

**RESOLUTION 2019-084  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
INITIATING THE REZONING OF THE HUGHES STADIUM ANNEXATION PROPERTY**

WHEREAS, on October 16, 2018, the City Council approved Ordinance No. 123, 2018, on Second Reading regarding the annexation of the Hughes Stadium Annexation property consisting of approximately 164.56 acres; and

WHEREAS, on October 16, 2018, the City Council approved Ordinance No. 124, 2018, on Second Reading regarding the placement of the Hughes Stadium Annexation property into the Transition (T) zone district; and

WHEREAS, Land Use Code Section 4.12(A) states that the purpose of the Transition (T) zone district is "intended for properties for which there are no specific and immediate plans for development. The only permitted uses are those existing at the date the property was placed into this District"; and

WHEREAS, the Hughes Stadium Annexation property is the former location of Hughes Stadium; and

WHEREAS, Colorado State University is under contract to sell the Hughes Stadium Annexation property so that it may be developed; and

WHEREAS, the development proposed for the Hughes Stadium Annexation property is in the conceptual stage and no formal development application has been submitted to the City; and

WHEREAS, the pending development of the Hughes Stadium Annexation property is the subject of community concern and rezoning would provide clarity regarding the ways in which the Hughes Stadium Annexation property could be developed; and

WHEREAS, the Hughes Stadium Annexation property is located adjacent to City natural areas abutting the foothills; and

WHEREAS, pursuant to Land Use Code Section 2.9.3(A), an amendment to the zoning map may be proposed by the City Council; and

WHEREAS, in consideration of the community concern over pending development of the Hughes Stadium Annexation and the clarity provided by rezoning, the location of the Hughes Stadium Annexation property adjacent to City natural areas, and the relatively large size of the Hughes Stadium Annexation property, City Council wishes to propose and initiate the rezoning of the Hughes Stadium Annexation property from the current Transition (T) zoning; and

WHEREAS, the notice requirements, procedure, and applicable standards governing the rezoning of the Hughes Stadium Annexation property are set forth in Land Use Code Division 2.9; and

WHEREAS, pursuant to Land Use Code Section 2.9.4, the Hughes Stadium Annexation property rezoning is quasi-judicial in nature, requires a Planning and Zoning Board recommendation to City Council, and must, at a minimum, be consistent with City Plan or warranted by changed conditions within the neighborhood surrounding and including the Hughes Stadium Annexation property, or both; and

WHEREAS, the City Council finds that the initiation of the rezoning of the Hughes Stadium Annexation property is in the best interests of the citizens of Fort Collins.


NOW, THEREFORE, BE IT RESOLVED 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 City Council hereby proposes the rezoning of the Hughes Stadium Annexation property pursuant to Land Use Code Section 2.9.3(A).

Section 3. That the City Council directs City staff to prepare a rezoning application on behalf of the City and make a recommendation to the Planning and Zoning Board and City Council regarding the appropriate zoning for the Hughes Stadium Annexation property, all in accordance with Land Use Code Section 2.9.4.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 16th day of July, A.D. 2019.

  
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Mayor

ATTEST:

  
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City Clerk

