

ORDINANCE NO. 124, 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 NEWTON SECOND 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, pursuant to Land Use Code Section 2.9.2, the City Planning and Zoning Board, at its meeting on July 20, 2017, unanimously recommended zoning the property to be known as the Newton Second Annexation (the "Property") as Urban Estate as more particularly described below and determined that the proposed zoning is consistent with the City's Comprehensive Plan and/or is warranted by changed conditions within the neighborhood surrounding and including the Property; and

WHEREAS, the City Council has determined that the proposed zoning of the 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 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 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.

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 the Property in the Urban Estate ("U-E") Zone District as more particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS :

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR S89°02'48"E.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.,

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, S89°02'48"E A DISTANCE OF 264.53 FEET;

THENCE DEPARTING SAID SECTION LINE, N00°57'12"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VINE DRIVE, THE NORTHERLY LINE OF THE LINCOLN JUNIOR HIGH SCHOOL SECOND ANNEXATION, AND THE WESTERLY LINE OF NEWTON FIRST ANNEXATION, SAID POINT BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID LINES THE FOLLOWING FIVE (5) COURSES:

1. N00°49'22"E A DISTANCE OF 60.00 FEET;
2. N89°02'48"W A DISTANCE OF 150.00 FEET;
3. N00°49'22"E A DISTANCE OF 300.00 FEET;
4. S89°02'48"E A DISTANCE OF 200.00 FEET;
5. S00°49'22"W A DISTANCE OF 360.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VINE DRIVE, THE NORTHERLY LINE OF THE LINCOLN JUNIOR HIGH SCHOOL SECOND ANNEXATION, AND THE EASTERLY LINE OF NEWTON FIRST ANNEXATION;

THENCE ON SAID EASTERLY LINE, N10°35'02"W A DISTANCE OF 125.00 FEET;


THENCE ON THE WESTERLY LINE OF SAID NEWTON FIRST ANNEXATION, S12°29'25"W A DISTANCE OF 125.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 59,938 SQUARE FEET OR 1.3760 ACRES.

Section 3. 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 described herein is included in the Residential Neighborhood Sign District.

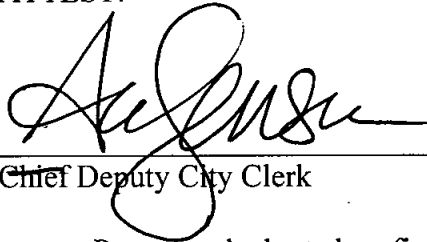
Section 4. That the City Manager is hereby authorized and directed to amend said Zoning Map in accordance with this Ordinance.

Introduced, considered favorably on first reading, and ordered published this 5th day of September, A.D. 2017, and to be presented for final passage on the 19th day of September, A.D. 2017.

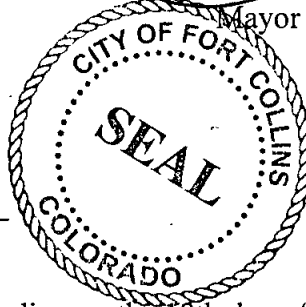


Mayor

ATTEST:



Chief Deputy City Clerk

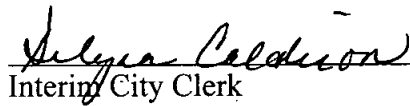


Passed and adopted on final reading on the 19th day of September, A.D. 2017.



Mayor

ATTEST:



Interim City Clerk

