

ORDINANCE NO. 028, 2025  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
AMENDING THE ZONING MAP OF THE CITY OF FORT  
COLLINS, CLASSIFYING FOR ZONING PURPOSES THE  
PROPERTY INCLUDED IN THE HERITAGE ANNEXATION TO  
THE CITY OF FORT COLLINS, AND APPROVING  
CORRESPONDING CHANGES TO THE RESIDENTIAL  
NEIGHBORHOOD SIGN DISTRICT MAP AND LIGHTING  
CONTEXT AREA MAP

A. On March 4, 2025, the City Council adopted on second reading Ordinance No. 027, 2025, annexing to the City of Fort Collins the property known as the Heritage 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 Section 6.25.2, the City Planning and Zoning Commission, at its meeting on December 19, 2024, unanimously voted to recommend zoning the Property, as more particularly described below, as Employment ("E") and determined that the proposed zoning is consistent with the City's Comprehensive Plan. The City Planning and Zoning Commission also recommended that the site be placed in the Non-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 Land Use Code Section 6.25.4(H)(3) 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 more particularly described below, finds the zoning 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 Land Use Code Section 6.1.2 is hereby changed and amended by including in the Employment ("E") zone district the Property more particularly described as:

A PARCEL OF LAND BEING A PORTION OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 8 AND CONSIDERING THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 8 AS BEARING OF N 89°08'54" W AND HAVING ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N 89°08'54" W A DISTANCE OF 636.52 FEET ALONG SAID SOUTH LINE;

THENCE N 00°51'06" E A DISTANCE OF 56.57 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF THE INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D RECORDED AT RECEPTION NO. 423677 (1981) OF THE LARIMER COUNTY RECORDS, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE S 89°41'35" E A DISTANCE OF 282.29 FEET ALONG THE SOUTH LINE SAID LOT 3 TO A POINT ON THE BOUNDARY LINE OF THE SAID INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D;

THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 7 COURSES:

N 00°24'08" E A DISTANCE OF 170.35 FEET;

N 41°35'52" W A DISTANCE OF 270.00 FEET;

N 65°35'35" W A DISTANCE OF 283.06 FEET;

N 80°23'05" W A DISTANCE OF 255.00 FEET;

N 65°09'53" W A DISTANCE OF 192.96 FEET;

N 08°05'13" E A DISTANCE OF 46.10 FEET;

N 89°36'46" W A DISTANCE OF 12.10 FEET TO A POINT ON THE BOUNDARY LINE OF THE INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. AMENDED PLAT, RECORDED AT RECEPTION NO. 20190043996 OF THE LARIMER COUNTY RECORDS;

THENCE N 89°36'46" W A DISTANCE OF 791.94 FEET ALONG SAID BOUNDARY LINE;

THENCE N 89°36'46" W A DISTANCE OF 72.00 FEET CONTINUING ALONG SAID BOUNDARY LINE TO THE EAST LINE OF LOT 1A, LOT CONSOLIDATION OF LOTS 1 & 2, BLOCK 1 OF THE SAID INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. AMENDED PLAT;

THENCE S 00°49'21" W A DISTANCE OF 175.11 FEET ALONG SAID EAST LINE;

THENCE S 00°49'21" W A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST LINE OF LOT3, BLOCK 1 OF THE SAID INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. AMENDED PLAT;

THENCE S 00°49'01" W A DISTANCE OF 564.16 FEET ALONG SAID EAST LINE;

THENCE CONTINUING ALONG SAID EAST LINE 86.67 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 124°09'00" AND A CHORD THAT BEARS S 62°53'31" W A DISTANCE OF 70.68 FEET TO A POINT ON THE BOUNDARY LINE OF THE SAID INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. AMENDED PLAT;

THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 3 COURSES:

S 55°01'59" E A DISTANCE OF 137.05 FEET;

S 89°10'59" E A DISTANCE OF 84.49 FEET;

S 89°10'59" E A DISTANCE OF 545.55 FEET;

THENCE S 89°10'59" E A DISTANCE OF 140.00 FEET TO THE BOUNDARY OF THE AMENDED PLAT OF LOTS 11 AND 12, AMENDED PLAT OF ENVELOPE "A" INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. RECORDED AT RECEPTION NO. 19950040821 OF THE LARIMER COUNTY RECORDS;

THENCE ALONG SAID BOUNDARY LINE 62.83 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 90° AND A CHORD THAT BEARS N 44°10'56" W A DISTANCE OF 56.57 FEET; THENCE N 00°49'04" E A DISTANCE OF 384.74 FEET CONTINUING ALONG SAID BOUNDARY LINE TO THE BOUNDARY LINE OF THE AMENDED PLAT OF ENVELOPE A INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. RECEPTION NO. 562057 (1984) OF THE LARIMER COUNTY RECORDS; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 5 COURSES:

N 00°49'04" E A DISTANCE OF 90.47 FEET;

35.63 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 241.54 FEET, A DELTA ANGLE OF 8°27'09" AND A CHORD THAT BEARS N 05°02'39" E A DISTANCE OF 35.60 FEET;

91.74 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 105°07'55" AND A CHORD THAT BEARS N 61°50'10" E A DISTANCE OF 79.41 FEET;

S 65°35'52" E A DISTANCE OF 523.36 FEET;

111.98 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 115.69 FEET, A DELTA ANGLE OF 55°27'28" AND A CHORD THAT BEARS S 37°52'08" E A DISTANCE OF 107.66 FEET; THENCE N 79°52'41" E A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,081,947 SQ.FT. (24.838 ACRES) MORE OR LESS.

Section 2. The Sign District Map adopted pursuant to Land Use Code Section 5.16.1(M) is hereby changed and amended by showing that the Property described herein is in the Commercial/Industrial Sign District and is not included in the Residential Neighborhood Sign District.

Section 3. The Lighting Context Area Map adopted pursuant to Land Use Code Section 5.12.1(H) is hereby changed and amended by showing that the Property described herein is included 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 February 18, 2025, and approved on second reading for final passage on March 4, 2025.

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Mayor

ATTEST:

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City Clerk

Effective Date: March 14, 2025  
Approving Attorney: Heather N. Jarvis