

ORDINANCE NO. 061, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE ZONING MAP OF THE CITY OF FORT
COLLINS AND CLASSIFYING FOR ZONING PURPOSES THE
PROPERTY INCLUDED IN THE PEAKVIEW ANNEXATION NO. 2
TO THE CITY OF FORT COLLINS, COLORADO, AND
APPROVING CORRESPONDING CHANGES TO THE
RESIDENTIAL NEIGHBORHOOD SIGN DISTRICT MAP AND
LIGHTING CONTEXT AREA MAP

A. On June 2, 2026, City Council adopted on second reading Ordinance No. 060, 2026, annexing to the City of Fort Collins the property known as the Peakview Annexation No. 2 (the “Property”).

B. Division 6.1.1 of the Land Use Code of the City of Fort Collins establishes the Zoning Map and Zone Districts of the City.

C. Division 6.25.1 of the Land Use Code of the City of Fort Collins establishes procedures and criteria for reviewing the zoning of land.

D. Pursuant to Land Use Code Sections 6.10.3 and 6.25.2, the City Planning and Zoning Commission (the “Commission”), at its meeting on April 16, 2026, unanimously on a 7-0 vote recommended zoning the Property as Medium Density Mixed-Use Neighborhood Zone District (“MMN”), Industrial Zone District (“I”), and General Commercial Zone District (“GC”) as more particularly described below. The Commission found that the proposed MMN and I zonings are consistent with the City’s Comprehensive Plan. The Commission also found that the GC zoning, in consideration of the two conditions of approval set forth in Section 4 of this Ordinance, is warranted by changed conditions within the neighborhood surrounding and including the Property. The Commission also unanimously recommended that the Property be placed in the Residential Neighborhood Sign District pursuant to Land Use Code Section 5.16.1 and the LC2 Lighting Context Area pursuant to Land Use Code Section 5.12.1(H).

E. City Council has determined that the proposed MMN and I zonings of the Property are consistent with the City’s Comprehensive Plan, and that the proposed GC zoning of the Property, in consideration of the two conditions of approval set forth in Section 4 of this Ordinance, is warranted by changed conditions within the neighborhood surrounding and including the Property.

F. In accordance with the foregoing, City Council has considered the zonings of the Property as described below, finds it to be in the best interests of the City, and has determined that the Property should be zoned as hereafter provided.

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

Section 1. The Zoning Map of the City of Fort Collins adopted pursuant to Section 6.1.2 of the Land Use Code of the City of Fort Collins is hereby changed and amended by including the following portion of the Property in the MMN as more particularly described as:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 23503" AT THE WEST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 22573" AT THE EAST END, SAID LINE BEING ASSUMED TO BEAR S89°11'21"E.

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, S00°10'34"W A DISTANCE OF 480.06 FEET;

THENCE DEPARTING SAID EAST LINE, THE FOLLOWING TEN (10) COURSES;

1. S71°25'00"W A DISTANCE OF 118.86 FEET;
2. S63°34'21"W A DISTANCE OF 363.65 FEET;
3. S47°12'26"W A DISTANCE OF 130.16 FEET;
4. S21°48'49"W A DISTANCE OF 164.88 FEET;
5. S02°05'39"W A DISTANCE OF 106.31 FEET;
6. S26°55'40"E A DISTANCE OF 223.52 FEET;
7. S20°31'33"E A DISTANCE OF 67.57 FEET;
8. N89°48'33"W A DISTANCE OF 651.11 FEET;
9. N66°38'48"W A DISTANCE OF 54.36 FEET;
10. N89°45'41"W A DISTANCE OF 109.65 FEET, TO THE NORTHWEST CORNER OF LOT 3, PARKVIEW P.L.D. 05-S2523, AS RECORDED UNDER RECEPTION NO. 20220059051, ALSO BEING THE SOUTHWEST CORNER OF LOT 4, PARKVIEW P.L.D. 05-S2523, ALSO BEING A POINT OF NON-TANGENT CURVE;

THENCE WITH THE WESTERLY LINE OF SAID LOT 4, THE FOLLOWING NINE (9) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N86°08'26"E, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 04°05'53" AND AN ARC LENGTH OF 6.01 FEET, TO A POINT OF TANGENT;
2. N00°14'19"E A DISTANCE OF 182.11 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 06°41'42" AND AN ARC LENGTH OF 15.66 FEET, TO A POINT OF TANGENT;
4. N06°56'01"E A DISTANCE OF 85.38 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°41'42" AND AN ARC LENGTH OF 19.40 FEET, TO A POINT OF TANGENT;
6. N00°14'19"E A DISTANCE OF 75.11 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 11°15'25" AND AN ARC LENGTH OF 22.79 FEET, TO A POINT OF TANGENT;
8. N11°01'07" W A DISTANCE OF 41.76 FEET, TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11°15'25" AND AN ARC LENGTH OF 16.50 FEET, TO A POINT OF TANGENT ON THE WESTERLY LINE OF LOT 5, PEAKVIEW P.L.D. 05-S2523;

THENCE WITH SAID WESTERLY LINE, N00°14'19"E A DISTANCE OF 827.07 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON SAID NORTH LINE, S88°55'11"E A DISTANCE OF 1,281.26 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,284,495 SQUARE FEET OR 29.4879 ACRES.

Section 2. The Zoning Map of the City of Fort Collins adopted pursuant to Section 6.1.2 of the Land Use Code of the City of Fort Collins is hereby changed and amended by including the following portion of the Property in the I as more particularly described as:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 23503" AT

THE WEST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 22573" AT THE EAST END, SAID LINE BEING ASSUMED TO BEAR S89°11'21"E.

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, S00°10'34"W A DISTANCE OF 480.06 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID EAST LINE, S00°10'34"W, A DISTANCE OF 1343.92 FEET;

THENCE DEPARTING SAID EAST LINE, THE FOLLOWING NINE (9) COURSES:

1. N88°52'10"W A DISTANCE OF 327.17 FEET;
2. N06°20'02"W A DISTANCE OF 208.74 FEET;
3. N20°31'33"W A DISTANCE OF 409.22 FEET;
4. N26°55'40"W A DISTANCE OF 223.52 FEET;
5. N02°05'39"E A DISTANCE OF 106.31 FEET;
6. N21°48'49"E A DISTANCE OF 164.88 FEET;
7. N47°12'26"E A DISTANCE OF 130.16 FEET;
8. N63°34'21"E A DISTANCE OF 363.65 FEET;
9. N71°25'00"E A DISTANCE OF 118.86 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 581,492 SQUARE FEET OR 13.3492 ACRES.

Section 3. The Zoning Map of the City of Fort Collins adopted pursuant to Section 6.1.2 of the Land Use Code of the City of Fort Collins is hereby changed and amended by including the following portion of the Property in the CG as more particularly described as:

TWO PARCELS OF LAND LOCATED IN THE EAST HALF OF SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 23503" AT THE WEST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 22573" AT THE EAST END, SAID LINE BEING ASSUMED TO BEAR S89°11'21"E.

PARCEL 1:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, S00°10'34"W A DISTANCE OF 1823.98 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON THE SAID EAST LINE, S00°10'34"W A DISTANCE OF 154.20 FEET, TO THE NORTHEAST CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 97039686 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE ON THE NORTHERLY LINE OF SAID PROPERTY, N89°11'21"W A DISTANCE OF 250.00 FEET, TO THE NORTHWEST CORNER OF SAID PROPERTY;

THENCE ON THE WESTERLY LINE OF SAID PROPERTY, S00°10'34"W A DISTANCE OF 620.00 FEET, TO THE SOUTHWEST CORNER OF SAID PROPERTY, ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MULBERRY STREET;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 341.48 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWENTY-EIGHT (28) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N06°19'53"E, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 48°41'45" AND AN ARC LENGTH OF 184.43 FEET, TO A POINT OF TANGENT;
2. N34°58'22"W A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 25°29'51" AND AN ARC LENGTH OF 125.94 FEET, TO A POINT OF REVERSE CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 09°31'31" AND AN ARC LENGTH OF 3.32 FEET, TO A POINT OF TANGENT;
5. N50°56'41"W A DISTANCE OF 28.81 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 17°32'15" AND AN ARC LENGTH OF 8.88 FEET, TO A POINT OF COMPOUND CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 291.00 FEET, A CENTRAL ANGLE OF 09°27'22" AND AN ARC LENGTH OF 48.03 FEET, TO A POINT OF COMPOUND CURVE;

8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 541.00 FEET, A CENTRAL ANGLE OF 05°46'51" AND AN ARC LENGTH OF 54.58 FEET, TO A POINT OF REVERSE CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 62°31'40" AND AN ARC LENGTH OF 53.47 FEET, TO A POINT OF TANGENT;
10. N21°11'28"W A DISTANCE OF 91.99 FEET, TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 01°22'20" AND AN ARC LENGTH OF 4.29 FEET, TO A POINT OF TANGENT;
12. N19°49'08"W A DISTANCE OF 108.53 FEET, TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 129.00 FEET, A CENTRAL ANGLE OF 08°04'32" AND AN ARC LENGTH OF 18.18 FEET, TO A POINT OF REVERSE CURVE;
14. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 03°07'00" AND AN ARC LENGTH OF 1.09 FEET, TO A POINT OF TANGENT;
15. N14°51'36"W A DISTANCE OF 84.36 FEET;
16. N13°42'52"W A DISTANCE OF 50.01 FEET;
17. N14°51'36"W A DISTANCE OF 50.10 FEET, TO A POINT OF NON-TANGENT CURVE;
18. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S75°31'34"W, HAVING A RADIUS OF 108.19 FEET, A CENTRAL ANGLE OF 10°37'19" AND AN ARC LENGTH OF 20.06 FEET, TO A POINT OF NON-TANGENT;
19. N24°42'34"W A DISTANCE OF 43.84 FEET, TO A POINT OF CURVE;
20. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11°47'15" AND AN ARC LENGTH OF 17.28 FEET, TO A POINT OF COMPOUND CURVE;
21. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,033.00 FEET, A CENTRAL ANGLE OF 09°59'32" AND AN ARC LENGTH OF 180.15 FEET, TO A POINT OF COMPOUND CURVE;
22. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 09°33'20" AND AN ARC LENGTH OF 22.35 FEET, TO A POINT OF TANGENT;
23. N06°37'34"E A DISTANCE OF 78.77 FEET, TO A POINT OF CURVE;
24. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°23'15" AND AN ARC LENGTH OF 18.51 FEET, TO A POINT OF TANGENT;
25. N00°14'19"E A DISTANCE OF 102.11 FEET, TO A POINT OF CURVE;
26. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 09°54'53" AND AN ARC LENGTH OF 20.07 FEET, TO A POINT OF TANGENT;
27. N09°40'35"W A DISTANCE OF 52.35 FEET, TO A POINT OF CURVE;
28. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 05°49'01" AND AN ARC LENGTH OF 8.53 FEET, TO

THE NORTHWEST CORNER OF LOT 3, PARKVIEW P.L.D. 05-S2523, AS RECORDED UNDER RECEPTION NO. 20220059051, ALSO BEING THE SOUTHWEST CORNER OF LOT 4, PARKVIEW P.L.D. 05-S2523;

THENCE WITH THE NORTHERLY LINE OF SAID LOT 3, ALSO BEING THE SOUTHERLY LINE OF SAID LOT 4, AND THEIR EXTENSIONS, THE FOLLOWING THREE (3) COURSES:

1. S89°45'41"E A DISTANCE OF 109.65 FEET;
2. S66°38'48"E A DISTANCE OF 54.36 FEET;
3. S89°48'33"E A DISTANCE OF 651.11 FEET;

THENCE THE FOLLOWING THREE (3) COURSES:

1. S20°31'33"E A DISTANCE OF 341.65 FEET;
2. S06°20'02"E A DISTANCE OF 208.74 FEET;
3. S88°52'10"E A DISTANCE OF 327.17 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,092,233 SQUARE FEET OR 25.0742 ACRES.

PARCEL 2:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 1, BEING LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MULBERRY STREET;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 161.99 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 417.78 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIXTEEN (16) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N61°24'47"E, HAVING A RADIUS OF 30.51 FEET, A CENTRAL ANGLE OF 28°12'43" AND AN ARC LENGTH OF 15.02 FEET, TO A POINT OF NON-TANGENT;
2. N00°14'19"E A DISTANCE OF 11.14 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 517.00 FEET, A CENTRAL ANGLE OF 05°14'12" AND AN ARC LENGTH OF 47.25 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N85°08'49"E, HAVING A RADIUS OF 10.12 FEET, A CENTRAL ANGLE OF

- 38°04'04" AND AN ARC LENGTH OF 6.73 FEET, TO A POINT OF NON-TANGENT CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N60°14'45"W, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 35°00'00" AND AN ARC LENGTH OF 6.11 FEET, TO A POINT OF TANGENT;
 6. N05°14'45"W A DISTANCE OF 94.32 FEET, TO A POINT OF CURVE;
 7. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 79.00 FEET, A CENTRAL ANGLE OF 50°07'19" AND AN ARC LENGTH OF 69.11 FEET, TO A POINT OF COMPOUND CURVE;
 8. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 43°02'58" AND AN ARC LENGTH OF 40.57 FEET, TO A POINT OF COMPOUND CURVE;
 9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 409.00 FEET, A CENTRAL ANGLE OF 17°14'40" AND AN ARC LENGTH OF 123.10 FEET, TO A POINT OF COMPOUND CURVE;
 10. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 15°18'19" AND AN ARC LENGTH OF 50.49 FEET, TO A POINT OF REVERSE CURVE;
 11. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 07°34'05" AND AN ARC LENGTH OF 3.83 FEET, TO A POINT OF TANGENT;
 12. S67°05'34"E A DISTANCE OF 29.69 FEET, TO A POINT OF CURVE;
 13. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 19°54'23" AND AN ARC LENGTH OF 6.95 FEET, TO A POINT OF COMPOUND CURVE;
 14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 12°12'50" AND AN ARC LENGTH OF 46.26 FEET, TO A POINT OF TANGENT;
 15. 1S34°58'22"E A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;
 16. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 13°57'58" AND AN ARC LENGTH OF 68.98 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 80,517 SQUARE FEET OR 1.8484 ACRES.

Section 4. City Council imposes the following two conditions of approval on the CG zoning described in Section 3 pursuant to Land Use Code Section 6.25.4(l):

Condition 1: Residential Use and Timing Restriction. Within the CG zoning in Peakview Annexation No. 2, purely residential uses are not allowed for a period of five (5) years from the date of annexation approval, or until a grocer between approximately 10,000 and 70,000 square feet is under construction within a 1.5-mile radius of the subject property, whichever occurs first. This restriction applies to purely residential buildings only and does not apply to mixed-use buildings.

Condition 2: Community Character and Functional Integration. The areas designated as General Commercial zoning shall be designed to contribute to a cohesive, continuous, visually integrated, and functionally linked development pattern with the Mulberry and Greenfields Planned Unit Development (PUD) commercial core and the surrounding areas zoned as Medium Density Mixed-Use Neighborhood. Integration shall be achieved through compatible street and sidewalk layouts, building siting, architectural character, and overall site design.

Section 5. The Sign District Map adopted pursuant to Section 5.16.1(M) of the Land Use Code of the City of Fort Collins is hereby changed and amended by showing that the Property described herein is included in the Residential Neighborhood Sign District.

Section 6. The Lighting Context Area Map adopted pursuant to Section 5.12.1(H) of the Land Use Code of the City of Fort Collins is hereby changed and amended by showing that the Property be included in the LC2 Lighting Context Area.

Section 7. The City Manager is hereby authorized and directed to amend said Zoning Map in accordance with this Ordinance.

Introduced, considered favorably on first reading on May 19, 2026, and approved on second reading for final passage on June 2, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: June 12, 2026
Approving Attorney: Brad Yatabe

Exhibit: None