

AGENDA ITEM SUMMARY

City Council



STAFF

Arlo Schumann, City Planner

SUBJECT

Public Hearing and First Reading of Ordinance No. 145, 2025, 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.

EXECUTIVE SUMMARY

The purpose of this item is to zone the property included in the Moor Annexation into the Low Density Mixed-Use Neighborhood District (LMN) and place the property into the Residential Sign District and the LC1 Lighting Context Area.

This item is a quasi-judicial matter and if it is considered on the discussion agenda it will be considered in accordance with the procedures described in Section 1(d) of the Council's Rules of Meeting Procedures adopted in Resolution 2024-148.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The requested zoning for this annexation is the Low Density Mixed-Use Neighborhood District (LMN) zone district, which is in alignment with the City of Fort Collins Structure Plan and the Northwest Subarea Plan.

The site is undeveloped land. Residential and Natural Areas uses exist to the north and east while small commercial retail and cemetery uses can be found to the south. Existing and future residential neighborhoods are found to the west.

The nearby vicinity features a mix of both City and Larimer County zoning, as noted in the following table:

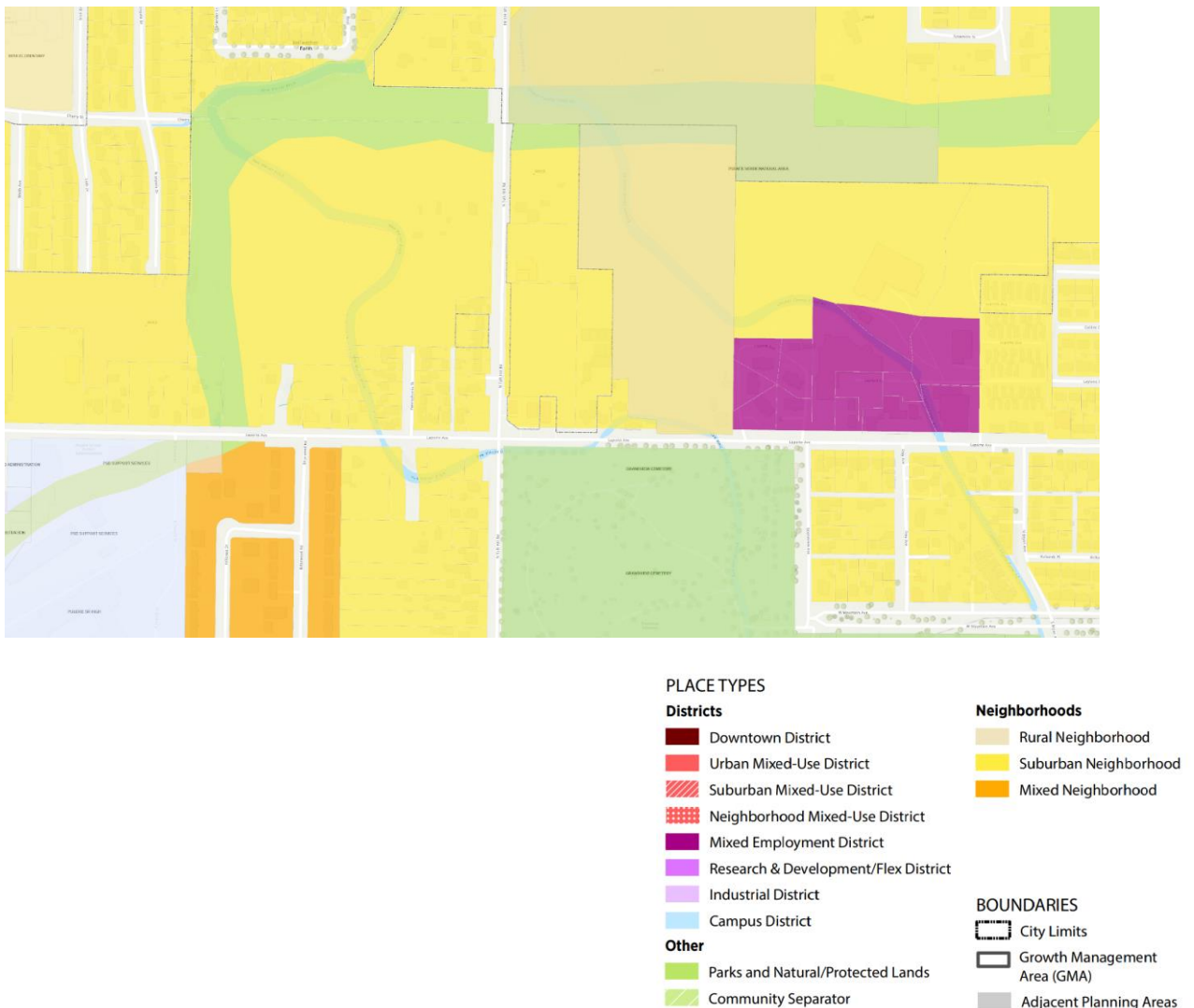
Direction	Zone District	Existing Land Use
N	Low Density Mixed-Use Neighborhood (LMN) and Larimer County Rural Residential (RR2)	Single Unit Dwellings, Place of Worship, City Natural Areas
S	Low Density Mixed-Use Neighborhood (LMN), Public Open Lands (POL), Commercial Corridor (CC)	Retail Businesses, Cemetery

E	Low Density Mixed-Use Neighborhood (LMN) and Larimer County Rural Residential (RR2)	Single Unit Dwellings, City Natural Areas
W	Low Density Mixed-Use Neighborhood (LMN)	Single Unit Dwellings

City of Fort Collins Structure Plan

The Structure Plan Map found in *City Plan* provides the broadest land use and zoning policy guidance applicable to the site via Place Type designations. Place Types describe the general land-uses, densities, and transportation characteristics for an area to help guide potential zoning when properties are annexed into the City. The Structure Plan Map indicates opportunity for the ‘Suburban Neighborhood’ place type for the annexing site and surrounding properties to the east, west, and north.

Structure Plan Map (excerpt)



The land use characteristics of the Suburban Neighborhood Place Types include:

- Principal Land Use Single-unit detached homes. Density: Between two and five principal dwelling units per acre.
- Supporting Land Use Parks and recreational facilities, schools, places of worship, Accessory Dwelling Units (ADUs) and other uses related to the principal uses.

Place Types represent flexible guidance to inform zoning based on the history and surrounding context of a site within general zoning categories. This place type is categorized as one of the Neighborhoods Districts alongside Rural Neighborhoods, and Mixed Neighborhoods Designations. The Structure Plan future land use designations represent general citywide policy guidance.

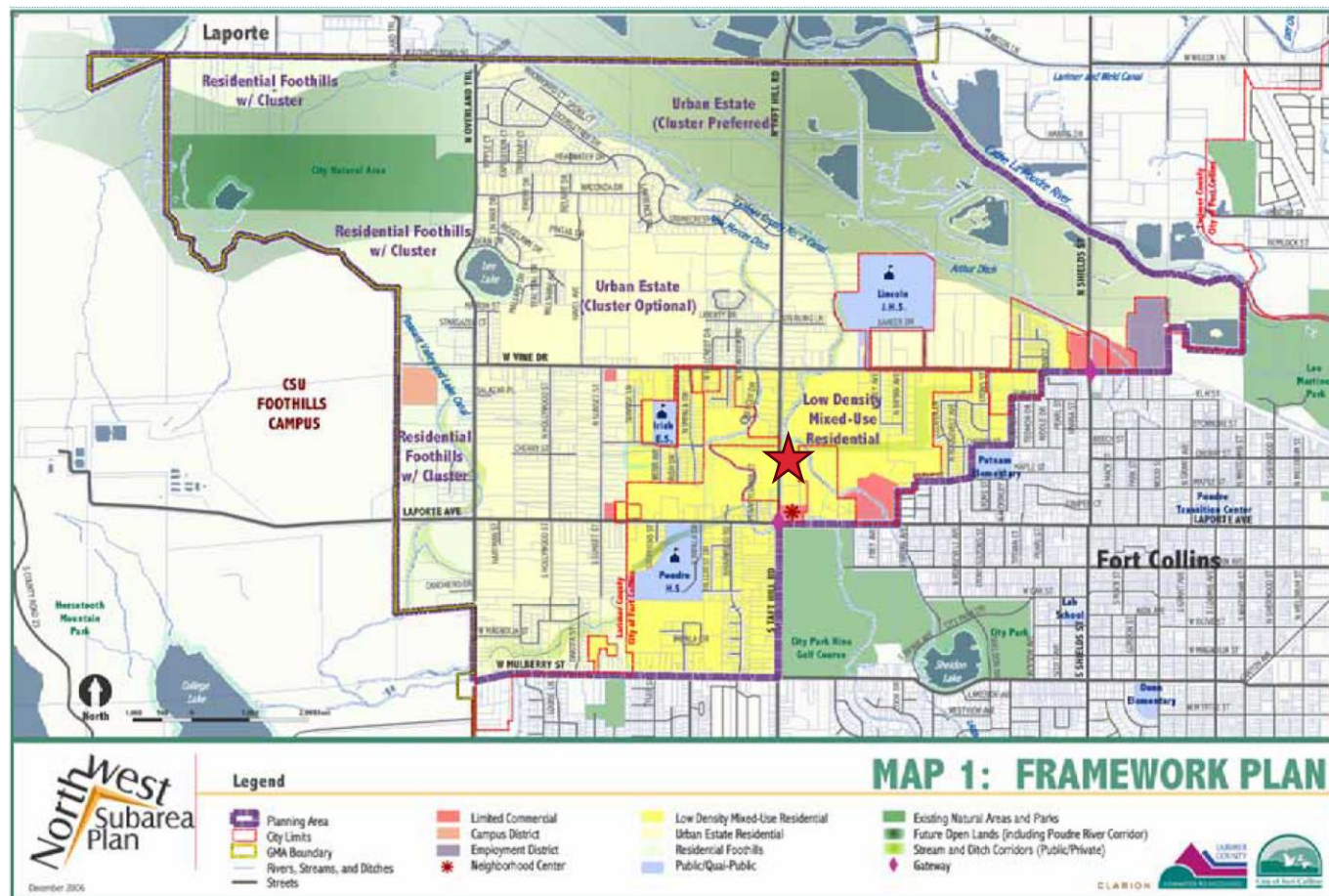
Alignment with *City Plan* Principles and Policies:

Principle LIV 1: Maintain a compact pattern of growth that is well served by public facilities and encourages the efficient use of land. This property is within the Fort Collins Growth Management Area (GMA). City Plan encourages managing growth by encouraging infill development within the GMA to promote a compact pattern of development.

In addition to the guidance provided by the Structure Plan Map, *City Plan* also encourages the use of more specific guidance found in neighborhood and subarea plans.

Northwest Subarea Plan

The Northwest Subarea Plan was adopted in 2006. The plan provides land use and policy guidance for the northwest quadrant of the city, including the subject property. The requested LMN zone is seen as consistent with this direction and compatible with other surrounding designations as depicted in the Framework Plan:



Sign District

Staff recommends that the property be placed within the Residential Neighborhood Sign District. The Sign Districts are established for the purpose of regulating signs for non-residential uses in areas of the community where the predominant character of the neighborhood is residential.

Lighting Context Area

On March 26, 2021, the City of Fort Collins adopted new exterior lighting standards and established Lighting Context Areas that correspond to the City's zone districts. The Lighting Context Area identified by Table 5.12.1 of the City's lighting code for the LMN zone district is LC1. As part of this item, staff recommends placement of the property into the LC1 Lighting Context Areas.

LC1- Low ambient lighting. The vision of human residents and users is adapted to low light levels. Lighting may be used for safety and convenience, but it is not necessarily uniform or continuous. Typical locations include low and medium density residential areas, commercial or industrial areas with limited nighttime activity, and the developed areas in parks and other natural settings.

CITY FINANCIAL IMPACTS

None.

COMMISSION RECOMMENDATION

At its hearing on August 21, 2025, the Planning and Zoning Commission unanimously voted (5-0, Stackhouse and Bruxvoort absent) to recommend that City Council approve zoning the Moor Annexation as the Low Density Mixed-Use Neighborhood District (LMN) and placing the site in the Residential Sign District and the LC1 Lighting Context Area. The minutes from this meeting are not yet available and will be included on Second Reading of this item.

PUBLIC OUTREACH

A joint neighborhood meeting for the annexation and proposed development plan for the site was held on February 12, 2025.

All other notification requirements as required by state and local law have been met.

A majority of questions and concerns discussed at the meeting related to future development issues rather than the annexation.

ATTACHMENTS

1. Vicinity Map
2. Annexation Narrative
3. Annexation Petition
4. Annexation Zoning Map
5. City Plan Structure Plan Map
6. Northwest Subarea Plan Framework Map
7. Existing Zoning Map
8. Existing Lighting Context Area Map
9. Planning and Zoning Commission hearing Memorandum
10. Ordinance No. 145, 2025