighting, illuminated translucent materials (except signs), illuminated striping or banding, and illuminated product displays on appurtenant structures (e.g., fuel dispensers) shall be prohibited.

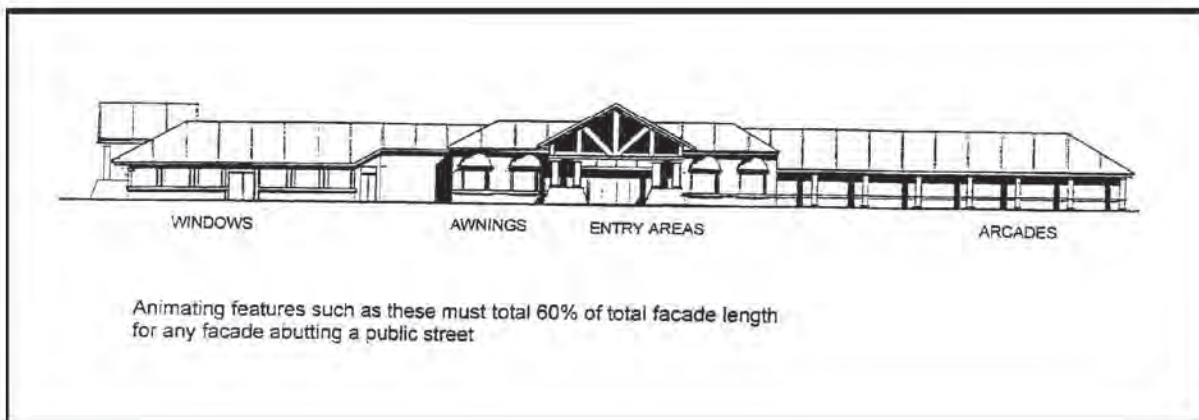
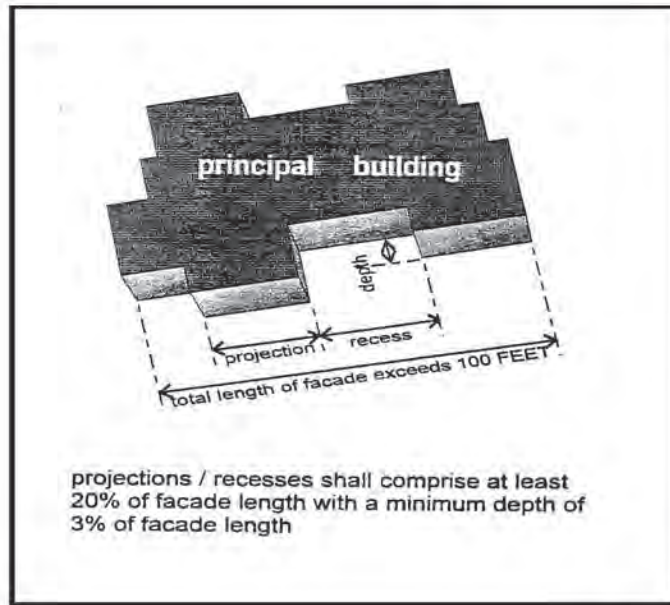
LEGEND

- ADDED LANGUAGE
- REMOVED LANGUAGE

Fort Collins Land Use Code Division 3.5.4 Large Retail Establishments

- (A) **Purpose.** These standards are intended to ensure that large retail building development is compatible with its surrounding area and contributes to the unique community character of Fort Collins. (For expansions/enlargements of large retail establishments, see also subsection 3.8.20(A).)
- (B) **General Standard.** Large retail buildings shall provide a high level of architectural interest by utilizing high quality materials and design and shall be compatible with the character of the surrounding area. Large retail buildings shall have pedestrian and bicycle access and connectivity and shall mitigate any negative impacts. Buildings shall be designed with predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context.
- (C) **Land Use.** All large retail establishments shall be located in a group of more than four (4) retail establishments located in a complex which is planned, developed, owned or managed as a single unit with off-street parking provided on the property. Indoor recreation facilities are exempt from this requirement.
- (D) **Development Standards.**
- (1) *Aesthetic Character.*
- (a) Facades and Exterior Walls:
1. Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) percent of the length of the facade and extending at least twenty (20) percent of the length of the facade. No uninterrupted length of any facade shall exceed one hundred (100) horizontal feet.
 2. Ground floor facades that face public streets shall have arcades, display windows, **clerestory glazing**, entry areas, awnings or other such features along no less than sixty (60) percent of their horizontal length. (See Figure 11.)
- (b) Small Retail Stores. Where large retail establishments contain additional, separately owned stores that occupy less than twenty-five thousand (25,000) square feet of gross floor area, with separate, exterior customer entrances, the street level facade of such stores shall be transparent between ~~the a minimum height of three (3) feet and eight (8) feet above the walkway grade~~ **the finish floor to a height that relates to compatibility of the design aesthetic** for no less than sixty (60) percent of the horizontal length of the building facade of such additional stores.

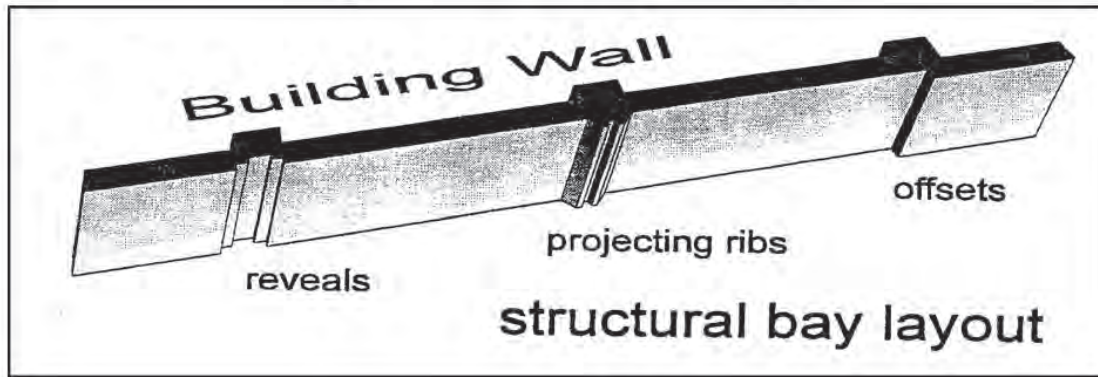
Figure 11
Building Facades



- (c) Detail Features. Building facades must include:
1. a repeating pattern that includes no less than three (3) of the following elements:
 - a. color change;
 - b. texture change;
 - c. material module change;
 - d. an expression of architectural or structural bays through a change in plane no less than twelve (12) inches in width, such as an offset, reveal or projecting rib. (See Figure 12.)

Note: At least one (1) of elements a, b or c shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.

Figure 12
Expression of Architectural or Structural Bay



- (d) Roofs. Roofs shall have no less than two (2) of the following features:
1. parapets concealing flat roofs ~~and with~~ rooftop equipment such as HVAC units from public view. The average height of such parapets shall **be developed in height to screen the roof top units (RTU) utilized for the building.** ~~not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one third ($\frac{1}{3}$) of the height of the supporting wall. (See Figure 13.)~~ Such parapets shall feature three-dimensional cornice treatment **as it relates to the compatibility of the design aesthetic.**

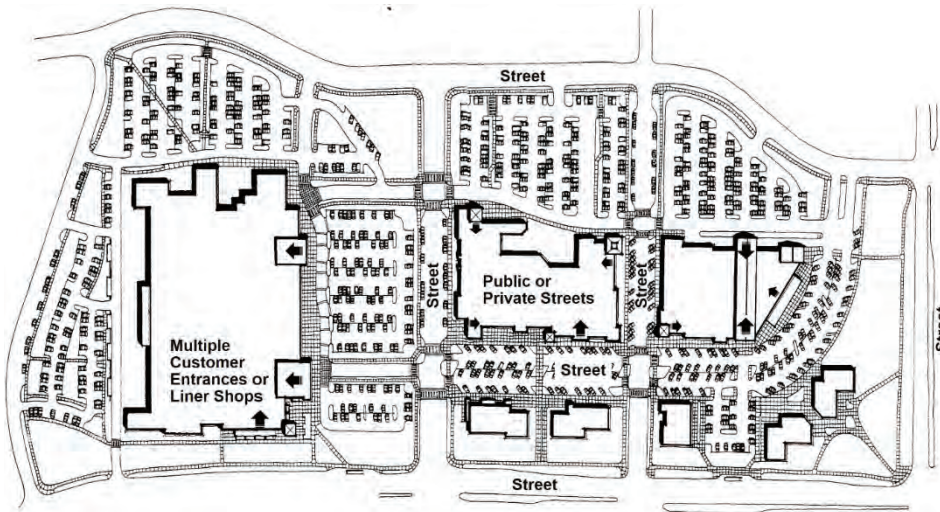
Figure 13

Parapet Standards

2. overhanging eaves, extending no less than three (3) feet past the supporting walls;
 3. sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run;
 4. three (3) or more roof slope planes.
- (e) Materials and colors.
1. Predominant exterior building materials shall be high quality materials, including, but not limited to, brick, sandstone, other native stone, **synthetic stone, wooding siding, and prefinished metal panel** and tinted/textured concrete masonry units.
 2. Facade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of **primary** high-intensity colors, ~~metallic colors, black~~ or fluorescent colors shall be prohibited.
 3. Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas.
 4. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, ~~or prefabricated steel panels.~~
- (2) *Entryways.*
- (a) Each large retail establishment on a site shall have clearly defined, highly visible customer entrances featuring no less than three (3) of the following:
1. canopies or porticos;

2. overhangs;
 3. recesses/projections;
 4. arcades;
 5. raised corniced parapets over the door;
 6. peaked roof forms;
 7. arches;
 8. outdoor patios;
 9. display windows;
 10. architectural details such as tile work and moldings which are integrated into the building structure and design;
 11. integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
- (b) Where additional stores will be located in the large retail establishment, each such store shall have at least one (1) exterior customer entrance, which shall conform to the above requirements.
- (c) All building facades which are visible from adjoining properties and/or public streets shall comply with the requirements of Article 3.5.3(D)(2) above.
- (3) *Site Design and Relationship to Surrounding Community.*
- (a) Entrances. At least two (2) sides of a large retail establishment shall feature operational customer entrances. The two (2) required sides shall be those that are planned to have the highest level of public pedestrian activity, one (1) of which shall also be the side that most directly faces a street with pedestrian access. The other of the two (2) sides having an operational customer entrance may face a second street with pedestrian access, and/or a main parking lot area. If the large retail establishment does not include a second side entrance that is fully operational and open to the public, then this standard shall be met by attaching smaller retail store(s) ("liner stores") to the side of the large retail establishment which is expected to generate the most pedestrian activity or which faces a public street. Such liner store(s) shall, to the extent reasonably feasible, occupy no less than thirty-three (33) percent of the building elevation on which they are located and shall feature distinctive store fronts and entrances that are significantly differentiated from the large retail establishment in order to create strong identifiable entrance features. Entrances to the liner store(s) may, but need not, provide access into the large retail establishment and must be fully operational and open to customers at times that are generally equivalent to the store hours of the large retail establishment to which they are attached. All entrances, including those of the liner store(s), shall be architecturally prominent and clearly visible from the abutting public street. (See Figure 14.) Movie theaters are exempt from this requirement.

Figure 14
Building Entrances



Example of a development with customer entrances on all sides which face a public street.

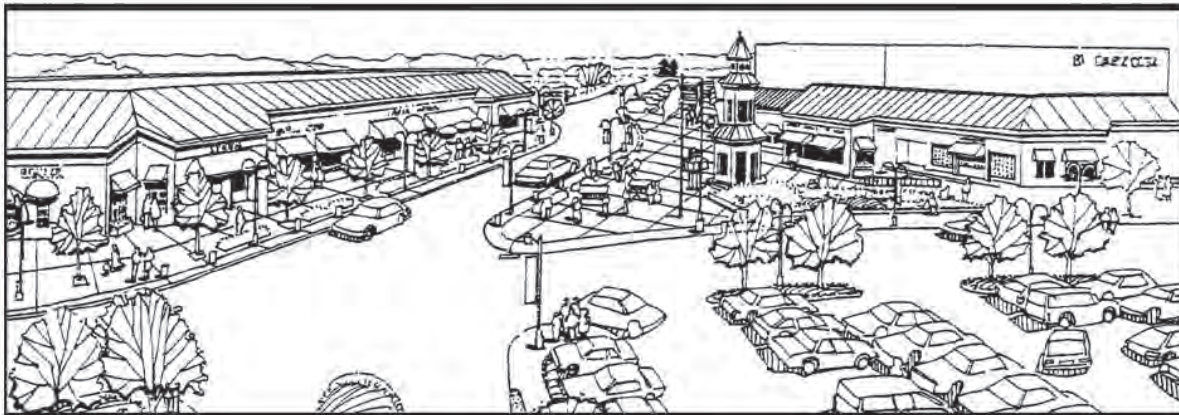
- (b) Parking lot location. No more than fifty (50) percent of the off-street parking area for the lot, tract or area of land devoted to the large retail establishment shall be located between the front facade of the large retail establishment and the abutting streets (the "Front Parking Area"). The Front Parking Area shall be determined by drawing a line from the front corners of the building to the nearest property corners. If any such line, when connected to the plane of the front facade of the building, creates an angle that is greater than one hundred eighty (180) degrees, then the line shall be adjusted to create an angle of one hundred eighty (180) degrees when connected to the plane of the front facade of the building. If any such line, when connected to the plane of the front facade of the building, creates an angle that is less than ninety (90) degrees, then the line shall be adjusted to create an angle of ninety (90) degrees when connected to the plane of the front facade of the building. Parking spaces in the Front Parking Area shall be counted to include all parking spaces within the boundaries of the Front Parking Area, including (i) all partial parking spaces if the part inside the Front Parking Area boundary lines constitutes more than one-half ($\frac{1}{2}$) of said parking space, and (ii) all parking spaces associated with any pad sites located within the Front Parking Area boundaries. Supermarkets are exempt from this requirement.
 - (c) Back sides. The minimum setback for any building facade shall be thirty-five (35) feet from the nearest property line. Where the facade faces abutting residential uses, an earthen berm, no less than six (6) feet in height, containing at a minimum evergreen tree planted at intervals of twenty (20) feet on center, or in clusters or clumps, shall be provided.
 - (d) Connectivity. The site design must provide direct connections and safe street crossings to adjacent land uses.
- (4) *Pedestrian Circulation.*
- (a) Sidewalks at least eight (8) feet in width shall be provided along all sides of the lot that abut a public street.
 - (b) Continuous internal pedestrian walkways, no less than eight (8) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all large retail establishments on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds,

ground covers or other such materials for no less than fifty (50) percent of the length of the walkway.

- (c) Sidewalks, no less than eight (8) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six (6) feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade.
 - (d) Internal pedestrian walkways provided in conformance with part (b) above shall provide weather protection features such as awnings or arcades within thirty (30) feet of all customer entrances.
 - (e) All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
- (5) *Central Features and Community Space.* Each retail establishment subject to these standards shall contribute to the establishment or enhancement of community and public spaces by providing at least two (2) of the following: patio/seating area, pedestrian plaza with benches, transportation center, window shopping walkway, outdoor playground area, kiosk area, water feature, clock tower or other such deliberately shaped area and/or a focal feature or amenity that, in the judgment of the appropriate decision maker, adequately enhances such community and public spaces. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape. (See Figure 15.)

Figure 15

Center With Community Features



- (6) *Delivery/Loading Operations.* No delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 p.m. and 7:00 a.m. unless the applicant submits evidence that sound barriers between all areas for such operations effectively reduce noise emissions to a level of forty-five (45) dB, as measured at the lot line of any adjoining property.

{Ord. No. 228, 1998 §24, 12/15/98; Ord. No. 99, 1999 §§10—13, 6/15/99; Ord. No. 165, 1999 §§22, 23, 11/16/99; Ord. No. 183, 2000 §14, 12/19/00; Ord. No. 087, 2002 §§13, 14, 6/4/02; Ord. No. 173, 2003 §16, 12/16/03; Ord. No. 091, 2004 §13, 6/15/04; Ord. No. 044, 2006, 3/21/06; Ord. No. 025, 2013 §9, 2/26/13; Ord. No. 161, 2020, §9, 1/5/21}

LEGEND

- ADDED LANGUAGE
- REMOVED LANGUAGE

Fort Collins Land Use Code Division 3.6.3 Street Pattern and Connectivity Standards

Street Pattern and Connectivity Standards

- (A) **Purpose.** This Section is intended to ensure that the local street system is well designed with regard to safety, efficiency and convenience for automobile, bicycle, pedestrian and transit modes of travel.
- For the purposes of this Division, "local street system" shall mean the interconnected system of collector and local streets providing access to development from an arterial street.
- (B) **General Standard.** The local street system of any proposed development shall be designed to be safe, efficient, convenient and attractive, considering use by all modes of transportation that will use the system, (including, without limitation, cars, trucks, buses, bicycles, pedestrians and emergency vehicles). The local street system shall provide multiple direct connections to and between local destinations such as parks, schools and shopping. Local streets must provide for both intra- and inter-neighborhood connections to knit developments together, rather than forming barriers between them. The street configuration within each parcel must contribute to the street system of the neighborhood.
- (C) **Spacing of Full Movement Collector and Local Street Intersections With Arterial Streets.** Potentially signalized, full-movement intersections of collector or local streets with arterial streets shall be provided at least every one thousand three hundred twenty (1320) feet or one-quarter ($\frac{1}{4}$) mile along arterial streets, unless rendered infeasible due to unusual topographic features, existing development or a natural area or feature.
- (D) **Spacing of Limited Movement Collector or Local Street Intersections With Arterial Streets.** Additional nonsignalized, potentially limited movement, collector or local street intersections with arterial streets shall be spaced at intervals not to exceed six hundred sixty (660) feet between full movement collector or local street intersections, unless rendered infeasible due to unusual topographic features, existing development or a natural area or feature.
- The City Engineer may require any limited movement collector or local street intersections to include an access control median or other acceptable access control device. The City Engineer may also allow limited movement intersection to be initially constructed to allow full movement access.
- (E) **Distribution of Local Traffic to Multiple Arterial Streets.** All development plans shall contribute to developing a local street system that will allow access to and from the proposed development, as well as access to all existing and future development within the same section mile as the proposed development, from at least three (3) arterial streets upon development of remaining parcels within the section mile, unless rendered infeasible by unusual topographic features, existing development or a natural area or feature.
- The local street system shall allow multi-modal access and multiple routes from each development to existing or planned neighborhood centers, parks and schools, without requiring the use of arterial streets, unless rendered infeasible by unusual topographic features, existing development or a natural area or feature.
- (F) **Utilization and Provision of Sub-Arterial Street Connections to and From Adjacent Developments and Developable Parcels.** To the maximum extent feasible, all development plans shall provide vehicular street connections and incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development. All development

plans shall provide for future **vehicular** public street connections to adjacent developable parcels by providing a local street connection spaced at intervals not to exceed six hundred sixty (660) feet along each development plan boundary that abuts potentially developable or redevelopable land, **to the maximum extent feasible. An alternative to providing street connection not feasible as described below, a bicycle and or pedestrian connection will be provided. When adjacent to open space, natural areas (i.e. Cooper Slough), railroad tracks, topography (such as that area adjacent to Vine Drive) or other similar natural or manmade impediments that inhibit this standard from being met this standard is not required to be met.**

- (G) **Gated Developments.** Gated street entryways into residential developments shall be prohibited.
- (H) **Alternative Compliance.** Upon request by an applicant, the decision maker may approve an alternative development plan that may be substituted in whole or in part for a plan meeting the standards of this Section.
- (1) **Procedure.** Alternative compliance development plans shall be prepared and submitted in accordance with submittal requirements for plans as set forth in this Section. The plan and design shall clearly identify and discuss the alternatives proposed and the ways in which the plan will better accomplish the purpose of this Section than would a plan which complies with the standards of this Section.
 - (2) **Review Criteria.** To approve an alternative plan, the decision maker must first find that the proposed alternative plan accomplishes the purposes of this Division equally well or better than would a plan and design which complies with the standards of this Division, and that any reduction in access and circulation for vehicles maintains facilities for bicycle, pedestrian and transit, to the maximum extent feasible.

In reviewing the proposed alternative plan, the decision maker shall take into account whether the alternative design minimizes the impacts on natural areas and features, fosters nonvehicular access, provides for distribution of the development's traffic without exceeding level of service standards, enhances neighborhood continuity and connectivity and provides direct, sub-arterial street access to any parks, schools, neighborhood centers, commercial uses, employment uses and Neighborhood Commercial Districts within or adjacent to the development from existing or future adjacent development within the same section mile.

~~(Ord. No. 90, 1998, 5/19/98; Ord. No. 228, 1998 §§25, 92, 12/15/98; Ord. No. 087, 2002 §18, 6/4/02; Ord. No. 161, 2005, §8, 12/20/05)~~

LEGEND

- ADDED LANGUAGE
- ~~REMOVED LANGUAGE~~

Fort Collins Land Use Code Division 3.8.7 Signs

All signage within the Mulberry & Greenfields – PUD Master Plan area shall follow the standards of Division 3.8.7 Signs, with the following specific revision as it relates to District 5.

1. District 5 - Off Premise Signage
 - a. Signs placed within District 5 may include off premise signage for tenants and/or uses within District 3. This includes thematic elements (including name, logos, and similar) related to overall Mulberry & Greenfields – PUD Master Plan neighborhood.

LEGEND

- ADDED LANGUAGE
- ~~REMOVED LANGUAGE~~

**Fort Collins Land Use Code
Division 3.8.10 Single-Family and Two-Family Parking Requirements**

(A) Single-Family Detached. ~~For each single-family dwelling there shall be one (1) parking space on lots with greater than forty (40) feet of street frontage or two (2) parking spaces on lots with less than forty (40) feet of street frontage.~~

Single-Family Home Type	Off-street Parking Spaces Req'd per Dwelling Unit
Accessory Dwelling Units	0.0
Cottage Homes	1.0
Small lot Single-family detached dwellings with rear (alley) loaded garages ⁽¹⁾ (lots less than 3,000 sf)	1.5
Single-family detached dwellings with rear (alley) loaded garages.	2.0
Single-family detached dwellings with front or side loaded garages (any size)	2.0

- 1) Wider corner or end lots with the same home type as others in the same block face shall be calculated as the typical size – shall be calculated for the block as a whole.
- 2) Parking spaces may be in centralized off-street parking lots and/or in garages, located either on private lots or on tracts. Other parking configurations, possibly include but not limited to carports or surface stalls on private lots are also permitted.
- 3) Parking along adjacent public or private streets, where permitted, may count towards the required parking counts.

(B) Parking of any vehicle in the front yard of a lot on which exists a single-family or two-family dwelling shall be prohibited unless such vehicle is parked on an improved area having a surface of asphalt, concrete, rock, gravel, **approved LID materials**, or other similar inorganic material, and such improved area has a permanent border.



LEGEND

- ADDED LANGUAGE
- ~~REMOVED LANGUAGE~~

**Fort Collins Land Use Code
Division 3.8.17 Building Height**

(A) Measuring Building Height.

- (1) *Building Height Measured in Feet.* When measured in feet, building height shall be measured from the average of the finished ground level at the center of all walls of a building or structure to the highest point of the roof surface or structure.
- (2) *Building Height Measured in Stories.* In measuring the height of a building in stories the following measurement rules shall apply:
 - (a) A balcony or mezzanine shall be counted as a full story when its floor area is in excess of one-third ($1/3$) of the total area of the nearest full floor directly below it.
 - (b) Half ($1/2$) story shall mean a space under a sloping roof which has the line of intersection of the roof and wall face not more than three (3) feet above the floor level, and in which space the possible floor area with head room of five (5) feet or less occupies at least forty (40) percent of the total floor area of the story directly beneath.
 - (c) No story of a commercial or industrial building shall have more than twenty-five (25) feet from average ground level at the center of all walls to the eave/wall intersection or wall plate height if there is no eave, or from floor to floor, or from floor to eave/wall intersection or wall plate height as applicable.
 - (d) Maximum vertical height of twelve (12) feet eight (8) inches shall be permitted for each residential story measured from average ground level at the center of all walls to the eave/wall intersection or wall plate height if there is no eave, or from floor to floor, or from floor to eave/wall intersection or wall plate height as applicable. This maximum vertical height shall apply only in the following zone districts: U-E; R-F; R-L; L-M-N; M-M-N; N-C-L; N-C-M; N-C-B; R-C; C-C-N; ~~N-C~~; H-C; and M-H.
- (3) *Transitional Height.* Regardless of the maximum building height limit imposed by the zone district standards of this Land Use Code, applicants shall be allowed to use a "transitional" height limit. The allowed "transitional" height may fall at or below the midpoint between the zone district maximum height limit and the height, in feet, of a building that exists on a lot that abuts the subject lot and faces the same street as the building on the subject lot. This provision shall not be interpreted as requiring greater minimum heights or lower maximum heights than imposed by the underlying zone district.

(B) Building Height Regulations.

- (1) All dwellings shall be constructed with at least seventy-five (75) percent of the roof surface higher than seven (7) feet from grade.
- (2) It shall be unlawful to construct, build or establish any building, trees, smokestack, chimney, flagpole, wire, tower or other structure or appurtenance thereto which may constitute a hazard or obstruction to the safe navigation, landing and takeoff of aircraft at a publicly used airport.

- (3) No detached accessory building may exceed eight (8) feet in height unless such building complies with all of the yard setbacks for the district in which such building is located.
- (C) **Exemptions From Building Height Regulations.** The following structures and features shall be exempt from the height requirements of this Land Use Code:
- (1) chimneys, smokestacks or flues that cover no more than five (5) percent of the horizontal surface area of the roof;
 - (2) cooling towers, ventilators and other similar equipment that cover no more than five (5) percent of the horizontal surface area of the roof;
 - (3) elevator bulkheads and stairway enclosures that cover no more than five (5) percent of the horizontal surface area of the roof;
 - (4) fire towers;
 - (5) utility poles and support structures;
 - (6) belfries, spires and steeples;
 - (7) monuments and ornamental towers;
 - (8) solar energy systems.
 - (9) **Roof top patios and** structures associated with occupied roofs where the parapet wall does not exceed four (4) feet above the roof deck (**except for areas for stairwells and/or elevators**). If such roofs include enclosed space, such space such as shade structures, storage closets, and other installations, shall cover no more than twenty-five (25) percent of the horizontal surface area of the roof and shall be set back at a thirty-five (35) degree angle measured at the intersection of the floor plane of the story below the roof.

LEGEND

- ADDED LANGUAGE
- ~~REMOVED LANGUAGE~~

Fort Collins Land Use Code
3.8.30 Multi-Family and Single-Family Attached Dwelling Development Standards

(A) **Purpose/Applicability.** The following standards apply to all:

- (1) multi-family developments that contain at least four (4) dwelling units; and
- (2) single-family attached developments that contain at least four (4) dwelling units where there is no reasonably sufficient area for outdoor activities and useable outdoor space on an individual per lot basis.

These standards are intended to promote variety in building form and product, visual interest, access to parks, pedestrian-oriented streets and compatibility with surrounding neighborhoods.

(B) **Mix of Housing Types.** A mix of permitted housing types shall be included. In order to promote such variety, the following minimum standards shall be met:

The following is the minimum required Mix of Housing Types required (if residential uses are proposed):

- District 1 - 4 Housing Types
 - District 2 - 4 Housing Types
 - District 3 - 1 Housing Type
 - District 4 - 1 Housing Type
 - District 5 – N/A – Residential Uses Not Permitted in District 5.
- 1) Mulberry & Greenfields - PUD Master Plan will develop in multiple phases, so it is not a requirement to provide the required mix of housing types with each future development application. Therefore, the Applicant/Developer must track and demonstrate compliance with this standard with each development application.
 - 2) In District 1 a single housing type shall not constitute more than 80% or less than 5% of the total number of dwelling units within the entirety of District 1. Accessory Dwelling Units (ADUs) are exempt from this standard.

The following list of housing types shall be used to satisfy housing type requirements: (as permitted per District per Land Use Table found within this Mulberry & Greenfields - PUD Master Plan)

- a. Single-family detached dwellings with rear (alley) loaded garages.
- b. Small lot Single-family detached dwellings with rear (alley) loaded garages. (lots containing less than four thousand (4,000) square feet or with lot frontages of forty (40) feet or less) if there is a difference of at least two thousand (2,000) square feet between the average lot size for small lot single-family detached dwellings with rear (alley) loaded garages and the average lot size for single-family detached dwellings with rear (alley) loaded garages.
- c. Single-family detached dwellings with front or side loaded garages.
- d. Small lot single-family detached dwellings with front or side loaded garages (lots containing less than 4,000 square feet or with lot frontages of 40' or less, if there is a difference of at least 2,000 square feet between the average lot size for small lot single-family detached dwellings with front or side loaded garages and the average lot size for single-family detached dwellings with front or side loaded garages.

- e. Single-family detached dwellings with detached garages not on same lot also known as Cottage Homes. Cottage Homes may be organized around a common green or shared open space. Detached garages may be ganged and not contiguous with the residential lot.
- f. Single-family detached dwellings with rear (alley) loaded garages at minimum 3 stories also known as Single Family Detached Townhomes.
- g. Single-family detached dwellings in Motorcourt configuration.
- h. Single-family detached or Paired Homes on common lots.
- i. Two-family dwellings.
- j. Single-family attached dwellings.
- k. Mixed-use dwelling units.
- l. Multi-family dwellings containing up to 4 units per building.
- m. Multi-family dwellings containing 5 to 8 units per building.
- n. Multi-family dwellings containing 9 to 12 units per building.
- o. Multi-family dwellings containing 13 to 20 units per building.
- p. Multi-family dwellings containing more than 20 units per building.
- q. Accessory Dwelling Units

~~A complete range of the permitted housing types is encouraged in a neighborhood and within any individual development plan, to the extent reasonably feasible, depending on the size of the parcel. The following minimum standards are intended to promote such variety:~~

- ~~(1) A minimum of two (2) housing types shall be required on any development parcel sixteen (16) acres or larger, including parcels that are part of a phased development. A minimum of three (3) housing types shall be required on any development parcels thirty (30) acres or larger.~~
- ~~(2) Lot sizes and dimensions shall be varied for different housing types to avoid monotonous streetscapes. For example, larger housing types on larger lots are encouraged on corners. Smaller lots abutting common open spaces are encouraged.~~
- ~~(3) The following list of housing types shall be used to satisfy this requirement:

 - ~~(a) Small lot single family detached dwellings on lots containing less than six thousand (6,000) square feet.~~
 - ~~(b) Two family dwellings.~~
 - ~~(c) Single family attached dwellings.~~
 - ~~(d) Mixed use dwelling units.~~
 - ~~(e) Group homes.~~
 - ~~(f) Multi family dwellings containing three (3) to four (4) units per building.~~
 - ~~(g) Multi family dwellings containing five (5) to seven (7) units per building.~~
 - ~~(h) Multi family dwellings containing more than seven (7) units per building.~~~~
- ~~(4) Lot pattern. The lot size and layout pattern shall be designed to allow buildings to face toward the street.~~

- (C) **Access to a Park, Central Feature or Gathering Place.** At least ninety (90) percent of the dwellings in all development projects containing two (2) or more acres shall be located within one thousand three hundred twenty (1,320) feet (one-quarter (¼) mile) of either a neighborhood public park, a privately owned park or a central feature or gathering place that is located either within the project **Mulberry & Greenfields PUD Master Plan area** or within adjacent development, which distance shall be measured along street frontage.

without crossing an arterial street. Such parks, central features or gathering places shall contain one (1) or more of the following uses:

- (1) Public parks, recreation areas or other open lands.
 - (2) Privately owned parks, meeting the following criteria:
 - (a) For projects between two (2) and five (5) acres, the development is required to provide sufficient outdoor gathering areas or site amenities, either public or private, to sustain the activities associated with single-family attached and multi-family residential development, to adequately serve the occupants of the development as set forth below. Such outdoor gathering areas may include, without limitation, small parks, playgrounds, pools, sports courts, picnic facilities, passive open space, recreational areas, plazas, courtyards, or naturalistic features.

For projects greater than five (5) acres and less than ten (10) acres, the private park must be a minimum of five thousand (5,000) square feet.

For projects greater than ten (10) acres, the private park must be a minimum of ten thousand (10,000) square feet.
 - (b) Location. Such parks shall be highly visible, secure settings formed by the street layout and pattern of lots and easily observed from streets. Rear facades and rear yards of dwellings shall not abut more than two (2) sides or more than fifty (50) percent of the perimeter frontage of the park.
 - (c) Accessibility. All parts of such parks shall be safely and easily accessible by pedestrians and open to the public.
 - (d) Facilities. Such parks shall consist of multiple-use turf areas, walking paths, plazas, pavilions, picnic tables, benches or other features for various age groups to utilize.
 - (e) Ownership and Maintenance. Such parks may, in the discretion of the City, be acquired by the City (through dedication or purchase) or be privately owned and maintained by the developer or property owners' association.
 - (f) Storm Drainage. When integrating storm drainage and detention functions to satisfy this requirement, the design of such facilities shall not result in slopes or gradients that conflict with other recreational and civic purposes of the park.
 - (3) Community facilities or neighborhood support/recreation facilities (which are permitted as an accessory use to housing). If such facility is smaller than the required minimum size for privately owned parks as required in subparagraph (2)(a) above, then the facility shall be physically integrated with such park space as needed to meet the required minimum size.
- (D) **Block Requirements.** All development shall comply with the applicable standards set forth below, unless the decision maker determines that compliance with a specific element of the standard is infeasible due to unusual topographic features, existing development, safety factors or a natural area or feature:
- (1) **Block Structure.** Each multi-family project shall be developed as a series of complete blocks bounded by streets (public or private). (See Figures 16A through 16F below). Natural areas, irrigation ditches, high-voltage power lines, operating railroad tracks and other similar substantial physical features may form up to ~~three (3) two (2)~~ sides of a block.
 - (2) **Block Size.** All blocks shall be limited to a maximum size of ~~nine (9) seven (7)~~.
 - (3) **Minimum Building Frontage.** Forty (40) percent of each block side or fifty (50) percent of the block faces of the total block shall consist of either building frontage, ~~landscape buffers~~, plazas or other functional open space.

(E) **Buildings.**

- 1.) Black text is current standards
- 2.) Red text is revised standard.

	Underlying Zoning		Mulberry - PUD Master Plan Proposed Updates
	LMN		District 1
Building Height	Residential (1, 2, & 3 Dus) - 2.5 Stories Residential (4+ units) - 3 Stories *		Max 3 stories for all housing types
	*4/5 stories at arterial intersections		
SFD Setbacks			
Arterial	30'	30'	30'
Non-Arterial	15' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)
Side	5'	3'	3'
Rear	8'	8' (2' for alley load if no utility conflicts)	8' (2' for alley load if no utility conflicts)
SFA / Paired Homes Setbacks			
Arterial	30'	30'	30'
Non-Arterial	15' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)
Side	5'	5'	5'
Rear	8'	8' (2' for alley load if no utility conflicts)	8' (2' for alley load if no utility conflicts)
Multi-Family Setbacks	15' (arterial) 9' (non-arterial)		15' (arterial) 9' (non-arterial)
Min Lot Width	SFD	50' for front load	45' for front load
	SFA	50' for front load	No minimum width for non-front load product
	Duplex	50' for front load	
Mixed-Use, Institutional, Commercial Buildings & Large Retail Establishments	As permitted, per District per Permitted Land Use Table within this PUD Master Plan, shall follow standards within "Supplemental Standards - Large Retail Establishment" and "Supplemental Standards - Mixed-Use, Institutional, and Commercial Buildings Standards"		

*See Standards Table Notes at the end of this section.

- 1.) Black text is current standards
- 2.) Red text is revised standard.

	Underlying Zoning		Mulberry - PUD Master Plan Proposed Updates	
	LMN	MMN	District 2	
Building Height	Residential (1, 2, & 3 DUs) - 2.5 Stories Residential (4+ units) - 3 Stories *4/5 stories at intersections	3 Stories* *4/5 stories at intersections	The maximum height of one-, two- and three-family dwellings shall be three (3) stories. Single-Family Attached and Multi-Family Buildings up to 8 units per building shall have a maximum height of three (3) stories. Maximum height of Multi-Family Buildings with greater than 8 units per building shall be 5 stories.	
SFD Setbacks				
Arterial	30'	30'	30'	30'
Non-Arterial	15' (20' garage-face to back of walk)	15' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)
Side	5'	5'	3'	3'
Rear	8'	8'	8' (2' for alley load if no utility conflicts)	8' (2' for alley load if no utility conflicts)
SFA / Paired Homes Setbacks				
Arterial	30'	30'	30'	30'
Non-Arterial	15' (20' garage-face to back of walk)	15' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)
Side	5'	5'	5'	5'
Rear	8'	8'	8' (2' for alley load if no utility conflicts)	8' (2' for alley load if no utility conflicts)
Multi-Family Setbacks	15' (arterial) 9' (non-arterial)	15' (arterial) 9' (non-arterial)	15' (arterial) 9' (non-arterial)	
Min Lot Width	SFD 50' for front load SFA 50' for front load Duplex 50' for front load	SFD 50' for front load SFA 50' for front load Duplex 50' for front load	45' for front load No minimum width for non-front load product	
Mixed-Use, Institutional, Commercial Buildings & Large Retail Establishments	As permitted, per District per Permitted Land Use Table within this PUD Master Plan, shall follow standards within "Supplemental Standards - Large Retail Establishment" and "Supplemental Standards - Mixed-Use, Institutional, and Commercial Buildings Standards"			

*See Standards Table Notes at the end of this section.

- 1.) Black text is current standards
- 2.) Red text is revised standard.

	Underlying Zoning			Mulberry - PUD Master Plan Proposed Updates
	Neighborhood Commercial	Employment	General Commercial	District 3
Building Height	5 Stories	4 Stories	4 Stories	5 stories
SFD Setbacks	N/A		N/A	
Arterial		30'		30'
Non-Arterial		15' (20' garage-face to back of walk)		10' (20' garage-face to back of walk)
Side		5'		3'
Rear		8'		8' (2' for alley load if no utility conflicts)
SFA / Paired Homes Setbacks				
Arterial	30'	30'	30'	30'
Non-Arterial	15' (20' garage-face to back of walk)	15' (20' garage-face to back of walk)	15' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)
Side	5'	5'	5'	5'
Rear	8'	8'	8'	8' (2' for alley load if no utility conflicts)
MF Setbacks	15' (arterial) 9' (non-arterial)	15' (arterial) 9' (non-arterial)	15' (arterial) 9' (non-arterial)	15' (arterial) 9' (non-arterial)
Min Lot Width	SFD N/A SFA 50' for front load Duplex 50' for front load	SFD N/A SFA 50' for front load Duplex 50' for front load	SFD N/A SFA 50' for front load Duplex 50' for front load	45' for front load No minimum width for non-front load product
Mixed-Use, Institutional, Commercial Buildings & Large Retail Establishments	As permitted, per District per Permitted Land Use Table within this PUD Master Plan, shall follow standards within " Large Retail Establishment" and " Mixed-Use, Institutional, and Commercial Buildings Standards"			

*See Standards Table Notes at the end of this section.

- 1.) Black text is current standards
- 2.) Red text is revised standard.

	Underlying Zoning	Mulberry - PUD Master Plan Proposed Updates	Mulberry - PUD Master Plan Proposed Updates
	General Commercial	District 4	District 5
Building Height	4 Stories	5 stories	District 5 permits only signage, detention/water quality, open space, and similar uses.
SFD Setbacks	N/A		
Arterial		30'	
Non-Arterial		10'	
Side		3'	
Rear		8' (2' for alley load if no utility conflicts)	
SFA / Paired Homes Setbacks			
Arterial	30'	30'	
Non-Arterial	15' (20' garage-face to back of walk)	10' (20' garage-face to back of walk)	
Side	5'	5'	
Rear	8'	8' (2' for alley load if no utility conflicts)	
MF Setbacks	15' (arterial) 9' (non-arterial)	15' (arterial) 9' (non-arterial)	
Min Lot Width	SFD N/A SFA 50' for front load Duplex 50' for front load	No minimum width for non-front load product	
Mixed-Use, Institutional, Commercial Buildings & Large Retail Establishments	As permitted, per District per Permitted Land Use Table within this PUD Master Plan, shall follow standards within " Large Retail Establishment" and " Mixed-Use, Institutional, and Commercial Buildings Standards"		

*See Standards Table Notes at the end of this section.

Notes for Development Standards:

1. FRONT SETBACKS ON CORNER LOTS: IN THE CASE OF CORNER LOTS, ONLY 1 STREET LINE SHALL BE CONSIDERED AS A FRONT LINE, AND THE STREET TO WHICH THE PRIMARY ENTRANCE OF THE PRINCIPAL BUILDING FACES OR TO WHICH THE BUILDING IS ADDRESSED SHALL BE CONSIDERED THE FRONT LINE FOR PURPOSES OF DETERMINING THE FRONT SETBACK.
2. THE REAR SETBACK IN ALLEYS MAY BE 2' IF THERE ARE NOT UTILITY CONFLICTS, ALTHOUGH THE MINIMUM DISTANCE FROM GARAGE FACE TO GARAGE FACE SHALL BE 24'. MIN. 8' REQUIRED FOR PARALLEL PARKING. HABITABLE SPACE IS PERMITTED OVER GARAGES WITH A 2' SETBACK TO THE ALLEY.
3. MINIMUM LOT WIDTH ONLY APPLIES TO FRONT LOAD SINGLE-FAMILY DETACHED HOMES. OTHER HOME TYPES DO NOT HAVE A MINIMUM LOT WIDTH. MIXED-USE AND NON-RESIDENTIAL USES HAVE NO MINIMUM LOT WIDTH.
4. FEATURES ALLOWED WITHIN SETBACKS. THE FOLLOWING STRUCTURES AND FEATURES MAY BE LOCATED WITHIN REQUIRED RESIDENTIAL SETBACKS:
 - a. TREES, SHRUBS OR OTHER FEATURES OF NATURAL GROWTH;
 - b. FENCES OR WALLS, SUBJECT TO PERMIT APPROVAL, THAT DO NOT EXCEED THE STANDARDS ESTABLISHED IN FORT COLLINS LAND USE CODE SECTION 3.8.11;
 - c. DRIVEWAYS AND SIDEWALKS;
 - d. SIGNS, IF PERMITTED BY THE SIGN REGULATIONS OF THIS LAND USE CODE OR MULBERRY PLANNED SIGN PROGRAM;
 - e. BAY WINDOWS AND SIMILAR SIZED CANTILEVERED FLOOR AREAS, AND ARCHITECTURAL DESIGN EMBELLISHMENTS OF DWELLINGS THAT DO NOT PROJECT MORE THAN 2' FEET INTO THE REQUIRED SETBACK, PROVIDED NONE OF THE FOREGOING ELEMENTS SHALL ENCR OACH UPON ANY PUBLIC EASEMENTS;
 - f. EAVES THAT DO NOT PROJECT MORE THAN 2½' INTO THE REQUIRED SETBACK;
 - g. OPEN OUTSIDE STAIRWAYS, ENTRANCE HOODS, TERRACES, CANOPIES AND BALCONIES THAT DO NOT PROJECT MORE THAN 5' INTO A REQUIRED FRONT OR REAR SETBACK AND/OR NOT MORE THAN 2' FEET INTO A REQUIRED SIDE SETBACK, PROVIDED THEY DO NOT ENCR OACH ON PUBLIC EASEMENTS;
 - h. CHIMNEYS, FLUES AND RESIDENTIAL VENTILATING DUCTS THAT DO NOT PROJECT MORE THAN 2' FEET INTO A REQUIRED SETBACK AND WHEN PLACED SO AS NOT TO OBSTRUCT LIGHT AND VENTILATION, PROVIDED THEY DO NOT ENCR OACH ON PUBLIC EASEMENTS;
 - i. UTILITY LINES, WIRES AND ASSOCIATED STRUCTURES, SUCH AS POWER POLES;
 - j. DECKS WHICH ARE NOT MORE THAN 30" ABOVE GROUND;
 - k. WINDOW WELLS OR BASEMENT EGRESS WINDOWS INCLUDING THE FOUNDATION THAT FORMS THE WINDOW WELL, AS LONG AS THE WINDOW FOUNDATION DOES NOT EXCEED THE ELEVATION OR HEIGHT OF THE HOUSE FOUNDATION MAY ENCR OACH UP TO 3' FEET, ONLY WHEN SETBACK IS 5' FEET OR GREATER AND AS LONG AS ADEQUATE DRAINAGE IS ACCOMMODATED.
5. 0' LOT LINE CONFIGURATIONS ARE ALLOWED. ATTACHED OR DETACHED GARAGES WITH OR WITHOUT HABITABLE SPACES OVER THE GARAGE MAY ALSO UTILIZE A 0' SETBACK.
6. ANY SINGLE-FAMILY DETACHED HOMES AND DUPLEXES THAT ARE LOCATED ON A COMMON LOT WILL NOT BE SUBJECT TO MINIMUM LOT SIZE, NOR MINIMUM LOT WIDTHS. SETBACKS:
 - a. TO NON-ARTERIAL - 15' (30' TO ARTERIAL) (20' TO GARAGE FACE)
 - b. TO PRIVATE STREET OR PARKING AREA - 10'
 - c. TO PROPERTY BOUNDARY - 10'
 - d. MIN. BUILDING SEPARATION - 6' (INCLUDES DETACHED GARAGE, CARPORTS, AND/OR OTHER RESIDENTIAL BUILDINGS)
7. SINGLE FAMILY DETACHED MOTOR COURTS. MOTOR COURT MEANS A DEAD END, SHARED, PRIVATE DRIVE NOT EXCEEDING ONE-HUNDRED AND FIFTY (150) LINEAR FEET, THAT SERVICES A GROUPING OF DWELLING UNITS. MOTOR COURTS MAY HAVE A METRO DISTRICT, HOA, OR SHARED MAINTENANCE AGREEMENT MAINTAINED SHARED DRIVE. SETBACKS FOR MOTOR COURTS SHALL BE AS FOLLOWS:
 - a. TO NON-ARTERIAL - 15' (30' TO ARTERIAL)
 - b. TO OPEN SPACE / COMMON OPEN SPACE / EASEMENT OR SIMILAR - 8'
 - c. TO SHARED PRIVATE DRIVE - 8'
 - d. SIDE - 5'
 - e. REAR - 5'
8. DWELLING UNITS ADJACENT TO THE STREET SHALL HAVE A FRONT ENTRY FEATURE FACING THE ADJACENT STREET WITH DIRECT CONNECTION.
9. SETBACKS FOR DETACHED GARAGES NOT ON LOT:
 - a. TO NON-ARTERIAL (EXCLUDING ALLEY) - 15'
 - b. TO ALLEY OR INTERNAL LOT LINES - 0'
 - c. MINIMUM BUILDING SEPARATION - 10'
10. SIDE YARD USE EASEMENTS ARE PERMITTED. MINIMUM SIDE SETBACKS FOR SIDE YARD USE EASEMENTS ARE 5' (15' FOR SIDE CORNER LOT ADJACENT TO PUBLIC ROW). A MINIMUM 10' BUILDING SEPARATION MUST BE MAINTAINED. SEE HOUSING TYPES - LOT TYPICALS FOR MORE DETAILS.

- (1) The portion of a building located within a radius of seventy five (75) feet of the right of way of an intersection of two (2) arterial streets may contain an additional fourth story.
- (2) The portion of a building within a radius of fifty (50) feet of the right of way of any street intersection (except an arterial/arterial intersection) may contain an additional fourth story.
- (3) Minimum setback from the right of way along an arterial street shall be fifteen (15) feet and along a nonarterial street shall be nine (9) feet.
 - (a) Exceptions to the setback standards are permitted if one (1) of the following is met:
 - 1. Each unit side that faces the street has a porch and/or balcony that has a minimum depth of six (6) feet (as measured from the building facade to the far side posts, railings/spindles) and a minimum length of eight (8) feet. If more than one (1) side of a unit faces the street, then only one (1) side is required to comply.
 - 2. An outdoor space such as a plaza, courtyard, patio or garden is located between a building and the sidewalk, provided that such space shall have landscaping, low walls, fencing or railings, a tree canopy and/or other similar site improvements along the sidewalk designed for pedestrian interest, comfort and visual continuity.
 - 3. All ground units that face a street are ADA compliant units that have street-facing porches that are directly and individually accessed from the public sidewalk by a connecting walkway that is at least six (6) feet in width.
 - 4. All ground units that face a street with a transit stop that fronts the building are affordable housing units, each having a street-facing stoop that directly accesses the public sidewalk by a connecting walkway.
 - 5. A project is within an area in the Downtown that is designated in the Downtown

Figure 16A

Example of Shopping Center on One Block

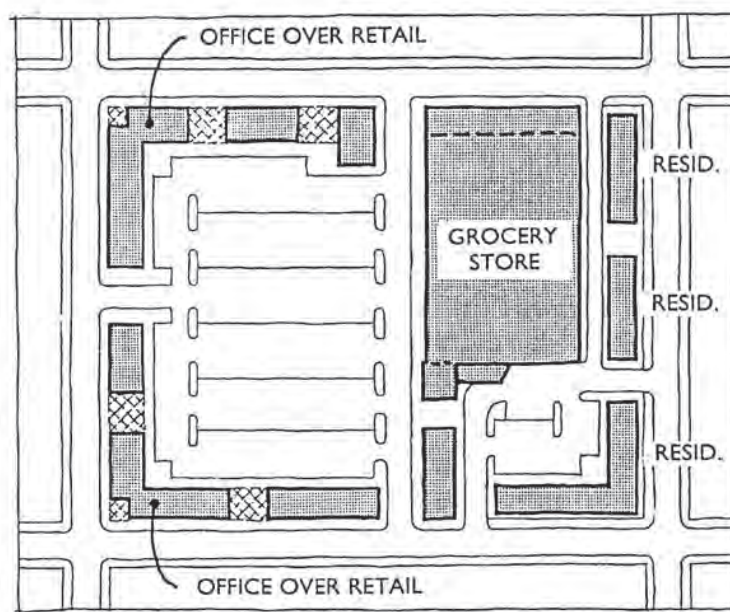


Figure 16B

Example of Park/Civic Block

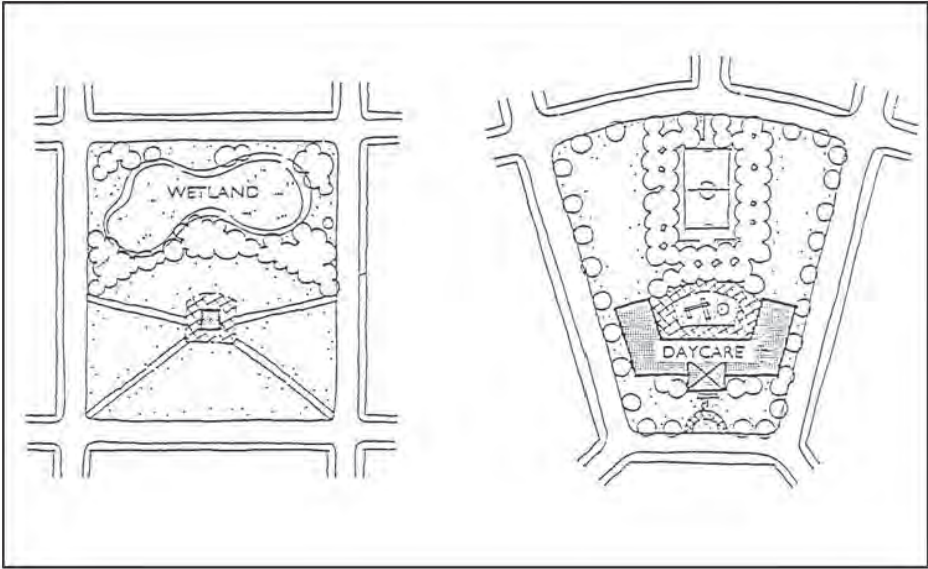


Figure 16C

Example of Garden Apartment Block

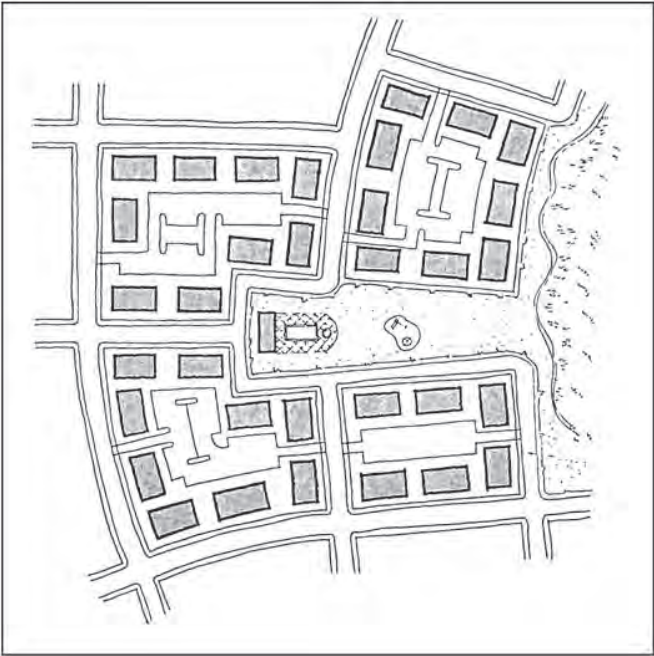


Figure 16D

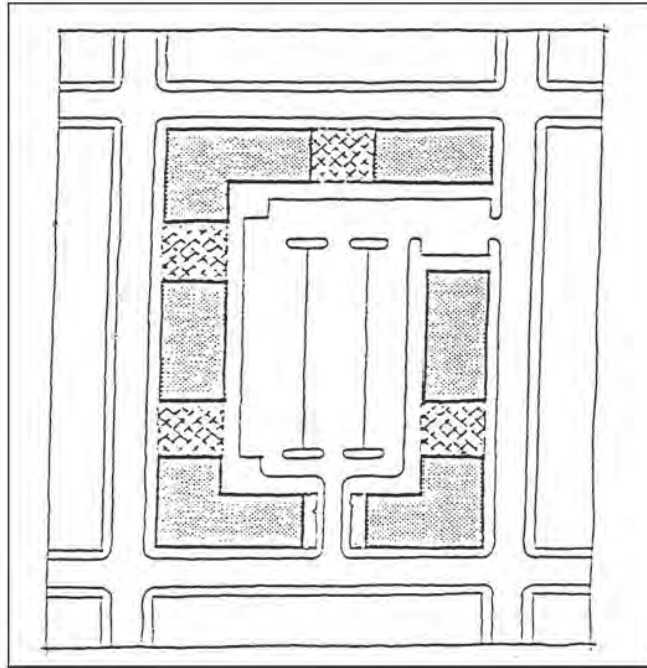
Example of Townhouses and Small Lot Houses



Figure 16E
Example of Bungalow Block



Figure 16F
Example of Office Block



(F) **Design Standards for Multi-Family Dwellings.**

- (1) *Yards Along Single- and Two-Family Residential Development adjacent to the Mulberry & Greenfields Master Plan area.* Buffer yards shall be provided along the property line of abutting existing single- and two-family dwellings **or building compatibility standards shall apply.** Minimum **buffer yard** depth shall be twenty-five (25) feet.
- (2) *Yards Along Single- and Two-Family Residential Development within Mulberry & Greenfields Master Plan area.* For multi-family buildings over three stories, buffer yards shall be provided along the property line of abutting existing single- and two-family dwellings **or building compatibility standards shall apply.** Minimum depth shall be twenty-five (25) feet. ~~This provision shall not apply the Neighborhood Conservation Buffer (NCB) district and the Neighborhood Conservation Medium Density (NCM) district.~~ **This standard does not apply when located across a street (public or private) or when sharing an alley.**
- (2) *Variation Among Buildings.* For any development containing at least three (3) and not more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least two (2) distinctly different building designs. For any such development containing more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least three (3) distinctly different building designs. For all developments, there shall be no similar buildings placed next to each other along a street, street-like private drive or major walkway spine. Building designs shall be considered similar unless they vary significantly in footprint size and shape **or building elevations, including modifying the architectural style of the buildings, (e.g., prairie, craftsman, etc.) or other elements, possibly including but not limited to modifying the roofline, materials or color blocking.** Building designs shall be further distinguished by including unique architectural elevations and unique entrance features within a coordinated overall theme of roof forms, massing proportions and other characteristics. Such variation among buildings shall not consist solely of different combinations of the same building features.
- (3) *Variation of Color.* Each multi-family building shall feature a palette of muted colors, earth tone colors, natural colors found in surrounding landscape or colors consistent with the adjacent neighborhood. For a multiple structure development containing at least forty (40) and not more than fifty-six (56) dwelling units, there shall be at least two (2) distinct color schemes used on structures throughout the

development. For any such development containing more than fifty-six (56) dwelling units, there shall be at least three (3) distinct color schemes used on structures throughout the development. For all developments, there shall be no more than two (2) similarly colored structures placed next to each other along a street or major walkway spine.

- (4) *Entrances.* Entrances shall be made clearly visible from the streets and public areas through the use of architectural elements and landscaping.
- (5) *Roofs.* Roof lines may be either sloped, flat or curved, but must include at least two (2) of the following elements:
 - (a) The primary roof line shall be articulated through a variation or terracing in height, detailing and/or change in massing.
 - (b) Secondary roofs shall transition over entrances, porches, garages, dormers, towers or other architectural projections.
 - (c) Offsets in roof planes shall be a minimum of two (2) feet in the vertical plane.
 - (d) Termination at the top of flat roof parapets shall be articulated by design details and/or changes in materials and color.
 - (e) Rooftop equipment shall be hidden from view by incorporating equipment screens of compatible design and materials.

Exception: Major roofs planes including solar are exempt from the roof form variation requirement unless all major roof planes include solar. In this case, each major plane shall include at least one (1) major break in the roof plane. Major roof planes not including solar shall incorporate roof form variation. Non-major planes should maximize articulation.

- (6) *Facades and Walls.* Each multi-family dwelling shall be articulated with projections, recesses, covered doorways, balconies, covered box or bay windows and/or other similar features, dividing large facades and walls into human-scaled proportions similar to the adjacent single- or two-family dwellings, and shall not have repetitive, undifferentiated wall planes. Building facades shall be articulated with horizontal and/or vertical elements that break up blank walls of forty (40) feet or longer. Facade articulation may be accomplished by offsetting the floor plan, recessing or projection of design elements, change in materials and/or change in contrasting colors. Projections shall fall within setback requirements.
- (7) *Colors and Materials.* Colors of nonmasonry materials shall be varied from structure to structure to differentiate between buildings and provide variety and individuality. Colors and materials shall be integrated to visually reduce the scale of the buildings by contrasting trim, by contrasting shades or by distinguishing one (1) section or architectural element from another. Bright colors, if used, shall be reserved for accent and trim.

LEGEND

- ADDED LANGUAGE
- REMOVED LANGUAGE

**Fort Collins Land Use Code
Division 4.5 - Low Density Mixed-Use**

(A) **Purpose.** The Low Density Mixed-Use Neighborhood District is intended to be a setting for a predominance of low density housing combined with complementary and supporting land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood. The main purpose of the District is to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices, that invite walking to gathering places, services and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks, and other linkages. A neighborhood center provides a focal point, and attractive walking and biking paths invite residents to enjoy the center as well as the small neighborhood parks. Any new development in this District shall be arranged to form part of an individual neighborhood.

~~Typically, Low Density Neighborhoods will be clustered around and integral with a Medium Density Mixed-Use Neighborhood with a Neighborhood Commercial Center at its core. For the purposes of this Division, a neighborhood shall be considered to consist of approximately eighty (80) to one hundred sixty (160) acres, with its edges typically consisting of major streets, drainageways, irrigation ditches, railroad tracks and other major physical features.~~

(B) **Permitted Uses.**

Decision Maker	
	Not Permitted
BDR	Fort Collins Basic Development Review Process
Type 1	Fort Collins Administrative Review Process
Type 2	Fort Collins Planning Commission Review Process

(1)

ACCESSORY / MISCELLANEOUS USES	Per PUD	Current LUC
Accessory Buildings	BDR	BDR
Accessory Uses	BDR	BDR
Urban Agriculture	BDR	BDR
Off-site Construction Staging	BDR	BDR
Wireless Telecommunication Equipment	BDR	BDR
Accessory Dwelling Units	*See standards below	
Outdoor Vendor	BDR	
Stationary Vendor		

Satellite dish antennas greater than thirty-nine (39) inches in diameter		
Heliports and Helipads		
Wireless Telecommunication Equipment (No freestanding monopoles)		
Institutional / Civic / Public Uses	Per PUD	Current LUC
Neighborhood Parks	BDR	BDR
Places of Worship or Assembly (any size)	Type 1	Type 2
Places of Worship or assembly with a building footprint which does not exceed a total of twenty-five thousand (25,000) square feet		Type 1
Minor Public facilities	Type 1	Type 1
Parks, recreation and other open lands, except neighborhood parks as defined by the Parks and Recreation Policy Plan	BDR	Type 1
Community Facilities	BDR	Type 1
Neighborhood Support / Recreational Facilities	BDR	Type 1
Public and Private schools for elementary, intermediate and high school education, and for vocational and technical training	Type 2	Type 2
Long-Term care facilities	Type 1	Type 2
Places of worship or assembly with a building footprint which exceed a total of twenty-five thousand (25,000 square feet)		Type 2
Public and Private schools, including colleges, universities, vocational and technical training	Type 2	Type 2
Seasonal overflow Shelters		Type 1
Transit facilities without repair or storage		
Major public facilities		
Residential Uses	Per PUD	Current LUC
Shelters for victims of domestic violence for up to fifteen (15) residents	BDR	BDR
Short Term primary Rentals	BDR	BDR
Single-Family detached dwellings	BDR	Type 1
Two-Family dwellings	BDR	Type 1
Single-Family attached dwellings	BDR	Type 1
Multi-family Dwellings (12 or less units per building)	BDR	Type 1
Multi-family Dwellings (More than 12 units per building)	Type 1	Type 2
Group homes for up to eight (8) developmentally disabled or elderly persons	Type 1	Type 1
Mixed-use dwellings	Type 1	Type 1
Manufactured housing communities		Type 2
Group homes	Type 2	Type 2
Extra occupancy with four (4) or more tenants	Type 1	Type 1
Extra occupancy with five (5) or fewer tenants		

Extra occupancy with more than five (5) tenants		
Fraternity and sorority houses		
Long-Term care facilities		
Short term primary and non-primary rentals		
Commercial / Retail Uses	Per PUD	Current LUC
Adult day / respite care centers	Type 1	Type 1
Artisan and photography studios and galleries		
Bars and taverns		
Bed and Breakfast establishments		
Bed and Breakfast establishments with six (6) or fewer beds	BDR	Type 1
Child care centers	BDR	Type 1
Clubs and Lodges		
Convenience retail stores without fuel sales		
Convenience shopping Centers		
Convenience retail stores with fuel sales		
Dog Day Care Facilities		
Drive-in restaurants		
Drive-in restaurants (without drive-through facilities)		
Drive-thru restaurants		
Enclosed mini-storage facilities		Type 2
Entertainment facilities and theaters		
Equipment rental establishments without outdoor storage		
Equipment, truck and trailer Rental		
Exhibit Hall		
Fast Food restaurants (without drive-in or drive-through facilities)		
Food catering or small food product preparation		
Food Truck Rally	BDR	
Frozen food lockers		
Funeral homes		
Gasoline Stations		
Grocery Store		
Commercial / Retail Uses	Per PUD	Current LUC
Health and Membership Clubs	BDR	
Hospitals		
Indoor Kennels		
Large retail establishments (25,000 sq. ft. +)		
Limited indoor recreation establishments		Type 2

Limited outdoor or combined indoor and outdoor recreation establishments		
Lodging establishments		
Medical centers / clinics		
Medical Marijuana centers		
Microbrewery / distillery / winery		
Music Studios		
Neighborhood centers consisting of at least two (2) of the following uses: mixed-use dwelling units; retail stores; convenience retail stores; personal and business service shops; small animal veterinary facilities; offices, financial services and clinics; community facilities; neighborhood support/recreation facilities; schools; child care centers; limited indoor recreation establishments; open-air farmers markets; and places of worship or assembly, dog day care, music studio, micro brewery/distillery/winery.	BDR	Type 1
Nightclubs		
Offices, financial services, clinics and small animal veterinary clinics		
Offices, financial services, clinics and artisan and photography studios and galleries which are not part of a neighborhood center	Type 1	Type 2
Open-air farmers markets if located within a park, central feature or gathering space	BDR	
Outdoor amphitheaters		
Parking lots and parking garages (as a principal use)		
Personal and business service shops		
Plant nurseries and greenhouses		
Plumbing, electrical and carpenter shops		
Print shops		
Recreational uses		
Restaurant, limited Mixed-Use		
Retail and Supply yard establishments with outdoor storage		
Retail Establishments		
Retail Establishments (under 25,000 Sq. Ft.)		
Retail Marijuana centers		
Retail stores with vehicle servicing		
Small scale recreational event centers		
Standard restaurants		
Unlimited indoor / Outdoor recreation		
Vehicle and boat sales and leasing establishments with outdoor storage		
Vehicle minor repair, servicing and maintenance establishments (no outdoor storage of inoperable vehicles)		
Vehicle minor repair, servicing and maintenance establishments (indoor)		

Veterinary facilities or small animal clinics		
Industrial Uses	Per PUD	Current LUC
Small scale and medium scale solar energy systems (freestanding systems)	Type 2	Type 2
Workshop or custom small industry uses	Type 2	Type 2
Light Industrial uses		
Research Laboratories		
Wholesale distribution		
Composting facilities		
Warehouses		
Large scale solar energy systems		
Light Industrial - No outside storage		

(2) Accessory Dwelling Units

Accessory Dwelling Units shall mean a dwelling, typically without street frontage, that is configured one of the following ways:

1. Type I: An accessory dwelling unit which is detached from the principal dwelling unit and considered a separate dwelling unit under the Residential Code. May include free standing, on top of garage, or similar.
2. Type II: An accessory dwelling unit located inside what would otherwise be considered a single-family dwelling whose occupants and the occupants of the principal dwelling unit do not live together as a single household unit. Type II accessory dwelling units typically have a separate access from the principal dwelling unit. In this case, both the accessory dwelling unit and the principal dwelling unit to which it is accessory are considered separate dwelling units under the Residential Code.

General provisions. Accessory dwelling units shall be permitted as an accessory use in conjunction with all permitted single-family dwellings.

1. Compliance with development standards and building codes. Every accessory dwelling unit shall meet the same development standards applicable to the principal dwelling unit. In addition, every accessory dwelling unit shall meet all applicable municipal codes, building codes, residential codes, fire codes and property maintenance codes. The application of these codes may render some property ineligible for accessory dwelling unit approval.
2. Compliance with restrictive covenants. If the parcel upon which an accessory dwelling unit is proposed falls within the jurisdiction of a homeowners' association or similar covenant-based property owners' association, the requirements of this Section shall be considered minimum requirements. Any such association shall have the right to lawfully adopt more stringent standards for accessory dwelling units, but may not prohibit accessory dwelling units, for any parcel within the regulatory authority of such association.
3. Parking. Parking may be accommodated by provided on-street parking or on lot. Parking shall be in addition to any parking otherwise required for the principal dwelling unit. The parking space required under this Section may be established in tandem with other required parking spaces. If a parking space is provided it shall be paved with asphalt, concrete, or other approved Fort Collins low impact design.
4. Accessory dwelling unit size and configuration. . The living space of the accessory dwelling unit shall be at least 15% smaller than the living space of the principal dwelling unit on the subject lot or parcel. No accessory dwelling unit shall be less than 400 square feet, and all accessory dwelling units shall be designed and configured as either studio, 1-bedroom or 2-bedroom units. Square footage calculations, as contained herein, exclude any related garage, porch or similar area.

5. Number of accessory dwelling units per lot or parcel. Only 1 accessory dwelling unit shall be allowed for each lot or parcel.
6. Water and sewer lines may be extended from the principal building to the ADU.
7. Existing development on lot.
 - Certificate of occupancy required. A single-family dwelling shall exist as the principal use on the lot or parcel or shall be constructed in conjunction with the accessory dwelling unit. A certificate of occupancy for an accessory dwelling unit will only be granted after a certificate of occupancy has been granted to the principal dwelling unit on the lot or parcel.
 - Legal nonconformity. Nothing herein shall be construed to render lawful any dwelling unit in use which, at the time of its establishment, was not lawful. Nothing herein shall require adherence to the requirements of this Section as applied to any dwelling unit which, at the time of its establishment, was lawful, unless such dwelling unit is proposed for expansion, modification or use different than that taking place at the time of the adoption of this Section.
 - Utility service requirements. With the exception of telephone, television, electrical and Internet service, accessory dwelling units must be served through the utility services of the principal dwelling unit and shall not have separate services.
 - Limitations on garage-space accessory dwelling units. Garage space dedicated for use in conjunction with an accessory dwelling unit shall not exceed 250 square feet.
 - Prohibited accessory dwelling units. Mobile homes, travel trailers and recreational vehicles shall be prohibited for use as an accessory dwelling unit.
 - Minimum lot size. There is no minimum lot size required.

Design-related limitations, provisions. Each accessory dwelling unit proposed for any location shall be approved in the form of a site plan. To preserve the appearance of the single-family dwelling, accessory dwelling units shall be designed in the following manner:

1. The design of the accessory dwelling unit shall be compatible with the design of the principal dwelling unit by use of similar style, exterior wall materials, window types, door and window trims, roofing materials and roof pitch and/or colors.
2. If the entrance to the accessory dwelling unit is visible from an adjacent street, it shall be designed in a manner as to be clearly subordinate to the entrance of the principal dwelling.
3. Windows which face an adjoining residential property shall be designed to protect the privacy of neighbors.
4. Outdoor areas. The site plan shall provide accessible outdoor space and landscaping for both the accessory dwelling unit and the principal dwelling unit, which may be shared. The parking area shall be paved with asphalt, concrete or typical Fort Collins approved low impact design materials.
5. Home occupations. Home occupations may take place within any accessory dwelling unit approved or lawful pursuant to this PUD Master Plan and/or Fort Collins Land Use Code.

Procedure for accessory dwelling unit approval. The approval of each accessory dwelling unit shall be governed by the following procedures:

1. For New Developments: Lots that include ADUs shall be identified and approved on the plot plan associated with the development of the lot. Any future ADUs require approval as noted in (2) below.
2. For Existing Developed Properties: Approval occurs by following the Fort Collins Basic Development Review process.

~~(1) The following uses are permitted in the L-M-N District, subject to basic development review, provided that such uses are located on lots that are part of an approved site-specific development plan:~~

~~(a) **Accessory/Miscellaneous Uses:**~~

- ~~1. Accessory buildings.~~

2. ~~Accessory uses.~~
 3. ~~Urban agriculture.~~
 4. ~~Off-site construction staging.~~
 5. ~~Wireless telecommunication equipment.~~
- (b) ~~Any use authorized pursuant to a site-specific development plan that was processed and approved either in compliance with the Zoning Code in effect on March 27, 1997, or in compliance with this Code (other than a final subdivision plat, or minor subdivision plat, approved pursuant to Section 29-643 or 29-644 of prior law, for any nonresidential development or any multi-family dwelling containing more than four [4] dwelling units), provided that such use shall be subject to all of the use and density requirements and conditions of said site-specific development plan.~~
- (c) ~~Any use which is not hereafter listed as a permitted use in this zone district but which was permitted for a specific parcel of property pursuant to the zone district regulations in effect for such parcel on March 27, 1997; and which physically existed upon such parcel on March 27, 1997; provided, however, that such existing use shall constitute a permitted use only on such parcel of property.~~
- (d) ~~**Institutional/Civic/Public Uses:**~~
1. ~~Neighborhood parks as defined by the Parks and Recreation Policy Plan.~~
- (e) ~~**Residential Uses:**~~
1. ~~Shelters for victims of domestic violence for up to fifteen (15) residents.~~
 2. ~~Short term primary rentals.~~
- (2) ~~The following uses are permitted in the L-M-N District, subject to administrative review:~~
- (a) ~~**Residential Uses:**~~
1. ~~Single-family detached dwellings.~~
 2. ~~Two-family dwellings.~~
 3. ~~Single-family attached dwellings.~~
 4. ~~Two-family attached dwellings.~~
 5. ~~Any residential use consisting in whole or in part of multi-family dwellings (limited to eight [8] or less dwelling units per building) that contain fifty (50) dwelling units or less, and seventy-five (75) bedrooms or less.~~
 6. ~~Group homes for up to eight (8) developmentally disabled or elderly persons.~~
 7. ~~Mixed-use dwellings.~~
 8. ~~Extra occupancy with four (4) or more tenants.~~
- (b) ~~**Institutional/Civic/Public Uses:**~~
1. ~~Places of worship or assembly with a building footprint which does not exceed a total of twenty-five thousand (25,000) square feet.~~
 2. ~~Public and private schools for college, university, vocational and technical education, provided they are located within five hundred (500) feet of East Vine Drive or railroad property abutting and parallel to East Vine Drive.~~
 3. ~~Minor public facilities.~~

4. — ~~Parks, recreation and other open lands, except neighborhood parks as defined by the Parks and Recreation Policy Plan.~~
5. — ~~Cemeteries.~~
6. — ~~Community facilities.~~
7. — ~~Neighborhood support/recreational facilities.~~
8. — ~~Seasonal overflow shelters.~~

~~(c) — **Commercial/Retail Uses:**~~

1. — ~~Bed and breakfast establishments with six (6) or fewer beds.~~
2. — ~~Child care centers.~~
3. — ~~Neighborhood centers consisting of at least two (2) of the following uses: mixed-use dwelling units; retail stores; convenience retail stores; personal and business service shops; small animal veterinary facilities; offices, financial services and clinics; community facilities; neighborhood support/recreation facilities; schools; child care centers; limited indoor recreation establishments; open-air farmers markets; and places of worship or assembly, dog day care, music studio, micro-brewery/distillery/winery.~~
4. — ~~Adult day/respite care centers.~~

~~(3) — The following uses are permitted in the L-M-N District, subject to Planning and Zoning Board review:~~

~~(a) — **Residential Uses:**~~

1. — ~~Manufactured housing communities.~~
2. — ~~Group homes, other than allowed in subparagraph (2)(a)5 above.~~
3. — ~~Any residential use consisting in whole or in part of multi-family dwellings that contain more than eight (8) units per building, or more than fifty (50) dwelling units, or more than seventy five (75) bedrooms.~~

~~(b) — **Institutional/Civic/Public Uses:**~~

1. — ~~Public and private schools for elementary, intermediate and high school education, and for vocational and technical training.~~
2. — ~~Golf courses.~~
3. — ~~Long-term care facilities.~~
4. — ~~Places of worship or assembly with a building footprint which exceeds a total of twenty-five thousand (25,000) square feet.~~
5. — ~~Wildlife rescue and education centers, provided that they are located within one thousand (1,000) feet of East Vine Drive.~~

~~(c) — **Commercial/Retail Uses:**~~

1. — ~~Neighborhood centers consisting of one (1) or more of the following uses: standard and fast food restaurants (without drive-in or drive-through facilities); artisan and photography studios and galleries; or convenience retail stores with fuel sales that are at least three-quarters (¾) mile from any other such use and from any gasoline station; grocery store, health and membership club, provided that such use or uses are combined with at least one (1) other use listed in subparagraph (B)(2)(c)3 above.~~

- 2. ~~Enclosed mini-storage facilities, provided that they are located on property adjoining the railroad property abutting and parallel to East Vine Drive and are located within five hundred (500) feet of such railroad property.~~
- 3. ~~Limited indoor recreation establishments, provided that they are located within five hundred (500) feet of East Vine Drive or of the railroad property abutting and parallel to East Vine Drive.~~
- 4. ~~Offices, financial services, clinics and artisan and photography studios and galleries which are not part of a neighborhood center.~~

~~(d) **Industrial Uses** (provided they are located within five hundred [500] feet of East Vine Drive):~~

- 1. ~~Workshops and custom small industry.~~
- 2. ~~Light industrial (production, assembly, packaging).~~

~~(e) **Industrial Uses:**~~

- 1. ~~Small scale and medium scale solar energy systems.~~

(C) **Prohibited Uses.** All uses that are not (1) expressly allowed as permitted uses in this Section or (2) determined to be permitted by the Director or the Planning and Zoning Board pursuant to Section 1.3.4 of this Code shall be prohibited.

(D) **Land Use Standards.**

(1) *Density.*

	Underlying Zoning	Mulberry & Greenfields - PUD Master Plan Proposed Updates
	LMN	Per this PUD
Density Permitted	Minimum avg. of 4 du/ac (net) Maximum avg. of 9 du/ac (gross) Maximum 12 du/ac permitted if affordable included	Minimum avg. of 4 du/ac (net) District 1 - Permit maximum of avg 12 du/ac (gross) District 2 – No Maximum Density

~~(a) Residential developments in the Low-Density Mixed-Use Neighborhood District shall have an overall minimum average density of four (4) dwelling units per net acre of residential land, except that residential developments (whether overall development plans or project development plans) containing twenty (20) acres or less shall have an overall minimum average density of three (3) dwelling units per net acre of residential land.~~

~~(b) The maximum density of any development plan taken as a whole shall be nine (9) dwelling units per gross acre of residential land, except that affordable housing projects (whether approved pursuant to overall development plans or project development plans) containing ten (10) acres or less may attain a maximum density, taken as a whole, of twelve (12) dwelling units per gross acre of residential land.~~

~~Additionally, affordable housing projects containing more than ten (10) acres but no more than twenty (20) acres may attain a maximum density, taken as a whole, of twelve (12) dwelling units per gross acre of residential land so long as the term of lease or sale of all of the dwelling units associated with the acreage exceeding ten (10) acres, but no more than twenty (20) acres, are available on terms that would be affordable to households earning sixty (60) percent or less, on average, of the area median income for the applicable household size in the Fort Collins-Loveland~~

metropolitan statistical area, as published by the Department of Housing and Urban Development. The dwelling units associated with the acreage exceeding ten (10) acres, but no more than twenty (20) acres, shall not be counted as contributing to the required percentage of affordable housing units necessary to qualify as an affordable housing project. The number of dwelling units that must be available to those earning sixty (60) percent or less, on average, of the area median income shall be calculated as follows:

Number of Dwelling Units That Must Be Made Available to Households Earning Sixty (60) Percent or less of the Area Median Income, Rounded to the Nearest Whole Number = (Number of Total Dwelling Units Constructed ÷ Number of Total Gross Acres of Residential Land) X Number of Acres Over Ten (10) Acres, Up To A Limit of Twenty (20) Acres.

- ~~(c) The maximum density of any phase in a multiple phase development plan shall be twelve (12) dwelling units per gross acre of residential land, and the maximum density of any portion of a phase containing a grouping of two (2) or more multi-family structures shall be twelve (12) dwelling units per gross acre of residential land.~~
- (2) *Mix of Housing.* A mix of permitted housing types shall be included. ~~in any individual development plan, to the extent reasonably feasible, depending on the size of the parcel.~~ In order to promote such variety, the following minimum standards shall be met:

The following is the minimum required Mix of Housing Types required (if residential uses are proposed):

- District 1 - 4 Housing Types
 - District 2 - 4 Housing Types (total, includes LMN and MMN areas)
- 1) Mulberry & Greenfields - PUD Master Plan will develop in multiple phases, so it is not a requirement to provide the required mix of housing types with each future development application. Therefore, the Applicant/Developer must track and demonstrate compliance with this standard with each development application.
- 2) In District 1 a single housing type shall not constitute more than 80% or less than 5% of the total number of dwelling units within the entirety of District 1. Accessory Dwelling Units (ADUs) are exempt from this standard.

The following list of housing types shall be used to satisfy housing type requirements: (as permitted per District per Land Use Table found within this Mulberry & Greenfields - PUD Master Plan)

- a. Single-family detached dwellings with rear (alley) loaded garages.
- b. Small lot Single-family detached dwellings with rear (alley) loaded garages. (lots containing less than four thousand (4,000) square feet or with lot frontages of forty (40) feet or less) if there is a difference of at least two thousand (2,000) square feet between the average lot size for small lot single-family detached dwellings with rear (alley) loaded garages and the average lot size for single-family detached dwellings with rear (alley) loaded garages.
- c. Single-family detached dwellings with front or side loaded garages.
- d. Small lot single-family detached dwellings with front or side loaded garages (lots containing less than 4,000 square feet or with lot frontages of 40' or less, if there is a difference of at least 2,000 square feet between the average lot size for small lot single-family detached dwellings with front or side loaded garages and the average lot size for single-family detached dwellings with front or side loaded garages.
- e. Single-family detached dwellings with detached garages not on same lot also known as Cottage Homes. Cottage Homes may be organized around a common green or shared open space. Detached garages may be ganged and not contiguous with the residential lot.
- f. Single-family detached dwellings with rear (alley) loaded garages at minimum 3 stories also known as Single Family Detached Townhomes.
- g. Single-family detached dwellings in Motorcourt configuration.

- h. Single-family detached or Paired Homes on common lots.
- i. Two-family dwellings.
- j. Single-family attached dwellings.
- k. Mixed-use dwelling units.
- l. Multi-family dwellings containing up to 4 units per building.
- m. Multi-family dwellings containing 5 to 8 units per building.
- n. Multi-family dwellings containing 9 to 12 units per building.
- o. Multi-family dwellings containing 13 to 20 units per building.
- p. Multi-family dwellings containing more than 20 units per building.
- q. Accessory Dwelling Units

- (a) ~~A minimum of housing types is required on any project development plan as follows:~~
1. ~~a minimum of two (2) housing types is required on any project development plan containing at least fifteen (15) acres and less than twenty (20) acres.~~
 2. ~~a minimum of three (3) housing types is required on any project development plan containing twenty (20) acres and less than thirty (30) acres, including such plans that are part of a phased overall development; and~~
 3. ~~a minimum of four (4) housing types is required on any such project development plan containing thirty (30) acres or more.~~
- (b) ~~To the maximum extent feasible, housing types, block dimensions, garage placement, lot sizes and lot dimensions shall be significantly and substantially varied to avoid repetitive rows of housing and monotonous streetscapes. For example, providing distinct single family detached dwellings or two-family dwellings on larger lots and on corners and providing small lot single-family dwellings on smaller lots abutting common open spaces fronting on streets are methods that accomplish this requirement.~~
- (c) ~~The following list of housing types shall be used to satisfy this requirement~~ *(Housing types has been move to a general section that applies to the overall Mulberry & Greenfields PUD Master Plan)*
1. ~~Single family detached dwellings with rear loaded garages.~~
 2. ~~Single family detached dwellings with front or side loaded garages.~~
 3. ~~Small lot single family detached dwellings (lots containing less than four thousand [4,000] square feet or with lot frontages of forty [40] feet or less) if there is a difference of at least two thousand (2,000) square feet between the average lot size for small lot single family detached dwellings and the average lot size for single family detached dwellings with front or side loaded garages.~~
 4. ~~Two family dwellings.~~
 5. ~~Single family attached dwellings.~~
 6. ~~Two family attached dwellings, the placement of which shall be limited to no more than two (2) dwellings per two (2) consecutive individual lots.~~
 7. ~~Mixed use dwelling units.~~
 8. ~~Multi family dwellings containing more than three (3) to four (4) units per building;~~
 9. ~~Multi family dwellings containing five (5) to seven (7) units per building.~~
 10. ~~Multi family dwellings containing more than seven (7) units per building (limited to twelve [12] dwelling units per building).~~

~~11.— Mobile home parks.~~

- ~~(d) A single housing type shall not constitute more than eighty (80) percent or less than five (5) percent of the total number of dwelling units.~~
- (3) *Neighborhood Centers.*
- (a) **Access to Neighborhood Center.** ~~The uses proposed within District 3 of this Mulberry & Greenfields PUD shall meet the requirements and standard for providing a Neighborhood Center to this entire community.~~ At least ninety (90) percent of the dwellings in all development projects greater than forty (40) acres shall be located within three thousand nine hundred sixty (3,960) feet (three quarters $\frac{3}{4}$ mile) of either a neighborhood center contained within the project, or an existing neighborhood center located in an adjacent development, or an existing or planned Neighborhood Commercial District commercial project, which distance shall be measured along street frontage, and without crossing an arterial street. Neighborhood centers shall meet the requirements contained in subparagraphs (b) through (e) below.
- (b) **Location.** A neighborhood center shall be planned as an integral part of surrounding residential development and located where the network of local streets provides direct access to the center. Neighborhood centers that are located on arterial streets and that include retail uses or restaurants shall be spaced at least three thousand nine hundred sixty (3,960) feet (three-quarters $\frac{3}{4}$ mile) apart.
- ~~(c) **Land Use Requirements.** A neighborhood center shall include two (2) or more of the following uses: mixed-use dwelling units; community facilities; neighborhood support/recreation facilities; schools; child care centers; places of worship or assembly; convenience retail stores; retail stores; offices, financial services and clinics with less than five thousand (5,000) square feet of building footprint area; personal or business service shops; standard or fast food restaurants (without drive-in or drive-through facilities); small animal veterinary clinics; convenience retail stores with fuel sales that are at least three quarters ($\frac{3}{4}$) mile from any other such use and from any gasoline station; and artisan or photography studios or galleries, dog day cares, music studios, micro-breweries/distilleries/wineries, grocery stores and health and membership clubs. No drive-in facilities shall be permitted. A neighborhood center shall not exceed (5) acres in size, excluding such portion of the neighborhood center which is composed of a school, park, place of worship or assembly and/or outdoor space as defined in subparagraph (e) of this Section.~~
- ~~(d) **Design and Access.** The design of neighborhood centers shall be integrated with surrounding residential areas by matching the scale of nearby residential buildings; providing direct access from surrounding residential areas; creating usable outdoor spaces; orienting building entrances to connecting walkways; and, to the extent reasonably feasible, maintaining/continuing the architectural themes or character of nearby neighborhoods.~~
- ~~(e) **Outdoor Spaces.** A publicly accessible outdoor space such as a park, plaza, pavilion or courtyard shall be included within or adjacent to every neighborhood center to provide a focal point for such activities as outdoor gatherings, neighborhood events, picnicking, sitting and passive and active recreation.~~
- (4) *Blocks of Nonresidential Uses Along East Vine Drive.* In order to establish a buffer and transition from rail switching and industrial uses to the south, certain uses are permitted along East Vine Drive, subject to the criteria below. Any development project that proposes uses which are only permitted in the Zone District along East Vine Drive shall comply with the following criteria:
- (a) Any such development shall consist of multiple buildings cohesively planned and designed.
- (b) Any such development project must occupy at least one (1) entire block face, with East Vine Drive forming one (1) side of the development project.

- ~~(c) A single tier of buildings facing only one (1) side of an internal street shall be permitted to a maximum depth of three hundred (300) feet.~~
- ~~(d) A double tier(s) of buildings facing both sides of an internal street, with the land use boundary change occurring along a mid-block line, shall be permitted to a depth of five hundred (500) feet.~~
- ~~(e) To the extent reasonably feasible, loading docks, service bays and garage doors shall not face East Vine Drive. The intent is for such facilities to face side yards or other internal site areas and not public streets. If it is not reasonably feasible to accommodate the function of the intended use without such facilities facing East Vine Drive, then such facilities shall be completely incorporated into the architectural design of the building according to the provisions of this Land Use Code.~~
- ~~(f) Any enclosed mini-storage facility shall include a caretaker's dwelling facing a local or collector street, and any storage unit building frontage along the street shall consist only of rear walls of storage unit buildings and landscaping. Fencing along streets shall be wrought iron, or its visual equivalent, and any fencing along streets that exceeds four (4) feet in height shall be placed in segments between buildings, and not as a continuous perimeter fence.~~
- (5) *Facing Uses.* To the extent reasonably feasible, land use boundaries in neighborhoods shall occur at mid-block locations rather than at streets, so that similar buildings face each other.
- (6) *Small Neighborhood Parks.* ~~Either a neighborhood park or a privately owned park, that is at least one (1) acre in size, shall be located within a maximum of one-third (1/3) mile of at least ninety (90) percent of the dwellings in any development project of ten (10) acres or larger as measured along street frontage. District 1 will include a privately owned park that is a minimum 5 acres that will serve the entire Mulberry & Greenfields PUD Master Plan area. Such~~ This parks shall meet the following criteria:
- (a) **Location.** ~~Will be located as shown on the Mulberry & Greenfields PUD Master Plan, generally located at the intersection of Greenfields Drive and Sykes Drive. Such parks shall be highly visible, secure settings formed by the street layout and pattern of lots and easily observed from streets. Rear facades and rear yards of dwellings shall not abut more than two (2) sides or more than fifty (50) percent of the perimeter frontage of the park.~~
- (b) **Accessibility.** All parts of such parks shall be safely and easily accessible by pedestrians and open to the public.
- (c) **Facilities.** Such parks shall consist of multiple-use turf areas, walking paths, plazas, pavilions, picnic tables, benches or other features for various age groups to enjoy.
- (d) **Ownership and Maintenance.** Such parks may, in the discretion of the city, be acquired by the city (through dedication or purchase), or be privately owned and maintained by the developer or property owners association.
- (e) **Storm Drainage.** When integrating storm drainage and detention functions to satisfy this requirement, the design of such facilities shall not result in slopes or gradients that conflict with other recreational and civic purposes of the park. ~~Storm drainage may be integrated into the design of the park and impacts shall be minimized to the extent feasible.~~
- (7) *Seasonal Overflow Shelters.* Seasonal overflow shelters may be allowed in this zone district only on parcels that abut an arterial street.
- (8) *Long Term Care Facilities - Independent Living Facility.* Independent dwelling units shall not occupy more than fifty (50) percent of the total gross floor area of a long-term care development.
- (9) *Maximum Number of Dwelling Units Defined as Extra Occupancy Rental House.* The maximum number of dwelling units defined as Extra Occupancy Rental Houses shall be depicted on an application for a Project Development Plan and shall be limited to twenty-five (25) percent of the total number of dwelling units of said plan.

(E) **Development Standards.**(1) *Streets and Blocks.*

- (a) **Street System Block Size.** The local street system provided by the development shall provide an interconnected network of streets in a manner that results in blocks of developed land bounded by **public and/or private** connecting streets, **natural areas, parks, irrigation ditches, high-voltage power lines, operating railroad tracks and other similar substantial physical features** no greater than twelve (12) acres in size.
- (b) **Mid-Block Pedestrian Connections.** If any block face is over seven hundred (700) feet long, then walkways connecting to other streets **or trail networks** shall be provided at approximately mid-block or at intervals of at least every six hundred fifty (650) feet, whichever is less.

(2) *Nonresidential and Mixed-Use Buildings.*

- (a) All nonresidential buildings permitted under this Section, including industrial buildings, shall meet the standards within **this Mulberry & Greenfields PUD Master Plan standards for Mixed-Use and Commercial Buildings. Section 3.5.3, as modified per this PUD Master Plan.**
 - (b) **Maximum Size.** ~~There is no maximum building footprint size. No building footprint shall exceed a total of twenty thousand (20,000) square feet, with the exception of schools and places of worship or assembly.~~
 - (c) **Height.** In order to encourage roof forms, dormers, windows, balconies and similar features associated with occupied space, to the extent reasonably feasible, buildings or parts of buildings shall be at least one and one-half (1.5) stories in height (with functional and occupied space under the roof). The maximum height shall be ~~two and one-half (2.5)~~ **three (3)** stories.
 - (d) **Roof Form.** Buildings shall have either: 1) sloped roofs; 2) combined flat and sloped roofs, provided that the sloped portion(s) forms a substantial part of the building and is related to the integral structure, entries and activity areas; or 3) flat roofs with building massing stepped or terraced back to form usable roof terrace area(s). The minimum pitch of any sloped roof shall be 6:12. Buildings containing more than four thousand (4,000) square feet of gross floor area shall have at least three (3) roof planes that are directly related to building facade articulations.
 - (e) **Building Massing.** No building permitted by this Section shall have a single undifferentiated mass with a footprint over ten thousand (10,000) square feet. For any building with a footprint in excess of ten thousand (10,000) square feet, walls that are greater than seventy-five (75) feet in length shall incorporate recesses or projections created by wall plane returns of at least thirty (30) feet; any such building shall be differentiated into multiple sections of mass in order to achieve proportions that are compatible in scale with adjacent residential neighborhoods.
 - (f) **Orientation.** Building entrances shall face and open directly onto the adjoining local street, **expanded pedestrian walkway contiguous to the ROW (such contiguous, expanded walkways shall follow the standards included in the PUD and are not subject to the LUC requirements for a major walkway spines) or major pedestrian walkway spine** with parking and any service functions located in side or rear yards and incorporated into the development according to the provisions of this Code.
 - (g) **Outdoor Storage.** Outdoor storage shall be prohibited.
 - (h) **Hours of Operation.** The decision maker may limit hours of operation, hours when trucking and deliveries may occur, and other characteristics of the nonresidential uses in order to enhance the compatibility with residential uses.
 - (i) **Drive-in Uses.** Drive-in uses shall be prohibited.
- (3) **Maximum Residential Building Height.** ~~The maximum height of one, two and three family dwellings shall be two and one-half (2.5) stories.~~

(4)

	Underlying Zoning	Mulberry & Greenfields - PUD Master Plan Proposed Updates
	LMN	Per this PUD
Building Height	Residential (1, 2, & 3 DU0/bldgs) – 2.5 stories Residential (4+ DUs/bldg) – 3 Stories* *4/5 Stories permitted at arterial intersections	District 1 – All housing types – 3 stories District 2 – Residential 1, 2, & 3 DUs/bldg – 3 stories District 2 – Residential 3+ DUs to 8 DUs/bldg – 3 Stories District 2 – Residential 8+ DUs/bldg – 5 Stories

Design Standards for Multi-Family Dwellings Containing More Than Eight (8) Dwelling Units and for Multi-Family Dwellings Containing between Four (4) and Eight (8) Dwelling Units When Three (3) or More Stories in Height. Each multi-family dwelling containing more than eight (8) dwelling units and each multi-family dwelling containing between four (4) and eight (8) dwelling units, when located in a building of three (3) stories in height, shall feature a variety of massing proportions, wall plane proportions, roof proportions and other characteristics similar in scale to those of single-family detached dwelling units, so that such larger buildings can be aesthetically integrated into the low density neighborhood. The following specific standards shall also apply to such multi-family dwellings:

- (a) **Maximum Number.** There is no maximum number of dwelling units per building. shall be twelve (12).
- (b) **Orientation and Setbacks.** Buildings with more than 12 units shall have setbacks from the property line of abutting property containing single- and two-family dwellings shall of be twenty-five (25) feet.
- (c) **Variation Among Repeated Buildings.** For any development containing at least five (5) but not more than seven (7) buildings, there shall be at least two (2) distinctly different building designs. For any such development containing more than seven (7) buildings, there shall be at least three (3) distinctly different building designs. For all developments, there shall be no more than two (2) similar buildings placed next to each other along a street or major walkway spine. Building designs shall be considered similar unless they vary footprint size, shape, or building elevations, including modifying the architectural style of the buildings (e.g., prairie, craftsman, etc...) or other elements, possibly including but not limited to modifying the roofline, materials, and color blocking. Building designs shall be further distinguished by including unique architectural elevations and unique entrance features within a coordinated overall theme of roof forms, massing proportions and other characteristics. Distinctly different building designs shall provide significant variation in footprint size and shape, architectural elevations and entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. To meet this standard, such variation shall not consist solely of different combinations of the same building features.

(d) **Building Height.** maximum height of a multi-family building shall be three (3) stories.

	Underlying Zoning	Mulberry & Greenfields - PUD Master Plan Proposed Updates
	LMN	Per this PUD
Building Height	Residential (1, 2, & 3 DU0/bldgs) – 2.5 stories Residential (4+ DUs/bldg) – 3 Stories* *4/5 Stories permitted at arterial intersections	District 1 – All housing types – 3 stories District 2 – Residential 1, 2, & 3 DUs/bldg – 3 stories District 2 – Residential 3+ DUs to 8 DUs/bldg – 3 Stories District 2 – Residential 8+ DUs/bldg – 5 Stories

Buildings taller than 3 stories with a setback of less than fifty (50) feet facing a street or single- or two-family dwellings shall minimize the impact on the adjacent single- or two-family dwelling property by reducing the number of stories and terracing the roof lines over the occupied space.

(e) **Entrances.** Entrances shall be clearly identifiable and visible from the streets and public areas by incorporating use of architectural elements and landscaping.

(f) **Roofs.** Roof lines can be either sloped, flat or curved, but must include at least two (2) of the following elements:

1. The primary roof line shall be articulated through a variation or terracing in height, detailing and/or change in massing.
2. Secondary roofs shall transition over entrances, porches, garages, dormers, towers or other architectural projections.
3. Offsets in roof planes shall be a minimum of two (2) feet in the vertical plane.
4. Termination at the top of flat roof parapets shall be articulated by design details and/or changes in materials and color.
5. Rooftop equipment shall be hidden from view by incorporating equipment screens of compatible design and materials.

Exception: Major roofs planes including solar are exempt from the roof form variation requirement unless all major roof planes include solar. In this case, each major plane shall include at least one (1) major break in the roof plane. Major roof planes not including solar shall incorporate roof form variation. Non-major planes should maximize articulation.

(g) **Facades and Walls.** Each multi-family dwelling shall be articulated with projections, recesses, covered doorways, balconies, covered box or bay windows and/or other similar features, dividing large facades and walls into human-scaled proportions similar to the adjacent single- or two-family dwellings, and shall not have repetitive, monotonous undifferentiated wall planes. Building facades shall be articulated with horizontal and/or vertical elements that break up blank walls of forty (40) feet or longer. Facade articulation can be accomplished by offsetting the floor plan, recessing or projection of design elements, change in materials and/or change in contrasting colors. Projections shall fall within setback requirements.

(h) **Colors and Materials.** Colors of non-masonry materials shall be varied from structure to structure to differentiate between buildings and provide variety and individuality. Colors and materials shall be integrated to visually reduce the scale of the buildings by contrasting trim, by contrasting shades or by distinguishing one (1) section or architectural element from another. Bright colors, if used, shall be reserved for accent and trim. **There shall be no minimum masonry requirement.**

(i) **Maximum Floor Area.** There is no maximum gross floor area. ~~(excluding garages) shall be fourteen thousand (14,000) square feet.~~

LEGEND

- ADDED LANGUAGE
- REMOVED LANGUAGE

**Fort Collins Land Use Code
Division 4.6 - Medium Density Mixed-Use Neighborhood District (M-M-N)**

(A) **Purpose.** The Medium Density Mixed-Use Neighborhood District is intended to be a setting for concentrated housing within easy walking distance of transit and a commercial district. Secondly, a neighborhood may also contain other moderate-intensity complementary and supporting land uses that serve the neighborhood. These neighborhoods will form a transition and a link between surrounding neighborhoods and the commercial core with a unifying pattern of streets and blocks. Buildings, streets, bike and walking paths, open spaces and parks will be configured to create an inviting and convenient living environment.

This District is intended to function together with surrounding low density neighborhoods (typically the L-M-N zone district) and a central commercial core (typically an N-C or C-C zone district). The intent is for the component zone districts to form an integral, town-like pattern of development, and not merely a series of individual development projects in separate zone districts.

(B) **Permitted Uses.**

Decision Maker	
	Not Permitted
BDR	Fort Collins Basic Development Review Process
Type 1	Fort Collins Administrative Review Process
Type 2	Fort Collins Planning & Zoning Board Review Process

(1)

ACCESSORY / MISCELLANEOUS USES	Per PUD	Current LUC
Accessory Buildings	BDR	BDR
Accessory Uses	BDR	BDR
Urban Agriculture	BDR	BDR
Off-site Construction Staging	BDR	BDR
Wireless Telecommunication Equipment	BDR	BDR
Accessory Dwelling Units	*See standards below	
Outdoor Vendor	BDR	
Stationary Vendor		
Satellite dish antennas greater than thirty-nine (39) inches in diameter		
Heliports and Helipads		
Wireless Telecommunication Equipment (No freestanding monopoles)		

Institutional / Civic / Public Uses	Per PUD	Current LUC
Neighborhood Parks	BDR	BDR
Places of Worship or Assembly	Type 1	Type 1
Minor Public facilities	Type 1	Type 1
Parks, recreation and other open lands, except neighborhood parks as defined by the Parks and Recreation Policy Plan	BDR	Type 1
Community Facilities	BDR	Type 1
Neighborhood Support / Recreational Facilities	BDR	
Public and Private schools, including colleges, universities, vocational and technical training	Type 1	Type 1
Seasonal overflow Shelters		Type 1
Transit facilities without repair or storage		
Major public facilities		
Residential Uses	Per PUD	Current LUC
Shelters for victims of domestic violence for up to fifteen (15) residents	BDR	BDR (no limit)
Short Term primary Rentals	BDR	BDR
Single-Family detached dwellings (no lot size limit)	BDR	Type 1 (max 6,000 sf lot)
Two-Family dwellings	BDR	Type 1
Single-Family attached dwellings	BDR	Type 1
Multi-family Dwellings (12 or less units per building)	BDR	Type 1
Multi-family Dwellings (More than 12 units per building)	Type 1	Type 2
Group homes for up to eight (8) developmentally disabled or elderly persons	Type 1	Type 1
Mixed-use dwellings	Type 1	Type 1
Manufactured housing communities		Type 2
Group homes	Type 2	Type 2
Extra occupancy with five (5) or fewer tenants	BDR	BDR
Extra occupancy with more than five (5) tenants	Type 1	Type 1
Fraternity and sorority houses		Type 2
Long-Term care facilities	Type 1	Type 2
Short term primary and non-primary rentals		
Commercial / Retail Uses	Per PUD	Current LUC
Adult day / respite care centers	Type 1	Type 1
Artisan and photography studios and galleries	BDR	Type 1
Bars and taverns (as part of a mixed-use building)	Type 1	
Bed and Breakfast establishments		
Bed and Breakfast establishments with six (6) or fewer beds	Type 1	Type 1

Child care centers	BDR	Type 1
Clubs and Lodges		
Convenience retail stores with fuel sales, provided that they are at least three thousand nine hundred sixty (3,960) feet (three quarters 3/4 of a mile) from any other such use and from any fueling station		
Convenience retail stores without fuel sales	Type 1	Type 1
Convenience shopping Centers		
Convenience retail stores with fuel sales		
dog day care facilities		
Drive-in restaurants		
Drive-in restaurants (without drive-through facilities)		
Drive-thru restaurants		
Enclosed mini-storage facilities		
Entertainment facilities and theaters		
Equipment rental establishments without outdoor storage		
Equipment, truck and trailer Rental		
Exhibit Hall		
Fast Food restaurants (without drive-in or drive-through facilities)		
Food catering or small food product preparation		
Food Truck Rally	BDR	
Frozen food lockers		
Funeral homes		
Gasoline Stations		
Grocery Store		
Health-and Membership Clubs	BDR	
Hospitals		
Indoor Kennels		
Large retail establishments (25,000 sq. ft. +)		
Limited indoor recreation establishments	Type 1	
Limited outdoor or combined indoor and outdoor recreation establishments		
lodging establishments		
Medical centers / clinics		
Medical Marijuana centers		
Microbrewery / distillery / winery	BDR	
Music Studios		

Neighborhood centers consisting of at least two (2) of the following uses: mixed-use dwelling units; retail stores; convenience retail stores; personal and business service shops; small animal veterinary facilities; offices, financial services and clinics; community facilities; neighborhood support/recreation facilities; schools; child care centers; limited indoor recreation establishments; open-air farmers markets; and places of worship or assembly, dog day care, music studio, micro brewery/distillery/winery.	BDR	
Nightclubs		
Offices, financial services, clinics and small animal veterinary clinics	Type 1	Type 2
Open-air farmers markets if located within a park, central feature or gathering space	BDR	Type 1
Outdoor amphitheaters		
Parking lots and parking garages (as a principal use)		
Personal and business service shops	Type 1	Type 2
Plant nurseries and greenhouses		
Plumbing, electrical and carpenter shops		
Print shops		
Recreational uses	BDR	
Restaurant, limited Mixed-Use	BDR	
Retail and Supply yard establishments with outdoor storage		
Retail Establishments	BDR	
Retail Marijuana centers		
Retail stores with vehicle servicing		
Small scale recreational event centers	Type 1	
Standard restaurants	Type 1	
Unlimited indoor / Outdoor recreation	Type 1	
Vehicle and boat sales and leasing establishments with outdoor storage		
Vehicle minor repair, servicing and maintenance establishments (no outdoor storage of inoperable vehicles)		
Industrial Uses	Per PUD	Current LUC
Small scale and medium scale solar energy systems (freestanding systems)	Type 2	Type 2
Workshop or custom small industry uses		
Light Industrial uses		
Research Laboratories		
Wholesale distribution		
Composting facilities		
Warehouses		
Large scale solar energy systems		

(2) Accessory Dwelling Units

Accessory Dwelling Units shall mean a dwelling, typically without street frontage, that is configured one of the following ways:

1. Type I: An accessory dwelling unit which is detached from the principal dwelling unit and considered a separate dwelling unit under the Residential Code. May include free standing, on top of garage, or similar.
2. Type II: An accessory dwelling unit located inside what would otherwise be considered a single-family dwelling whose occupants and the occupants of the principal dwelling unit do not live together as a single household unit. Type II accessory dwelling units typically have a separate access from the principal dwelling unit. In this case, both the accessory dwelling unit and the principal dwelling unit to which it is accessory are considered separate dwelling units under the Residential Code.

General provisions. Accessory dwelling units shall be permitted as an accessory use in conjunction with all permitted single-family dwellings.

1. Compliance with development standards and building codes. Every accessory dwelling unit shall meet the same development standards applicable to the principal dwelling unit. In addition, every accessory dwelling unit shall meet all applicable municipal codes, building codes, residential codes, fire codes and property maintenance codes. The application of these codes may render some property ineligible for accessory dwelling unit approval.
2. Compliance with restrictive covenants. If the parcel upon which an accessory dwelling unit is proposed falls within the jurisdiction of a homeowners' association or similar covenant-based property owners' association, the requirements of this Section shall be considered minimum requirements. Any such association shall have the right to lawfully adopt more stringent standards for accessory dwelling units, but may not prohibit accessory dwelling units, for any parcel within the regulatory authority of such association.
3. Parking. Parking may be accommodated by provided on-street parking or on lot. Parking shall be in addition to any parking otherwise required for the principal dwelling unit. The parking space required under this Section may be established in tandem with other required parking spaces. If a parking space is provided it shall be paved with asphalt, concrete, or other approved Fort Collins low impact design.
4. Accessory dwelling unit size and configuration. The living space of the accessory dwelling unit shall be at least 15% smaller than the living space of the principal dwelling unit on the subject lot or parcel. No accessory dwelling unit shall be less than 400 square feet, and all accessory dwelling units shall be designed and configured as either studio, 1-bedroom or 2-bedroom units. Square footage calculations, as contained herein, exclude any related garage, porch or similar area.
5. Number of accessory dwelling units per lot or parcel. Only 1 accessory dwelling unit shall be allowed for each lot or parcel.
6. Water and sewer lines may be extended from the principal building to the ADU.
7. Existing development on lot.
 - Certificate of occupancy required. A single-family dwelling shall exist as the principal use on the lot or parcel or shall be constructed in conjunction with the accessory dwelling unit. A certificate of occupancy for an accessory dwelling unit will only be granted after a certificate of occupancy has been granted to the principal dwelling unit on the lot or parcel.
 - Legal nonconformity. Nothing herein shall be construed to render lawful any dwelling unit in use which, at the time of its establishment, was not lawful. Nothing herein shall require adherence to the requirements of this Section as applied to any dwelling unit which, at the time of its establishment, was lawful, unless such dwelling unit is proposed for expansion, modification or use different than that taking place at the time of the adoption of this Section.
 - Utility service requirements. With the exception of telephone, television, electrical and Internet service, accessory dwelling units must be served through the utility services of the principal dwelling unit and shall not have separate services.
 - Limitations on garage-space accessory dwelling units. Garage space dedicated for use in conjunction with an accessory dwelling unit shall not exceed 250 square feet.

- Prohibited accessory dwelling units. Mobile homes, travel trailers and recreational vehicles shall be prohibited for use as an accessory dwelling unit.
- Minimum lot size. There is no minimum lot size required.

Design-related limitations, provisions. Each accessory dwelling unit proposed for any location shall be approved in the form of a site plan. To preserve the appearance of the single-family dwelling, accessory dwelling units shall be designed in the following manner:

1. The design of the accessory dwelling unit shall be compatible with the design of the principal dwelling unit by use of similar style, exterior wall materials, window types, door and window trims, roofing materials and roof pitch and/or colors.
2. If the entrance to the accessory dwelling unit is visible from an adjacent street, it shall be designed in a manner as to be clearly subordinate to the entrance of the principal dwelling.
3. Windows which face an adjoining residential property shall be designed to protect the privacy of neighbors.
4. Outdoor areas. The site plan shall provide accessible outdoor space and landscaping for both the accessory dwelling unit and the principal dwelling unit, which may be shared. The parking area shall be paved with asphalt, concrete or typical Fort Collins approved low impact design materials.
5. Home occupations. Home occupations may take place within any accessory dwelling unit approved or lawful pursuant to this PUD Master Plan and/or Fort Collins Land Use Code.

Procedure for accessory dwelling unit approval. The approval of each accessory dwelling unit shall be governed by the following procedures:

1. For New Developments: Lots that include ADUs shall be identified and approved on the plot plan associated with the development of the lot. Any future ADUs require approval as noted in (2) below.
2. For Existing Developed Properties: Approval occurs by following the Fort Collins Basic Development Review process.

~~(1) The following uses are permitted in the M-M-N District, subject to basic development review, provided that such uses are located on lots that are part of an approved site-specific development plan:~~

~~(a) **Accessory/Miscellaneous Uses:**~~

- ~~1. Accessory buildings.~~
- ~~2. Accessory uses.~~
- ~~3. Urban agriculture.~~
- ~~4. Off-site construction staging.~~
- ~~5. Wireless telecommunication equipment.~~

~~(b) Any use authorized pursuant to a site-specific development plan that was processed and approved either in compliance with the Zoning Code in effect on March 27, 1997, or in compliance with this Code (other than a final subdivision plat, or minor subdivision plat, approved pursuant to Section 29-643 or 29-644 of prior law, for any nonresidential development or any multi-family dwelling containing more than four [4] dwelling units), provided that such use shall be subject to all of the use and density requirements and conditions of said site-specific development plan.~~

~~(c) Any use which is not hereafter listed as a permitted use in this zone district but which was permitted for a specific parcel of property pursuant to the zone district regulations in effect for such parcel on March 27, 1997; and which physically existed upon such parcel on March 27, 1997; provided, however, that such existing use shall constitute a permitted use only on such parcel of property.~~

- ~~(d) **Institutional/Civic/Public Uses:**~~
- ~~1. — Neighborhood parks as defined by the Parks and Recreation Policy Plan.~~
- ~~(e) **Residential Uses:**~~
- ~~1. — Extra occupancy with five (5) or fewer tenants.~~
 - ~~2. — Shelters for victims of domestic violence.~~
 - ~~3. — Short term primary rentals.~~
- ~~(2) — The following uses are permitted in the M-M-N District, subject to administrative review:~~
- ~~(a) **Residential Uses:**~~
- ~~1. — Single family detached dwellings on lots containing no more than six thousand (6,000) square feet.~~
 - ~~2. — Two family dwellings.~~
 - ~~3. — Single family attached dwellings.~~
 - ~~4. — Two family attached dwellings.~~
 - ~~5. — Any residential use consisting in whole or in part of multi-family dwellings that contain fifty (50) dwelling units or less, and seventy five (75) bedrooms or less.~~
 - ~~6. — Mixed use dwellings.~~
 - ~~7. — Group homes for up to eight (8) developmentally disabled or elderly persons.~~
 - ~~8. — Extra occupancy with more than five (5) tenants.~~
- ~~(b) **Institutional/Civic/Public Uses:**~~
- ~~1. — Places of worship or assembly.~~
 - ~~2. — Public and private schools, including colleges, universities, vocational and technical training.~~
 - ~~3. — Community facilities.~~
 - ~~4. — Minor public facilities.~~
 - ~~5. — Parks, recreation and other open lands, except neighborhood parks as defined by the Parks and Recreation Policy Plan.~~
 - ~~6. — Seasonal overflow shelters.~~
- ~~(c) **Commercial/Retail Uses:**~~
- ~~1. — Bed and breakfast establishments with no more than six (6) beds.~~
 - ~~2. — Convenience retail stores without fuel sales.~~
 - ~~3. — Artisan and photography studios and galleries.~~
 - ~~4. — Child care centers.~~
 - ~~5. — Adult day/respite care centers.~~
 - ~~6. — Restaurant, limited mixed use.~~
 - ~~7. — Open air farmers markets if located within a park, central feature or gathering place.~~
- ~~(3) — The following uses are permitted in the M-M-N District, subject to Planning and Zoning Board review:~~
- ~~(a) **Residential Uses:**~~

- ~~1. Group homes, other than allowed in subparagraph (2)(a) above.~~
- ~~2. Fraternity and sorority houses.~~
- ~~3. Any residential use consisting in whole or in part of multi-family dwellings that contain more than fifty (50) dwelling units, or more than seventy-five (75) bedrooms.~~

~~(b) Institutional/Civic/Public Uses:~~

- ~~1. Public and private schools for elementary, intermediate and high school education.~~
- ~~2. Long term care facilities.~~

~~(c) Commercial and Retail Uses:~~

- ~~1. Personal and business service shops.~~
- ~~2. Offices, financial services, clinics and small animal veterinary clinics.~~

~~(d) Industrial Uses:~~

- ~~1. Small scale and medium scale solar energy systems.~~

(C) **Prohibited Uses.** All uses that are not (1) expressly allowed as permitted uses in this Section or (2) determined to be permitted by the Director or the Planning and Zoning Board pursuant to Section 1.3.4 of this Code shall be prohibited.

(D) **Land Use Standards.**

(1) *Density.*

	Underlying Zoning	Mulberry & Greenfields - PUD Master Plan Proposed Updates
	MMN	Per this PUD
Density Permitted	Minimum avg. 12 du/ac	Minimum avg. of 4 du/ac (net) No Maximum Density

~~Residential developments in the Medium-Density Mixed-Use Neighborhood District shall have an overall minimum average density of twelve (12) dwelling units per net acre of residential land, except that residential developments (whether approved pursuant to overall development plans or project development plans) containing twenty (20) acres or less shall have an overall minimum average density of seven (7) dwelling units per net acre of residential land. The requirements of this paragraph shall not apply to mixed-use dwellings in multistory mixed-use buildings.~~

~~(a) The minimum residential density of any phase in a multiple-phase development plan shall be seven (7) dwelling units per net acre of residential land.~~

(2) **Secondary Uses.** All residential uses, parks and recreational facilities and community facilities are considered the primary uses of this zone district. All other permitted uses are considered secondary uses in this zone district and, for projects containing ten (10) or more acres, together shall occupy no more than fifteen (15) percent of the total gross area of any development plan. If the project contains less than ten (10) acres, the development plan must demonstrate how it contributes to the overall mix of land uses within the surrounding area but shall not be required to provide a mix of land uses within the development.

(3) *Building Height.* Buildings shall be limited to a maximum of three (3) stories.

	Underlying Zoning	Mulberry & Greenfields - PUD Master Plan Proposed Updates
	LMN	Per this PUD
Building Height	3 Stories	Residential 1, 2, & 3 DUs/bldg – 3 stories Residential 3+ DUs to 8 DUs/bldg – 3 Stories Residential 8+ DUs/bldg – 5 Stories

Seasonal Overflow Shelters. Seasonal overflow shelters may be allowed in this zone district only on parcels that abut an arterial street.

~~(E) **Buildings.**~~

- ~~(1) Notwithstanding the M-M-N district maximum building height, the portion of a building located within a radius of seventy five (75) feet of the apex at the corner of the two (2) property lines at the intersection of two (2) arterial streets may contain an additional story if the resulting building height conforms to the maximum allowable height in the district.~~
- ~~(2) Notwithstanding the M-M-N district maximum building height, the portion of a building within a radius of fifty (50) feet of the apex at the corner of the two (2) property lines at any street intersection (except an arterial/arterial intersection) may contain an additional story if the resulting building height conforms to the maximum allowable height in the district.~~



LEGEND

- ADDED LANGUAGE
- REMOVED LANGUAGE

**Fort Collins Land Use Code
Division 4.21 General Commercial District (C-G)**

(A) **Purpose.** The General Commercial District is intended to be a setting for development, redevelopment and infill of a wide range of community and regional retail uses, offices and personal and business services. Secondly, it can accommodate a wide range of other uses including creative forms of housing.

~~While some General Commercial District areas may continue to meet the need for auto-related and other auto-oriented uses, it is the City's intent that the General Commercial District emphasize safe and convenient personal mobility in many forms, with planning and design that accommodates pedestrians.~~

(B) **Permitted Uses.**

Decision Maker	
	Not Permitted
BDR	Fort Collins Basic Development Review Process
Type 1	Fort Collins Administrative Review Process
Type 2	Fort Collins Planning & Zoning Board Review Process

ACCESSORY / MISCELLANEOUS USES	Per PUD	Per LUC
Accessory Buildings	BDR	BDR
Accessory Uses	BDR	BDR
Urban Agriculture	BDR	BDR
Off-site Construction Staging	BDR	BDR
Wireless Telecommunication Equipment	BDR	BDR
Accessory Dwelling Units	*See standards below	
Outdoor Vendor	BDR	BDR
Stationary Vendor	BDR	BDR
Satellite dish antennas greater than thirty-nine (39) inches in diameter	Type 1	Type 1
Wireless Telecommunication Equipment (No freestanding monopoles)	Type 1	Type 1
Institutional / Civic / Public Uses	Per PUD	Per LUC
Neighborhood Parks	BDR	BDR
Places of Worship or Assembly	Type 1	Type 1
Minor Public facilities	Type 1	Type 1
Parks, recreation and other open lands,	BDR	
Community Facilities	BDR	Type 2

Neighborhood Support / Recreational Facilities	BDR	
Public and Private schools, including colleges, universities, vocational and technical training	Type 1	Type 2
Seasonal overflow Shelters		BDR
Transit facilities without outdoor repair or storage	Type 1	Type 1
Major public facilities	Type 2	Type 2
Residential Uses *	Per PUD	Per LUC
Shelters for victims of domestic violence	BDR	BDR
Single-Family detached dwellings (Maximum 3,500 sf typical lot)	BDR	
Two-Family dwellings	BDR	Type 1
Single-Family attached dwellings	BDR	Type 1
Multi-family Dwellings (12 or less units per building)	BDR	Type 1
Multi-family Dwellings (More than 12 units per building)	Type 1	Type 2
Mixed-use dwellings	Type 1	Type 1
Manufactured housing communities		
Group homes	Type 2	Type 1
Extra occupancy with five (5) or fewer tenants	BDR	BDR
Long-Term care facilities	Type 2	Type 2
Short term primary and non-primary rentals	BDR	BDR
Commercial / Retail Uses	Per PUD	Per LUC
Adult day / respite care centers	Type 1	Type 2
Artisan and photography studios and galleries	Type 1	Type 1
Bars and taverns	Type 1	Type 1
Bed and Breakfast establishments	Type 1	Type 1
Child care centers	Type 1	Type 2
Clubs and Lodges	Type 1	
Convenience retail stores without fuel sales	Type 1	Type 1
Convenience shopping Centers	Type 1	
Convenience retail stores with fuel sales	Type 1	Type 1
Convention and Conference Center	Type 1	
Dog day care facilities	Type 1	Type 1
Drive-In restaurants	Type 1	Type 2
Drive-thru restaurants	Type 1	Type 1
Enclosed mini-storage facilities	Type 1	Type 2
Entertainment facilities and theaters	Type 1	Type 2
Equipment rental establishments without outdoor storage	Type 1	Type 1
Equipment, truck and trailer Rental		Type 1

Exhibit Hall	Type 1	Type 2
Fast Food restaurants (with or without drive thru)	Type 1	Type 1
Food catering or small food product preparation	Type 1	Type 1
Food Truck Rally	BDR	Type 1
Frozen food lockers	Type 1	Type 1
Funeral homes	Type 1	Type 1
Gasoline Stations	Type 1	Type 1
Grocery Store	Type 1	Type 2
Health Clubs	Type 1	Type 1
Hospitals	Type 1	Type 2
Indoor Kennels		Type 1
Limited indoor recreation establishments	Type 1	Type 1
Limited outdoor or combined indoor and outdoor recreation establishments	Type 1	
Lodging establishments	Type 1	Type 1
Medical centers / clinics	Type 1	Type 1
Medical Marijuana centers	BDR	BDR
Microbrewery / distillery / winery	Type 1	Type 1
Music Studios	Type 1	Type 1
Nightclubs	Type 1	
Offices, financial services, clinics and small animal veterinary clinics	Type 1	Type 1
Open-air farmers markets	BDR	Type 1
Outdoor amphitheaters	Type 2	Type 2
Parking lots and parking garages (as a principal use)	Type 2	Type 2
Personal and business service shops	BDR	Type 1
Plant nurseries and greenhouses	Type 1	Type 1
Plumbing, electrical and carpenter shops	Type 1	Type 1
Print shops	Type 1	Type 1
Recreational uses	Type 1	Type 2
Restaurant, limited Mixed-Use	Type 1	
Retail and Supply yard establishments with outdoor storage	Type 1	Type 2
Retail Establishments	Type 1	Type 1/Type 2
Retail Marijuana centers	BDR	BDR
Retail stores with vehicle servicing	Type 1	Type 1
Small scale recreational event centers	Type 1	Type 1
Standard restaurants	Type 1	Type 1
Unlimited indoor / Outdoor recreation	Type 1	Type 2
Vehicle and boat sales and leasing establishments with outdoor storage		Type 2

Vehicle minor repair, servicing and maintenance establishments (no outdoor storage of inoperable vehicles)	Type 1	Type 1
Veterinary facilities or small animal clinics	Type 1	Type 1
Industrial Uses	Per PUD	Per LUC
Small scale and medium scale solar energy systems (includes free standing only)	BDR	Type 1
Workshop or custom small industry uses	Type 1	Type 1
Light Industrial uses		
Research Laboratories	Type 1	
Wholesale distribution		
Composting facilities	Type 2	Type 2
Warehouses		
Large scale solar energy systems		
Light Industrial - No outside storage		

**All residential permitted uses, except mixed use dwellings in multistory mixed use buildings, shall be considered secondary uses in District 3 and shall occupy no more than thirty (30) percent of the total gross area of District 3.*

(1) Accessory Dwelling Units

Accessory Dwelling Units shall mean a dwelling, typically without street frontage, that is configured one of the following ways:

1. Type I: An accessory dwelling unit which is detached from the principal dwelling unit and considered a separate dwelling unit under the Residential Code. May include free standing, on top of garage, or similar.
2. Type II: An accessory dwelling unit located inside what would otherwise be considered a single-family dwelling whose occupants and the occupants of the principal dwelling unit do not live together as a single household unit. Type II accessory dwelling units typically have a separate access from the principal dwelling unit. In this case, both the accessory dwelling unit and the principal dwelling unit to which it is accessory are considered separate dwelling units under the Residential Code.

General provisions. Accessory dwelling units shall be permitted as an accessory use in conjunction with all permitted single-family dwellings.

1. Compliance with development standards and building codes. Every accessory dwelling unit shall meet the same development standards applicable to the principal dwelling unit. In addition, every accessory dwelling unit shall meet all applicable municipal codes, building codes, residential codes, fire codes and property maintenance codes. The application of these codes may render some property ineligible for accessory dwelling unit approval.
2. Compliance with restrictive covenants. If the parcel upon which an accessory dwelling unit is proposed falls within the jurisdiction of a homeowners' association or similar covenant-based property owners' association, the requirements of this Section shall be considered minimum requirements. Any such association shall have the right to lawfully adopt more stringent standards for accessory dwelling units, but may not prohibit accessory dwelling units, for any parcel within the regulatory authority of such association.
3. Parking. Parking may be accommodated by provided on-street parking or on lot. Parking shall be in addition to any parking otherwise required for the principal dwelling unit. The parking space required under this Section may be established in tandem with other required parking spaces. If a parking space is provided it shall be paved with asphalt, concrete, or other approved Fort Collins low impact design.

4. Accessory dwelling unit size and configuration. The living space of the accessory dwelling unit shall be at least 15% smaller than the living space of the principal dwelling unit on the subject lot or parcel. No accessory dwelling unit shall be less than 400 square feet, and all accessory dwelling units shall be designed and configured as either studio, 1-bedroom or 2-bedroom units. Square footage calculations, as contained herein, exclude any related garage, porch or similar area.
5. Number of accessory dwelling units per lot or parcel. Only 1 accessory dwelling unit shall be allowed for each lot or parcel.
6. Water and sewer lines may be extended from the principal building to the ADU.
7. Existing development on lot.
 - Certificate of occupancy required. A single-family dwelling shall exist as the principal use on the lot or parcel or shall be constructed in conjunction with the accessory dwelling unit. A certificate of occupancy for an accessory dwelling unit will only be granted after a certificate of occupancy has been granted to the principal dwelling unit on the lot or parcel.
 - Legal nonconformity. Nothing herein shall be construed to render lawful any dwelling unit in use which, at the time of its establishment, was not lawful. Nothing herein shall require adherence to the requirements of this Section as applied to any dwelling unit which, at the time of its establishment, was lawful, unless such dwelling unit is proposed for expansion, modification or use different than that taking place at the time of the adoption of this Section.
 - Utility service requirements. With the exception of telephone, television, electrical and Internet service, accessory dwelling units must be served through the utility services of the principal dwelling unit and shall not have separate services.
 - Limitations on garage-space accessory dwelling units. Garage space dedicated for use in conjunction with an accessory dwelling unit shall not exceed 250 square feet.
 - Prohibited accessory dwelling units. Mobile homes, travel trailers and recreational vehicles shall be prohibited for use as an accessory dwelling unit.
 - Minimum lot size. There is no minimum lot size required.

Design-related limitations, provisions. Each accessory dwelling unit proposed for any location shall be approved in the form of a site plan. To preserve the appearance of the single-family dwelling, accessory dwelling units shall be designed in the following manner:

1. The design of the accessory dwelling unit shall be compatible with the design of the principal dwelling unit by use of similar style, exterior wall materials, window types, door and window trims, roofing materials and roof pitch and/or colors.
2. If the entrance to the accessory dwelling unit is visible from an adjacent street, it shall be designed in a manner as to be clearly subordinate to the entrance of the principal dwelling.
3. Windows which face an adjoining residential property shall be designed to protect the privacy of neighbors.
4. Outdoor areas. The site plan shall provide accessible outdoor space and landscaping for both the accessory dwelling unit and the principal dwelling unit, which may be shared. The parking area shall be paved with asphalt, concrete or typical Fort Collins approved low impact design materials.
5. Home occupations. Home occupations may take place within any accessory dwelling unit approved or lawful pursuant to this PUD Master Plan and/or Fort Collins Land Use Code.

Procedure for accessory dwelling unit approval. The approval of each accessory dwelling unit shall be governed by the following procedures:

1. For New Developments: Lots that include ADUs shall be identified and approved on the plot plan associated with the development of the lot. Any future ADUs require approval as noted in (2) below.
2. For Existing Developed Properties: Approval occurs by following the Fort Collins Basic Development Review process.

(1) The following uses are permitted in the C-G District, subject to basic development review, provided that such uses are located on lots that are part of an approved site-specific development plan:

(a) **Accessory/Miscellaneous Uses:**

1. Urban agriculture.
2. Off-site construction staging.
3. Wireless telecommunication equipment.

(b) Any use authorized pursuant to a site-specific development plan that was processed and approved either in compliance with the Zoning Code in effect on March 27, 1997, or in compliance with this Code (other than a final subdivision plat, or minor subdivision plat, approved pursuant to Section 29-643 or 29-644 of prior law, for any nonresidential development or any multi-family dwelling containing more than four [4] dwelling units), provided that such use shall be subject to all of the use and density requirements and conditions of said site-specific development plan.

(c) Any use which is not hereafter listed as a permitted use in this zone district but which was permitted for a specific parcel of property pursuant to the zone district regulations in effect for such parcel on March 27, 1997; and which physically existed upon such parcel on March 27, 1997; provided, however, that such existing use shall constitute a permitted use only on such parcel of property.

(2) The following uses are permitted in subdistricts of the C-G District, subject to Basic Development Review (BDR), Minor Amendment (MA), Administrative (Type 1) Review or Planning and Zoning Board (Type 2) Review as specifically identified on the chart below:

<i>Land Use</i>	<i>I-25/SH 392 (CAC)</i>	<i>General Commercial District (C-G)</i>
A. RESIDENTIAL		
Extra occupancy with 5 or fewer occupants	Not permitted	BDR
Shelters for victims of domestic violence	Not permitted	BDR
Mixed-use dwellings	Type 1	Type 1
Any residential use consisting in whole or in part of multi-family dwellings that contain fifty (50) dwelling units or less, and seventy five (75) bedrooms or less	Not permitted	Type 1
Any residential use consisting in whole or in part of multi-family dwellings that contain more than fifty (50) dwelling units, or more than seventy five (75) bedrooms	Not permitted	Type 2
Group homes	Type 2	Type 1
Single-family attached dwellings	Not permitted	Type 1
Two-family dwellings	Not permitted	Type 1
Extra occupancy with more than 5 occupants	Not permitted	Type 1
Short term primary and non-primary rentals	BDR	BDR
B. INSTITUTIONAL/CIVIC/PUBLIC		
Neighborhood parks (as defined by Parks Policy Plan)	Not permitted	BDR
Parks, recreation and other open lands	Not permitted	Type 1
Hospitals	Type 2	Type 2
Schools - private/vocational colleges	Type 2	Type 2
Minor public facilities	Not permitted	Type 1
Places of worship or assembly	Not permitted	Type 1
Transit facilities without repair or storage	Not permitted	Type 1

Community facilities	Not permitted	Type 2
Major public facilities	Not permitted	Type 2
Bars and taverns	Not permitted	Type 1
Seasonal overflow shelters	Not permitted	BDR
Homeless shelters (excluding seasonal overflow shelters)	Not permitted	Type 2
C. COMMERCIAL/RETAIL		
Lodging	Type 1	Type 1
Retail establishments (under 25,000 sq. ft.)	Type 1	Type 1
Large retail establishments (25,000 sq. ft. +)	Type 1	Type 2
Offices and financial services	Type 1	Type 1
Personal/business services shops	Type 2	Type 1
Medical centers/clinics	Type 2	Type 1
Long term care facilities	Type 2	Type 2
Health clubs	Type 2	Type 1
Small scale recreational events centers	Type 2	Type 1
Unlimited indoor recreation	Type 2	Type 2
Entertainment facilities/theaters	Type 2	Type 2
Standard restaurants	Type 2	Type 1
Drive-thru restaurants	Type 2	Type 2
Fast food restaurants	Type 2	Type 1
Grocery/supermarkets	Type 2	Type 2
Convenience stores with fuel sales	Type 2	Type 1
Bed and breakfast establishments	Not permitted	Type 1
Convenience retail stores without fuel sales	Not permitted	Type 1
Personal and business service shops	Not permitted	Type 1
Artisan and photography studios and galleries	Not permitted	Type 1
Vehicle minor repair, servicing and maintenance establishments	Not permitted	Type 1
Limited indoor recreation	Not permitted	Type 1
Retail stores with vehicle servicing	Not permitted	Type 1
Frozen food lockers	Not permitted	Type 1
Funeral homes	Not permitted	Type 1
Gasoline sales	Not permitted	Type 1
Open air farmers markets	Not permitted	Type 1
Plant nurseries and greenhouses	Not permitted	Type 1
Plumbing, electrical and carpenter shops	Not permitted	Type 1
Clubs and lodges	Not permitted	Type 1
Veterinary facilities and small animal clinics	Not permitted	Type 1
Dog day care facilities	Not permitted	Type 1
Print shops	Not permitted	Type 1
Food catering or small food product preparation	Not permitted	Type 1
Indoor kennels	Not permitted	Type 1
Drive in restaurants	Not permitted	Type 2
Recreational uses	Not permitted	Type 2
Vehicle major repair, servicing and maintenance establishments	Not permitted	Type 2
Vehicle and boat sales and leasing establishments with outdoor storage	Not permitted	Type 2

Enclosed mini-storage	Not permitted	Type 2
Retail and supply yard establishments with outdoor storage	Not permitted	Type 2
Parking lots and parking garages	Not permitted	Type 2
Child care centers	Not permitted	Type 2
1-25 activity centers	Not permitted	Type 2
Day shelters < 10,000 square feet and located within 1,320 feet of a Transit Route	Not permitted	Type 2
Equipment rental establishments without outdoor storage	Not permitted	Type 1
Equipment, truck and trailer rental	Not permitted	Type 1
Exhibit hall	Not permitted	Type 2
Adult day/respite care centers	Not permitted	Type 2
Outdoor amphitheaters	Not permitted	Type 2
Medical marijuana centers	Not permitted	BDR
Microbrewery/distillery/winery	Not permitted	Type 1
Retail marijuana store	Not permitted	BDR
Music studios	Not permitted	Type 1
Food truck rally	Not Permitted	Type 1
D. INDUSTRIAL USES		
Workshops and small custom industry	Not permitted	Type 1
Composting facilities	Not permitted	Type 2
Small scale and medium scale solar energy systems	Type 1	Type 1
Light industrial—no outside storage	Not permitted	Type 2
E. ACCESSORY—MISC.		
Wireless telecommunication equipment (not freestanding monopoles)	Type 2	Type 1
Satellite dish antennas greater than 39" in diameter	Not permitted	Type 1
Accessory buildings	BDR	BDR
Accessory uses	BDR	BDR
Outdoor vendor (excluding stationary vendors)	BDR	BDR
Stationary vendor	MA	MA

(C) **Prohibited Uses.** All uses that are not (1) expressly allowed as permitted uses in this Section or (2) determined to be permitted by the Director or the Planning and Zoning Board pursuant to Section 1.3.4 of this Code shall be prohibited.

(D) **Land Use Standards.** The maximum building height shall be ~~four (4)~~ **five (5)** stories.

(E) **Development Standards.**

~~(1) Prospect Road Streetscape Program.~~

~~(a) All development in this zone district that is located within the planning area for the Prospect Road Streetscape Program shall also comply with the Prospect Road Streetscape Program Standards contained in that document as adopted by the City, to the extent that such Standards apply to the property proposed to be developed.~~

(2) *Site Design.*

(a) Pedestrian-oriented outdoor spaces shall be placed next to activity areas that generate the users (such as street corners, shops, stores, offices, day care and dwellings). Because liveliness created by the presence of people is the main key to the attractiveness of such spaces, to the maximum

extent feasible, the development shall link outdoor spaces to and make them visible from streets and sidewalks. Sculpture, kiosks or shelters are encouraged to be prominently placed in outdoor spaces.

- (b) In multiple-building developments, outdoor spaces and landscaped areas shall be integral to an open space system in conjunction with streets and connections, and not merely residual areas left over after buildings and parking lots are sited.
- ~~(F) **Development Standards for the I-25 Corridor.** Development located within one thousand three hundred twenty (1,320) feet (one quarter [$\frac{1}{4}$] mile) of either side of the centerline of I-25 shall be subject to the requirements of Division 3.9.~~
- ~~(G) **Development Standards for the Transit-Oriented Development (TOD) Overlay Zone.** Development located within the TOD Overlay Zone shall be subject to the requirements of Division 3.10.~~
- ~~(H) **Development standards for the I-25/State Highway 392 Corridor Activity Center.** Development located within the I-25/State Highway 392 Corridor Activity Center (see Figure 20.5 below) shall be subject to the requirements contained in 3.9.12 of this Code.~~

Figure 20.5

~~**I-25 State HWY 392 Interchange Corridor Activity Center**~~

LEGEND

- ADDED LANGUAGE
- REMOVED LANGUAGE

**Fort Collins Land Use Code
Division 4.23 – Neighborhood Commercial District**

(A) ~~**Purpose.** The Neighborhood Commercial District is intended to be a mixed-use commercial core area anchored by a supermarket or grocery store and a transit stop. The main purpose of this District is to meet consumer demands for frequently needed goods and services, with an emphasis on serving the surrounding residential neighborhoods typically including a Medium Density Mixed-Use Neighborhood. In addition to retail and service uses, the District may include neighborhood-oriented uses such as schools, employment, day care, parks, small civic facilities, as well as residential uses.~~

~~This District is intended to function together with a surrounding Medium Density Mixed-Use Neighborhood, which in turn serves as a transition and a link to larger surrounding low density neighborhoods. The intent is for the component zone districts to form an integral, town-like pattern of development with this District as a center and focal point; and not merely a series of individual development projects in separate zone districts.~~

(B) **Permitted Uses.**

Decision Maker	
	Not Permitted
BDR	Fort Collins Basic Development Review Process
Type 1	Fort Collins Administrative Review Process
Type 2	Fort Collins Planning & Zoning Board Review Process

(1)

ACCESSORY / MISCELLANEOUS USES	Per PUD	Per LUC
Accessory Buildings	BDR	BDR
Accessory Uses	BDR	BDR
Urban Agriculture	BDR	BDR
Off-site Construction Staging	BDR	BDR
Wireless Telecommunication Equipment	BDR	BDR
Accessory Dwelling Units	*See standards below	
Outdoor Vendor	BDR	BDR
Stationary Vendor	BDR	BDR
Satellite dish antennas greater than thirty-nine (39) inches in diameter	Type 1	Type 1
Wireless Telecommunication Equipment (No freestanding monopoles)	Type 1	Type 1
Institutional / Civic / Public Uses	Per PUD	Per LUC
Neighborhood Parks	BDR	BDR

Places of Worship or Assembly	Type 1	Type 1
Minor Public facilities	Type 1	Type 1
Parks, recreation and other open lands	BDR	Type 1
Community Facilities	BDR	Type 2
Neighborhood Support / Recreational Facilities	BDR	
Public and Private schools, including colleges, universities, vocational and technical training	Type 1	Type 1
Seasonal overflow Shelters		
Transit facilities without outdoor repair or storage	Type 1	Type 1
Major public facilities	Type 2	
Residential Uses *	Per PUD	Per LUC
Shelters for victims of domestic violence	BDR	
Single-Family detached dwellings (Maximum 3,500 sf typical lot)	BDR	
Two-Family dwellings	BDR	Type 1
Single-Family attached dwellings	BDR	Type 1
Multi-family Dwellings (12 or less units per building)	BDR	Type 1
Multi-family Dwellings (More than 12 units per building)	Type 1	Type 2
Mixed-use dwellings	Type 1	Type 1
Manufactured housing communities		
Group homes	Type 2	
Extra occupancy with five (5) or fewer tenants	BDR	BDR
Long-Term care facilities	Type 2	
Short term primary and non-primary rentals	BDR	
Commercial / Retail Uses	Per PUD	Per LUC
Adult day / respite care centers	Type 1	Type 2
Artisan and photography studios and galleries	Type 1	Type 1
Bars and taverns	Type 1	Type 2
Bed and Breakfast establishments	Type 1	
Child care centers	Type 1	Type 1
Clubs and Lodges	Type 1	
Convenience retail stores without fuel sales	Type 1	Type 1
Convenience shopping Centers	Type 1	
Convenience retail stores with fuel sales	Type 1	Type 1
Convention and Conference Center	Type 1	
Dog day care facilities	Type 1	Type 1
Drive-In restaurants	Type 1	Type 2
Drive-thru restaurants	Type 1	

Enclosed mini-storage facilities	Type 1	
Entertainment facilities and theaters	Type 1	Type 2
Equipment rental establishments without outdoor storage	Type 1	Type 1
Equipment, truck and trailer Rental		Type 1
Exhibit Hall	Type 1	
Fast Food restaurants (with or without drive through facilities)	Type 1	Type 1
Food catering or small food product preparation	Type 1	Type 1
Food Truck Rally	BDR	Type 1
Frozen food lockers	Type 1	
Funeral homes	Type 1	
Gasoline Stations	Type 1	Type 1
Grocery Store	Type 1	Type 1
Health Clubs	Type 1	Type 1
Hospitals	Type 1	
Indoor Kennels		
Limited indoor recreation establishments	Type 1	Type 1
Limited outdoor or combined indoor and outdoor recreation establishments	Type 1	
Lodging establishments	Type 1	
Medical centers / clinics	Type 1	
Medical Marijuana centers	BDR	
Microbrewery / distillery / winery	Type 1	Type 2
Music Studios	Type 1	
Nightclubs	Type 1	Type 2
Offices, financial services, clinics and small animal veterinary clinics	Type 1	Type 1
Open-air farmers markets	BDR	Type 1
Outdoor amphitheaters	Type 2	Type 2
Parking lots and parking garages (as a principal use)	Type 2	
Personal and business service shops	BDR	Type 1
Plant nurseries and greenhouses	Type 1	
Plumbing, electrical and carpenter shops	Type 1	
Print shops	Type 1	Type 1
Recreational uses	Type 1	
Restaurant, limited Mixed-Use	Type 1	
Retail and Supply yard establishments with outdoor storage	Type 1	
Retail Establishments	Type 1	Type 1
Retail Marijuana centers	BDR	
Retail stores with vehicle servicing	Type 1	
Small scale recreational event centers	Type 1	

Standard restaurants	Type 1	Type 1
Unlimited indoor / Outdoor recreation	Type 1	
Vehicle and boat sales and leasing establishments with outdoor storage		
Vehicle minor repair, servicing and maintenance establishments (no outdoor storage of inoperable vehicles)	Type 1	Type 1
Veterinary facilities or small animal clinics	Type 1	Type 1
Industrial Uses	Per PUD	Per LUC
Small scale and medium scale solar energy systems (includes free standing only)	BDR	Type 1
Workshop or custom small industry uses	Type 1	Type 1
Light Industrial uses		
Research Laboratories	Type 1	
Wholesale distribution		
Composting facilities		
Warehouses		
Large scale solar energy systems		
Light Industrial - No outside storage		

**All residential permitted uses, except dwellings in multistory mixed use buildings, shall be considered secondary uses in District 3 and shall occupy no more than thirty (30) percent of the total gross area of District 3.*

(1) Accessory Dwelling Units

Accessory Dwelling Units shall mean a dwelling, typically without street frontage, that is configured one of the following ways:

1. Type I: An accessory dwelling unit which is detached from the principal dwelling unit and considered a separate dwelling unit under the Residential Code. May include free standing, on top of garage, or similar.
2. Type II: An accessory dwelling unit located inside what would otherwise be considered a single-family dwelling whose occupants and the occupants of the principal dwelling unit do not live together as a single household unit. Type II accessory dwelling units typically have a separate access from the principal dwelling unit. In this case, both the accessory dwelling unit and the principal dwelling unit to which it is accessory are considered separate dwelling units under the Residential Code.

General provisions. Accessory dwelling units shall be permitted as an accessory use in conjunction with all permitted single-family dwellings.

1. Compliance with development standards and building codes. Every accessory dwelling unit shall meet the same development standards applicable to the principal dwelling unit. In addition, every accessory dwelling unit shall meet all applicable municipal codes, building codes, residential codes, fire codes and property maintenance codes. The application of these codes may render some property ineligible for accessory dwelling unit approval.
2. Compliance with restrictive covenants. If the parcel upon which an accessory dwelling unit is proposed falls within the jurisdiction of a homeowners' association or similar covenant-based property owners' association, the requirements of this Section shall be considered minimum requirements. Any such association shall have the right to lawfully adopt more stringent standards for accessory dwelling units, but may not prohibit accessory dwelling units, for any parcel within the regulatory authority of such association.

3. Parking. Parking may be accommodated by provided on-street parking or on lot. Parking shall be in addition to any parking otherwise required for the principal dwelling unit. The parking space required under this Section may be established in tandem with other required parking spaces. If a parking space is provided it shall be paved with asphalt, concrete, or other approved Fort Collins low impact design.
4. Accessory dwelling unit size and configuration. . The living space of the accessory dwelling unit shall be at least 15% smaller than the living space of the principal dwelling unit on the subject lot or parcel. No accessory dwelling unit shall be less than 400 square feet, and all accessory dwelling units shall be designed and configured as either studio, 1-bedroom or 2-bedroom units. Square footage calculations, as contained herein, exclude any related garage, porch or similar area.
5. Number of accessory dwelling units per lot or parcel. Only 1 accessory dwelling unit shall be allowed for each lot or parcel.
6. Water and sewer lines may be extended from the principal building to the ADU.
7. Existing development on lot.
 - Certificate of occupancy required. A single-family dwelling shall exist as the principal use on the lot or parcel or shall be constructed in conjunction with the accessory dwelling unit. A certificate of occupancy for an accessory dwelling unit will only be granted after a certificate of occupancy has been granted to the principal dwelling unit on the lot or parcel.
 - Legal nonconformity. Nothing herein shall be construed to render lawful any dwelling unit in use which, at the time of its establishment, was not lawful. Nothing herein shall require adherence to the requirements of this Section as applied to any dwelling unit which, at the time of its establishment, was lawful, unless such dwelling unit is proposed for expansion, modification or use different than that taking place at the time of the adoption of this Section.
 - Utility service requirements. With the exception of telephone, television, electrical and Internet service, accessory dwelling units must be served through the utility services of the principal dwelling unit and shall not have separate services.
 - Limitations on garage-space accessory dwelling units. Garage space dedicated for use in conjunction with an accessory dwelling unit shall not exceed 250 square feet.
 - Prohibited accessory dwelling units. Mobile homes, travel trailers and recreational vehicles shall be prohibited for use as an accessory dwelling unit.
 - Minimum lot size. There is no minimum lot size required.

Design-related limitations, provisions. Each accessory dwelling unit proposed for any location shall be approved in the form of a site plan. To preserve the appearance of the single-family dwelling, accessory dwelling units shall be designed in the following manner:

1. The design of the accessory dwelling unit shall be compatible with the design of the principal dwelling unit by use of similar style, exterior wall materials, window types, door and window trims, roofing materials and roof pitch and/or colors.
2. If the entrance to the accessory dwelling unit is visible from an adjacent street, it shall be designed in a manner as to be clearly subordinate to the entrance of the principal dwelling.
3. Windows which face an adjoining residential property shall be designed to protect the privacy of neighbors.
4. Outdoor areas. The site plan shall provide accessible outdoor space and landscaping for both the accessory dwelling unit and the principal dwelling unit, which may be shared. The parking area shall be paved with asphalt, concrete or typical Fort Collins approved low impact design materials.
5. Home occupations. Home occupations may take place within any accessory dwelling unit approved or lawful pursuant to this PUD Master Plan and/or Fort Collins Land Use Code.

Procedure for accessory dwelling unit approval. The approval of each accessory dwelling unit shall be governed by the following procedures:

1. For New Developments: Lots that include ADUs shall be identified and approved on the plot plan associated with the development of the lot. Any future ADUs require approval as noted in (2) below.

2. For Existing Developed Properties: Approval occurs by following the Fort Collins Basic Development Review process.

~~(1) The following uses are permitted in the N-C District, subject to basic development review provided that such uses are located on lots that are part of an approved site-specific development plan, except that a stationary vendor use must be approved as a minor amendment:~~

~~(a) Accessory/Miscellaneous Uses:~~

- ~~1. Accessory buildings.~~
- ~~2. Accessory uses.~~
- ~~3. Outdoor vendor.~~
- ~~4. Stationary vendor.~~
- ~~5. Urban agriculture.~~
- ~~6. Off-site construction staging.~~
- ~~7. Wireless telecommunication equipment.~~

~~(b) Any use authorized pursuant to a site-specific development plan that was processed and approved either in compliance with the Zoning Code in effect on March 27, 1997, or in compliance with this Code (other than a final subdivision plat, or minor subdivision plat, approved pursuant to Section 29-643 or 29-644 of prior law, for any nonresidential development or any multi-family dwelling containing more than four [4] dwelling units), provided that such use shall be subject to all of the use and density requirements and conditions of said site-specific development plan.~~

~~(c) Any use which is not hereafter listed as a permitted use in this zone district but which was permitted for a specific parcel of property pursuant to the zone district regulations in effect for such parcel on March 27, 1997; and which physically existed upon such parcel on March 27, 1997; provided, however, that such existing use shall constitute a permitted use only on such parcel of property.~~

~~(d) Institutional/Civic/Public Uses:~~

- ~~1. Neighborhood parks as defined by the Parks and Recreation Policy Plan.~~

~~(e) Residential Uses:~~

- ~~1. Extra occupancy with five (5) or fewer occupants.~~

~~(2) The following uses are permitted in the N-C District, subject to administrative review:~~

~~(a) Residential Uses:~~

- ~~1. Single family attached dwellings.~~
- ~~2. Two-family dwellings.~~
- ~~3. Group homes for up to eight (8) developmentally disabled or elderly persons.~~
- ~~4. Mixed use dwellings.~~
- ~~5. Extra occupancy with more than (5) occupants.~~

~~(b) Institutional/Civic/Public Uses:~~

- ~~1. Places of worship or assembly.~~
- ~~2. Public and private schools, including colleges, universities, vocational and technical training.~~

3. ~~Minor public facilities.~~
4. ~~Parks, recreation and other open lands, except neighborhood parks as defined by the Parks and Recreation Policy Plan.~~
5. ~~Transit facilities without repair or storage.~~

~~(c) **Commercial/Retail Uses:**~~

1. ~~Standard restaurants.~~
2. ~~Fast food restaurants (without drive-in or drive-through facilities).~~
3. ~~Health and membership clubs.~~
4. ~~Grocery stores (occupying between five thousand [5,000] and forty five thousand [45,000] square feet).~~
5. ~~Open-air farmers markets.~~
6. ~~Personal and business service shops.~~
7. ~~Convenience retail stores, without fuel sales.~~
8. ~~Convenience retail stores with fuel sales, provided that they are at least three thousand nine hundred sixty (3,960) feet (three quarters $\frac{3}{4}$) of a mile) from any other such use and from any fueling station.~~
9. ~~Offices, financial services and clinics.~~
10. ~~Artisan and photography studios and galleries.~~
11. ~~Retail establishments.~~
12. ~~Vehicle minor repair, servicing and maintenance establishments (indoor).~~
13. ~~Limited indoor recreation.~~
14. ~~Gasoline stations.~~
15. ~~Veterinary facilities and small animal clinics.~~
16. ~~Child care centers.~~
17. ~~Equipment rental establishments without outdoor storage.~~
18. ~~Dog day care facilities.~~
19. ~~Print shops.~~
20. ~~Food catering or small food product preparation.~~
21. ~~Adult day/respite care centers.~~
22. ~~Food truck rally.~~

~~(d) **Industrial Uses:**~~

1. ~~Workshops and custom small industry uses.~~
2. ~~Small scale and medium scale solar energy systems.~~

~~(e) **Accessory/Miscellaneous Uses:**~~

1. ~~Satellite dish antennas greater than thirty nine (39) inches in diameter.~~
2. ~~Wireless telecommunication facilities.~~

~~(3) The following uses are permitted in the N-C District, subject to Planning and Zoning Board review:~~

~~(a) Residential Uses:~~

- ~~1. Multi-family dwellings.~~

~~(b) Institutional/Civic/Public Uses:~~

- ~~1. Community facilities.~~

~~(c) Commercial/Retail Uses:~~

- ~~1. Supermarkets.~~
- ~~2. Nightclubs.~~
- ~~3. Bars and taverns.~~
- ~~4. Entertainment facilities and theaters.~~
- ~~5. Drive-in restaurants (without drive-through facilities).~~
- ~~6. Outdoor amphitheaters.~~
- ~~7. Microbrewery/distillery/winery.~~

- (C) **Prohibited Uses.** All uses that are not (1) expressly allowed as permitted uses in this Section or (2) determined to be permitted by the Director or the Planning and Zoning Board pursuant to Section 1.3.4 of this Code shall be prohibited.

~~(D) Land Use Standards.~~

- ~~(1) District Boundaries/Edges. Land use boundaries and density changes in the Neighborhood Commercial District shall occur at mid-block locations to the maximum extent feasible, rather than at streets (so that similar buildings face each other).~~
- ~~(2) Secondary Uses. All residential permitted uses, except mixed use dwellings in multistory mixed use buildings, shall be considered secondary uses in this zone District 3 and, for projects containing five (5) or more acres, together shall occupy no more than thirty (30) percent of the total gross area of District 3. any development plan. If the project contains less than five (5) acres, the development plan must demonstrate how it contributes to the overall mix of land uses within the surrounding area but shall not be required to provide a mix of land uses within the development.~~

~~(E) Development Standards.~~

- ~~(1) Site Planning.~~
 - ~~(a) Overall Plan. The applicant shall demonstrate that the development plan shall contribute to a cohesive, continuous, visually related and functionally linked pattern within existing or approved development plans within the contiguous Neighborhood Commercial District 3 area in terms of street and sidewalk layout, building siting and character and site design.~~
 - ~~(b) Central Feature or Gathering Place. At least one (1) prominent or central location within each geographically distinct Neighborhood Commercial District 3 shall be provided and shall include a convenient outdoor open space or plaza with amenities such as benches, monuments, kiosks or public art. This feature and its amenities may be placed on blocks, with shared civic facilities.~~
 - ~~(c) Integration of the Transit Stop. Neighborhood Commercial Districts shall be considered major stops on the local transit network. Transit stop facilities, if located in the area, to the maximum extent feasible, shall be integrated into the design of the District, centrally located, and easily accessible for pedestrians walking to and from the surrounding neighborhoods. (See also Division 3.6 Transportation and Circulation.)~~
- ~~(2) Block Requirements. All development shall comply with the applicable standards set forth below, unless the decision maker determines that compliance with a specific element of the standard is~~

infeasible due to unusual topographic features, existing development, safety factors or a natural area or feature:

- (a) **Block Structure.** ~~Each Neighborhood Commercial District and each development within this District 3 shall be developed as a series of complete blocks bounded by streets (public or private) to the extent feasible.~~

(See Figures 17A through 17F at subsection 4.6(E). Natural areas, irrigation ditches, high-voltage power lines, operating railroad tracks and other similar substantial physical features may form up to two (2) sides of a block.

- (b) **Block Size.** All blocks shall be limited to a maximum size of seven (7) acres, except that blocks containing supermarkets shall be limited to a maximum of ten (10) acres.
- (c) **Minimum Building Frontage.** ~~Within District 3 forty (40) percent of each block side or fifty (50) percent of the total block frontage along Donella and Greenfields Drive shall consist of either building frontage, buffered parking areas, plazas or other improved open space. shall consist of either building frontage, plazas or other functional open space.~~
- (d) **Building Height.** ~~All buildings shall have a minimum height of twenty (20) feet, measured to the dominant roof line of a flat-roofed building, or the mean height between the eave and ridge on a sloped-roof building. In the case of a complex roof with different co-dominant portions, the measurement shall apply to the highest portion.~~ All buildings shall be limited to five (5) stories.

(3) *Canopies.*

- (a) Primary canopies and shade structures shall be attached to and made an integral part of the main building and shall not be freestanding.
- (b) Freestanding secondary canopies and shade structures that are detached from the building, if any, shall be designed with a pitched roof, or have the appearance of a pitched roof through a false mansard or parapet, to match the primary canopy and relate to the neighborhood character.
- (c) All canopies shall be designed with a shallow-pitched roof, false mansard or parapet that matches the building. Such roofs, false mansards or parapets shall be constructed of traditional roofing materials such as shingles or cementitious, clay or concrete tiles, or standing seam metal in subdued, neutral colors in a medium value range. The colors shall be designed to relate to other buildings within the commercial center.
- (d) Canopy fascias and columns shall not be internally illuminated nor externally illuminated with neon or other lighting technique, nor shall canopy fascias or columns be accented, striped or painted in any color except that of the predominant building exterior color.
- (e) There shall be no advertising, messages, logos or any graphic representation displayed on the canopy fascias or columns associated with drive-in restaurants, financial services and retail stores. This prohibition shall not apply to canopies for covering the retail dispensing or sale of vehicular fuels [see paragraph 3.8.7(E)(13)].
- (f) Under-canopy lighting shall be fully recessed with flush-mount installation using a flat lens. There shall be no spot lighting.

(4) *Drive-in Restaurants.*

- (a) There shall be an indoor dining component that features tables and chairs and not merely a walk-up counter, sufficient to serve year-round walk-in trade for bicyclists and pedestrians.
- (b) The dining room entrance shall be the main identifiable entrance as viewed from the nearest public street. There shall be one (1) or more direct walkway connections that tie the dining room/main entrance back to the interior of the center with logical points of origin and destination.
- (c) Buildings shall not contain unusual forms or components, such as, but not limited to, spires, arches, figures, statuettes, raised pylons, food product imitations, A-frame roofs or other pseudo-structural elements.
- (d) Individual menu boards for car stalls shall be sufficiently screened so they are not visible from public streets.

- (e) Roof design shall not consist of unusual projections or other features that are disproportionate to the balance of the building and the roof design theme of the commercial center.
- (f) Signs shall be posted in conspicuous locations requiring that idling engines shall be shut off.
- ~~(F) **Development Standards for the South College Gateway Area.** Development located within the South College Gateway Area shall be subject to the requirements of Division 3.11.~~

LEGEND

- ADDED LANGUAGE
- REMOVED LANGUAGE

**Fort Collins Land Use Code
Division 4.27 Employment District (E)**

(A) **Purpose.** The Employment District is intended to provide locations for a variety of workplaces including light industrial uses, research and development activities, offices and institutions. This District also is intended to accommodate secondary uses that complement or support the primary workplace uses, such as hotels, restaurants, convenience shopping, child care and housing.

Additionally, the Employment District is intended to encourage the development of planned office and business parks; to promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities and streetscapes; to direct the development of workplaces consistent with the availability of public facilities and services; and to continue the vitality and quality of life in adjacent residential neighborhoods.

(B) **Permitted Uses.**

Decision Maker	
	Not Permitted
BDR	Fort Collins Basic Development Review Process
Type 1	Fort Collins Administrative Review Process
Type 2	Fort Collins Planning & Zoning Board Review Process

ACCESSORY / MISCELLANEOUS USES	Per PUD	Per LUC
Accessory Buildings	BDR	BDR
Accessory Uses	BDR	BDR
Urban Agriculture	BDR	BDR
Off-site Construction Staging	BDR	BDR
Wireless Telecommunication Equipment	BDR	BDR
Accessory Dwelling Units	*See standards below	
Outdoor Vendor	BDR	
Stationary Vendor	BDR	
Satellite dish antennas greater than thirty-nine (39) inches in diameter	Type 1	Type 1
Heliports and Helipads		Type 2
Wireless Telecommunication Equipment (No freestanding monopoles)	BDR	Type 1
Institutional / Civic / Public Uses	Per PUD	Per LUC
Neighborhood Parks	BDR	BDR
Places of Worship or Assembly	Type 1	Type 2

Minor Public facilities	Type 1	Type 1
Parks, recreation and other open lands, except neighborhood parks as defined by the Parks and Recreation Policy Plan	BDR	Type 1
Community Facilities	BDR	Type 1
Neighborhood Support / Recreational Facilities	BDR	
Public and Private schools for elementary, intermediate and high school education, and for vocational and technical training	Type 2	Type 2
Public and Private schools, including colleges, universities, vocational and technical training	Type 1	Type 1
Seasonal overflow Shelters		
Transit facilities with outdoor repair or storage	Type 2	Type 2
Major public facilities	Type 2	
Residential Uses *	Per PUD	Per LUC
Shelters for victims of domestic violence	BDR	BDR
Short Term primary Rentals	BDR	
Single-Family detached dwellings (Maximum 3,500 sf typical lot)	BDR	Type 1
Two-Family dwellings	BDR	Type 1
Single-Family attached dwellings	BDR	Type 1
Multi-family Dwellings (12 or less units per building)	BDR	Type 1
Multi-family Dwellings (More than 12 units per building)	Type 1	Type 2
Mixed-use dwellings	Type 1	Type 1
Manufactured housing communities		Type 2
Group homes	Type 2	Type 2
Extra occupancy with five (5) or fewer tenants	BDR	BDR
Extra occupancy with more than five (5) tenants	Type 1	Type 1
Long-Term care facilities	Type 2	Type 2
Short term primary and non-primary rentals	BDR	BDR
Commercial / Retail Uses	Per PUD	Per LUC
Adult day / respite care centers	Type 1	Type 1
Artisan and photography studios and galleries	Type 1	Type 2
Bars and taverns	Type 1	Type 1
Bed and Breakfast establishments	Type 1	Type 1
Child care centers	Type 1	Type 1
Clubs and Lodges	Type 1	Type 1
Convenience retail stores without fuel sales	Type 1	Type 1
Convenience shopping Centers	Type 1	Type 2
Convenience retail stores with fuel sales	Type 1	
Convention and Conference Center	Type 1	Type 2

Dog day care facilities	Type 1	Type 1
Drive-in restaurants (only if located in a convenience shopping center)	Type 1	Type 2
Drive-thru restaurants	Type 1	
Enclosed mini-storage facilities	Type 1	Type 2
Entertainment facilities and theaters	Type 1	
Equipment rental establishments without outdoor storage	Type 1	Type 1
Equipment, truck and trailer Rental		Type 2
Exhibit Hall	Type 1	
Fast Food restaurants (without drive-in or drive-through facilities)	Type 1	Type 2
Food catering or small food product preparation	Type 1	Type 1
Food Truck Rally	BDR	
Frozen food lockers		
Funeral homes	Type 1	Type 2
Gasoline Stations	Type 1	Type 1
Grocery Store	Type 1	
Health-and Membership Clubs	Type 1	Type 2
Hospitals	Type 1	Type 1
Indoor Kennels		
Limited indoor recreation establishments	Type 1	Type 2
Limited outdoor or combined indoor and outdoor recreation establishments	Type 1	
Lodging establishments	Type 1	Type 2
Medical centers / clinics	Type 1	Type 1
Medical Marijuana centers		
Microbrewery / distillery / winery	Type 1	Type 1
Music Studios	Type 1	Type 1
Nightclubs	Type 1	Type 2
Offices, financial services, clinics and small animal veterinary clinics	Type 1	Type 1
Open-air farmers markets if located within a park, central feature or gathering space	BDR	BDR
Outdoor amphitheaters	Type 2	
Parking lots and parking garages (as a principal use)	Type 1	Type 1
Personal and business service shops	BDR	Type 1
Plant nurseries and greenhouses	Type 1	Type 1
Plumbing, electrical and carpenter shops	Type 1	
Print shops	Type 1	Type 1
Recreational uses	Type 1	
Restaurant, limited Mixed-Use	Type 1	
Retail and Supply yard establishments with outdoor storage		

Retail Establishments	Type 1	
Retail Marijuana centers	BDR	BDR
Retail stores with vehicle servicing	Type 1	
Small scale recreational event centers	Type 1	Type 1
Standard restaurants	Type 1	Type 1
Unlimited indoor / Outdoor recreation	Type 1	Type 1
Vehicle and boat sales and leasing establishments with outdoor storage		
Vehicle minor repair, servicing and maintenance establishments (no outdoor storage of inoperable vehicles)	Type 1	
Veterinary facilities or small animal clinics	Type 1	Type 2
Industrial Uses	Per PUD	Per LUC
Small scale and medium scale solar energy systems (includes free standing only)	BDR	BDR
Workshop or custom small industry uses	Type 1	Type 1
Light Industrial uses	Type 1	Type 1
Research Laboratories	Type 1	Type 1
Wholesale distribution	Type 1	Type 1
Composting facilities	Type 1	Type 1
Warehouses	Type 1	Type 1
Large scale solar energy systems	Type 1	Type 1
Light Industrial - No outside storage	Type 1	Type 1

**All residential permitted uses, except dwellings in multistory mixed use buildings, shall be considered secondary uses in District 3 and shall occupy no more than thirty (30) percent of the total gross area of District 3.*

(1) Accessory Dwelling Units

Accessory Dwelling Units shall mean a dwelling, typically without street frontage, that is configured one of the following ways:

1. Type I: An accessory dwelling unit which is detached from the principal dwelling unit and considered a separate dwelling unit under the Residential Code. May include free standing, on top of garage, or similar.
2. Type II: An accessory dwelling unit located inside what would otherwise be considered a single-family dwelling whose occupants and the occupants of the principal dwelling unit do not live together as a single household unit. Type II accessory dwelling units typically have a separate access from the principal dwelling unit. In this case, both the accessory dwelling unit and the principal dwelling unit to which it is accessory are considered separate dwelling units under the Residential Code.

General provisions. Accessory dwelling units shall be permitted as an accessory use in conjunction with all permitted single-family dwellings.

1. Compliance with development standards and building codes. Every accessory dwelling unit shall meet the same development standards applicable to the principal dwelling unit. In addition, every accessory dwelling unit shall meet all applicable municipal codes, building codes, residential codes, fire codes and property maintenance codes. The application of these codes may render some property ineligible for accessory dwelling unit approval.
2. Compliance with restrictive covenants. If the parcel upon which an accessory dwelling unit is proposed falls within the jurisdiction of a homeowners' association or similar covenant-based property owners' association, the requirements of this Section shall be considered minimum requirements. Any such

association shall have the right to lawfully adopt more stringent standards for accessory dwelling units, but may not prohibit accessory dwelling units, for any parcel within the regulatory authority of such association.

3. Parking. Parking may be accommodated by provided on-street parking or on lot. Parking shall be in addition to any parking otherwise required for the principal dwelling unit. The parking space required under this Section may be established in tandem with other required parking spaces. If a parking space is provided it shall be paved with asphalt, concrete, or other approved Fort Collins low impact design.
4. Accessory dwelling unit size and configuration. . The living space of the accessory dwelling unit shall be at least 15% smaller than the living space of the principal dwelling unit on the subject lot or parcel. No accessory dwelling unit shall be less than 400 square feet, and all accessory dwelling units shall be designed and configured as either studio, 1-bedroom or 2-bedroom units. Square footage calculations, as contained herein, exclude any related garage, porch or similar area.
5. Number of accessory dwelling units per lot or parcel. Only 1 accessory dwelling unit shall be allowed for each lot or parcel.
6. Water and sewer lines may be extended from the principal building to the ADU.
7. Existing development on lot.
 - Certificate of occupancy required. A single-family dwelling shall exist as the principal use on the lot or parcel or shall be constructed in conjunction with the accessory dwelling unit. A certificate of occupancy for an accessory dwelling unit will only be granted after a certificate of occupancy has been granted to the principal dwelling unit on the lot or parcel.
 - Legal nonconformity. Nothing herein shall be construed to render lawful any dwelling unit in use which, at the time of its establishment, was not lawful. Nothing herein shall require adherence to the requirements of this Section as applied to any dwelling unit which, at the time of its establishment, was lawful, unless such dwelling unit is proposed for expansion, modification or use different than that taking place at the time of the adoption of this Section.
 - Utility service requirements. With the exception of telephone, television, electrical and Internet service, accessory dwelling units must be served through the utility services of the principal dwelling unit and shall not have separate services.
 - Limitations on garage-space accessory dwelling units. Garage space dedicated for use in conjunction with an accessory dwelling unit shall not exceed 250 square feet.
 - Prohibited accessory dwelling units. Mobile homes, travel trailers and recreational vehicles shall be prohibited for use as an accessory dwelling unit.
 - Minimum lot size. There is no minimum lot size required.

Design-related limitations, provisions. Each accessory dwelling unit proposed for any location shall be approved in the form of a site plan. To preserve the appearance of the single-family dwelling, accessory dwelling units shall be designed in the following manner:

1. The design of the accessory dwelling unit shall be compatible with the design of the principal dwelling unit by use of similar style, exterior wall materials, window types, door and window trims, roofing materials and roof pitch and/or colors.
2. If the entrance to the accessory dwelling unit is visible from an adjacent street, it shall be designed in a manner as to be clearly subordinate to the entrance of the principal dwelling.
3. Windows which face an adjoining residential property shall be designed to protect the privacy of neighbors.
4. Outdoor areas. The site plan shall provide accessible outdoor space and landscaping for both the accessory dwelling unit and the principal dwelling unit, which may be shared. The parking area shall be paved with asphalt, concrete or typical Fort Collins approved low impact design materials.
5. Home occupations. Home occupations may take place within any accessory dwelling unit approved or lawful pursuant to this PUD Master Plan and/or Fort Collins Land Use Code.

Procedure for accessory dwelling unit approval. The approval of each accessory dwelling unit shall be governed by the following procedures:

1. For New Developments: Lots that include ADUs shall be identified and approved on the plot plan associated with the development of the lot. Any future ADUs require approval as noted in (2) below.
2. For Existing Developed Properties: Approval occurs by following the Fort Collins Basic Development Review process.

~~(B) Permitted Uses.~~

~~(1) The following uses are permitted in the E-District, subject to basic development review provided that such uses are located on lots that are part of an approved site-specific development plan, except that a stationary vendor use must be approved as a minor amendment:~~

~~(a) Accessory/Miscellaneous Uses:~~

- ~~1. Accessory buildings.~~
- ~~2. Accessory uses.~~
- ~~3. Outdoor vendor.~~
- ~~4. Stationary vendor.~~
- ~~5. Urban agriculture.~~
- ~~6. Off-site construction staging.~~
- ~~7. Wireless telecommunication equipment.~~

~~(b) Any use authorized pursuant to a site-specific development plan that was processed and approved either in compliance with the Zoning Code in effect on March 27, 1997, or in compliance with this Code (other than a final subdivision plat, or minor subdivision plat, approved pursuant to Section 29-643 or 29-644 of prior law, for any nonresidential development or any multi-family dwelling containing more than four [4] dwelling units), provided that such use shall be subject to all of the use and density requirements and conditions of said site-specific development plan.~~

~~(c) Any use which is not hereafter listed as a permitted use in this zone district but which was permitted for a specific parcel of property pursuant to the zone district regulations in effect for such parcel on March 27, 1997; and which physically existed upon such parcel on March 27, 1997; provided, however, that such existing use shall constitute a permitted use only on such parcel of property.~~

~~(d) Institutional/Civic/Public Uses:~~

- ~~1. Neighborhood parks as defined by the Parks and Recreation Policy Plan.~~
- ~~2. Seasonal overflow shelters.~~

~~(e) Residential Uses:~~

- ~~1. Extra occupancy with five (5) or fewer occupants.~~
- ~~2. Shelters for victims of domestic violence.~~
- ~~3. Short term primary and non-primary rentals.~~

~~(f) Industrial Uses:~~

- ~~1. Small-scale and medium-scale solar energy systems.~~

~~(2) The following uses are permitted in the E-District, subject to administrative review:~~

~~(a) Residential Uses:~~

- ~~1. Mixed-use dwellings.~~

2. — Extra occupancy with more than five (5) occupants.

~~(b) Institutional/Civic/Public Uses:~~

1. — Public and private schools, including colleges, universities, vocational and technical training.
2. — Minor public facilities.
3. — Parks, recreational and other open lands, except neighborhood parks as defined by the Parks and Recreation Policy Plan.
4. — Community facilities.
5. — Transit facilities without repair or storage.
6. — Hospitals.

~~(c) Commercial/Retail Uses:~~

1. — Offices, financial services and clinics.
2. — Bars and taverns.
3. — Veterinary facilities and small animal clinics.
4. — Clubs and lodges.
5. — Parking lots and parking garages (as a principal use).
6. — Child care centers.
7. — Plant nurseries and greenhouses.
8. — Dog day care facilities.
9. — Print shops.
10. — Food catering or small food product preparation.
11. — Adult day/respite care centers.
12. — Personal and business service shops.
13. — Microbrewery/distillery/winery.
14. — Music studios.

~~(d) Industrial Uses:~~

1. — Light industrial uses.
2. — Research laboratories.
3. — Workshops and custom small industry uses.
4. — Wholesale distribution.
5. — Composting facilities.
6. — Warehouses.
7. — Large scale solar energy systems.

~~(e) Accessory/Miscellaneous Uses:~~

1. — Satellite dish antennas greater than thirty nine (39) inches in diameter.
2. — Wireless telecommunication facilities.

~~(3) The following uses are permitted in the E District, subject to review by the Planning and Zoning Board:~~

~~(a) **Residential Uses:**~~

- ~~1. Single family detached dwellings located on lots containing no more than six thousand (6,000) square feet.~~
- ~~2. Two family dwellings.~~
- ~~3. Single family attached dwellings.~~
- ~~4. Multi family dwellings.~~
- ~~5. Manufactured housing communities.~~
- ~~6. Group homes.~~

~~(b) **Institutional/Civic/Public Uses:**~~

- ~~1. Cemeteries.~~
- ~~2. Public and private schools for elementary, intermediate and high school education.~~
- ~~3. Transit facilities with outdoor repair and storage.~~
- ~~4. Golf courses.~~
- ~~5. Jails, detention and penal centers.~~
- ~~6. Long term care facilities.~~
- ~~7. Places of worship or assembly.~~
- ~~8. Homeless shelters (excluding seasonal overflow shelters).~~

~~(c) **Commercial/Retail Uses:**~~

- ~~1. Standard and fast food restaurants (without drive in or drive through facilities).~~
- ~~2. Lodging establishments.~~
- ~~3. Bed and breakfast establishments.~~
- ~~4. Funeral homes.~~
- ~~5. Health and membership clubs.~~
- ~~6. Convenience shopping centers.~~
- ~~7. Artisan and photography studios and galleries.~~
- ~~8. Veterinary hospitals.~~
- ~~9. Drive in restaurants (only if located in a convenience shopping center).~~
- ~~10. Convention and conference center.~~
- ~~11. Limited indoor recreation establishments.~~
- ~~12. Enclosed mini storage facilities.~~

~~(d) **Industrial Uses:**~~

- ~~1. Dry cleaning plants.~~

~~(e) **Accessory/Miscellaneous Uses:**~~

- ~~1. Heliports and helipads.~~

~~(C) **Prohibited Uses.** All uses that are not (1) expressly allowed as permitted uses in this Section or (2) determined to be permitted by the Director or the Planning and Zoning Board pursuant to Section 1.3.4 of this Code shall be prohibited.~~

~~(D) **Land Use Standards.**~~

~~(1) **Prospect Road Streetscape Program.** All development in this zone district that is located within the planning area for the Prospect Road Streetscape Program shall also comply with the Prospect Road Streetscape Standards as adopted by the City, to the extent that such Standards apply to the property proposed to be developed.~~

~~(2) **Secondary Uses.** All secondary uses shall be integrated both in function and appearance into a larger employment district development plan that emphasizes primary uses. A secondary use shall be subject to administrative review or Planning and Zoning Board review as required for such use in Section 4.27(B). The following permitted uses shall be considered secondary uses in this zone district and together shall occupy no more than twenty five (25) percent of the total gross area of the development plan.~~

~~(a) Veterinary facilities and small animal clinics.~~

~~(b) Clubs and lodges.~~

~~(c) Child care centers.~~

~~(d) Residential uses (except mixed-use dwellings when the residential units are stacked above a primary use which occupies the ground floor).~~

~~(e) Standard and fast food restaurants.~~

~~(f) Lodging establishments.~~

~~(g) Bed and breakfast establishments.~~

~~(h) Funeral homes.~~

~~(i) Health and membership clubs.~~

~~(j) Convenience shopping centers.~~

~~(k) Convention and conference center.~~

~~(l) Food catering.~~

~~(m) Minor public facilities.~~

~~(n) Community facilities.~~

~~(o) Bars and taverns.~~

~~(p) Plant nurseries and greenhouses.~~

~~(q) Dog day care facilities.~~

~~(r) Print shops.~~

~~(s) Workshops and custom small industry uses.~~

~~(t) Artisan and photography studios and galleries.~~

~~(u) Limited indoor recreation establishments.~~

~~(v) Enclosed mini-storage facilities.~~

~~(w) Places of worship or assembly.~~

~~(x) Personal and business service shops.~~

- ~~(y) Music studios.~~
- ~~(z) Homeless shelters (including seasonal overflow shelters).~~
- ~~(3) Locational Standards along I-25. Along I-25, any secondary uses shall be located at least one thousand four hundred forty five (1,445) feet from the centerline of I-25. Such secondary uses shall be located so that they have direct access from a collector or local street.~~
- (4) *Dimensional Standards.*
- (a) Maximum height shall be ~~four (4)~~ **five (5)** stories.
- ~~(b) All new structures greater than fifty thousand (50,000) square feet in gross leasable area shall be subject to Planning and Zoning Board review.~~
- ~~(c) Any building addition that exceeds fifty thousand (50,000) square feet in gross leasable area and exceeds twenty five (25) percent of the gross leasable area of the existing building shall be subject to Planning and Zoning Board review.~~
- (5) *Density/Intensity.* No maximum density. All residential development in the E Employment District shall have an overall minimum average density of seven (7) dwelling units per net acre of residential land.
- (6) *Mix of Housing Types.* A mix of permitted housing types shall be included. ~~in any individual development plan, to the extent reasonably feasible, depending on the size of the parcel.~~ In order to promote such variety, the following minimum standards shall be met:

The following is the minimum required Mix of Housing Type required (if residential uses are proposed):

- District 3 - 1 Housing Type
- 1) Mulberry & Greenfields - PUD Master Plan will develop in multiple phases, so it is not a requirement to provide the required mix of housing types with each future development application. Therefore, the Applicant/Developer must track and demonstrate compliance with this standard with each development application.

The following list of housing types shall be used to satisfy housing type requirements: (as permitted per District per Land Use Table found within this Mulberry & Greenfields - PUD Master Plan)

- a. Single-family detached dwellings with rear (alley) loaded garages. (Maximum 3,500 sf/lot avg.)
- b. Single-family detached dwellings with detached garages not on same lot also known as Cottage Homes. Cottage Homes may be organized around a common green or shared open space. Detached garages may be ganged and not contiguous with the residential lot.
- c. Single-family detached dwellings with rear (alley) loaded garages at minimum 3 stories also known as Single Family Detached Townhomes.
- d. Single-family detached dwellings in Motorcourt configuration.
- e. Single-family detached or Paired Homes on common lots.
- f. Two-family dwellings.
- g. Single-family attached dwellings.
- h. Mixed-use dwelling units.
- i. Multi-family dwellings containing up to 4 units per building.
- j. Multi-family dwellings containing 5 to 8 units per building.
- k. Multi-family dwellings containing 9 to 12 units per building.
- l. Multi-family dwellings containing 13 to 20 units per building.
- m. Multi-family dwellings containing more than 20 units per building.
- n. Accessory Dwelling Units

~~A mix of permitted housing types shall be included in any development plan proposing residential uses as secondary uses. The following standards are intended to promote a variety of housing within such a development plan:~~

- (a) ~~A minimum of two (2) housing types shall be required on any residential portion of a development plan greater than ten (10) acres but less than thirty (30) acres in size, including parcels which are part of a phased development. A minimum of three (3) housing types shall be required on any residential portion of a development plan greater than thirty (30) acres in size, including parcels which are part of a phased development. The following list of housing types shall be used to satisfy this requirement:~~
1. ~~single family detached dwellings located on lots containing no more than six thousand (6,000) square feet.~~
 2. ~~single family attached dwellings.~~
 3. ~~two family dwellings.~~
 4. ~~multi family dwellings containing three (3) to four (4) units per building.~~
 5. ~~multi family dwellings containing five (5) to seven (7) units per building.~~
 6. ~~multi family dwellings containing more than seven (7) units per building.~~
 7. ~~group homes.~~
 8. ~~mixed use dwellings.~~
 9. ~~mobile home parks.~~
- (b) ~~If single family detached housing is proposed, at least an equivalent number of single family attached housing, two family dwellings or multi family dwelling units (or combination thereof) must also be provided.~~
- (c) ~~Lot sizes and dimensions shall be varied for different housing types to avoid monotonous streetscapes.~~
- (d) ~~Lot pattern. The lot size and layout pattern shall be designed to allow buildings to face toward a street.~~
- (7) ~~Access to a park, central feature or gathering place.~~ **Central Feature or Gathering Place.** At least one (1) prominent or central location within District 3 shall be provided and shall include a convenient outdoor open space or plaza with amenities such as benches, monuments, kiosks or public art. This feature and its amenities may be placed on blocks, with shared civic facilities. Within any development proposal that contains a residential component at least ninety (90) percent of the dwellings of a residential development proposal shall be located within one thousand three hundred twenty (1,320) feet (one quarter [$\frac{1}{4}$] mile) of either a neighborhood park, a privately owned park or a central feature or gathering place that is located either within the project or within adjacent development, which distance shall be measured along street frontage without crossing an arterial street. Such parks, central features or gathering places shall contain one (1) or more of the following uses:
- (a) ~~Public parks, recreation areas or other open lands.~~
 - (b) ~~Privately owned parks meeting the following criteria:~~
 1. ~~Size. In development projects greater than two (2) acres in gross area, such private parks must be a minimum of ten thousand (10,000) square feet. In development projects with a gross area of two (2) acres or less, such private parks must be a minimum of six (6) percent of the gross site area.~~
 2. ~~Location. Such parks must be highly visible, secure settings formed by the street layout and pattern of lots and easily observed from streets. Rear facades and rear yards of dwellings shall not abut more than two (2) sides or more than fifty (50) percent of the perimeter frontage of the park.~~

3. ~~Accessibility. All parts of such parks shall be safely and easily accessible by pedestrians, and open to the public.~~
4. ~~Facilities. Such parks shall consist of multiple-use turf areas, walking paths, plazas, pavilions, picnic tables, benches or other features for various age groups to utilize.~~
5. ~~Ownership and Maintenance. Such parks may, in the discretion of the City, be acquired by the City (through dedication or purchase), or be privately owned and maintained by the developer or property owners' association.~~
6. ~~Storm Drainage. When integrating storm drainage and detention functions to satisfy this requirement, the design of such facilities shall not result in slopes or gradients that conflict with other recreational and civic purposes of the park.~~
- (c) ~~Community facilities or neighborhood support/recreation facilities (which are permitted as an accessory use to housing). If such facility is smaller than the required minimum size for privately owned parks as required in subparagraph (b) above, then the facility shall be physically integrated with such park space as needed to meet the required minimum size.~~
- (E) **Development Standards.**
- (1) *Site Design.*
- (a) In the case of multiple parcel ownership, to the extent reasonably feasible, an applicant shall enter into cooperative agreements with adjacent property owners to create a comprehensive development plan that establishes an integrated pattern of streets, outdoor spaces, building styles and land uses.
- (b) Where an employment or industrial use abuts a residential area, there shall be no drastic and abrupt change in the scale and height of buildings.
- (c) Except for off-street parking and loading areas, all veterinary hospitals and all industrial uses (except commercial composting) shall be carried out entirely within completely enclosed buildings or structures.
- (2) *Building Design.* To the extent reasonably feasible, industrial buildings shall provide a primary entrance that faces and opens directly onto the abutting street sidewalk or a walkway, plaza or courtyard that has direct linkage to the street sidewalk without requiring pedestrians to cross any intervening driveways or parking lots. The following exceptions shall be permitted to this standard and to the requirements contained in subsection 3.5.3(B):
- (a) Buildings may orient away from the street if the development provides a campus or park-like development block with a unifying, formative internal framework of outdoor spaces and connecting walkways that function as an alternative to street sidewalks by connecting buildings within the site and directly connecting to common destinations in the district (such as transit stops, restaurants, child care facilities and convenience shopping centers). Such an internal network shall provide direct pedestrian access to the street sidewalk(s).
- (3) *Enclosed Mini-Storage Facilities.* Where enclosed mini-storage facilities face a public street, the entire linear frontage along such street shall include only buildings designed for human occupancy, landscaping, accessory parking and/or drives.
- (F) ~~**Development Standards for the I-25 Corridor.** Development located within one thousand three hundred twenty (1,320) feet (one-quarter [$\frac{1}{4}$] mile) of the centerline of I-25 shall be subject to the requirements of Division 3.9.~~
- (G) ~~**Development Standards for the Transit-Oriented Development (TOD) Overlay Zone.** Development located within the TOD Overlay Zone shall be subject to the requirements of Division 3.10.~~



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**PRELIMINARY
 NOT FOR CONSTRUCTION**

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**PLANNED UNIT DEVELOPMENT
 MULBERRY - PUD MASTERPLAN**

FORT COLLINS, CO

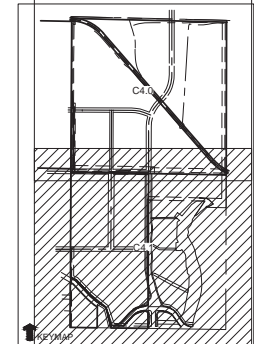
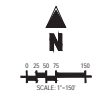
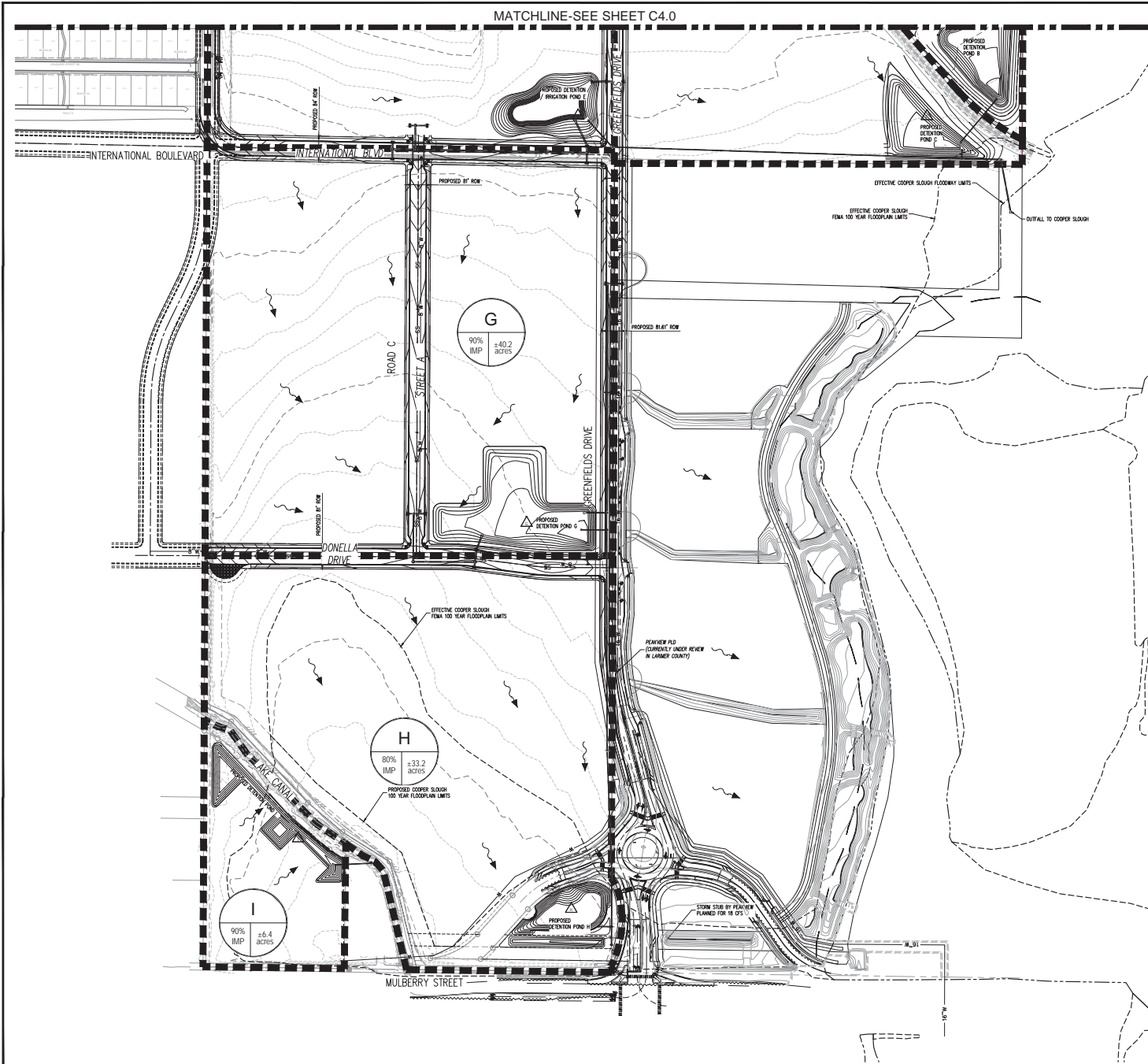
A. GENERAL NOTES

- All materials, workmanship, and construction of public improvements shall meet or exceed the standards and specifications set forth in the Larimer County, Urban Area Street Standards and applicable state and federal regulations. Where there is a conflict between these plans and the specifications, or any applicable standards, the most restrictive standard shall apply. All work shall be inspected and approved by the City of Fort Collins.
- All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
- These public improvement construction plans shall be valid for a period of three years from the date of approval by the City of Fort Collins Engineer. Use of these plans after the expiration of this period requires a new review and approval process by the City of Fort Collins prior to commencement of any work shown in these plans.
- The engineer has prepared these plans, for execution and/or seal, heretofore, does hereby affirmatively attest to the City of Fort Collins, as beneficiary of said agreement of work for any errors and omissions contained in these plans, and approval of these plans by the City of Fort Collins Engineer shall not release the engineer who has prepared these plans of all such responsibilities. Further, in the event the engineer hereby agrees to hold harmless and indemnify the City of Fort Collins, and its officers and employees, from and against all liabilities, claims, and demands which may arise from any errors and omissions contained in these plans.
- All storm sewer construction, as well as power and/or "dry" utility installations, shall conform to the City of Fort Collins standards and specifications current at the date of approval of the plans by the City of Fort Collins Engineer.
- The type, size, location and number of all known underground utilities are approximate when shown on the drawings. It shall be the responsibility of the Developer to verify the existence and location of all underground utilities along the route of the work before commencing any construction. The Developer shall be responsible for unknown underground utilities.
- The Developer shall contact the Utility Notification Center of Colorado (UNCC) at 1-800-922-1987, at least 2 working days prior to beginning excavation or grading. Use of these plans without the assistance of the utility notification center is prohibited. Other underground utilities (i.e., sewer) / inspection cameras are to be located to coordinate the respective representative. Utility service laterals are to be located prior to beginning excavation or grading. It shall be the responsibility of the Developer to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
- The Developer shall be responsible for protecting all utilities during construction and for coordinating with the appropriate utility company for any utility crossings required.
- If a conflict exists between existing and proposed utilities or a design modification is required, the Developer shall coordinate with the engineer to modify the design. Design modifications must be approved by the City of Fort Collins prior to beginning construction.
- The Developer shall coordinate and coordinate with the City of Fort Collins, and all utility companies, to ensure that the work is accomplished in a timely fashion and with a minimum disruption of service. The Developer shall be responsible for contacting, in advance, all parties affected by disruption of any utility service as well as the utility companies.
- No work may commence within any public storm water, sanitary sewer or potable water system until the Developer notifies the utility provider. Notification shall be a minimum of 2 working days prior to commencement of any work. At the discretion of the water utility provider, a pre-construction meeting may be required prior to commencement of any work.
- The Developer shall ensure installation of utilities in such a manner as to minimize potential surface erosion. In general, storm sewer and sanitary sewer shall be constructed prior to installation of the water lines and of utilities.
- The minimum cover over water lines is 4.5 feet and the minimum cover is 6.0 feet unless otherwise noted in the plans and approved by the Water Utility.
- A Storm Water Construction Permit and a Colorado Discharge Permit are required if discharging is required in order to install outfalls or if water is discharged into a storm sewer, channel, irrigation ditch or any waters of the United States.
- The Developer shall comply with all terms and conditions of the Colorado Permit for Storm Water Discharge (Colorado Colorado Department of Health, Water Quality Control Division, 303-839-8800) and the Colorado Storm Water Management Plan, and the Erosion Control Plan.
- The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).
- Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department. The certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits.
- The City of Fort Collins shall not be responsible for any damage or injury sustained as a result of the installation of a facility of a granular sealer, whether resulting from groundwater flow, structural damage or other damage unless such damage or injury is developed as a result of the City of Fort Collins failure to properly maintain its water, sanitary, and/or storm drainage facilities in the development.
- All recommendations of the Preliminary Drainage and Erosion Control Reports for Mulberry dated 10.13.2021 by Galloway and Company, Inc., shall be followed and implemented.
- Temporary erosion control during construction shall be provided as shown on the Erosion Control Plan. All erosion control measures shall be maintained to good repair by the Developer, until such time as the entire disturbed areas is stabilized with turf surface or landscaping.
- The Developer shall be responsible for ensuring that no mud or debris shall be tracked onto the existing public street system. Mud and debris must be removed within 24 hours by an appropriate mechanical method (e.g., mulch/matrix broom, light dry sweep or loader, etc.) as approved by the City of Fort Collins street inspector.
- No work may commence within any improved or unimproved public Right-of-Way until a Right-of-Way Permit of the Development Construction Permit is obtained, if applicable.
- The Developer shall be responsible for obtaining all necessary permits for all applicable agencies prior to commencement of construction. The Developer shall notify the City of Fort Collins Street Inspector (321-6905) and the City of Fort Collins Erosion Control Inspector (Fort Collins: 321-4700) at least 2 working days prior to the start of any earth disturbing activity, or construction on any site and public improvements, if the City of Fort Collins Engineer is not available after proper notice of construction activity has been provided. The Developer may commence work if the Engineer disagrees. However, the City of Fort Collins reserves the right to accept the improvement if substantial testing reveals an improper installation.
- The Developer shall be responsible for addressing soils tests within the Public Right-of-Way after right of way grading and all utility trench work is complete and prior to placement of curb, gutter, sidewalks and pavement. If the final subdivision design report does not correspond with the results of the original geotechnical report, the Developer shall be responsible for a re-design of the subject pavement section or, the Developer may use the City of Fort Collins default pavement thicknesses and materials. Responses to the geotechnical report submitted to the City of Fort Collins shall be submitted to the Inspector a minimum of 10 working days prior to placement of base and asphalt. Placement of curb, gutter, sidewalk, base and asphalt shall not occur until the City of Fort Collins Engineer has approved the final report.
- The contractor shall hire a licensed engineer or land surveyor to verify the constructed elevations of the street subgrade and the gutter profiles at all intersections, inlets, and other locations required by the City of Fort Collins Inspector. The engineer or surveyor must carry a letter to the City of Fort Collins that these elevations conform to the approved plans and specifications. Any deviations shall be approved by the City of Fort Collins before installation of base course or asphalt to be followed on the streets.
- All utility installations or above the roadway of new residential roads must be completed prior to the final stages of road construction. For the purposes of these standards, any work except curb above the roadway shall be completed prior to final stage. All services must be installed to the property lines and marked so as to indicate the excavation necessary for utility crossings.
- Portals of Larimer County are designated within the plans. The Larimer County Flood Plain Resolution should be reviewed to be additional criteria for roads within these areas.
- All road construction in areas designated as Wild Fire Hazard Areas shall be done in accordance with the construction criteria as established in the Wild Fire Hazard Area Mitigation Regulations in force at the time of final plan approval.
- Prior to the commencement of any construction, the contractor shall contact the Local Ecology Forester to schedule a site inspection for any fire removal requiring a permit.
- The Developer shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security. Refer to OSHA Publication 2226, Excavating and Trenching.
- The Developer shall submit a Construction Traffic Control Plan, in accordance with MUTCD, to the appropriate Right-of-Way Utility (The City of Fort Collins, Larimer County, or approved, prior to any construction activities, or, if lacking, the Right-of-Way). The Developer shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
- Prior to the commencement of any construction that will affect traffic of any type, the contractor shall contact the City of Fort Collins Traffic Operations Department, who will temporarily relocate or relocate the sign at the cost of the contractor, however, if the contractor moves the traffic sign then the contractor will be charged for the labor, materials and equipment to install the sign as needed.
- The Developer is responsible for all signs for the initial installation of traffic signing and shoring for the Contractor related to the Development's local street operations. In addition, the Developer is responsible for all signs for traffic signing and shoring related to directing traffic, access to and from the development.
- There shall be site construction activities on Saturdays, unless specifically approved by the City of Fort Collins Engineer, and no site construction activities on Sundays or holidays, unless specifically approved by the City of Fort Collins Engineer.
- The Developer is responsible for providing labor and materials necessary for the completion of the intended improvements, shown on these drawings, or designed to be provided, installed, or constructed, unless specifically noted otherwise.
- Dimensions for layout and construction of structures are not to be taken from any drawing. If particular dimensions are not shown, contact the Designer for clarification, and announce the dimension on the site plan record drawings.
- The Developer shall have, on-site at all times, one (1) signed copy of the approved plans, one (1) copy of the appropriate standards and specifications, and a copy of any permits and extension agreements needed for the construction.
- In the event construction proceeds, conditions are encountered which could indicate a situation that is not identified in the plans or specifications, the Developer shall contact the Designer and the City of Fort Collins Engineer immediately.
- The Developer shall be responsible for recording sub-let information on a set of record drawings kept on the construction site, and available to the Larimer County's Inspector at all times. Upon completion of the work, the contractor(s) shall submit record drawings to the City of Fort Collins Engineer.
- The Designer shall provide, in addition to the plan, the location and description of the nearest survey benchmarks (2) for the project as well as the basis of bearings. The information shall be as follows:
 Project Datum: NAVD83
 Benchmark BM 1-08: On the Southwest corner of a bridge abutment wall (bridge no. B-16-T) at the lake canal and Mulberry street, East of 3201
 Elevation = 4028.71 (NAVD 83)
 East Mulberry at the end of the south through road.
- All stationing is based on continuous of roadways unless otherwise noted.
- Damage, cut, gutter and sidewalk widening prior to construction, as well as existing fences, trees, streets, sidewalks, curbs and gutters, landscaping, structures, and improvements destroyed, damaged or removed due to construction of this project shall be replaced or restored in the kind as the City of Fort Collins Engineer, unless otherwise indicated on these plans, prior to the acceptance of completed improvements and/or prior to the issuance of the final Certificate of Occupancy.
- When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be determined by the City of Fort Collins Construction Inspector before any work begins. Paving shall be done in accordance with the City of Fort Collins Street Repair Standards. The finished grade shall be placed in accordance with the existing surface, but shall be placed on an applied by down machine. In streets where more than one cut is made, the quality of the entire street width, including the patched area, may be required. The determination of need for a complete overlay shall be made by the Larimer County Engineer or the City of Fort Collins Inspector at the time the cuts are made.
- Upon completion of construction, the site shall be sealed and restored to a condition equal to or better than, that which existed before construction, or to the grade and condition as required by these plans.

- Standard Handicap ramps are to be constructed at all curb returns and at all "T" intersections.
 - After acceptance by the City of Fort Collins, public improvements depicted in these plans shall be guaranteed to be free from material and workmanship defects for a minimum period of two years from the date of completion.
 - Approved Variations are listed as follows: A modification to L.U.C.3.B.1 (C) UGAS 7.4 C.4
- CONSTRUCTION NOTES**
- G. GRADING AND EROSION CONTROL NOTES**
- The City Stormwater Department control inspector must be notified at least twenty-four (24) hours prior to any construction on this site.
 - There shall be no earth-disturbing activity outside the limits designated on the approved plans.
 - All required BMP's (e.g., perimeter silt and sediment control) shall be installed prior to any land disturbing activity (e.g., stockpiling, stripping, grading, etc.). All other required erosion control measures shall be installed at the appropriate time in the construction sequence as indicated in the approved project standards, construction plans, and erosion control report.
 - At all times during construction, the Developer shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind-blown sediment. The Developer shall also be responsible for installing and maintaining all erosion control facilities shown herein.
 - The property must be actively prevented from the emission of fugitive dust at all times during construction and vegetation activities. All land disturbing activities that result in fugitive dust shall be in accordance with Municipal Code 315-10 to reduce the impacts to neighboring properties and community health. All required practices shall be implemented and additional measures shall be followed. These practices include watering the site and surrounding construction activities until the wet surface is again disturbed by any City Inspector.
 - Pre-disturbance vegetation shall be protected and retained wherever possible. Removal or disturbance of existing vegetation shall be limited to the amount (s) required for immediate construction operations, and for the shortest practical period of time.
 - All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or doing along long corridors such as mounds, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside proposed street rights-of-way shall remain exposed by land disturbing activity for more than thirty (30) days before being reseeded or planted (e.g., seed/straw, landscaping, etc.) as installed, unless otherwise approved by the City Stormwater Department.
 - In order to minimize erosion potential, all temporary (structural) erosion control measures shall:
 a. Be maintained at a minimum of once every fourteen (14) days, and after each runoff event and repair or reconstructed as necessary in order to ensure the continued performance of the intended function.
 b. Remain in place until such time as all the surrounding disturbed areas are sufficiently stabilized as determined by the erosion control inspector.
 c. Be removed after the site has been sufficiently stabilized as determined by the erosion control inspector.
 - When temporary erosion control measures are removed, the Developer shall be responsible for the clean and removal of all sediment and debris from all drainage infrastructure and other public facilities.
 - City of Fort Collins standards for stripping, grading or paving roads or any other material onto city streets or to or from any vehicle. Any hazardous deposited material shall be cleaned immediately by the contractor.
 - All retained sediments, particularly those on exposed roadways surfaces, shall be removed on or disposed of by a manner and location so as not to create a release into any water body.
 - No soil stockpile shall exceed ten (10) feet high. All soil stockpiles shall be protected from sediment transport by surface roughening, watering, and perimeter silt fencing. Any soil stockpiles remaining after thirty (30) days shall be seeded and mulched.
 - The stormwater volume capacity of detention ponds will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance area to the contractor (Public Right-of-Way Department).
 - City of Fort Collins and Colorado Discharge Permit System (CDS) materials should be utilized to discharge any oil pollutant or contaminated water from construction sites. Pollutants include, but are not limited to discarded building materials, concrete truck washout, chemical, oil and gas products, liner, and sanitary waste. The Developer shall at all times take the necessary measures to ensure the proper construction and disposal of pollutants on the site in accordance with any and all applicable local, state, and federal regulations.
 - A designated area shall be provided on site for concrete truck washout. This area shall be constructed so as to contain washout material and located at least fifty (50) feet away from any other existing construction. Upon completion of construction activities the concrete washout material shall be removed and properly disposed of in an approved location.
 - Conditions in the field may warrant an erosion control measure in addition to what is shown on these plans. The Developer shall implement whatever measures are deemed necessary, as directed by the City.
- H. STREET IMPROVEMENT NOTES**
- All street construction shall be in accordance with the General Notes on the cover sheet of these plans as well as the Street Improvements Notes listed here.
 - A paving section design, signed and stamped by a Colorado Licensed Engineer, must be submitted to the City of Fort Collins Engineer for approval, prior to any street construction activity. Full depth asphalt sections are not permitted at a depth greater than 12 inches. The job mix shall be submitted for approval prior to placement of any asphalt.
 - Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut, a minimum distance of 12 inches from the existing edge, to create a clean construction joint. The Developer shall be required to remove existing pavement to a subsurface within a clean construction joint per the subgrade. Whole cuts shall not be installed unless approved by the City of Fort Collins Engineer.
 - Street subgrades shall be specified to the 12 inches and 6-inch compacted prior to disturbance installation. No base material shall be laid until the subgrade has been inspected and approved by the City of Fort Collins Engineer.
 - Fl. Collies only. Valve boxes and manholes are to be brought up to grade at the time of pavement placement or delivery. Valve box adjusting irons are not allowed.
 - When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be determined by the City of Fort Collins Construction Inspector before any work begins. Paving shall be done in accordance with the City of Fort Collins Street Repair Standards. The finished grade shall be placed in accordance with the existing surface, but shall be placed on an applied by down machine. In streets where more than one cut is made, the quality of the entire street width, including the patched area, may be required. The determination of need for a complete overlay shall be made by the Larimer County Engineer or the City of Fort Collins Inspector at the time the cuts are made.
 - All traffic control devices shall be in conformance with these plans or as otherwise specified in M.U.T.C.D. (including Colorado supplement) and as per the Right-of-Way Work Plan traffic control plan.
- I. TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES**
- All signage and marking to be applied to the General Notes on the cover sheet of these plans, as well as the Traffic Signing and Marking Construction Notes listed here.
 - All symbols, including advance, UNITS, crosswalks, stop bars, shall be pre-fabricated as follows:
 a. All signage shall be per the City of Fort Collins Standards and Plans and as or otherwise specified in MUTCD.
 b. All lane lines for asphalt pavement shall receive two coats of urea paint with glass beads.
 c. All lane lines for concrete pavement shall be stenciled.
 - Prior to permanent installation of traffic signing and symbols, the Developer shall prepare temporary signs or tape indicating alignment and placement of the same. Their placement shall be approved by the City of Fort Collins Traffic Engineer prior to permanent installation of signing and symbols.
 - Pre-fabricated thermo-plastic applications shall be as specified in these Plans and/or these Standards.
 - Ery applications shall be applied as specified in CDOT Standard Specifications for Road and Bridge Construction.
 - All surfaces shall be thoroughly cleaned prior to installation of signing or markings.
 - All sign posts shall utilize break-away assemblies and fasteners per the City of Fort Collins.
 - A field inspection of installation and installation of all signs shall be performed by the City of Fort Collins Traffic Engineer. All discrepancies identified during the field inspection shall be corrected before the contractor proceeds with the installation.
 - The Developer installing signs shall be responsible for locating and protecting all underground utilities.
 - Special care shall be taken in sign location to ensure an unobstructed view of each sign.
 - Signage and striping has been determined by information available at the time of review. Prior to initiation of the warranty period, the City of Fort Collins Traffic Engineer determines that an information condition warrants such signage construction (except for traffic markings) and S-1 and S-2 Standards. All signing and striping shall be in accordance with the 2-year warranty period for the construction.
 - Stoves for sign posts shall be required for use in standards/Methods. Refer to Chapter 14, Traffic Control Devices, for additional detail.
- J. STORM DRAINAGE NOTES**
- The City of Fort Collins shall not be responsible for the maintenance of storm drainage facilities located on private property. The Developer shall be responsible for maintenance of all storm drainage facilities that are constructed outside of the public right-of-way that are cited herein. The stormwater as noted on the plans and profiles of structures shall be as follows:
 2. All other storm drainage facilities designed with these utility plans are public and shall be maintained by the City of Fort Collins.
 - All recommendations of the Preliminary Drainage and Erosion Control Reports for Mulberry dated 10.13.2021 by Galloway and Company, shall be followed and implemented.
 - Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department. The certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits to occupy the project.
 - 18" minimum vertical separation from other utilities is required including storm pipes and irrigation mains. Less than 18" will require a permit or concrete encasement of the lower sewer or utility.

- Location: Contractor shall coordinate field location of all existing utilities prior to commencement of construction and a required utility affected utility companies to a minimum of two weeks prior to commencement of any utility disturbance during District wastewater installation that will be the responsibility of the Contractor.
- Damage to Property: Contractor shall continuously maintain adequate protection from damage of all public and private property through the work is done and will be fully responsible for all costs associated with damage to any and all public and private property.
- Safety: Contractor shall comply with any and all requirements and regulations as set forth by any local, City, State and Federal agencies having applicable authority.
- Landscaping Approval at District Wastelines: No landscaping (shrubs, trees, etc. other than plants) that has a mature height of over 3 feet (3-ft) shall be placed within ten feet of the wastewater installation. The Contractor shall be responsible for the removal of any landscaping that violates this standard, at any time such landscaping is threatened and shall be responsible to replace the vegetation.
- Design Approval and Construction Start: Construction shall begin without prior design acceptance from EUCO. District shall be notified 48 hours in advance of starting construction or testing to allow for scheduling.
- Permits: Contractor is responsible for obtaining all permits which may be required. For any permitting where the District must apply for a permit, the Contractor shall coordinate, create and submit the permit application with the District.
- Change Order Construction: No verbal authorization for field revision shall be given. All requests for such revision shall be made in writing with the proposed change indicated on a copy of the signed design drawings. Any field revision approved and installed shall also be accurately documented by the Drawing of Record.
- Material:
 - Asphalt: Pave open (20) shall be Polyoxy Chloride (PVC). All PVC paving 8-inch through 12-inch shall be DR 18 (pressure class 235 psi) and manufactured in accordance with AWWA Standard C200. PVC Pressure Pipe, 4-inch through 12-inch. For Water Distribution. All PVC paving 14-inch through 48-inch shall be DR 16 (pressure class 235 psi) and manufactured in accordance with AWWA Standard C200. Polyoxy Chloride (PVC) Water Transmission Pipe, Nominal Diameter 14-inch through 48-inch. PVC shall be a minimum greater than 24 inches shall be specified based on engineering design.
 - Traffic Wares: All water piping shall be installed with a level 1 (2) pipe and level 2 (1) pipe and level 3 (1) pipe and level 4 (1) pipe and level 5 (1) pipe and level 6 (1) pipe and level 7 (1) pipe and level 8 (1) pipe and level 9 (1) pipe and level 10 (1) pipe and level 11 (1) pipe and level 12 (1) pipe and level 13 (1) pipe and level 14 (1) pipe and level 15 (1) pipe and level 16 (1) pipe and level 17 (1) pipe and level 18 (1) pipe and level 19 (1) pipe and level 20 (1) pipe and level 21 (1) pipe and level 22 (1) pipe and level 23 (1) pipe and level 24 (1) pipe and level 25 (1) pipe and level 26 (1) pipe and level 27 (1) pipe and level 28 (1) pipe and level 29 (1) pipe and level 30 (1) pipe and level 31 (1) pipe and level 32 (1) pipe and level 33 (1) pipe and level 34 (1) pipe and level 35 (1) pipe and level 36 (1) pipe and level 37 (1) pipe and level 38 (1) pipe and level 39 (1) pipe and level 40 (1) pipe and level 41 (1) pipe and level 42 (1) pipe and level 43 (1) pipe and 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MATCHLINE-SEE SHEET C4.0



LEGEND:

PROPOSED MAJOR CONTOUR	— 0.50 —
PROPOSED MINOR CONTOUR	— 0.10 —
EXISTING MAJOR CONTOUR	— 0.50 —
EXISTING MINOR CONTOUR	— 0.10 —
PROPOSED STORM DRAIN	— 1.00 —
PROPOSED STORM MANHOLE	— 1.00 —
PROPERTY BOUNDARY	— 1.00 —
PROPOSED RIGHT-OF-WAY	— 1.00 —
PROPOSED LOTLINE	— 1.00 —
EXISTING LOTLINE	— 1.00 —

DRAINAGE SYMBOLS:

DESIGN POINT	▲
DETENTION POND BASIN BOUNDARY (S.A., IMP/D, Detention, Lined and/or Slurry)	— A —
OVERLAND FLOW DIRECTION (S.E., LANDSCAPING)	→
DIRECT FLOW DIRECTION (S.E., PAVEMENT, CURB AND GUTTER)	→
APPROXIMATE DETENTION POND OVERFLOW PATH	→

- NOTES:**
1. THE DEVELOPER SHALL OBTAIN A FLOODPLAIN USE PERMIT FROM THE CITY OF FORT COLLINS AND PAY ALL APPLICABLE FLOODPLAIN USE PERMIT FEES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY.
 2. CRITICAL FACILITIES ARE PROHIBITED IN THE MAJOR FLOODPLAIN. CRITICAL FACILITIES INCLUDE ESSENTIAL SERVICES, HIGH POPULATION, HAZARDOUS MATERIALS AND GOVERNMENT FACILITIES.
 3. CONSTRUCTION OF NEW STRUCTURES, HARD SURFACE PATHS, WALKWAYS, DRIVWAYS, WALLS, AND PARKING AREAS IS PROHIBITED IN THE FLOODPLAIN UNLESS WORK IS CONCERNING THE MET AND CONSTRUCTION ACTIVITIES IN THE REGULATORY FLOODPLAIN MUST ALSO INCLUDE A USABLE CERTIFICATION PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN COLORADO.
 4. AN APPROVED FIRM ELEVATION CERTIFICATE COMPLETED BY A LICENSED SURVEYOR OR CIVIL ENGINEER SHOWING THAT THE BUILDING IS CONSTRUCTED TO THE REQUIRED ELEVATION IS REQUIRED POST-CONSTRUCTION PRIOR TO A CERTIFICATE OF OCCUPANCY (CO) BEING ISSUED.
 5. THE POND'S SCHEMATIC AND ACTUAL SHAPE AND SIZE WILL BE DETERMINED AT FUTURE PDP AND PDP SUBMITTALS.

- FLOODWAY RESTRICTIONS:**
1. NO TRUCKS IN THE FLOODWAY UNLESS A HYDRAULIC ANALYSIS SHOWS "NO ADEQ".
 2. NO MANUFACTURED HOMES, EXCEPT IN AN EXISTING PARK, CAN BE PLACED IN THE FLOODWAY.
 3. NO CHANGING A NONCONFORMING HOME OR EXISTING OR IMPOSED USE STRUCTURE TO A RESIDENTIAL STRUCTURE.
 4. LANDSCAPING MEETS REQUIREMENTS FOR NO BACKSCOURING IN THE FLOODWAY WITHOUT A HYDRAULIC ANALYSIS TO SHOW "NO ADEQ".
 5. NO STORAGE OF MATERIALS OR EQUIPMENT.

Galloway
 5355 Round Reagan Blvd, Suite 210
 Jacksonville, CO 80504
 970.800.3300
 GallowayUS.com

PRELIMINARY
 NOT FOR BIDDING
 NOT FOR CONSTRUCTION

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PLANNED UNIT DEVELOPMENT
MULBERRY - PUD MASTERPLAN
FORT COLLINS, CO

#	Date	Issue / Description	Init.

DRAINAGE PLAN

Project No: WF1600002-20
 Drawn By: CMV
 Checked By: JBP
 Date: 10.13.2017



C4.1



**Mulberry & Greenfields –
PUD Master Plan:
Public Benefits Agreement
Conformance**

Fort Collins, CO | November 23, 2021

Mulberry & Greenfields PUD Master Plan Compliance with Public Benefits Agreement

In March 2021, the Fort Collins City Council approved a Public Benefits Agreement (PBA) with the applicant identifying exceptional benefits that will be achieved through the development of the Mulberry project. The PUD is a critical element in achieving these benefits, as it establishes project-specific development standards that are needed to achieve these benefits. The below narrative connects the PBA to specific elements within the PUD to illustrate how the PUD facilitates the applicant's ability to achieve these benefits.

Many of the changes proposed within the Mulberry PUD are consistent with the direction established in the Housing Strategic Plan and the Land Use Code Audit. Many of these are identified below. The Mulberry PUD provides an opportunity pilot many of these proposed code revisions in a targeted manner. Additionally, the LUC Audit recommended restructuring some of the code for simpler interpretation, such as consolidating uses into a single table (p. 27). These changes have been incorporated into the PUD.

1. Affordable Housing

- a. At least 15% of the total dwelling units will be affordable for households earning 80% of AMI or less. A minimum of 240 affordable units will be built (15% of the target 1,600 total units).**

The ongoing exceptional increase in home prices is paired with a marked lack of housing supply. This affects affordable, attainable, and market-rate buyers. As the city's DRAFT Housing Strategic Plan (HSP) stated, "In 2010, the median sales price of a single-family detached home was just over \$200,000 (IRES). Today, the median sales price of a single-family detached home is \$448,250, a 124% increase over 2010. Townhomes and condominiums have seen similar levels of appreciation. In 2010, the median sales price of townhomes/condominiums was \$120,000 compared to \$316,885 today, a 164% increase. Median income during this same timeframe only increased 25%." (DRAFT Housing Strategic Plan, p. 102).

Similarly, the adopted HSP states, "In 2015, the average cost to build a unit of housing was about \$278,000, while today it costs close to \$330,000. Median income households can only afford a home priced at about \$330,000. Developers build housing for a profit and thus cannot build new homes for purchase for less than \$330,000 without some form of subsidy. In addition, the recent Land Use Code Audit identified many places where existing regulations could be revised or clarified to better encourage a wide range of housing options." (p. 31).

To address these challenges, the applicant is proposing a series of code changes. Throughout the PUD, side setbacks for Single Family Detached (SFD) units have been reduced to 3' from the current 5'. Minimum lot sizes have been lowered, and there is no minimum unit size.

These changes, in conjunction with new housing types, such as the cottage home, and a widespread allowance of Accessory Dwelling Units (ADUs) help achieve the project's goal of innovation in housing. The applicant, and other builders, are finding that townhomes are no longer the most attainable entry point to homeownership as HOA fees, insurance costs, and other elements have made them increasingly expensive. Smaller detached homes prove an alternative at a better price point and have lower HOA fees, meaning that owners can purchase more home for the same monthly payment.

The applicant is developing architecture for these cottage units in order to reduce construction waste and to simplify the construction process (e.g., developing homes that fit standard lumber dimensions to reduce construction complexity). Such units, whether they sold with an affordability covenant or are simply sold at-market, are being designed so that they lower the sales prices relative to comparable SFD units. Size is the most noticeable factor, with some SFD units likely

below 900 SF. The same units are contemplated for use as SFD rentals and the PUD includes a lot typical for using this alternative.

The inclusion of new housing types is a core recommendation of the Land Use Code Audit (LUC Audit), which directly calls out for the creation of a cottage home type (p. 16-17). As it states, "...both City staff and stakeholders noted that under Fort Collins' current requirements projects are simply not able to achieve the diversity of housing options and density called for by [City Plan]" (p. 16). It goes on to state, "Existing definitions should be updated, and new definitions added to more clearly emphasize the full spectrum of housing types desired" in the Mixed-Use Neighborhood place type, which is where Mulberry is situated (p. 16).

It also recommends widening the definition of an ADU beyond simply a carriage house, including specifying different kinds of ADUs (attached, detached, etc....), increased flexibility about how they are designed and accesses (e.g., allowed in sideyards, not just rear), and allowing ADUs with other uses than single family detached (e.g., above detached multifamily garages) (p. 19). The HSP echoes similar themes, including advancing phase one of the Land Use Code Audit and the establishment of additional housing types (p. 51). The PUD includes many of these elements.

Table 2 (p. 8-14) of the LUC Audit delineates a number of specific proposed changes to the zoning code. Its recommendations of adding uses, adding ADUs, increasing density in the LMN area have been adopted in the PUD.

Staff comments generated during the first PUD review included some on the need to preserve the code's current standards about distance to neighborhood centers in the LMN area, as the PUD removed this requirement. The LUC Audit recommends removing rigid "specific location and spacing requirements" (p. 9) for neighborhood centers and the applicant believes that the strength of the overall commercial core meets the intent of the code. Therefore, the PUD is critical in aligning the Mulberry project with the direction of the LUC Audit, which the applicant believes is warranted given the unique nature of the commercial elements at Mulberry. Additionally, the Audit encourages a focus on placing neighborhood centers so there is "multimodal access and connections..." (p. 9), which is the case with the commercial core in District 3.

Table 2 also makes recommendations for modifications to the MMN zone, including many that are captured in the PUD such as the addition of ADUs and the recommendation to allow additional stories at major intersections (p. 9). The latter of these is captured in the modifications for District 2.

Additionally, densities have been increased in the PUD over the LMN base, per the PBA, to achieve density goals through these strategies for SFD, as well as the development of condos, apartments, and other attached product.

These proposed changes are also consistent with Fort Collins City Plan and directly help achieve Principle LIV 5: "Create more opportunities for housing choices" (p. 42). Sub-policies under this header include content addressed by the proposed PUD. For instance, Policy LIV 5.2: Supply of Attainable Housing, which calls for additional missing middle housing types. Those new types are addressed in the PUD.

In general, the PUD provides the necessary changes to development standards needed to achieve the PBA requirement of providing at least 15% of all units as affordable units.

- b. At least 40 units will be for-sale units and affordable to families earning 80% or less of AMI and will be dispersed throughout the community. Other units will be affordable rental units affordable to households earning 60% of AMI, on average, based on CHFA methodology.**

Predictability in review process is critical to achieving affordable and attainable multi-family housing, including affordable rentals, for-sale condos, and market-rate apartments. In many jurisdictions, projects that fulfill the code's requirements – and which meet city goals and objective, such as affordable housing or increased density – become politicized or charged at the very end of the project, often through the public hearing process.

The implications of this are particularly serious for affordable housing projects, which are funded through the Colorado Housing and Finance Authority (CHFA) using federal Low Income Housing Tax Credit (LIHTC) funds. The timelines on these projects are extremely rigid, as are each project's finances. Last minute uncertainty is therefore a serious challenge to the viability of a LIHTC project, like the one proposed for Mulberry.

The PUD is therefore proposing that all residential development is subject to an administrative review (Type 1) or a Basic Development Review (BDR), as is detailed within the PUD. This modification to review types still provides the public a guarantee that the goals of PUD will be met, however the applicant is also assured that if standards are met the project can be approved. Should a project deviate from the standards included in the PUD, it would fall back to the type of review otherwise specified within the Land Use Code.

The HSP includes a list of prioritized strategies to address affordable housing. One of those is "Advance Phase One of the Land Use Code (LUC) Audit...Responds to the greatest challenges by addressing the entire housing spectrum with new tools and processes." (p. 51). This is further described as "(a) Establishment of additional housing types; opportunities to increase overall supply; (b) Recalibration of existing incentives for affordable housing production; identification of new incentives; (c) refines and simplifies development processes" (p. 51). The last of these is directly addressed with the portion of the PUD focused on review types. The PUD also addresses the first two in the list through other mechanisms discussed herein.

Pages 19-20 of the LUC Audit discuss ways to incentivize affordable housing, including:

- *"Removing known barriers where possible, such as limitations on the total number of units or square footage per multi-family building (potentially in conjunction with minimum/maximum bedroom standards to address student considerations);*
- *"Clarifying and simplifying development standards—as discussed in Section 3, below—and build in more flexibility for affordable housing projects where possible;*
- *"Recalibrating density and height incentives with updated development standards and expanding the number of districts where they are offered;*
- *"Exploring further reductions to parking requirements in mixed-use districts;*
- *"Consider establishing baseline lot coverage maximums where they do not exist today (using current setbacks as a starting point) and offering increased lot coverage above those maximums for affordable housing projects;*
- *"Consider eliminating maximum densities in certain districts (likely in conjunction with adding more detailed dimensional standards, at least in residential districts); and*
- *"Simplifying and consistently applying a net density as the standard rule for measuring density (i.e., eliminating the numerous variations on gross density, net density, and average density that exist today)." (p. 20).*

The PUD incorporates many of these elements as well as simplifying the design and entitlement process. Flexibility is achieved in many of the ways discussed above. Parking standards are modified for the cottage home type. Densities are increased in all the planning areas, however SFD residential is limited within District 3.

One departure from the above list is the recommendation to establish lot coverage restrictions. This requirement does not currently exist in the code and the PUD includes language excluding the site from a restriction of this type should one be contemplated in a later update of the code. The rationale for this is that such a requirement would arbitrarily increase the minimum lot size for each product type, especially so for cottages and other small product, and thus lead to a net reduction in density. Since density is an explicit objective of the PBA, this potential restriction has been removed from the site via the PUD.

c. All affordable units must have a minimum of a 20-year minimum affordability covenant.

This criterion is not directly affected by the PUD. The affordability requirement will be met through CHFA and federal LIHTC standards for the affordable rental housing. For-sale affordable units will meet the minimum covenant timeline restrictions through partnerships with Habitat for Humanity, which qualifies homebuilders, originates their mortgages, and ensures long-term affordability.

d. The PBA establishes multiple ways this could be achieved.

The applicant's intent is to sell a portion of the property in District 2 to a LIHTC developer, who will build affordable rental units for households averaging 60% AMI. That project will be subject to CHFA and other applicable federal affordability standards. The PUD use and density standards within District 2, as well as the building type standards, help facilitate this project. Additionally, the freedom to place building over zoning lines is critical to the success of this project, as it straddles two underlying zones.

The for-sale affordable units will be built by Habitat for Humanity and will be dispersed throughout the development. At this time, the intent is for Habitat to build homes designed by Hartford Homes so that the dispersed homes will match the look and feel of other homes throughout the neighborhood. The standards in the PUD aimed at overall flexibility and attainability for SFD and SFA housing all factor into for-sale affordability as well, including a reduction in lot size, reductions in setbacks, and density increases.

These proposed changes bring the PUD in alignment with the City Plan, including Policy LIV 5.5: Integrate and Distribute Affordable Housing (p. 42). This policy calls for affordable housing to be integrated throughout the community, which is also required by the PBA and facilitated by the PUD.

2. Critical On-Site and Off-Site Public Infrastructure

Within Fort Collins, the PUD operates like an Overall Development Plan (ODP) and, in addition to establishing project-specific development standards also establishes the general alignment of collector and arterial roads, as well as access point to adjoining communities. In the case of Mulberry, a series of unique project site constraints makes it extremely challenging to meet specific code requirements for vehicular connections. It is the applicant's intent to use the PUD mechanism to entitle specific access point and to therefore exclude other access points that are not viable.

For instance, given the width of the site, the Land Use Code would typically require three access points to Vine Dr., though the significant grade differential between Vine Dr. and the site makes it unlikely that

three points can be realistically engineered. For reference, the texture plan included as a supplementary graphic within the PUD submittal shows a conceptual lotting plan and illustrates how access and circulation may work below Vine Dr. The first E-W road south of Vine Dr. is located as far north as possible, given the grade. Due to this, only one connection is shown to Vine. (Greenfields Dr.), which will run through the entire site. The applicant will work with PFA and other regulatory agencies to ensure that appropriate emergency access is maintained.

Specific infrastructure elements are identified in the PBA and their connection to the PUD is detailed below:

a. Fund, design, and construct a pedestrian and vehicular railroad crossing for Greenfields Dr.

As stated above, the PUD establishes the core roadway network. The Great Western Railway railroad spur diagonally bisects the site, which functionally creates a barrier between the two halves of the property. Per the Transportation Master Plan, Greenfields is slated to be extended from Mulberry to Vine and the PUD shows this route, including a single at-grade crossing of the railroad.

Based on conversations with Parks and Trails staff, as well as with the railroad and the Public Utilities Commission (PUD), the latter of which is the agency that would approve the crossing, it is the applicant's understanding that only one shared at-grade pedestrian and vehicular crossing is likely to be approved.

The PUD establishes the agreed-upon routing of the future regional trail. The overall road network and trail networks have been designed to operate within the reality of a single crossing. A City-funded underpass of Greenfields Dr. on the south side of the tracks will create a seamless opportunity for pedestrians and bicyclists to move between the east and west half of the site without needing to cross a major roadway.

The PUD is therefore critical in showing only one crossing of the tracks and it is also critical in establishing the secondary pedestrian routes through the community so that the community remains connected and walkable.

b. Fund design, and construct the Greenfields and Mulberry roundabout

The applicant has shown this element within the PUD and is working with the adjoining project, known as Peakview, in unincorporated Larimer County to develop a cost sharing agreement so that the roundabout is constructed with the initial phase of development, regardless of whether Peakview or Mulberry is the first to develop.

The PUD includes signage elements, including a proposed sign within the roundabout. Staff comments have indicated that the City is not supportive of this sign, though the applicant believes it could still provide a strong signage opportunity for the City and provides the opportunity help re-brand the Mulberry corridor.

Outside of signage and road alignments, the PUD does not otherwise affect the roundabout commitment within the PBA.

c. Contribute to the improvements at Vine and Timberline, with a minimum contribution of \$250,000.

The PUD does not directly relate to this PBA criterion.

- d. **Contribute to the design (or design and construct) of improvements in the median of Mulberry at Greenfields, with a minimum contribution of \$800,000.**

This criterion will be addressed with future PDPs and FDPs.

- e. **Contribute to the design (or design and construct) of a city entry feature, including landscaping and monumentation, within the area west of Greenfields, south of the frontage road, and north of Mulberry, with a minimum contribution of \$500,000.**

The PUD establishes generalized land use areas and, while this area could be a prime development area, the PUD shows this area as open space. Additionally, the applicant believes that the future entry monument to the city will likely exceed the sign areas permitted under the code and has therefore included specialized standards to increase the sign area.

However, the sign code would exclude the applicant's ability to build a second sign for commercial tenants within the commercial portion of the site. Both signs are important to the success of redevelopment efforts in the region and the PUD includes the standards for a tenant sign along Mulberry St. This sign is critically important because, due to alignment of the frontage road and landscaping elements, the commercial area will likely be significantly further from Mulberry St. than comparable commercial developments. The second sign proposed in this area is therefore critical to the success of businesses that choose to locate within the Mulberry development.

This portion of the site is bisected by a number of existing and proposed utilities and it is also the low point of the property, meaning that site drainage and the future Lake Canal overflow channel will move through this area. While the "hard corner" of Greenfields Dr. and Mulberry St. will be landscaped and include entry monumentation, other portions of this tract are well suited to detention. Adding detention to this area has the ancillary benefit of reducing detention within the commercial area, providing opportunity for more tenants and parking.

The PUD identifies future detention areas and is therefore critical in showing how the stormwater infrastructure of the site interacts with other elements, including the monumentation elements within this tract. A conceptual layout of this parcel has been included in the resubmittal materials as a supplementary graphic.

Finally, the PUD shows within the signage section the location of a proposed obelisk or other vertical feature. The purpose of this is to create a unique, visual destination on the south end of the development for pedestrians using the pedestrian spine. It also provides a landmark for motorists on Mulberry St. and therefore serves as an anchor in the commercial portion of the development for multiple users. The PUD entitles this element, including this element within the same landscaped area south of the frontage road.

A conceptual plan for how these elements might work together has been included with the resubmittal for reference.

3. High-Quality and Smart Growth Elements

The PUD directly entitles many of the High-Quality and Smart Growth Elements. The PUD allows the application to modify development standards for the site as a whole or for sub-sections of the site. Below these changes are addressed.

a. An increase in density for the LMN areas from the current standard of 4 du/ac

This change has been included in the PUD, with densities in the majority of the LMN areas being proposed permitted to increase to 12 du/ac. In District 1 and not limited within District 2. Other portions of the underlying LMN areas have been significantly increased to provide transitions to abutting properties and to locate higher density development closer to the commercial area and to undeveloped properties. For example, the triangular portion of District 2 has underlying LMN zoning, though the PUD permits condos, multifamily housing, or other denser land uses in this area.

Additionally, the most northwestern portion of District 2 below International Blvd. has underlying LMN zoning, but the PUD allows for this portion of District 2 to be merged with elements MMN zoning elements creating one uniform development area on the western edge. This area is where the affordable rental housing is contemplated and providing a uniform, higher density zoning is critical to the success of the project.

Setbacks and lot sizes have been adjusted in tandem with the overall du/ac increase to provide tools to increase the density of SFD and SFA units through smaller home and lot sizes, thereby reducing overall cost to the homeowner.

b. Alley-loaded access to at least 40% of the total dwelling units

While the execution of this criterion will be met through future PDPs and FDPs, the PUD is critical in establishing new housing types (e.g., detached townhomes, cottages, etc....) which will allow the applicant to develop new housing typologies that support the market and trends in housing. The vast majority of these are alley-loaded, though the configuration of the alley in some cases is non-traditional. For example, the cottage home type has ganged or banked rear-loaded garages located on alleys, but in most cases, these are not adjacent to the homeowner's lot and are instead located on an alley across a shared open space.

c. Added utility services and raw water dedication

The ODP elements of the PUD show the generalized plan for detention ponds. Two of the proposed ponds are also planned to be used for the storage of non-potable irrigation water and will help to create amenities within the community. One of these is the larger pond within the neighborhood park.

d. Enhanced pedestrian crossings

The central pedestrian greenway spine is shown within the PUD. At this time, the applicant intends to use existing city details for bump outs, and pedestrian-activated crosswalks.

One critical element the applicant is still resolving with the city is the design for the intersection of the central pedestrian corridor and International Blvd. Since International Blvd. is designated by the city as an arterial, there are limits to the spacing on stop-controlled intersection. The applicant looks forward to working with staff to identify how the PUD can be used to entitle a crossing of International Blvd. that specifically is oriented to pedestrian safety.

e. A central pedestrian-oriented greenway spine through the center of the neighborhood

The PUD identifies the corridor the spine will follow, on the east side of a future north-south street running approximately halfway between Greenfields Dr. and the project's western property line. The PUD itself does not entitle unique street sections, as these are covered through a separate variance process. The applicant intends for any roadway cross sections to be addressed at the time of PDP for each applicable section of the spine, should a custom road section be needed.

f. A secondary bicycle path to provide a more direct route for cyclists

The PUD shows this routing, which was determined in conversation with Suzanne Bassinger of the Park Planning and Development department. The trail will come up the Cooper Slough to the railroad tracks and run in a 50' easement on the south side of the tracks to a box culvert under Greenfields Dr., where it will connect to the sidewalk on Greenfields at the railroad crossing within the larger consolidated crossing. On the north side of the tracks, it will continue to the northwest in a 50' easement.

Offsite connections, including connections through properties to the south and/or a box culvert under Vine Dr. are the responsibility of others.

A secondary spur trail is planned along the western edge of Greenfields to International Dr., where it will turn west along the north side of International Dr. and run to the western property line. The spur trail will function as an expanded sidewalk section, with an easement parallel to the ROW for the expanded sidewalk.

g. An enhanced east-west greenway to connect the railroad crossing to the Cooper Slough

The PUD shows this green connection, though the implementation will come at the time of PDP and FDP for that portion of the site. Custom development standards are not anticipated to be needed to fulfill this criterion.

h. Mixed-use design

The East Mulberry Corridor Plan (EMCP) established a land use framework for the corridor, including the Mulberry project site in 2005. The basic structure of the EMCP informed the underlying zoning for the project site when it was annexed and zoned within the City of Fort Collins. The underlying zoning creates somewhat complex and competing standards within the area shown as District 3, as well as in portions of the predominately residential sections of the site.

The PUD establishes a single set of standards for each district, while still providing a similar baseline from what was within the original zoning. The PUD also specifically permits buildings to cross underlying zoning lines in order to facilitate an orderly and cohesive development of each planning area, regardless of the underlying zoning lines.

District 3 still includes office uses and commercial uses, though the PUD allows these to move around the district rather than being confined to the fairly narrow areas shown in the EMCP and the underlying zoning.

The LUC Audit calls for smaller multi-family options in NC zoning (including townhomes) to be approved through administrative review. It also recommends flexibility for secondary residential uses, including allowing them on corridor frontages (p. 11-12). The PUD captures this recommendation by making all residential applications a Type 1 or BDR review.

Additionally, the LUC Audit recommends expanding residential housing types. "consider allowing some additional types of housing – beyond mixed-use dwellings – administratively, provided proposed development meets certain locational criteria...". Townhomes are specifically mentioned as a transition use (p. 12). Since a lack of flexibility around secondary uses in the E zone is called out as a known problem (p. 21), the PUD attempts to remedy these issues by providing for some SFD and SFA housing in District 3. Standards for this type vary between NC and

E within the code and the PUD creates a uniform set of standards. As can be seen in the texture plan (included as a supplementary exhibit to the PUD submittal), the vision is for a more urban single-family housing condition on the northern edge of District 3, providing a transition to the commercial core of the community.

The PUD reduces non-vertically mixed-use residential in the District 3, by capping lot size and percent of the site that can be non-vertically mixed-use. More formal, urban SFD and SFA are permitted, through home types such as townhomes or detached townhomes, to help frame the commercial core.

The PUD also include the addition of new housing uses, such as SFD rentals, in order to facilitate options for a more mixed-use community. It also includes additional housing forms, such as the cottage, detached townhomes, and more granular refinement of multi-family home types.

i. Neighborhood parks, pocket parks adjacent to the greenway spine, and a commercial center promenade.

While not required by city code, the project will include a neighborhood park built and maintained by the metro district. The location of this park is shown in the PUD. Additionally, a pocket park / plaza element is planned for the commercial area and will connect with the central greenway spine. This element is also shown on the PUD. The implementation of these elements will be completed with the associated PDPs and FDPs.

4. Environmental Sustainability

a. One or more Final Plan will include a solar power generation system that will generate, at a minimum, 800 kilowatts.

The PUD does not directly relate to this PBA criterion.

b. Water conservation through a non-potable irrigation system.

The metropolitan district will build and operate a non-potable irrigation system. Two of the detention ponds within the PUD are also planned to hold non-potable irrigation water as a part of the distribution system.

c. Sustainable landscape design, including xeric planting.

A future design guidelines document will be produced and enforced by the metropolitan district, which will also include xeric landscape requirements for individual lots. The design guidelines will include a signature plant list that helps facilitate this criterion.

Design of the parks, open spaces, and trail corridors will happen at the time of PDP and FDP, including the planting plans that will fulfill this criterion.

d. Enhanced community resiliency through:

- Improvements to Cooper Slough to reduce runoff and lower peak flows through upstream planning and mitigation

The Applicant is committed to providing onsite improvements to meet this requirement.

- Improvements to Lake Canal to bring it out of the current floodplain

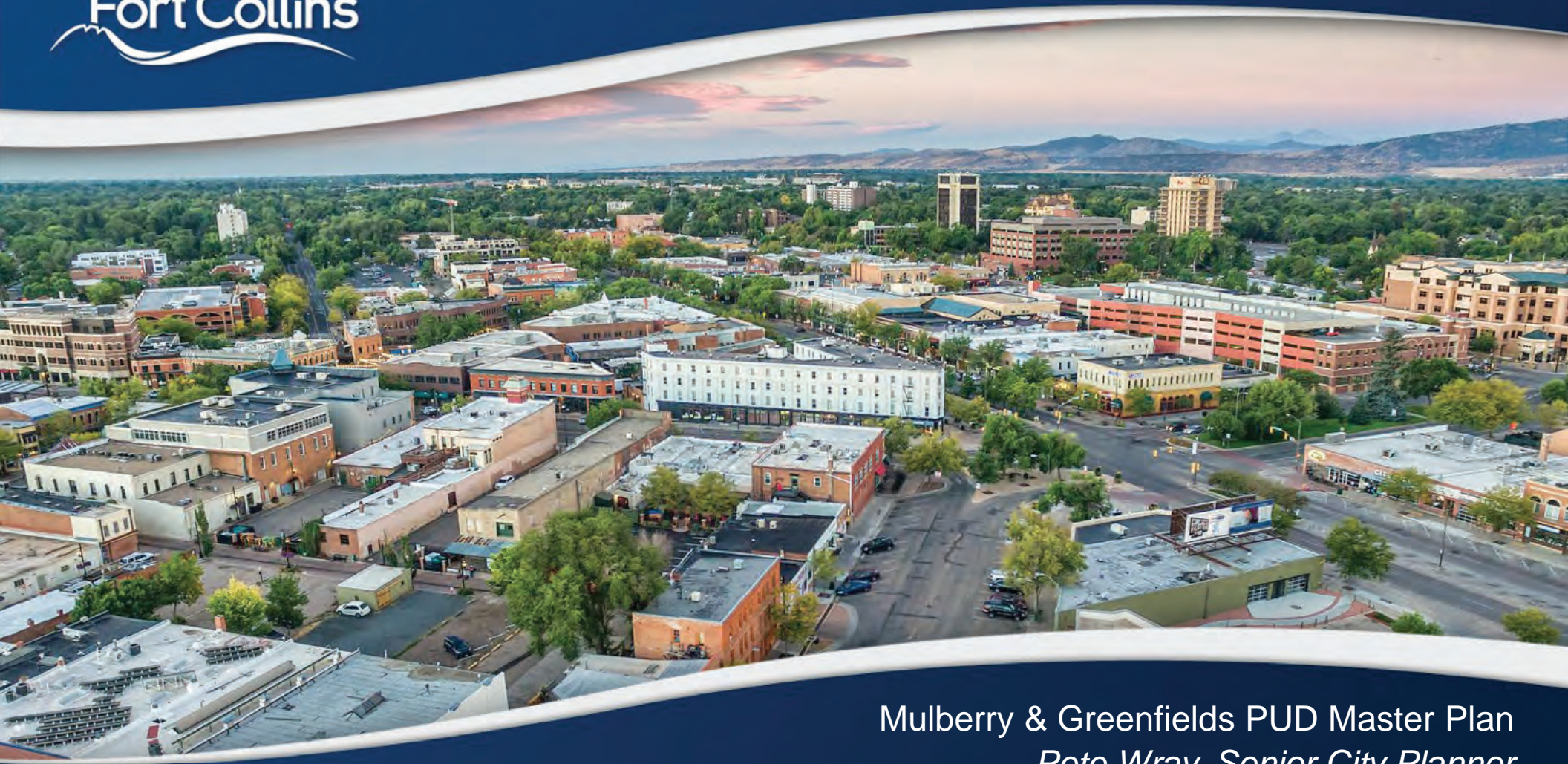
The PUD does not directly apply to this criterion.

- Landscape architecture designed to support flight distances and migration patterns of applicable pollinators

As stated above, the criterion will be addressed as a part of the landscape design for each PDP and FDP for public spaces, ROW, parks, and common areas.



12/16/21



Mulberry & Greenfields PUD Master Plan
Pete Wray, Senior City Planner

Site Context



PUD Master Plan Overview

- 226-acre development
- Connected community
- +/- 1600 residences
- 20-30 acres retail, commercial, offices in mixed-use center
- Parks, regional trail, open space, pedestrian parkway
- Phased over 15+ years



Existing Zoning



Existing Zoning

- Based on Structure Plan and East Mulberry Corridor Plan Framework maps



PUD Overlay Zoning

PUD Master Plan Overview:

- Site plan flexibility for larger complex projects and in return for significant public benefits
- Overall master plan for entire area including land use, zoning, streets, densities, open lands – not a specific development project
- PUD overlay to existing zoning
- Design and development standards consistent with Land Use Code, except as modified in PUD overlay



PUD Master Plan

Benefits of PUD:

- Generates additional public benefit and high-quality design
- Provides overall vision for long-term development
- Ensures consistent, coordinated development over multiple phases
 - Individual phases require PDP

Includes:

- Uses, densities and development standards
- Transportation network
- Open space network
- Preliminary utility information
- Preliminary concept plan
- Phasing plan



Review Process Overview

- Two neighborhood meetings required
 - 1st before submittal (March 8, 2021)
 - 2nd after one round of staff review (October 13, 2021)
- Public hearing
 - Planning & Zoning Commission (less than 640 acres)



Criteria for PUD Approval

- High quality design
- Compliance with adopted plans
 - City Plan
 - East Mulberry Corridor Plan
 - Master Street Plan
 - Parks and Recreation Policy Plan
- Adequate infrastructure
- Compliance with Land Use Code
 - May propose modifications



PUD Master Plan

PARKS, TRANSPORTATION AND OPEN SPACE

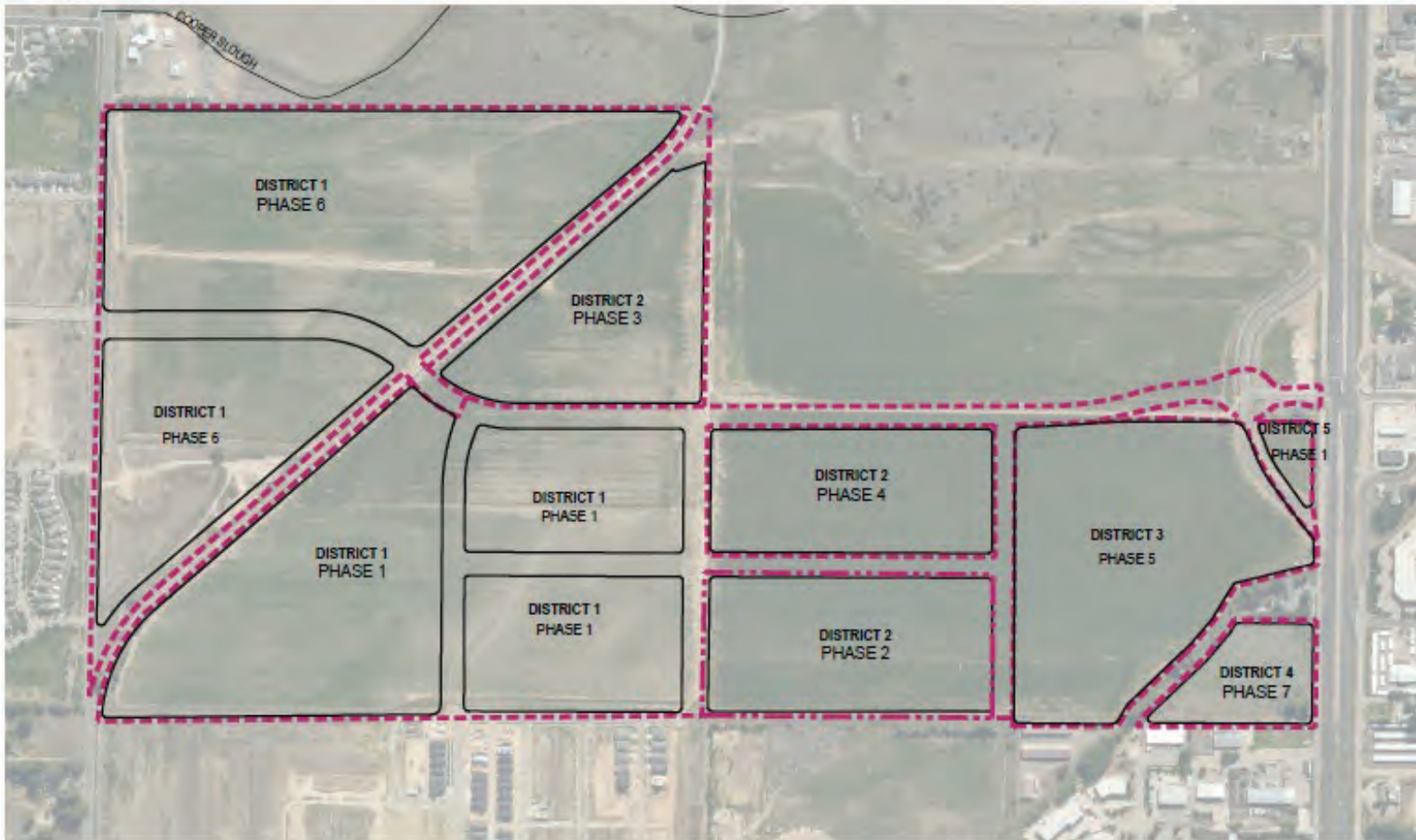


5 Districts



PUD Master Plan

PHASING PLAN





PUD Master Plan Overlay Documents

- PUD Master Plan Overlay Plan set
 - Existing conditions, drainage, zoning
 - PUD Districts
 - Parks, transportation, open space plan
 - Phasing plan
 - Concept plan
 - PUD modifications to land use, densities and development standards (condition of approval to reformat by district) See Modifications Guide
- PUD Modifications Guide
 - Formatted for hearing by Land Use Code Sections
- Grading, utility, and drainage plan set

Staff Analysis



PUD Master Plan Overlay

Staff focus for PUD analysis:

- Consistent with adopted plans
- Article Three Compliance
- Article Four – Section 4.29
 - Sections (A) (B) (D) (G)



Criteria for PUD Approval

Compliance with adopted plans:

- *City Plan*
- *East Mulberry Corridor Plan*
- *Housing Strategic Plan*

City Plan (2019)



Mixed-Use Neighborhoods District
Provide opportunities for a variety of attached and detached housing options and amenities in a compact neighborhood setting.

Suburban Mixed-Use District
Walkable mixed-use districts that provide a range of retail and commercial services, as well as high-density residential.

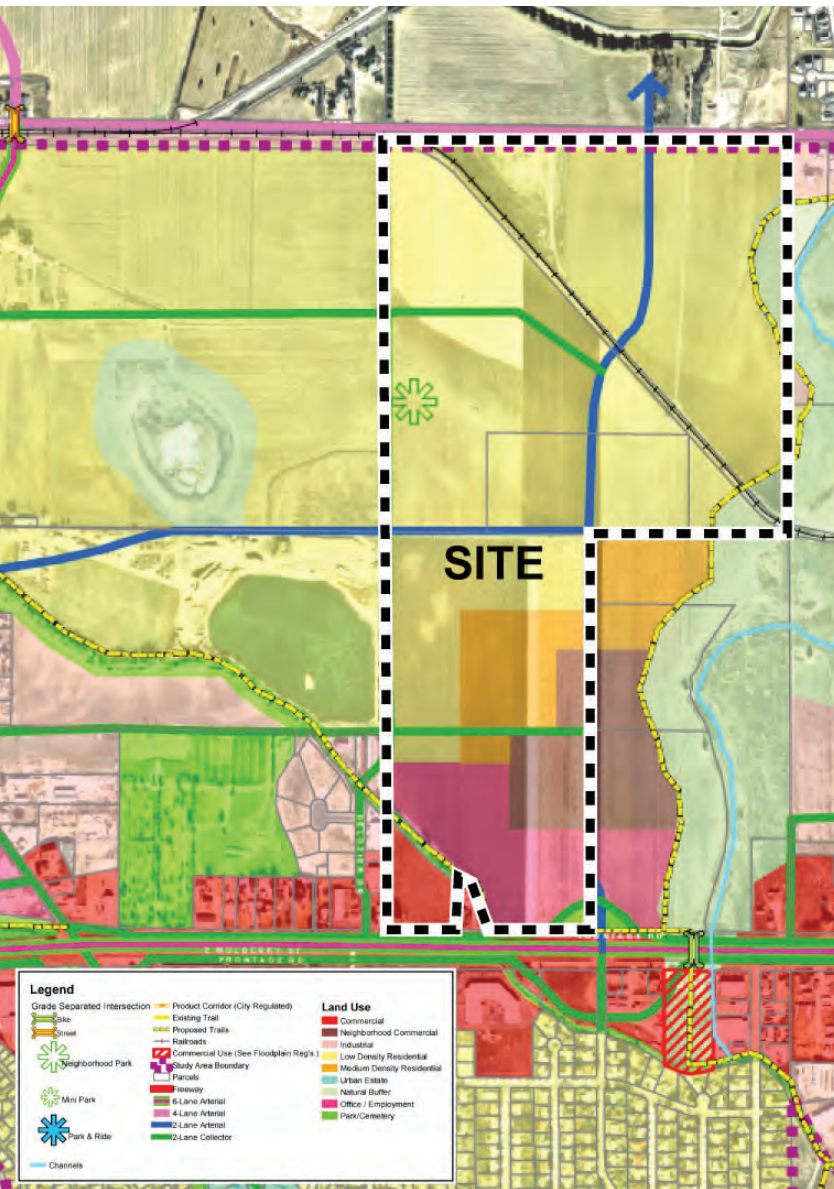
East Mulberry Corridor Plan (2003)

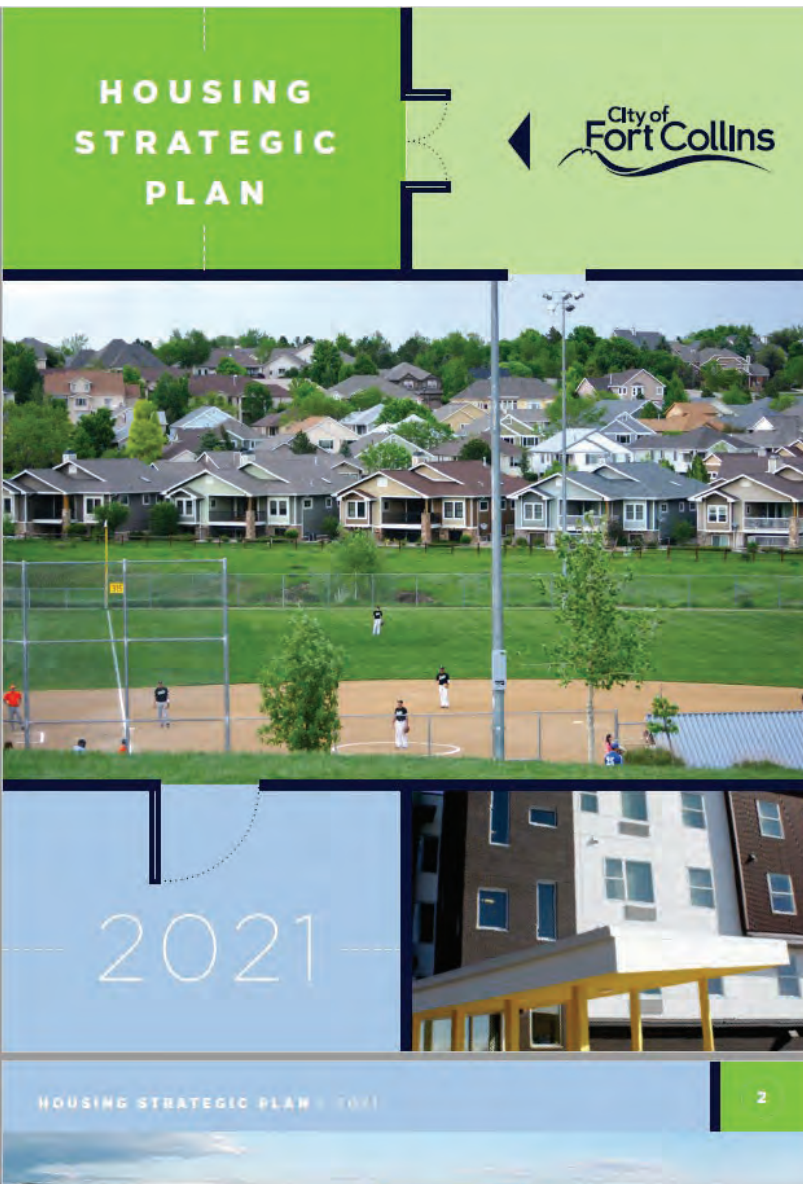
Goal LU-1 Residential neighborhoods will be linked and integrated with supporting neighborhood commercial uses.

Policy EMC.LU – 2.2 A neighborhood commercial center will be located at Greenfields Court and north of East Mulberry Street to provide neighborhood-oriented services.

Goal H-1 A variety of housing types will be provided to both provide housing close to employment and shopping and to add diversity.

Policy EMC.T – 1.4 Incorporate the existing and proposed bikeway and pedestrian networks, as part of the transportation system, along roadways as well as multi-use trails (off-street)





Housing Strategic Plan (2021)

Implementation Strategies:

- Increasing the types of housing;
- Simplifying the review process;
- Planning for and building ADUs;
- Creating a cottage home type;
- Addressing affordability and attainability;
- Increasing density.



Article 3 Compliance

- 5 applicable sections:
 - 3.4.1 – Natural Habitats and Features
 - 3.4.8 – Parks and Trails – General Standard
 - 3.6.1 – Master Street Plan
 - 3.6.4 – Transportation Level of Service Requirements
 - 3.7.3 – Adequate Public Facilities

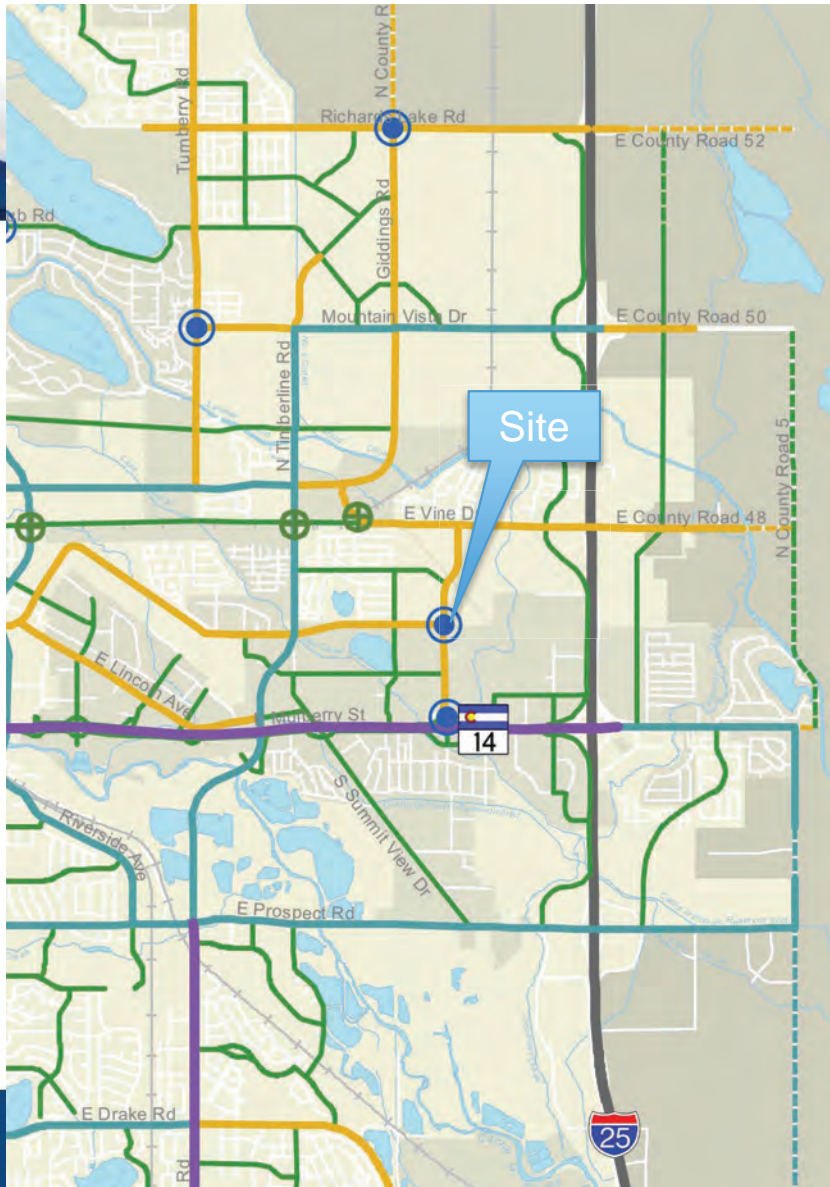
Staff finds the PUD meets these standards.



3.4.1 – Natural Habitats and Features

3.4.8 – Parks/Trails

Master Street Plan



Mulberry Street (SH 14) - 4 lane divided highway,

Timberline Road - 2 lane North South arterial roadway

Vine Drive - 2 lane East West Major Collector Roadway

Greenfield Court (Drive) - MSP- identified as a 2-lane arterial.

Sykes Drive - Collector

Delozier Road - Collector along west boundary

International Blvd. - Minor arterial (future signal)



Transportation Level of Service (LOS)

- Meets Transportation Level of Service at Master Plan level
 - Can meet infrastructure requirements
 - Streets
 - Intersections
 - RR crossing
- Must meet at PDP level
 - Required improvements assessed at each phase based on PUD Traffic Impact Study recommendations



Adequate Public Facilities (APF)

- Meets APF at Master Plan level
 - Can meet infrastructure requirements
 - Utilities
 - Streets
 - Emergency services
- Must meet at PDP level
 - Required improvements assessed at each phase



Section 4.29 - Overview

PUD Master Plan Review Procedure Criteria

- The PUD achieves the purpose and objectives of Sections 4.29 (A) and (B);
- The PUD provides high quality urban design;
- The PUD will result in development generally consistent with the principles and policies of the City's Comprehensive Plan and adopted plans;
- The PUD Overlay will result in compatible design and use as well as public infrastructure and services, including public streets, sidewalks, drainage, trails, and utilities; and
- The PUD is consistent with all applicable Land Use Code General Development Standards (Article 3) except to the extent such development standards have been modified pursuant to below Subsection (G).



Compliance with 4.29

4.29(A) – Purpose

1. Directs and guides subsequent Project Development Plans and Final Plans for large or complex developments governed by an approved PUD Master Plan.
2. Substitutes a PUD Master Plan for an Overall Development Plan for real property within an approved PUD Overlay.
3. Positions large areas of property for phased development.
4. Encourages innovative community planning and site design to integrate natural systems, energy efficiency, aesthetics, higher design, engineering and construction standards and other community goals by enabling greater flexibility than permitted under the strict application of the Land Use Code, all in furtherance of adopted and applicable City plans, policies, and standards.
5. Allows greater flexibility in the mix and distribution of land uses, densities, and applicable development and zone district standards.



Compliance with 4.29

4.29(B) – Objectives

1. Encourage conceptual level review of development for large areas.
2. In return for flexibility in site design, development under a PUD Overlay must provide public benefits significantly greater than those typically achieved through the application of a standard zone district, including one or more of the following as may be applicable to a particular PUD Master Plan:
 - a. Diversification in the use of land
 - b. Innovation in development
 - c. More efficient use of land and energy
 - d. Public amenities commensurate with the scope of the development
 - e. Furtherance of the City's adopted plans and policies
 - f. Development patterns consistent with the principles and policies of the City's Comprehensive Plan and adopted plans and policies
3. Ensure high-quality urban design and environmentally-sensitive development that takes advantage of site characteristics
4. Promote cooperative planning and development among real property owners within a large area
5. Protect land uses and neighborhoods adjacent to a PUD Overlay from negative impacts.



PUD Master Plan

2021 Public Benefits Agreement (PBA)

- Affordable Housing (240 affordable units(15% of 1600 DU's)
- New housing types (cottage homes, ADU)
- Widening definition of accessory dwelling units ADU) and including in initial phases of development
- LUC modifications to simplify review types, densities, setbacks, building height, etc.
- Implementation of adopted plans (high quality urban design/mixed-use districts)
- Public infrastructure for street network, including RR crossing, intersection round-a-bout, pedestrian parkway, and contributions for off-site street improvements
- Future regional trail and connecting paths
- Contribution for community gateway
- Environmental Sustainability (non-potable irrigation, rooftop solar, all electric units, improvements to Cooper Slough)



PUD Staff Analysis

PUD meets purposes and objectives of 4.29:

- Large multi-phased project to guide future development
- Innovative high quality community design
- Significant public benefits
- Environmentally sensitive development
- Compact infill development pattern, increased densities and housing options

Staff finds PUD complies with 4.29(A)(B)



Compliance with 4.29

4.29(D) – PUD Master Plan Review Procedure

1. PUD Master Plans are approved as an overlay to the underlying zone district and are processed by the decision maker pursuant to Section 2.15 of the common review procedures.
2. In order to approve a proposed PUD Master Plan, the decision maker must find that the PUD Master Plan satisfies the following criteria:
 - a) The PUD Master Plan achieves the purpose and objectives of Sections 4.29 (A) and (B);
 - b) The PUD Master Plan provides high quality urban design within the subject property or properties;
 - c) The PUD Master Plan will result in development generally in compliance with the principles and policies of the City's Comprehensive Plan and adopted plans and policies;
 - d) The PUD Master Plan will, within the PUD Overlay, result in compatible design and use as well as public infrastructure and services, including public streets, sidewalks, drainage, trails, and utilities; and
 - e) The PUD Master Plan is consistent with all applicable Land Use Code General Development Standards (Article 3) except to the extent such development standards have been modified pursuant to below Subsection (G) or are inconsistent with the PUD Master Plan.



Staff Analysis

Unique, cohesive development

- Emphasis on urban design
 - Wide range of residential mix of uses, housing options and densities
 - Walkable neighborhoods
 - Connected commercial district to support neighborhoods
- Further implements adopted plans in fulfilling vision for complete community
- Integration of open space
- Energy efficient
 - Home construction
 - Non-potable irrigation
 - Rooftop solar, all electric for percentage of units

Staff finds PUD complies with 4.29(D)



Compliance with 4.29

4.29(G) – Modification of Densities and Development Standards

1. Certain densities and development standards set forth in the Land Use Code and described in below Subsection (G)(2) may be modified as part of a PUD Master Plan. The modification procedure described in this Section (G) substitutes for the modification procedure set forth in Division 2.8.
2. The application must enumerate the densities and development standards proposed to be modified.
 - a) The application shall describe the minimum and maximum densities for permitted residential uses.
 - b) The application shall enumerate the specific Land Use Code Article 3 development standards and Article 4 land use and development standards that are proposed to be modified and the nature of each modification in terms sufficiently specific to enable application of the modified standards to Project Development Plans and Final Plans submitted subsequent to, in conformance with and intended to implement, the approved PUD Master Plan. Modifications under this Section may not be granted for Engineering Design Standards referenced in Section 3.3.5 and variances to such standards are addressed in below Subsection (L).



Compliance with 4.29

4.29(G) – Modification of Densities and Development Standards

3. In order to approve requested density or development standard modifications, the decision maker must find that the density or development standard as modified satisfies the following criteria:
 - a) The modified density or development standard is consistent with the applicable purposes, and advance the applicable objectives of, the PUD Overlay as described in Sections 4.29 (A) and (B);
 - b) The modified density or development standard significantly advances the development objectives of the PUD Master Plan;
 - c) The modified density or development standard is necessary to achieve the development objectives of the PUD Master Plan; and
 - d) The modified density or development standard is consistent with the principles and policies of the City's Comprehensive Plan and adopted plans and policies.

Modified Standards – 3.6.3 Street Connectivity



Vine Drive Grade Differential





Modified Standards – Article 4 – Type of Review

Residential Uses	Per PUD	Current LUC
Shelters for victims of domestic violence for up to fifteen (15) residents	BDR	BDR
Short Term primary Rentals	BDR	BDR
Single-Family detached dwellings (including Accessory Dwelling Units, see note #1, below)	BDR	Type 1
Two-Family dwellings (including Accessory Dwelling Units, see note #1, below)	BDR	Type 1
Single-Family attached dwellings	BDR	Type 1
Multi-family Dwellings (12 or less units per building)	BDR	Type 1
Multi-family Dwellings (More than 12 units per building)	Type 1	Type 2
Group homes for up to eight (8) developmentally disabled or elderly persons	Type 1	Type 1
Mixed-use dwellings	Type 1	Type 1



Modified Standards – Article 4 – Housing Types

Cottage Homes		MF – units/bldg	5-8	
Single-Family Detached Townhomes		MF – units/bldg	9-12	
Motorcourt		MF – units/bldg	13-20	
SFD/Paired Homes on Common Lots		MF – units/bldg	21+	

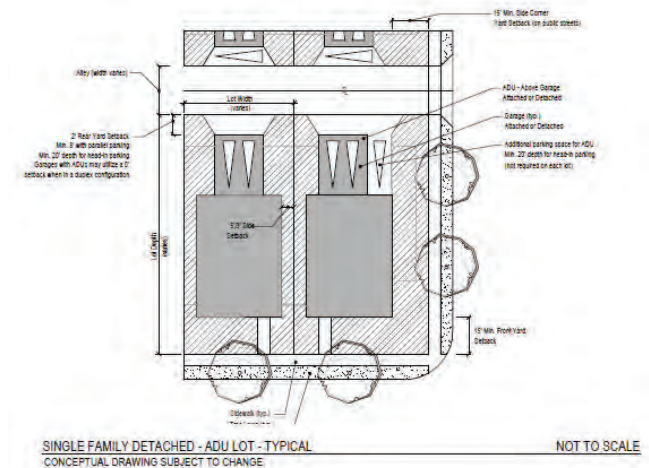


Modified Standards – Article 4 – ADU

Accessory Dwelling Units (ADU)

Dwellings that are typically without street frontage, that is configured one of the following ways:

- Type I - Detached from principal Dwelling. May include free standing, on top of garage, or similar.
- Type II – Located inside SF dwelling. Typically have separate access from principal unit.





Modified Standards – Article 4 – Residential Densities

(D) Land Use Standards

(1) Density

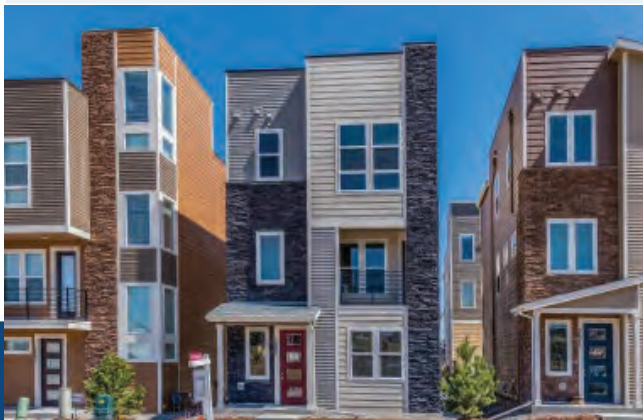
Residential developments in the Low Density Mixed-Use Neighborhood District shall have an overall minimum average density of four (4) dwelling units per net acre of residential land, and maximum density of any development plan taken as a whole shall be nine (9) dwelling units per gross acre of residential land, except that affordable housing projects.

- Residential maximum density increased to twelve (12) dwelling units per gross acre (District 1, LMN)



Modified Standards – Article 4 – Residential Building Height

Current LUC	Proposed Modification	Justification
Building Height - LMN - Residential (1, 2, & 3 DUs) - 2.5 Stories Residential 4+ DUs) - 3 Stories	Building Height LMN - Max 3 Stories for all building heights	Allows new and different housing types, increased density, and housing variety
Building Height - MMN - 3 Stories (all residential) with 4/5 stories permitted at intersections of arterials.	Building Height MMN - Residential (1 - 7 Dus/Bldg) - 3 Stories Residential (8+ Dus/Bldg) - 5 Stories	Allows for strategic density increases.
Building Height - Employment - 3 Stories (all residential)	Building Height - Employment - 5 Stories (all residential)	Allows for increased density and consistency in higher intensity mixed-use District 3
Building Height - General Commercial - 4 Stories (all residential)	Building Height - General Commercial - 5 Stories (all residential)	Allows for increased density and consistency in higher intensity mixed-use District 3





Modified Standards – Section 3.2.2 (K), 3.8.10 – Parking

Single-Family Home Type	Off-street Parking Spaces Required per Dwelling Unit
Accessory Dwelling Units	0.0
Cottage Homes	1.0
Small lot Single-family detached dwellings with rear (alley) loaded garages (lots less than 3,000 sf)	1.5
Single-family detached dwellings with rear (alley) loaded garages.	2.0
Single-family detached dwellings with front or side loaded garages (any size)	2.0



Modified Standards – Section 3.5.2 – Residential Setbacks

Use	Arterial	Non-arterial	< Full Arterial	> Full Arterial
Residential	30 feet min.	15 feet min.	N/A	N/A
Multi-family	15 feet min.	9 feet min.	N/A	N/A
Commercial, Mixed-use, Institutional	N/A	N/A	15 feet max.	10 – 25 feet

District	Front	Side	Rear	Rear Alley
1	Arterial – 30' (SFD/SFA/2-Family) Arterial – 15' (MF) Non-Arterial – 10'/garage 20' (SFD/SFA/2-Family) Non-Arterial – 9' (MF)	3' (SFD) 5' (SFA/Two-Family)	8'	2' If no utility conflicts
2	Arterial – 30' (SFD/SFA/2-Family) Arterial – 15' (MF) Non-Arterial – 10'/garage 20' (SFD/ SFA/2-Family) Non-Arterial – 9' (MF)	3' (SFD) 5' (SFA/Two-Family)	8'	2' If no utility conflicts
3	Arterial – 30' (SFD, SFA, 2-Family) Arterial – 15' (MF) Non-Arterial – 10'/garage 20' (SFD/ SFA/2-Family) Non-Arterial – 9' (MF)	3' (SFD) 5' (SFA/Two-Family)	8'	2' If no utility conflicts
4	Arterial – 30' (SFD, SFA, 2-Family) Arterial – 15' (MF) Non-Arterial – 10'/garage 20' (SFD/ SFA/ 2-Family) Non-Arterial – 9' (MF)	3' (SFD) 5' (SFA/Two-Family)	8'	2' If no utility conflicts
5	District includes landscaping, stormwater detention, and signage only.			

Proposed Setbacks:

- Front – Reduce front setback to 10', where no utility conflicts
- Side – Reduce to 3'
- Rear – Reduce to 2' for alleys, where no utility conflicts



Staff Analysis 4.29 (G)

- Must analyze modified standards as a whole
 - Streamlined review process
 - Organization of uses/standards across zones
 - Expanded mix of housing types
 - Reduced lots sizes and setbacks
 - Increased density
 - Distinct neighborhoods vs. distinct uses
- Cumulative effect
 - Standards work together

Staff finds PUD complies with 4.29(G)



Compliance with 4.29

4.29(K) – Vesting of PUD Master Plan

Subject to the provisions of Section 2.2.11(C), the only aspects of an approved PUD Master Plan eligible for vested property rights are the enumerated uses, densities, development standards, and variances from Engineering Design Standards granted pursuant to Section 4.29(L). Such uses, densities, and development standards may be those for which modifications have been granted or uses, densities, and development standards set forth in the Land Use Code. The applicant shall specify in the PUD Master Plan if it is requesting vested property rights for uses, densities, development standards, and variances from Engineering Design Standards in excess of the three (3) year period specified in Section 2.2.11(C)(2) and the justification therefor.



Staff analysis

- 3 year vesting too limited
 - Scale of development
 - Cost of infrastructure
 - Ultimate buildout long-term over multiple phases
- PUD includes request for extended vesting period to 25 years
- A follow up formal request will go to City Council

Staff finds the PUD complies with 4.29(K)



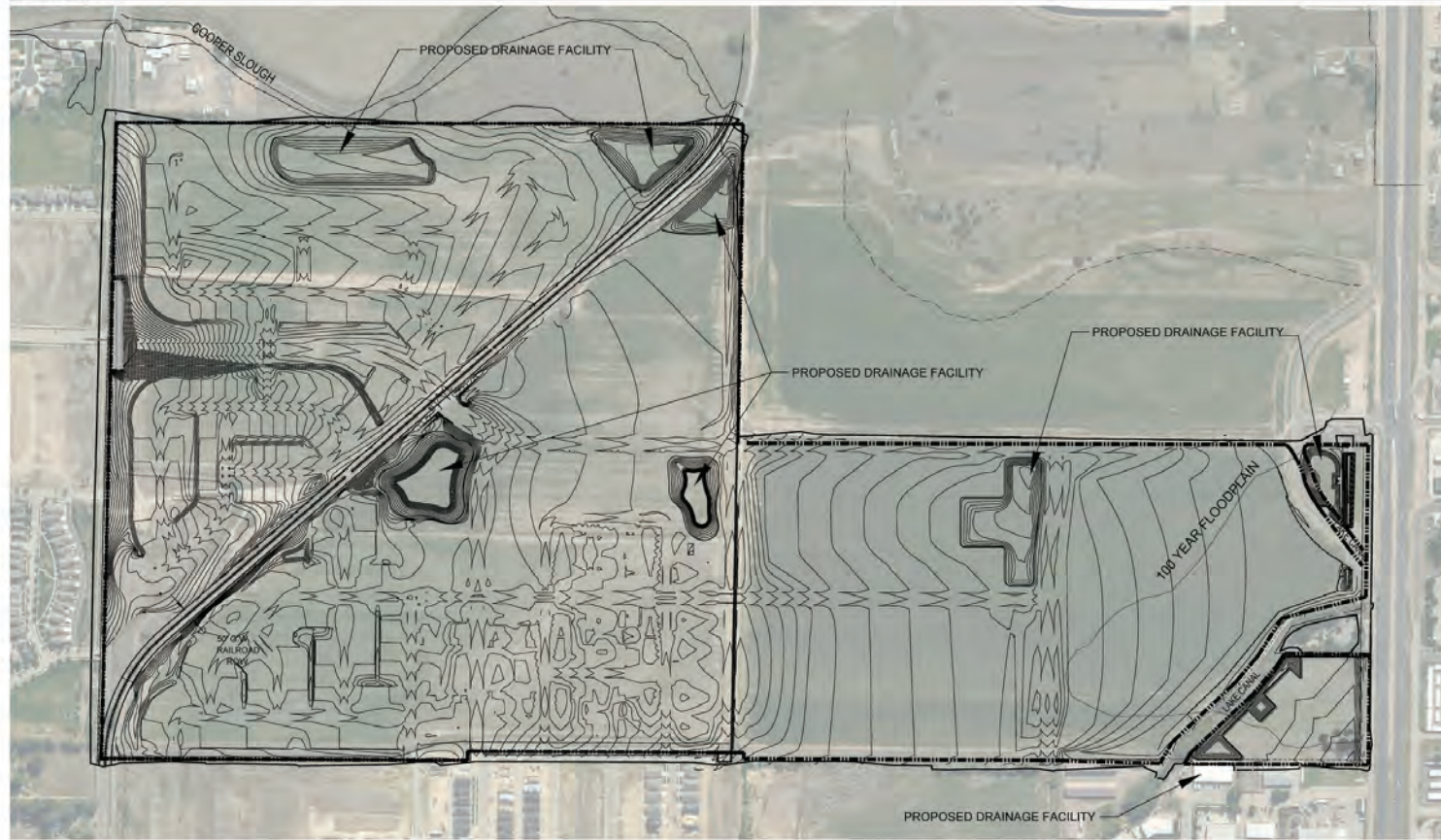
Staff Recommendation

Staff recommends approval of the Mulberry & Greenfields Master Plan Planned Unit Development (PUD) Overlay, ODP210002 with condition.

Staff recommends a **Condition of Approval (1)** regarding the PUD Master Plan Overlay land use, densities, and development standards, to finalize the formatting and organization of these standards by District as part of the recorded documents.

Resource Slides

DRAINAGE MAP



- LEGEND**
- EXISTING TOPOGRAPHY
 - PROPOSED TOPOGRAPHY

- FLOODPLAIN AND FLOODWAY NOTES**
1. PORTIONS OF THIS PROPERTY ARE LOCATED IN THE FEMA REGULATORY 100-YEAR COOPER SLOUGH/HOLDLER FLOODWAY AND HIGH RISK FLOOD FRANGE.
 2. ALL DEVELOPMENT WITHIN THE FLOODPLAIN MUST COMPLY WITH THE FLOODPLAIN REGULATIONS OF CHAPTER 10 OF CITY OF FORT COLLINS MUNICIPAL CODE.
 3. THE DEVELOPER SHALL OBTAIN A FLOODPLAIN USE PERMIT FROM THE CITY OF FORT COLLINS AND PAY ALL APPLICABLE FLOODPLAIN USE PERMIT FEES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY (BUILDING OF STRUCTURES, GRADING, FILL, DETENTION PONDS, BIKE PATHS, PARKING LOTS, UTILITIES, LANDSCAPE AREAS, FLOOD CONTROL CHANNELS, ETC) WITHIN THE COOPER SLOUGH FLOODPLAIN LIMITS. STORAGE OF EQUIPMENT AND MATERIALS (TEMPORARY OR PERMANENT) IS NOT ALLOWED IN THE FLOODWAY. ALL ACTIVITIES WITHIN THE FLOODPLAIN ARE SUBJECT TO THE REQUIREMENTS OF CHAPTER 10 OF THE FORT COLLINS MUNICIPAL CODE.
 4. CRITICAL FACILITIES ARE PROHIBITED IN THE 100-YEAR FLOODPLAIN. CRITICAL FACILITIES INCLUDE ESSENTIAL SERVICES, AT-RISK POPULATION, HAZARDOUS MATERIALS, AND GOVERNMENT FACILITIES.
 5. CONSTRUCTION OF NEW STRUCTURES, HARD SURFACE PATHS, WALKWAYS, DRIVEWAYS, WALLS, AND PARKING AREAS IS PROHIBITED IN THE FLOODWAY UNLESS NOISE CONDITIONS ARE MET. ANY CONSTRUCTION ACTIVITIES PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN COLORADO.
 6. AN APPROVED FEMA ELEVATION CERTIFICATE COMPLETED BY A LICENSED SURVEYOR OR CIVIL ENGINEER SHOWING THAT THE BUILDING IS CONSTRUCTED TO THE REQUIRED ELEVATION IS REQUIRED POST-CONSTRUCTION PRIOR TO A CERTIFICATE OF OCCUPANCY/COO BEING ISSUED. PLEASE NOTE: IF ANY PART OF THE BUILDING IS WITHIN THE FLOODPLAIN BOUNDARY, THEN THE ENTIRE STRUCTURE IS CONSIDERED IN THE FLOODPLAIN AND THE ENTIRE BUILDING ENVELOPE MUST MEET THE REQUIREMENTS OF ELEVATING TO THE RFEF.
 7. PROPOSED GRADING AND DETENTION PONDS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DETENTION AND GRADING TO BE DETERMINED AT TIME OF FINAL PLAN.
 8. 100-YEAR OLD FLOODPLAIN TO BE MODIFIED AND/OR REMOVED BY FUTURE DEVELOPMENT PLANS.

- DETENTION POND NOTES**
1. DETENTION PONDS ARE SCHEMATIC AND SUBJECT TO CHANGE AT THE OF FUTURE DEVELOPMENT APPLICATIONS.



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MULBERRY & GREENFIELDS
 PUD MASTER PLAN
 FORT COLLINS, COLORADO

OWNER:
 HARTFORD AQUARIUM
 451 GOODMAN RD
 TERRELL, CO 80547

NOT FOR
 CONSTRUCTION

DATE:
 -8/18/21 02 Submittal
 10/13/21 03 Submittal
 11/23/21 04 Submittal

SHEET TITLE:
 PROPOSED
 DRAINAGE MAP

3 of 8

PARKS, TRANSPORTATION AND OPEN SPACE



PUD MASTER PLAN MAP LEGEND

- PUD BOUNDARY - LIMIT OF DEVELOPMENT
- PRIMARY PEDESTRIAN PARKWAY (PRIVATE TRAIL - PUBLICLY ACCESSIBLE)
MIN. 10' TRAIL BUFFER FROM NEW OR EXISTING SIDEWALKS OR BIKE LANE BY WHICH MAY BE CONNECTED TO NEW PRIMARY PEDESTRIAN PARKWAY TO HAVE ENHANCED STREET CROSSINGS, POSSIBLY INCLUDING BUT NOT LIMITED TO BIKE-OUTS, ENHANCED SIDEWALKS AND/OR OTHER FEATURES TO BE DETERMINED AT TIME OF POP, AS APPLICABLE.
- MIN. 50' REGIONAL TRAIL CORRIDOR (PUBLIC TRAIL - PUBLICLY ACCESSIBLE)
(TO BE DEDICATED AT TIME OF PLD/TRAIL, TO BE DESIGNED TO CITY OF FORT COLLINS SPECIFICATIONS)
- SPUR TRAIL CORRIDOR (PRIVATE TRAIL - PUBLICLY ACCESSIBLE)
(TO MINIMIZE CONCRETE, WALK TO BE DESIGNED AS A+ EXPANSION OF THE SIDEWALK REQUIRED PER LCJASS)
- INTERNAL TRAILS (PRIVATE TRAIL - PUBLICLY ACCESSIBLE)
(IF MINIMAL CONCRETE)
- POTENTIAL ACCESS POINT / OFF SITE CONNECTION POINT (FINAL ACCESS TO BE DETERMINED AS PART OF FUTURE FINAL PLAN APPLICATION(S))

- POTENTIAL FUTURE PEDESTRIAN CROSSING
- POTENTIAL FUTURE VEHICULAR CONNECTOR
- PEDESTRIAN TRAIL CONNECTION (PRIVATE TRAIL - PUBLICLY ACCESSIBLE)

PUD MASTER PLAN NOTES

1. PROPOSED LOCATION AND SHAPE OF THE PARKS, TRAILS AND OPEN SPACE AREAS IN THIS PLAN SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATION AND SHAPE TO BE DETERMINED AT TIME OF FINAL PLAN.
2. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.
3. TRAILS/ WALKS TO CONNECT TO VINE DRIVE AS APPROPRIATE DURING FUTURE DEVELOPMENT APPLICATIONS.
4. FOR REGIONAL TRAIL REFER TO PARKS AND TRAILS MASTER PLAN FOR FUTURE CROSSING OF VINE DRIVE, SYKES DR., "ONE" DR., DONELLA DR., INTERNATIONAL PARKWAY, AND GREENFIELDS DR. TO HAVE SIDEWALKS AND BIKE LANES, PER LCJASS, FOR THE PORTIONS OF THOSE ROADS WITHIN THE BLOOM BOUNDARY. ROADS WITHIN BLOOM WILL FOLLOW LCJASS STANDARDS, EXCEPT WHERE MODIFIED BY A LATER VARIANCE.
- 5.

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