

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 16

DATE: April 16, 2002

FROM: Ken Waido

SUBJECT:

Hearing and First Reading of Ordinance No. 063, 2002, Amending the Zoning Map of the City of Fort Collins by Changing the Zoning Classification for that Certain Property Known as the 1040 East Elizabeth Rezoning.

RECOMMENDATION:

Staff and the Planning and Zoning Board recommend adoption of the Ordinance on First Reading.

EXECUTIVE SUMMARY:

In the mid-1980's the City Council adopted the East Side Neighborhood Plan as an element of the City's Comprehensive Plan. In September 1991, the City Council rezoned the subject property from the R-H, High Density Residential, District to the N-C-B, Neighborhood Conservation Buffer, District as part of the land use implementation actions for the East Side Neighborhood Plan. In March of 1997, the City Council approved a comprehensive rezoning of areas in the city as part of the implementation actions for City Plan. Unfortunately, when the City Plan rezonings were done the subject property was mistakenly rezoned from the N-C-B to the N-C-L, Neighborhood Conservation Low Density, District. This rezoning request will correct the mistake made by the City in March 1997, and return the property to the N-C-B zone to be consistent with the East Side Neighborhood Plan.

APPLICANT: City of Fort Collins

OWNER: Ronald L. Baker, D.D.S.
1040 East Elizabeth Street
Fort Collins, CO 80524

PLANNING AND ZONING BOARD RECOMMENDATION

The Planning and Zoning Board, at its regular meeting of March 21, 2002, voted 7-0 to recommend approval of the requested rezoning as part of the Board's Consent Agenda.

ORDINANCE NO. 063, 2002
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE ZONING MAP OF THE
CITY OF FORT COLLINS BY CHANGING THE ZONING
CLASSIFICATION FOR THAT CERTAIN PROPERTY KNOWN
AS THE 1040 EAST ELIZABETH REZONING

WHEREAS, Division 1.3 of the Fort Collins Land Use Code (the "Land Use Code") establishes the Zoning Map and Zone Districts of the City; and

WHEREAS, Division 2.9 of the Land Use Code establishes procedures and criteria for reviewing the rezoning of land; and

WHEREAS, in accordance with the foregoing, the Council has considered the rezoning of the property which is the subject of this ordinance, and has determined that the said property should be rezoned as hereafter provided; and

WHEREAS, the Council has further determined that the proposed rezoning is consistent with the City's Comprehensive Plan and/or is warranted by changed conditions within the neighborhood surrounding and including the subject property; and

WHEREAS, to the extent applicable, the Council has also analyzed the proposed rezoning against the considerations as established in Section 2.9.4(H)(3) of the Land Use Code.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the Zoning Map adopted by Division 1.3 of the Land Use Code, be an hereby is, amended by changing the zoning classification from "NCL", Neighborhood Conservation Low Density Zone District to "NCB", Neighborhood Conservation Buffer Zone District for the following described property in the City, known as the 1040 East Elizabeth Rezoning:

1040 East Elizabeth Street Condo, Unit A, Unit B, Unit C, and Unit D.

Section 2. That the Sign District Map adopted pursuant to Section 3.8.7(E) of the Land Use Code is hereby changed and amended by showing that the above-described property is included in the Residential Neighborhood Sign District.

Section 3. The City Engineer is hereby authorized and directed to amend said Zoning Map in accordance with this Ordinance.

Introduced, considered favorably on first reading, and ordered published this 16th day of April, A.D. 2002, and to be presented for final passage on the 7th day of May, A.D. 2002.

Mayor

ATTEST:

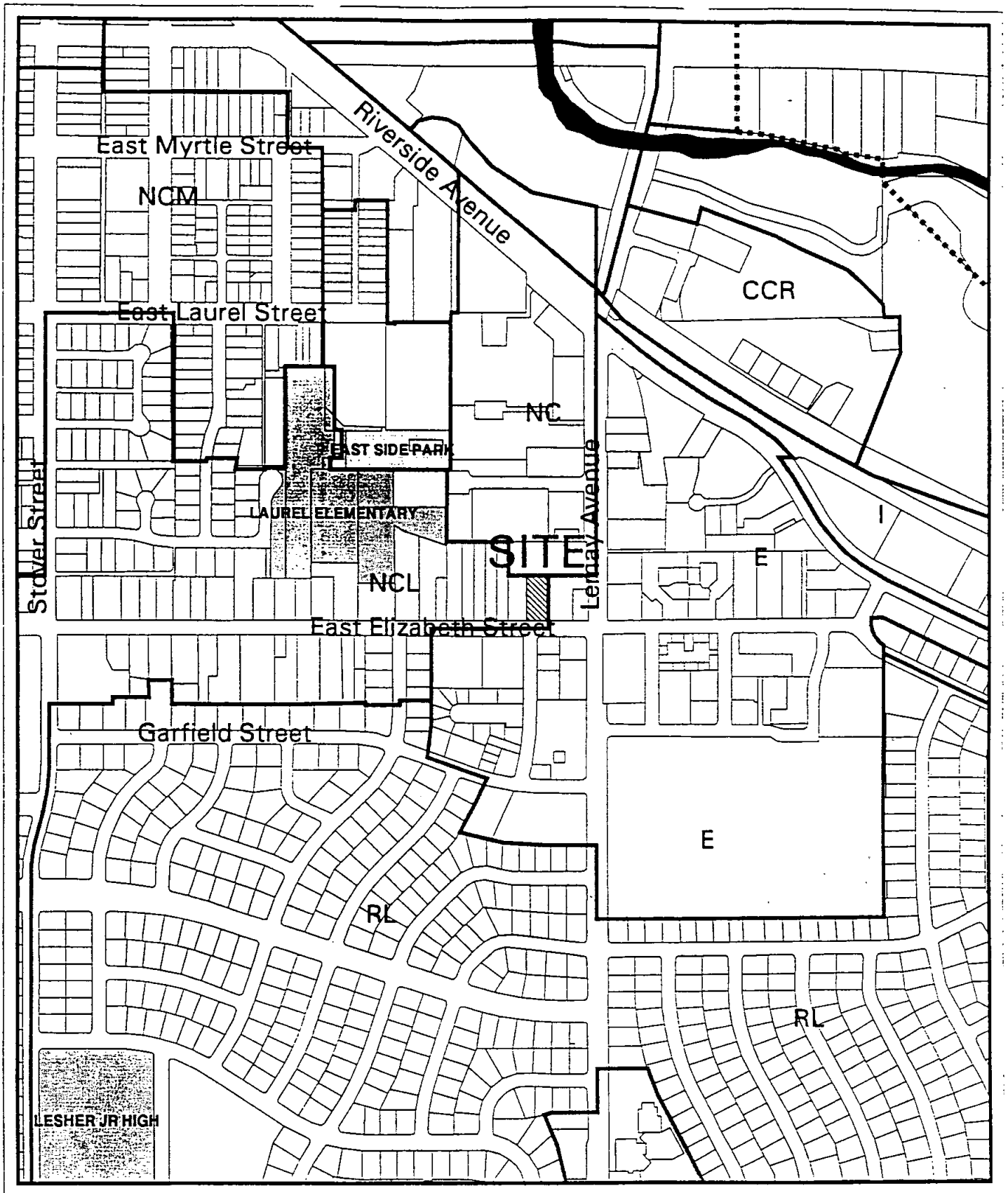
City Clerk

Passed and adopted on final reading this 7th day of May, A.D. 2002.

Mayor

ATTEST:

City Clerk



VICINITY MAP

11/30/01

#46-01 1040 East Elizabeth Street Rezoning