

ORDINANCE NO. 137, 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 STRAUSS LAKES 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 October 20, 2026, City Council adopted on second reading Ordinance No. 135, 2026, annexing to the City of Fort Collins the property known as the Strauss Lakes Annexation (the "Property").

B. Division 6.1 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 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 September 17, 2026, unanimously on a 5-0 (Peel and York absent) vote recommended zoning the Property to be known as the Strauss Lakes Annexation (the "Property") as Low Density Mixed-Use Zone District ("LMN"), and Medium Density Mixed-Use Neighborhood Zone District ("MMN") as more particularly described below and determined that the proposed zonings are consistent with the City's Comprehensive Plan. The City Planning and Zoning Commission also unanimously recommended that the site be placed in the Residential Neighborhood 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. City Council has determined that the proposed zonings of the Property are consistent with the City's Comprehensive Plan, including the Structure Plan Map. Additionally, the proposed zoning is compatible with existing and proposed uses surrounding the Property, would not result in significant adverse impacts on the natural environment, and would result in a logical and orderly development pattern.

F. City Council has further determined that placement of the Property in the Residential Neighborhood Sign District and the LC1 Lighting Context Area are consistent with the Land Use Code.

G. 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 Low Density Mixed-Use Neighborhood Zone District as more particularly described as:

A parcel of land being part of Section Twenty-eight (28) and part of the North Half (N1/2) of Section Thirty-three (33), both in Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28 and assuming the West line of the Southwest Quarter (SW1/4) of said Section 28, being monumentalized by a #6 rebar with a 2 1/2" aluminum cap stamped "LS34993, 2008" at the South end and by a 2 3/8" pipe with a 3 1/4" aluminum cap stamped "LS17497, 1987" at the North end, as bearing North 00°10'30" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2651.08 feet, with all other bearings contained herein relative thereto:

THENCE North 00°10'30" West along the West line of the Southwest Quarter (SW1/4) of said Section 28 a distance of 1158.93 feet to the POINT OF BEGINNING, said point lying on the Easterly line of Webster Second Annexation, recorded July 20, 1992 as Reception No. 92041897 of the records of the Larimer County Clerk and Recorder;

THENCE continuing North 00°10'30" West along the West line of the Southwest Quarter (SW1/4) of said Section 28 and along the Easterly line of said Webster Second Annexation and along the Easterly line of Rigden Farm Annexation, recorded August 23, 1988 as Reception No. 88039690 of the records of the Larimer County Clerk and Recorder, a distance of 1492.15 feet to the West Quarter (W1/4) corner of said Section 28;

THENCE continuing North 00°10'30" West along the West line of the Northwest Quarter (NW1/4) of said Section 28 and along the Easterly line of said Rigden Farm Annexation a distance of 2159.30 feet;

THENCE North 89°49'30" East, departing from the West line of the Northwest Quarter (NW1/4) of said Section 28 and the Easterly line of said Rigden Farm Annexation, a distance of 114.66 feet;

THENCE South 15°04'45" East a distance of 229.68 feet;

THENCE South 21°36'28" West a distance of 108.13 feet;

THENCE South 10°32'42" East a distance of 115.89 feet;

THENCE South 24°37'47" East a distance of 522.26 feet;

THENCE South 46°01'34" East a distance of 284.23 feet;

THENCE South 42°28'26" East a distance of 371.08 feet;

THENCE South 38°25'34" East a distance of 345.50 feet;
 THENCE South 34°19'19" East a distance of 367.14 feet;
 THENCE South 31°19'46" East a distance of 461.85 feet;
 THENCE South 27°58'39" East a distance of 474.36 feet;
 THENCE South 33°07'21" East a distance of 473.54 feet;
 THENCE South 52°30'40" East a distance of 198.11 feet;
 THENCE South 19°48'54" East a distance of 318.67 feet;
 THENCE South 29°45'20" East a distance of 461.31 feet;
 THENCE South 30°25'11" East a distance of 283.52 feet;
 THENCE South 35°02'30" East a distance of 249.02 feet;
 THENCE South 44°01'29" East a distance of 131.65 feet;
 THENCE South 46°36'26" East a distance of 232.41 feet;
 THENCE South 00°00'00" East a distance of 170.07 feet to the South Right-of-way line of Horsetooth Road, said South Right-of-way line being Thirty (30) feet, as measured at a right angle, South of and parallel with the South line of the Southeast Quarter (SE1/4) of said Section 28;
 THENCE North 89°39'32" West along said South Right-of-way line a distance of 358.46 feet to the East line of the Northwest Quarter (NW1/4) of said Section 33;
 THENCE South 00°14'11" East along the East line of the Northwest Quarter (NW1/4) of said Section 33 a distance of 8.00 feet to the Northeast corner of Lot 2, Amended Plat of the Amended Plat of the Roselle - Shields M.L.D. No. 99-S1466, recorded July 6, 2016 as Reception No. 20160042793 of the records of the Larimer County Clerk and Recorder;
 THENCE North 89°38'13" West along said the North line of said Lot 2, which is Thirty-eight (38) feet, as measured at a right angle, South of and parallel with the North line of the Northwest Quarter (NW1/4) of said Section 33, a distance of 1627.13 feet to the Northeasterly line of Tract "A," 2nd Amended Plat of Morgan's Ridge, P.U.D., recorded November 18, 1980 as Reception No. 388340 of the records of the Larimer County Clerk and Recorder;
 THENCE North 25°40'04" West along the Northeasterly line of said Tract "A" a distance of 3.34 feet to the Northeast corner of said Tract "A," said point being a Southerly corner of Strauss Lakes Development Annexation, recorded May 1, 2003 as Reception No. 2003-0052891 of the records of the Larimer County Clerk and Recorder;
 The following Seven (7) courses and distances are along the Southerly, Northeasterly and Northwesterly lines of said Strauss Lakes Development Annexation:
 THENCE continuing North 25°40'04" West a distance of 5.56 feet;
 THENCE South 89°38'13" East a distance of 31.31 feet;
 THENCE North 23°15'56" West a distance of 513.99 feet;
 THENCE North 37°49'36" West a distance of 188.78 feet;
 THENCE North 46°56'06" West a distance of 839.47 feet;
 THENCE North 32°02'34" West a distance of 60.00 feet;
 THENCE South 57°57'25" West a distance of 93.99 feet to the POINT OF BEGINNING.
 EXCEPTING THEREFROM:

A parcel of land being part of the West Half (W1/2) of Section Twenty-eight (28), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28 and assuming the West line of the Southwest Quarter (SW1/4) of said Section 28, being monumentalized by a #6 rebar with a 2 ½" aluminum cap stamped "LS34993, 2008" at the South end and by a 2 ⅜" pipe with a 3 ¼" aluminum cap stamped "LS17497, 1987" at the North end, as bearing North 00°10'30" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2651.08 feet, with all other bearings contained herein relative thereto:

THENCE North 00°10'30" West along the West line of the Southwest Quarter (SW1/4) of said Section 28 a distance of 2651.08 feet to the West Quarter (W1/4) corner of said Section 28;

THENCE continuing North 00°10'30" West along the West line of the Northwest Quarter (NW1/4) of said Section 28 a distance of 143.27 feet;

THENCE North 86°52'25" East, departing from the West line of the Northwest Quarter (NW1/4) of said Section 28, a distance of 108.83 feet to a Point of Curvature (PC);

THENCE along the arc of a curve, which is concave to the South, a distance of 63.38 feet to the POINT OF BEGINNING, said curve having a radius of 310.00 feet, a central angle of 11°42'52" and a long chord bearing South 87°16'09" East a distance of 63.27 feet;

THENCE continuing along the arc of said curve, which is concave to the South, a distance of 58.06 feet a Point of Tangency (PT), said curve having a radius of 310.00 feet, a central angle of 10°43'53" and a long chord bearing South 76°02'46" East a distance of 57.98 feet;

THENCE South 70°40'50" East a distance of 500.39 feet to a Point of Curvature (PC);

THENCE along the arc of a curve, which is concave to the North, a distance of 32.49 feet, said curve having a radius of 625.00 feet, a central angle of 02°58'41" and a long chord bearing South 72°10'11" East a distance of 32.48 feet;

THENCE South 09°12'31" West, non-tangent to aforesaid curve, a distance of 548.55 feet;

THENCE North 89°33'45" West a distance of 475.26 feet;

THENCE North 00°17'08" East a distance of 727.33 feet to the POINT OF BEGINNING.

Said resulting parcel of land contains 139.835 acres, more or less (±), and may be subject to any rights-of-way or other easements of record or as now existing on said resulting parcel of land.

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 Medium Density Mixed-Use Neighborhood Zone District as more particularly described as:

A parcel of land being part of the West Half (W1/2) of Section Twenty-eight (28), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28 and assuming the West line of the Southwest Quarter (SW1/4) of said Section 28, being monumentalized by a #6 rebar with a 2 1/2" aluminum cap stamped "LS34993, 2008" at the South end and by a 2 3/8" pipe with a 3 1/4" aluminum cap stamped "LS17497, 1987" at the North end, as bearing North 00°10'30" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2651.08 feet, with all other bearings contained herein relative thereto:

THENCE North 00°10'30" West along the West line of the Southwest Quarter (SW1/4) of said Section 28 a distance of 2651.08 feet to the West Quarter (W1/4) corner of said Section 28;

THENCE continuing North 00°10'30" West along the West line of the Northwest Quarter (NW1/4) of said Section 28 a distance of 143.27 feet;

THENCE North 86°52'25" East, departing from the West line of the Northwest Quarter (NW1/4) of said Section 28, a distance of 108.83 feet to a Point of Curvature (PC);

THENCE along the arc of a curve, which is concave to the South, a distance of 63.38 feet to the POINT OF BEGINNING, said curve having a radius of 310.00 feet, a central angle of 11°42'52" and a long chord bearing South 87°16'09" East a distance of 63.27 feet;

THENCE continuing along the arc of said curve, which is concave to the South, a distance of 58.06 feet a Point of Tangency (PT), said curve having a radius of 310.00 feet, a central angle of 10°43'53" and a long chord bearing South 76°02'46" East a distance of 57.98 feet;

THENCE South 70°40'50" East a distance of 500.39 feet to a Point of Curvature (PC);

THENCE along the arc of a curve, which is concave to the North, a distance of 32.49 feet, said curve having a radius of 625.00 feet, a central angle of 02°58'41" and a long chord bearing South 72°10'11" East a distance of 32.48 feet;

THENCE South 09°12'31" West, non-tangent to aforesaid curve, a distance of 548.55 feet;

THENCE North 89°33'45" West a distance of 475.26 feet;

THENCE North 00°17'08" East a distance of 727.33 feet to the POINT OF BEGINNING.

Said parcel of land contains 7.664 acres, more or less (±), and may be subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

Section 3. 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 4. 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 included in the LC1 Lighting Context Area.

Section 5. 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 October 6, 2026, and approved on second reading for final passage on October 20, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: October 30, 2026
Approving Attorney: Brad Yatabe

Exhibit: None