

ORDINANCE NO. 145, 2025
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 MOOR ANNEXATION 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 September 16, 2025, the City Council adopted on second reading Ordinance No. 144, 2025, annexing to the City of Fort Collins the property known as the Moor Annexation (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, at its meeting on August 21, 2025, unanimously on a 5-0 vote (Commissioners Stackhouse and Bruxvoort absent) zoning the Property as Low Density Mixed-Use Neighborhood District (LMN), as more particularly described below and determined that the proposed zoning is consistent with the City's Comprehensive Plan. The City Planning and Zoning Commission also unanimously recommended that the site be placed in the Residential Sign District pursuant to Land Use Code Section 5.16.1 and the LC1 Lighting Context Area pursuant to Land Use Code Section 5.12.1(H).

E. The City Council has determined that the proposed zoning of the Property is consistent with the City's Comprehensive Plan.

F. To the extent applicable, the City Council has also analyzed the proposed zoning against the applicable criteria set forth in Section 6.25.4(H)(3) of the Land Use Code and finds the proposed zoning to be in compliance with all such criteria.

G. In accordance with the foregoing, the City Council has considered the zoning 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 provided hereafter.

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 in the Low Density Mixed-Use Neighborhood (LMN) zone district the Property more particularly described as:

A parcel of land, situate in the Northwest Quarter (NW1/4) of Section Ten (10), Township Seven North (T.7N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 10 and assuming the South line of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section 10 as bearing South 89°31'38" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1324.95 feet, monumented by a #6 rebar with 2.5" aluminum cap stamped LS 29407 at the West Quarter corner and a #6 rebar with a 2.5" aluminum cap stamped LS 31169 at the Center-West 1/16th corner and with all other bearings contained herein relative thereto;

THENCE South 89°31'38" East, along said South line, a distance of 280.00 feet to the Southeast corner of the Kennedy's West LaPorte Avenue Annexation as recorded November 14, 1972 as Reception No. 42752 of the Larimer County Clerk & Recorder (LCCR) and to the POINT OF BEGINNING;

Thence along the East and North lines and extensions thereof, said Reception No. 42752, the following four courses:

THENCE North 00°35'52" East a distance of 30.00 feet;

THENCE North 89°31'38" West a distance of 30.00 feet to an extension of the West line of that parcel as described in the General Warranty Deed as recorded November 30, 2021 as Reception No. 20210108643 of the LCCR;

Thence along the West, South, North and East lines and extensions thereof, the following five courses:

THENCE North 00°35'52" East a distance of 150.00 feet;

THENCE North 89°31'38" West a distance of 199.92 feet to the Easterly Right of Way line of Taft Hill Road and to the Easterly line of the Sanctuary on the Green Annexation as recorded November 16, 2018 as Reception No. 20180069904 of the LCCR;

THENCE North 00°37'24" East, along said Easterly lines a distance of 473.87 feet;

THENCE South 89°22'36" East a distance of 280.53 feet;

THENCE South 00°32'39" West a distance of 653.13 feet to the North line of the City Park Prospect Park and Grandview Cemetery Annexation;

THENCE North 89°31'38" West a distance of 51.43 feet to the POINT OF BEGINNING.

Said described parcel of land contains 146,728 Square Feet or 3.368 Acres, more or less (±).

Section 2. 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 3. 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 described herein is in the LC1 Lighting Context Area.

Section 4. 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 September 2, 2025, and approved on second reading for final passage on September 16, 2025.

Mayor

ATTEST:

Sr. Deputy City Clerk

Effective Date: September 26, 2025

Approving Attorney: Brad Yatabe

Exhibit: None