

ORDINANCE NO, 024, 2017  
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 RENNAT ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO,  
AND APPROVING CORRESPONDING CHANGES TO THE SIGN DISTRICT MAP

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

WHEREAS, Division 2.9 of the Land Use Code of the City of Fort Collins establishes procedures and criteria for reviewing the zoning of land; and

WHEREAS, the City Council has determined that the proposed zoning of the Rennat Annexation property, as described below (the "Property") 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 City Council has also analyzed the proposed zoning against the applicable criteria set forth in Section 2.9.4(H)(3) of the Land Use Code and finds the proposed zoning to be in compliance with all such criteria; and

WHEREAS, in accordance with the foregoing, the City Council has considered the zoning of the Property 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.

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

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the Zoning Map of the City of Fort Collins adopted pursuant to Section 1.3.2 of the Land Use Code of the City of Fort Collins is hereby changed and amended by including a 55.073 acre portion of the property known as the Rennat Annexation to the City of Fort Collins, Colorado, in the Low Density Mixed-Use Neighborhood ("L-M-N") Zone District, which property is more particularly described as:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 TO BEAR N00°00'47"W, SAID LINE BEING MONUMENTED ON ITS SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED LS 34995, AND ON ITS NORTH END BY A 2-1/2" ALUMINUM CAP STAMPED LS 17497, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT

COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, S89°59'55"W, A DISTANCE OF 852.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG NORTHERLY BOUNDARIES OF THE JOHNSTON AND UNION PACIFIC SOUTH FOURTH ANNEXATIONS TO THE CITY OF FORT COLLINS, S89°59'55"W, A DISTANCE OF 1,744.74 FEET;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID UNION PACIFIC SOUTH FOURTH ANNEXATION, THE FOLLOWING THREE (3) COURSES:

- 1) N00°18'56"W, A DISTANCE OF 1,480.42 FEET;
- 2) 973.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,719.95 FEET, A CENTRAL ANGLE OF 14°59'57", AND A CHORD WHICH BEARS N07°11'03"E A DISTANCE OF 971.04 FEET;
- 3) N14°41'01"E, A DISTANCE OF 100.96 FEET TO A POINT ON THE SOUTH LINE OF THE WILLOW SPRINGS ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID SOUTH LINE, N89°11'13"E, A DISTANCE OF 82.84 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE HANSEN FARM ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY THE FOLLOWING TEN (10) COURSES:

- 1) S09°31'23"E, A DISTANCE OF 49.44 FEET; 2) S02°51'40"E, A DISTANCE OF 122.76 FEET;
  - 3) S11°32'04"E, A DISTANCE OF 221.70 FEET; 4) S05°59'10"E, A DISTANCE OF 117.72 FEET;
  - 5) S03°02'12"E, A DISTANCE OF 367.61 FEET; 6) S74°09'53"E, A DISTANCE OF 184.15 FEET;
  - 7) S55°06'54"E, A DISTANCE OF 318.91 FEET; 8) S47°12'09"E, A DISTANCE OF 783.31 FEET;
  - 9) S49°45'22"E, A DISTANCE OF 330.86 FEET; 10) S63°34'46"E, A DISTANCE OF 185.84 FEET;
- THENCE S00°00'47"E, A DISTANCE OF 608.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,398,981 SQUARE FEET (55.073 ACRES), MORE OR LESS.

Section 3. That the Zoning Map of the City of Fort Collins adopted pursuant to Section 1.3.2 of the Land Use Code of the City of Fort Collins is hereby changed and amended by including a .700 acre portion of the property known as the Rennat Annexation to the City of Fort Collins, Colorado, in the Medium Density Mixed-Use Neighborhood ("M-M-N") Zone District, which property is more particularly described as:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 TO BEAR N00°00'47"W, SAID LINE BEING MONUMENTED ON ITS SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED LS 34995, AND ON ITS NORTH END BY A 2-1/2" ALUMINUM CAP STAMPED LS 17497, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, S89°59'55"W, A DISTANCE OF 852.00 FEET;  
THENCE N00°00'47"W, A DISTANCE OF 394.50 FEET TO THE POINT OF BEGINNING;

THENCE N00°00'47"W, A DISTANCE OF 214.09 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE HANSEN FARM ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

- 1) S63°34'46"E, A DISTANCE OF 12.88 FEET;
- 2) S48°06'22"E, A DISTANCE OF 109.43 FEET;
- 3) S57°52'43"E, A DISTANCE OF 191.24 FEET;
- 4) S45°20'48"E, A DISTANCE OF 45.83 FEET;

THENCE S89°43'26"W, A DISTANCE OF 287.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,475 SQUARE FEET (0.700 ACRES), MORE OR LESS.

Section 4. That the Zoning Map of the City of Fort Collins adopted pursuant to Section 1.3.2 of the Land Use Code of the City of Fort Collins is hereby changed and amended by including a 2.062 acre portion of the property known as the Rennat Annexation to the City of Fort Collins, Colorado, in the Neighborhood Commercial ("N-C") Zone District, which property is more particularly described as:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 TO BEAR N00°00'47"W, SAID LINE BEING MONUMENTED ON ITS SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED LS 34995, AND ON ITS NORTH END BY A 2-1/2" ALUMINUM CAP STAMPED LS 17497, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, S89°59'55"W, A DISTANCE OF 736.44 FEET TO THE POINT OF BEGINNING;

THENCE ALONG NORTHERLY BOUNDARY OF THE JOHNSTON ANNEXATION TO THE CITY OF FORT COLLINS, S89°59'55"W, A DISTANCE OF 115.56 FEET;  
THENCE N00°00'47"W, A DISTANCE OF 394.50 FEET;  
THENCE N89°43'26"E, A DISTANCE OF 287.52 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE HANSEN FARM ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

- 1) S45°20'48"E, A DISTANCE OF 147.25 FEET;
- 2) S43°24'38"W, A DISTANCE OF 68.46 FEET;
- 3) N80°52'41"W, A DISTANCE OF 140.66 FEET;
- 4) S18°53'35"W, A DISTANCE OF 280.05 FEET TO THE POINT OF BEGINNING.

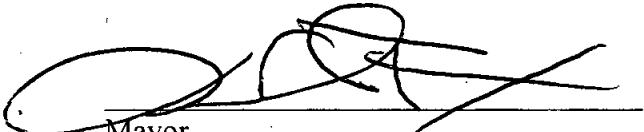
CONTAINING 89,802 SQUARE FEET (2.062 ACRES), MORE OR LESS

Section 5. That the Sign District Map adopted pursuant to Section 3.8.7(E) of the Land Use Code of the City of Fort Collins is hereby changed and amended by showing that the property known as the Rennat Annexation and described herein is included in the Residential Neighborhood Sign District.

Section 6. That the City Manager 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 7th day of February, A.D. 2017, and to be presented for final passage on the 21st day of February, A.D. 2017.




  
Mayor

ATTEST:

  
City Clerk

Passed and adopted on final reading on the 21st day of February, A.D. 2017.

  
Mayor

ATTEST:

  
City Clerk

