

ORDINANCE NO 5, 1980
OF THE COUNCIL OF THE CITY OF FORT COLLINS
BEING AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF FORT COLLINS BY CHANGING THE ZONING
CLASSIFICATIONS FOR PROPERTY KNOWN AS THE WEST MOUNTAIN
SECOND REZONING AND MAKING CERTAIN FINDINGS RELATED THERETO

WHEREAS, heretofore the City Council conducted a public hearing for the purpose of considering a petition to rezone certain property situate within the City limits and hereinafter described, and

WHEREAS, at said hearing the City Council received and considered recommendations relative to said rezoning from the City Planning staff and the City's Planning and Zoning Board and further received and considered arguments from interested persons both in favor of and opposed to said rezoning

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS

Section 1 That based upon said recommendations, arguments and evidence, the City Council hereby finds and determines as follows

- A That the within rezoning of the property promotes the general welfare of the citizens of the City, is in compliance with the City's Comprehensive Plan and is in furtherance of the City's goals and objectives of the Comprehensive Plan, to wit
- (1) Encourage the preservation and development of unique qualities and characteristics of all neighborhoods
 - (2) Encourage those design characteristics which lend clarity and identity to neighborhoods in all City neighborhoods
 - (3) Preserve historical or unique buildings or houses in older neighborhoods
 - (4) Restrict extraneous motorized traffic from residential areas
 - (5) Determine density levels throughout the City which can most efficiently utilize City services and not overburden existing services

- B Encourage the development of a future land use plan which promotes maximum compatibility between land uses
 - (1) Protect the character of new and existing residential neighborhoods against intrusive and disruptive surrounding development

Section 2 That a mistake was made at the time of rezoning of said property from "R-L", Low Density Residential, to "R-M", Medium Density Residential, to wit

- A The erroneous anticipation that enrollment at Colorado State University would continue to increase and thus necessitate more multi-family uses close to the University
- B The erroneous belief that said property would continue to convert to multi-family uses

Section 3 That notwithstanding the fact that a mistake was made in the prior rezoning of said property, there has been a substantial change of conditions in the neighborhood of the property, said changes consisting of the following

- A Increased utilization of said property for single-family dwellings
- B Conversion of existing multi-family dwellings to single-family dwellings
- C Reduced demand or necessity for multi-family uses in the neighborhood
- D Incompatibility of existing "R-M", Medium Density Residential zoning with predominantly single-family uses in the area
- E Increased traffic congestion in the area and inability of the area to handle said congestion
- F Inadequate public improvements to accommodate multi-family uses

Section 4 That on the basis of any or all of the above-referenced findings, the property should be rezoned from "R-M", Medium Density Residential zone to "R-L", Low Density Residential zone

Section 5 That the zoning district map of the City of Fort Collins, Colorado, adopted by the Zoning Ordinance of the City of Fort Collins, is hereby amended by changing the zoning classification from "R-1", Medium Density Residential District, to "R-L", Low Density Residential District, for the following described property in the City, to wit

Blocks 280, 281, 290, 291 and North west 1/4 of 289 of Loomis Addition

Blocks 1, 2, 3, 4 of Washington Place Addition

Blocks 1, 2, 3, 4 and west 1/2 of 5 of Prospect Place Addition

North 1/2 of Block 1, north 1/2 of Block 2 and north west 1/4 of Block 3 of kenwood Heights Addition

Morger-Smith Addition

Juel Place Addition

Introduced, considered favorably on first reading, and ordered published this 22nd day of January, A D 1980, and to be presented for final passage on the 5th day of February, A D 1980

ATTEST [Signature]
City Clerk

[Signature]
ASSISTANT Mayor

Passed and adopted on final reading this 5th day of February, A D 1980

ATTEST [Signature]
City Clerk

[Signature]
Mayor