

ORDINANCE NO. 074, 2018
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 AWEIDA ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO,
AND APPROVING CORRESPONDING CHANGES TO THE RESIDENTIAL
NEIGHBORHOOD 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 May 17, 2018, on a 4-0 vote (the Board Chair recused himself) recommended zoning the property to be known as the Aweida Annexation (the "Property") as Low Density Mixed-Use Neighborhood as more particularly described below and determined that the proposed zoning is consistent with the City's Comprehensive Plan and is warranted by changed conditions within the neighborhood surrounding and including the Property; and

WHEREAS, in Resolution 2018-056, the City Council amended the City Structure Plan Map to designate the Property as Low Density Mixed-Use Neighborhood; and

WHEREAS, the City Council has determined that the proposed zoning of the Property, as described below is consistent with the City's Comprehensive Plan and 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 Low Density Mixed-Use Neighborhood ("L-M-N") Zone District as more particularly described as:

A parcel of land situated in the East Half of Section 33, Township 7 North, Range 69 West of the 6th P.M., being more particularly described as follows:

Considering the East line of the Southeast Quarter of said Section 33 as bearing South 00°06'18" East and with all bearings contained herein relative thereto:

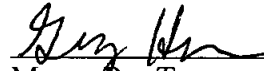
BEGINNING at the East Quarter corner of said Section 33; thence along the East line of the Southeast Quarter of said Section 33, said line also being the West line of the Horsetooth - Harmony West Annexation to the City of Fort Collins as recorded at Book 1873, Page 735 Larimer County Clerk and Recorder, South 00°06'18" East, 162.20 feet; thence departing said line, South 89°53'42" West, 30.95 feet to a point on the West right of way line of South Taft Hill Road; thence along the South line of a parcel of land recorded at Reception No. 20160052454 Larimer County Clerk and Recorder, South 89°53'33" West, 152.83 feet; thence along the West line of said parcel of land, North 00°11'50" East, 131.75 feet; thence departing said line, North 00°15'33" West, 59.96 feet to a point on the South line of a parcel of land recorded at Reception No. 20070027078 Larimer County Clerk and Recorder; thence along said line, North 89°44'26" East, 98.37 feet to the Southwest corner of a parcel of land recorded at Reception No. 20060042003 Larimer County Clerk and Recorder; thence along said parcel the following four (4) courses and distances, North 00°08'23" East, 20.00 feet; thence, North 89°44'27" East, 20.00 feet; thence, North 00°00'00" East, 10.00 feet; thence, North 89°44'29" East, 15.02 feet to a point on the West right of way line of South Taft Hill road; thence departing said line, South 89°51'37" East, 50.00 feet to point on the East line of the Northeast Quarter of Section 33; thence, South 00°08'23" West, 59.65 feet to the Point of Beginning.

The above described tract of land contains 37,537 square feet or 0.862 acres, more or less.

Section 3. That the Sign District Map adopted pursuant to Section 3.8.7.1(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 June, A.D. 2018, and to be presented for final passage on the 19th day of June, A.D. 2018.

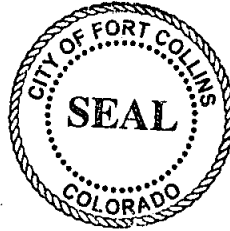


Mayor Pro Tem


ATTEST:



City Clerk



Passed and adopted on final reading on the 19th day of June, A.D. 2018.



Mayor

ATTEST:



City Clerk

