

ORDINANCE NO. 027, 2020  
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 SOLDIER CANYON PUMP STATION 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 19, 2019, unanimously recommended zoning the property to be known as the Soldier Canyon Pump Station Annexation (the "Property") as more particularly described below as Residential Foothills ("R-F"), 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 Residential Foothills ("R-F") Zone District the Property more particularly described as:

A parcel of land, located in the Northwest Quarter (NW1/4) of Section Eight (8), Township Seven North (T.7N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the Water Treatment Facility Annexation No. 4 recorded March 7, 2018 as Reception No. 20180013461 of the Records of Larimer County and assuming the East line of said Water Treatment Facility Annexation No. 4 as bearing South 11°53'09" East a distance of 1000.96 feet with all other bearings contained herein relative thereto;

THENCE South 11°53'09" East along the East line of said Water Treatment Facility Annexation No. 4 a distance of 1000.96 feet to the POINT OF BEGINNING;

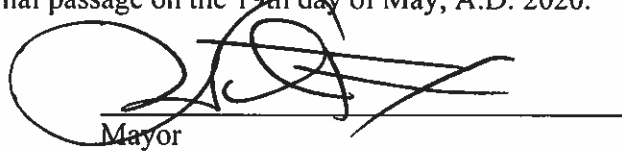
THENCE South 11°53'09" East a distance of 95.20 feet;  
THENCE South 10°51'20" East a distance of 79.81 feet to the East line of said Water Treatment Facility Annexation No. 4;  
The following Three (3) courses are along the Easterly lines of said Water Treatment Facility Annexation No. 4;  
THENCE South 78°06'51" West a distance of 173.57 feet;  
THENCE North 11°53'09" West a distance of 175.00 feet;  
THENCE North 78°06'51" East a distance of 175.01 feet to the POINT OF BEGINNING.

Said described parcel of land contains 30,569 square feet or 0.702 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 4th day of February, A.D. 2020, and to be presented for final passage on the 19th day of May, A.D. 2020.

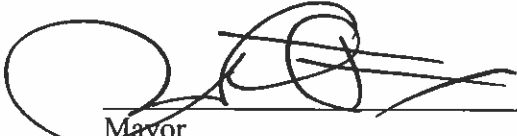
  
Mayor

ATTEST:

  
City Clerk



Passed and adopted on final reading on the 19th day of May, A.D. 2020.

  
\_\_\_\_\_  
Mayor

ATTEST:

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

