

ORDINANCE NO, 008, 2019  
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 KECHTER ENCLAVE 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 December 20, 2018, unanimously recommended zoning the property to be known as the Kechter Enclave Annexation (the "Property") as more particularly described below as Low Density Mixed-Use Neighborhood (L-M-N) zone district, 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 in the Low Density Mixed-Use Neighborhood ("L-M-N") Zone District the Property more particularly described as:

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 8, AND CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8 TO BEAR S00°24'33"W, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID EAST LINE, S00°24'33"W, A DISTANCE OF 827.41 FEET;  
THENCE N89°35'27"W, A DISTANCE OF 30.00 FEET TO THE POINT OF INTERSECTION OF THE WEST LINE OF FOSSIL LAKE ANNEXATION NO. 3 AND THE EASTERLY LINE OF THE KECHTER FARM ANNEXATION, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE BOUNDARY OF SAID KECHTER FARM ANNEXATION THE FOLLOWING FIFTEEN (15) COURSES:

1. N89°35'27"W, A DISTANCE OF 23.94 FEET;
2. N89°35'22"W, A DISTANCE OF 50.00 FEET;
3. N86°30'46"W, A DISTANCE OF 42.27 FEET;
4. N77°25'50"W, A DISTANCE OF 39.96 FEET;
5. N68°25'31"W, A DISTANCE OF 39.96 FEET;
6. N59°25'12"W, A DISTANCE OF 39.96 FEET;
7. N50°24'53"W, A DISTANCE OF 39.96 FEET;
8. N41°24'35"W, A DISTANCE OF 39.96 FEET;
9. N32°24'04"W, A DISTANCE OF 42.66 FEET;
10. N29°48'44"W, A DISTANCE OF 251.66 FEET;
11. N33°51'05"W, A DISTANCE OF 53.54 FEET;
12. N37°58'01"W, A DISTANCE OF 53.54 FEET;
13. N51°11'37"E, A DISTANCE OF 185.49 FEET;
14. N00°16'33"E, A DISTANCE OF 457.21 FEET;
15. S89°43'18"E, A DISTANCE OF 354.73 FEET TO A POINT ON THE WEST LINE OF SAID ANNEXATION NO. 3;


THENCE ALONG SAID WEST LINE, S00°16'33"W, A DISTANCE OF 187.68 FEET;  
THENCE CONTINUING ALONG SAID WEST LINE, S00°24'33"W, A DISTANCE OF 827.37 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 365,884 SQUARE FEET (8.400 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 15th day of January, A.D. 2019, and to be presented for final passage on the 5th day of February, A.D. 2019.

  
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Mayor

ATTEST:

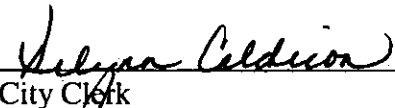
  
\_\_\_\_\_  
City Clerk



Passed and adopted on final reading on the 5th day of February, A.D. 2019.

  
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Mayor

ATTEST:

  
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City Clerk

