

ORDINANCE NO. 025, 2017  
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 GATEWAY AT PROSPECT REZONING  
AND MAKING CORRESPONDING CHANGES TO THE SIGN DISTRICT MAP

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, at its meeting on January 12, 2017, the City Planning and Zoning Board unanimously recommended rezoning the property that is the subject of this Ordinance as set forth below and 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, in accordance with the foregoing, the City Council has considered the rezoning of the property that is the subject of this Ordinance and has determined that said property should be rezoned as hereinafter provided; and

WHEREAS, the City 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 City 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:

Section 1. That the findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. That the Zoning Map adopted by Division 1.3.2 of the Land Use Code of the City of Fort Collins is hereby amended by changing the zoning classification of 12.40 acres from Low Density Mixed-Use Neighborhood ("L-M-N") Zone District, to Medium Density Mixed-Use Neighborhood ("M-M-N") Zone District, for the following described property in the City known as the Gateway at Prospect Rezoning:

A tract of land being a portion of the Southeast Quarter of Section 16, Township 7 North, Range 68 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southeast Quarter of Section 16, T7N, R68W as bearing North 00° 33' 51" East and with all bearings contained herein relative thereto:

PARCEL 2:

**COMMENCING** at the South Quarter corner of Section 16; thence along the West line of the Southeast Quarter of Section 16, North 00° 11' 16" East, 360.01 feet; thence, North 00° 11' 16" East, 14.91 feet to the **POINT OF BEGINNING**; thence, North 00° 11' 16" East, 761.98 feet; thence, North 90° 00' 00" East, 835.33 feet; thence, South 48° 21' 44" East, 46.60 feet; thence, South 30° 17' 28" West, 565.44 feet; thence, South 05° 36' 07" West, 81.76 feet; thence along a curve concave to the west having a central angle of 19° 03' 45" with a radius of 610.00 feet, an arc length of 202.95 feet and the chord of which bears South 19° 01' 34" West, 202.01 feet; thence, South 88° 21' 50" East, 20.33 feet; thence, South 01° 38' 10" West, 96.90 feet; thence, North 88° 21' 50" West, 60.00 feet; thence, North 56° 32' 31" West, 208.88 feet; thence, North 88° 02' 35" West, 297.10 feet to the **POINT OF BEGINNING**, containing 540,254 square feet or 12.403 acres, more or less.

The above described area is subject to all easements and rights-of-way now on record or existing.

Section 3. That the Zoning Map adopted by Division 1.3.2 of the Land Use Code of the City of Fort Collins is hereby amended by changing the zoning classification of 22.43 acres from Employment ("E") Zone District, to Medium Density Mixed-Use Neighborhood ("M-M-N") Zone District, for the following described property in the City known as the Gateway at Prospect Rezoning:

Tracts of land being a portion of the Southeast Quarter of Section 16, Township 7 North, Range 68 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southeast Quarter of Section 16, T7N, R68W as bearing North 00° 33' 51" East and with all bearings contained herein relative thereto:

PARCEL 1:

**COMMENCING** at the South Quarter corner of Section 16; thence along the West line of the Southeast Quarter of Section 16, North 00° 11' 16" East, 360.01 feet to the **POINT OF BEGINNING**; thence, North 00° 11' 16" East, 14.91 feet; thence, South 88° 02' 35" East, 297.10 feet; thence, South 56° 32' 31" East, 208.88 feet; thence, South 88° 21' 50" East, 60.00 feet; thence, North 01° 38' 10" East, 96.90 feet; thence, North 88° 21' 50" West, 20.33 feet; thence along a curve concave to the west having a central angle of 19° 03' 45" with a radius of 610.00 feet, an arc length of 202.95 feet and the chord of which bears North 19° 01' 34" East, 202.01 feet; thence, North 05° 36' 07" East, 81.76 feet; thence, North 30° 17' 28" East, 565.44 feet; thence, South 48° 21' 44" East, 400.32 feet; thence, South 58° 32' 55" West, 129.64 feet; thence, South 24° 25' 35" West, 303.45 feet; thence, South 00° 50' 59" West, 222.69 feet; to the Northeast corner of Lot 3, Block 2, Boxelder Estates Second Filing; thence along the North and West lines of said Lot 3 the following 2 courses and distances: North 88° 21' 50" West, 290.40 feet; South 01° 38' 10" West, 269.97 feet to the North right-of-way line of East Prospect Road; thence along said North line, North 88° 21' 25" West, 515.72 feet to the East line of Lot 1, Block 1, Boxelder Estates Second Filing; thence along the East and North lines of said Lot 1 the following 2 courses and distances: North 00° 11' 10" East, 330.01 feet; thence, North 88° 21' 50"

West, 120.13 feet to the **POINT OF BEGINNING**, containing 437,090 square feet or 10.034 acres, more or less.

The above described area is subject to all easements and rights-of-way now on record or existing.

Section 4. That, as authorized by Section 2.9.4(I) of the Land Use Code, the following seven conditions of approval shall apply to the land subject to this rezoning:

1. Development shall be limited to multi-family dwellings.
2. Multi-family development must include four distinctly different building designs as defined by Land Use Code Section 3.8.30(F)(2), Design Standards for Multi-Family Buildings, which states:

(2) *Variation Among Buildings.* For any development containing at least three (3) and not more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least two (2) distinctly different building designs. For any such development containing more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least three (3) distinctly different building designs. For all developments, there shall be no similar buildings placed next to each other along a street, street-like private drive or major walkway spine. Building designs shall be considered similar unless they vary significantly in footprint size and shape. Building designs shall be further distinguished by including unique architectural elevations and unique entrance features within a coordinated overall theme of roof forms, massing proportions and other characteristics. Such variation among buildings shall not consist solely of different combinations of the same building features.

3. Multi-family development must be designed with a framework of public or private streets and the front of buildings must face such streets to the maximum extent feasible. In addition, ground floor units located along the front of any building facing a street must have an individual entrance and must include a front porch or stoop that is connected to the sidewalk through a walkway. Where it is not possible to orient a building to a street, such buildings must comply with the pedestrian connectivity standards of Land Use Code Section 3.5.2(D) which states:

(D) *Relationship of Dwellings to Streets and Parking.*

(1) *Orientation to a Connecting Walkway.* Every front facade with a primary entrance to a dwelling unit shall face the adjacent street to the extent reasonably feasible. Every front facade with a primary entrance to a dwelling unit shall face a connecting walkway with no primary entrance more than two hundred (200) feet from a street sidewalk. The following exceptions to this standard are permitted:

- (a) Up to two (2) single-family detached dwellings on an individual lot that has frontage on either a public or private street.

(b) A primary entrance may be up to three hundred fifty (350) feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine.

(c) If a multi-family building has more than one (1) front facade, and if one (1) of the front facades faces and opens directly onto a street sidewalk, the primary entrances located on the other front facade(s) need not face a street sidewalk or connecting walkway.

(2) Street-Facing Facades. Every building containing four (4) or more dwelling units shall have at least one (1) building entry or doorway facing any adjacent street that is smaller than a full arterial or has on-street parking.

4. Multi-family development shall be capped at 276 dwelling units total.

5. Multi-family development must be designed such that buildings do not exceed forty feet in height. Masonry exterior materials must be provided on the front elevations up to at least the top of the first floor. Off-street parking must not be located between buildings and streets (public or private) to the maximum extent feasible.


6. A transitional landscape buffer ranging between nine and eighty-eight feet must be provided between the rear (east) property lines of the adjoining parcels, currently located in unincorporated Larimer County, and the western edge of the future north-south collector road, as well as along the north property line of 3604 E. Prospect Road. Further, such area shall be densely landscaped, with an emphasis on the northern portion, and overall, must include a mix of evergreen and deciduous trees and other plants, undulating earthen berms, sustainable ground covers and proper irrigation in order to establish an effective and aesthetically pleasing land use transition.

7. A future north-south public street (the "Street") is proposed to be constructed to serve development within the land subject to this rezoning. The Street will intersect E. Prospect Road, run north along the western edge of the M-M-N zone district, and continue north to serve the adjacent U-E and L-M-N zone districts. The Street will be located approximately 1,122 feet west of the intersection of E. Prospect Road and the Southwest Frontage Road. All multi-family buildings that are placed along the Street must be set back from the property line by no less than fifteen feet.

Section 5. That the Residential Neighborhood Sign District Map adopted pursuant to Section 3.8.7(E) of the Land Use Code be, and the same hereby is, changed and amended by showing that the above-described property is included in the Residential Neighborhood Sign District.

Section 6. 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:

W Wunkelmann  
City Clerk

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

  
Mayor

ATTEST:

W Wunkelmann  
City Clerk

