

ORDINANCE NO. 158, 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 HARMONY VILLAGE MOBILE HOME PARK 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, City Council seeks to preserve and support existing manufactured housing communities in Fort Collins such as the Harmony Village Mobile Home Park (“Harmony Village”); 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 the 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 as required by Section 2.9.4(H)(2) of the Land Use Code; and

WHEREAS, to the extent applicable, the City Council has also analyzed the proposed rezoning against the considerations established in Section 2.9.4(H)(3) of the Land Use Code and determined that the proposed M-H 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 significantly impact the natural environment; and (c) represents a logical and orderly development pattern.

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 adopted by Division 1.3 of the Land Use Code is hereby amended by changing the zoning classification from Low Density Mixed Use (“LMN”) Zone District, to the newly created Manufactured Housing Community (“M-H”) Zone District, for the following described property in the City known as the Harmony Village:

A TRACT OF LAND LOCATED IN 1/2 OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7, RANGE 68 WEST CONTAINING 80 ACRES MORE OR

LESS; LESS THOSE PARCELS DESCRIBED IN DOCUMENTS RECORDED AT RECEPTION NOS. 20040123055. 20040121627 and 20070017402

Section 3. That the property known as the Harmony Village shall be included in the Residential Sign District adopted pursuant to Section 3.8.7.1(M) of the Land Use Code; and Section 3.8.7.1(M) is hereby changed and amended to include the above-described property.

Section 4. 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 1st day of December, 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

