

ORDINANCE NO. 145, 2020
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE ZONING MAP OF THE
CITY OF FORT COLLINS BY CHANGING THE ZONING
CLASSIFICATION FOR THAT CERTAIN PROPERTY KNOWN
AS THE TIMBERLINE CHURCH REZONING

WHEREAS, Division 1.3 of the Fort Collins Land Use Code (the "Land Use Code") establishes the Zoning Map and Zone Districts of the City; and

WHEREAS, Division 2.9 of the Land Use Code establishes procedures and criteria for reviewing the rezoning of land; and

WHEREAS, in accordance with the foregoing, the City Council has conducted a public hearing, considered the Staff Report, the Planning and Zoning Board recommendation and findings, and the evidence from the public hearing and has determined that the property that is the subject of this Ordinance should be rezoned as hereinafter provided; and

WHEREAS, the City Council has further determined that the proposed rezoning is consistent with the City's Comprehensive Plan and is warranted by changed conditions within the neighborhood surrounding and including the subject property as established in Section 2.9.4(H)(2) of the Land Use Code; and

WHEREAS, the purpose of the condition included below is to provide a density limit that will help achieve a compatible transition within the context of the existing surrounding neighborhood since the proposed Medium Density Mixed-Use Neighborhood ("M-M-N") Zone District does not include a maximum density and to require an Overall Development Plan to help identify the general design parameters for the subject property as it proceeds toward development; and

WHEREAS, to the extent applicable, the City Council has also analyzed the proposed rezoning against the considerations as established in Section 2.9.4(H)(3) of the Land Use Code and determined that the proposed MMN zoning: (a) is compatible with existing and proposed uses surrounding the subject property and is an appropriate zone district for the property; (b) is not anticipated to have significant impacts to the natural environment; and (c) represents a logical and orderly development pattern that reflects the unique context of the site; and

WHEREAS, adequate notice for the second reading of this Ordinance was not published in the Coloradoan prior to the December 1, 2020, Council Meeting; therefore, Council voted on December 1 to postpone second reading to this December 15, 2020, Council Meeting.

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

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 adopted by Division 1.3 of the Land Use Code is hereby amended by changing the zoning classification from Low Density Mixed-Use Neighborhood (“L-M-N”) Zone District, to Medium Density Mixed-Use Neighborhood (“M-M-N”) Zone District, for the following described property in the City known as the Timberline Church Rezoning:

Lots 1-5 and Tract A of the Timberline Church PUD, containing 32.79 acres, more or less.

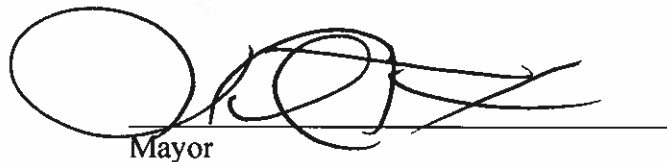
Section 3. That the following condition is hereby imposed upon the Timberline Church Rezoning as permitted by Section 2.9.4(I) of the Land Use Code:

that the residential density will be limited 20 units per gross acre and that an Overall Development Plan (ODP) will precede or accompany the Project Development Plan (PDP).

Section 4. That the property subject to the Timberline Church rezoning shall continue to be included in the Residential Sign District adopted pursuant to Section 3.8.7.1(M) of the Land Use Code.

Section 5. 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 24th day of November, A.D. 2020, and to be presented for final passage on the 15th day of December, A.D. 2020.



Mayor

ATTEST:



City Clerk




Passed and adopted on final reading on this 15th day of December, A.D. 2020.



Mayor

ATTEST:


City Clerk