

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 35 A-B

DATE: May 4, 1999

STAFF: Ronald G. Fuchs

SUBJECT:

Items Relating to the Keating Second Annexation and Zoning.

RECOMMENDATION:

Staff and the Planning and Zoning Board recommend adoption of the Ordinance on Second Reading.

EXECUTIVE SUMMARY:

- A. Second Reading of Ordinance No. 63, 1999, Annexing Property Known as the Keating Second Annexation to the City of Fort Collins.
- B. Second Reading of Ordinance No. 64, 1999, Amending the Zoning Map of the City of Fort Collins and Classifying for Zoning Purposes the Property Included in the Keating Second Annexation.

On April 20, 1999, Council voted 6-0 (Councilmember Weitkunat withdrawn) to adopt Resolution 99-43 Setting Forth Findings of Fact and Determinations Regarding the Keating Second Annexation.

On April 20, 1999, Council also voted 6-0 (Councilmember Weitkunat withdrawn) to adopt Ordinance No. 63 and 64, 1999, which annex and zone approximately 26.43 acres in size, located north of Trilby Road and west of Timberline Road. The property is undeveloped and is in the FA1 – Farming District in Larimer County. The recommended zoning is the LMN – Low-Density Mixed Use Neighborhood. This is a 100% voluntary annexation.

APPLICANT: Linda Ripley
VF Ripley Associates
1113 Stoney Hill Drive
Fort Collins, CO 0524

OWNERS: Terry J. Keating – 3219 Nelson Lane, Fort Collins, CO 80525
Erleen K. Keating – 3219 Nelson Lane, Fort Collins, CO 80525
Roger Nosker – 7603 Wakerobin, Parma, OH 44130
Shirley Nosker – 7603 Wakerobin, Parma, OH 44130
J.J. Hendricks – 1149 West County Road 82E, Livermore, CO 80536

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 26 A-C

DATE: April 20, 1999

STAFF: Ronald G. Fuchs

SUBJECT:

Items Relating to the Keating Second Annexation and Zoning.

RECOMMENDATION:

Staff and the Planning and Zoning Board recommend adoption of the Resolution and the Ordinances on First Reading.

EXECUTIVE SUMMARY:

- A. Resolution 99-43 Setting Forth Findings of Fact and Determinations Regarding the Keating Second Annexation.
- B. First Reading of Ordinance No. 63, 1999 Annexing Property Known as the Keating Second Annexation to the City of Fort Collins
- C. First Reading of Ordinance No. 64, 1999, Amending the Zoning Map of the City of Fort Collins and Classifying for Zoning Purposes the Property Included in the Keating Second Annexation.

This is an annexation and zoning of approximately 26.43 acres in size, located north of Trilby Road and west of Timberline Road. The property is undeveloped and is in the FA1 – Farming District in Larimer County. The recommended zoning is the LMN – Low-Density Mixed Use Neighborhood. This is a 100% voluntary annexation.

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BACKGROUND:

The Keating Second Annexation is approximately 26.43 acres in size, located north of Trilby Road and west of Timberline Road. The site is currently zoned FA1 - Farming in Larimer County.

A combined Annexation Impact Report for this annexation as well as the adjacent annexation to the south was forwarded to the Board of County Commissioners on February 12, 1999.

This is a voluntary annexation, located within the Urban Growth Area (UGA) of the City of Fort Collins. The City may annex property located within the UGA provided that the property has 1/6 contiguity with the existing City limits. The Keating Second Annexation and Zoning complies with this standard since the property has 1,658.15 feet of its total boundary of approximately 5,903.97 feet contiguous to the existing City limits. This exceeds the minimum 984.00 feet required to achieve 1/6 contiguity.

Contiguity to existing City limits is gained from the common boundary to the west from the Keating First Annexation, which achieved its contiguity through the Union Pacific South Fourth Annexation (May 1988) to the west.

The surrounding zoning and land uses as follows:

- N: FA1 - Farming District in Larimer County - existing large acreage residential
- S: FA1 - Farming District in Larimer County - existing large acreage residential
- E: FA1 - Farming District - existing agricultural
- W: RL Low Density Residential in the City of Fort Collins - single family residential (Paragon 1 and 2)

Zoning and Analysis:

The property is currently zoned FA-1 Farming District in Larimer County. The requested zoning for this annexation is the LMN - Low Density Mixed Use Neighborhood District. There are numerous uses permitted in this District, subject to administrative review or review by the Planning and Zoning Board. The City's adopted Structure Plan, a part of the Comprehensive Plan, suggests that a Low Density Mixed Use Residential Neighborhood is appropriate for this location.

Staff is recommending that this property be included in the Residential Neighborhood Sign District, which was established for the purpose of regulating signs for non-residential uses in certain geographical areas of the City which may be particularly affected by such signs because of their predominantly residential use and character. A map amendment would be necessary to place this property on the Residential Neighborhood Sign District Map.

PLANNING AND ZONING BOARD RECOMMENDATION:

On February 18, 1999, the Planning and Zoning Board, by a vote of 7-0, recommended that the Council approve the request for annexation and approve the zoning of LMN - Low-Density Mixed Use Neighborhood.