

ORDINANCE NO, 127, 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 SANCTUARY ON THE GREEN 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 September 20, 2018, unanimously recommended zoning the property to be known as the Sanctuary on the Green Annexation (the "Property") as Low Density Mixed-Use as more particularly described below and determined that the proposed zoning is consistent with the City's Comprehensive Plan; 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

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 ("L-M-N") Zone District as more particularly described as:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10,

TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9;

THENCE SOUTH 89°38'45" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTH TAFT HILL ROAD;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 06°21'44" WEST, A DISTANCE OF 100.00 FEET;
2. SOUTH 00°37'23" WEST, A DISTANCE OF 318.81 FEET;
3. NORTH 89°22'23" WEST, A DISTANCE OF 10.00 FEET;
4. SOUTH 00°37'23" WEST, A DISTANCE OF 250.00 FEET;
5. SOUTH 89°22'23" EAST, A DISTANCE OF 20.00 FEET;
6. SOUTH 00°37'23" WEST, A DISTANCE OF 474.18 FEET;
7. NORTH 89°30'07" WEST, A DISTANCE OF 7.50 FEET;
8. SOUTH 00°37'24" WEST, A DISTANCE OF 101.02 FEET;
9. SOUTH 52°54'45" EAST, A DISTANCE OF 61.20 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF LAPORTE AVENUE;

THENCE SOUTH 89°30'06" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 88.28 FEET;

THENCE SOUTH 00°37'23" WEST, A DISTANCE OF 42.50 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10;

THENCE NORTH 89°30'07" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 180.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 9;

THENCE NORTH 00°37'23" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 9, A DISTANCE OF 380.78 FEET;

THENCE NORTH 89°11'28" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID NORTH TAFT HILL ROAD;

THENCE NORTH 00°37'23" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 210.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 20170065218 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE, ALONG THE BOUNDARY OF SAID PARCEL, THE FOLLOWING SEVENTEEN (17) COURSES;

1. NORTH 89°11'28" WEST, A DISTANCE OF 140.00 FEET;
2. SOUTH 00°37'23" WEST, A DISTANCE OF 210.00 FEET;
3. NORTH 89°11'28" WEST, A DISTANCE OF 449.79 FEET;
4. NORTH 07°27'22" WEST, A DISTANCE OF 88.61 FEET;
5. NORTH 05°33'47" EAST, A DISTANCE OF 50.50 FEET;
6. NORTH 28°31'47" EAST, A DISTANCE OF 60.60 FEET;
7. NORTH 53°20'47" EAST, A DISTANCE OF 82.24 FEET;
8. NORTH 49°50'47" EAST, A DISTANCE OF 95.75 FEET;
9. NORTH 32°12'47" EAST, A DISTANCE OF 49.00 FEET;
10. NORTH 14°59'47" EAST, A DISTANCE OF 58.00 FEET;
11. NORTH 01°50'13" WEST, A DISTANCE OF 48.30 FEET;

- 12. NORTH 45°12'13" WEST, A DISTANCE OF 43.03 FEET;
- 13. NORTH 78°09'13" WEST, A DISTANCE OF 269.50 FEET;
- 14. NORTH 51°19'13" WEST, A DISTANCE OF 228.00 FEET;
- 15. NORTH 59°37'13" WEST, A DISTANCE OF 306.00 FEET;
- 16. NORTH 30°00'13" WEST, A DISTANCE OF 138.83 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9;
- 17. SOUTH 89°09'04" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1204.72 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY OF NORTH TAFT HILL ROAD;

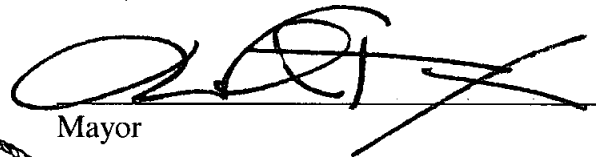
THENCE CONTINUING SOUTH 89°05'56" EAST, A DISTANCE OF 40.08 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 16.988 ACRES, (739,986 SQUARE FEET), 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 16th day of October, A.D. 2018, and to be presented for final passage on the 6th day of November, A.D. 2018.

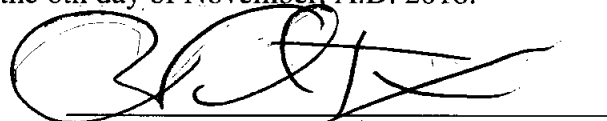
  
Mayor

ATTEST:


  
City Clerk



Passed and adopted on final reading on the 6th day of November, A.D. 2018.

  
Mayor

ATTEST:

  
City Clerk

