

ORDINANCE NO. 020, 2021
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 SPRINGER-FISHER ANNEXATION NO. 1, AND APPROVING CORRESPONDING
CHANGES TO THE RESIDENTIAL NEIGHBORHOOD SIGN DISTRICT MAP

WHEREAS, on February 2, 2021, the City Council adopted on second reading Ordinance No. 019, 2021, annexing to the City of Fort Collins the property known as the Springer-Fisher Annexation No. 1 (the "Property"); and

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 17, 2020, unanimously recommended zoning the Property as Low Density Mixed-Use Neighborhood ("L-M-N"), Medium Density Mixed-Use Neighborhood ("M-M-N"); Neighborhood Commercial ("N-C"), General Commercial ("G-C"), and Employment ("E") as more particularly described below and determined that the proposed zonings are consistent with the City's Comprehensive Plan; and

WHEREAS, the City Council has determined that the proposed zonings of the Property are consistent with the City's Comprehensive Plan; and

WHEREAS, to the extent applicable, the City Council has also analyzed the proposed zonings against the applicable criteria set forth in Section 2.9.4(H)(3) of the Land Use Code and finds the proposed zonings to be in compliance with all such criteria; and

WHEREAS, in accordance with the foregoing, the City Council has considered the zonings 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 the following portion of the Property in the as Low Density Mixed-Use Neighborhood ("L-M-N") Zone District as more particularly described as:

BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER OF SAID SECTION 9 MONUMENTED WITH NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "LS 34995, 2016";

THENCE S88°56'09"E, A DISTANCE OF 661.64 FEET ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 9 TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9;

THENCE S00°15'17"W, A DISTANCE OF 661.13 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE N89°00'18"W, A DISTANCE OF 661.97 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE N00°17'04"E, A DISTANCE OF 661.92 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 437,764 SQUARE FEET OR 10.050 ACRES.

Section 3. 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 the following portion of the Property in the Medium Density Mixed-Use Neighborhood ("M-M-N") Zone District as more particularly described as:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER-WEST 1/16TH CORNER OF SAID SECTION 9 MONUMENTED WITH NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 23503, 2007";

THENCE S00°13'30"W, A DISTANCE OF 1320.67 FEET ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE CENTER 1/16TH CORNER OF SAID SOUTHWEST QUARTER;

THENCE N89°04'26"W, A DISTANCE OF 1324.62 FEET TO THE SOUTH 1/16TH CORNER COMMON TO SECTION 9 AND 8 MONUMENTED WITH NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 7839, 2000";

THENCE N00°17'04"E, A DISTANCE OF 661.92 FEET ON THE WEST LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9

TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9;

THENCE S89°00'18"E, A DISTANCE OF 661.97 FEET ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE SOUTHEAST CORNER THEREOF;

THENCE N00°15'17"E, A DISTANCE OF 661.13 FEET ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE NORTHEAST CORNER THEREOF;

THENCE S88°56'09"E, A DISTANCE OF 661.64 FEET ON THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,312,692 SQUARE FEET OR 30.135 ACRES

Section 4. 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 the following portion of the Property in the Neighborhood Commercial ("N-C") Zone District as more particularly described as:

PART THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER 1/16TH CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE S00°13'30"W, A DISTANCE OF 660.34 FEET ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE N90°00'00"W, A DISTANCE OF 655.01 FEET;

THENCE N00°13'30"E, A DISTANCE OF 670.93 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE S89°04'26"E, A DISTANCE OF 655.05 FEET ON THE SAID NORTH LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 435,989 SQUARE FEET OR 10.009 ACRES.

Section 5. 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 the following portion of the Property in the General Commercial ("G-C") Zone District as more particularly described as:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST 1/16TH CORNER, COMMON TO SECTION 9 AND 16, MONUMENTED WITH NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 23503, 2007";

THENCE N89°12'17"W, A DISTANCE OF 631.24 FEET ON THE SOUTH LINE OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 TO THE EAST LINE OF THAT PARCEL RECORDED AT BOOK 2300, PAGE 1701 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE;

THENCE ON SAID EAST LINE FOR THE FOLLOWING 5 COURSES;

1. THENCE N13°44'09"W, A DISTANCE OF 250.02 FEET;
2. THENCE N15°22'09"W, A DISTANCE OF 112.04 FEET;
3. THENCE N57°53'09"W, A DISTANCE OF 181.02 FEET;
4. THENCE N49°41'09"W, A DISTANCE OF 146.77 FEET;
5. THENCE N43°21'09"W, A DISTANCE OF 30.72 FEET;

THENCE N52°01'10"E, A DISTANCE OF 141.59 FEET;

THENCE N90°00'00"E, A DISTANCE OF 897.55 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 ;

THENCE S00°13'30"W, A DISTANCE OF 660.34 FEET ON SAID EAST LINE OF TO THE POINT OF BEGINNING.

PARCEL CONTAINS 510,381 SQUARE FEET OR 11.717 ACRES.

Section 6. 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 the following portion of the Property in the Employment ("E") Zone District as more particularly described as:

PART THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/16TH CORNER COMMON TO SECTION 9 AND 8 MONUMENTED WITH NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 7839, 2000";

THENCE S89°04'26"E, A DISTANCE OF 669.57 FEET ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE S00°13'30"W, A DISTANCE OF 670.93 FEET;

THENCE N90°00'00"W, A DISTANCE OF 242.55 FEET;

THENCE S52°01'10"W, A DISTANCE OF 141.59 FEET TO THE EAST LINE OF THAT PARCEL RECORDED AT BOOK 2300, PAGE 1701 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE;

THENCE ON SAID EAST LINE FOR THE FOLLOWING 2 COURSES;

1. THENCE N43°21'09"W, A DISTANCE OF 332.07 FEET;
2. THENCE N60°03'09"W, A DISTANCE OF 100.57 FEET TO THE WEST LINE OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE N00°17'21"E, A DISTANCE OF 477.22 FEET ON THE SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 434,543 SQUARE FEET OR 9.976 ACRES

Section 7. That the Residential Neighborhood Sign District Map adopted pursuant to Section 3.8.7.1(M) of the Land Use Code of the City of Fort Collins is hereby changed and amended by showing that the portions of the Property to be zoned Low Density Mixed-Use Neighborhood ("L-M-N") and Medium Density Mixed-Use Neighborhood ("M-M-N") described herein are included in the Residential Neighborhood Sign District.

Section 8. 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 19th day of January, A.D. 2021, and to be presented for final passage on the 2nd day of February, A.D. 2021.



Mayor

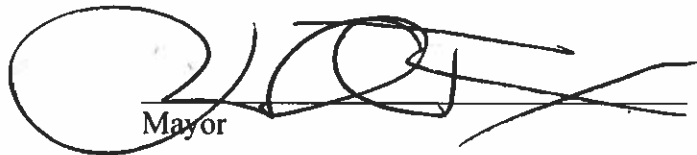
ATTEST:



City Clerk



Passed and adopted on final reading on the 2nd day of February, A.D. 2021.



Mayor

ATTEST:



City Clerk

