

ORDINANCE NO. 022, 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. 2

WHEREAS, on February 2, 2021, the City Council adopted on second reading Ordinance No. 021, 2021, annexing to the City of Fort Collins the property known as the Springer-Fisher Annexation No. 2 (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 General Commercial ("G-C") as more particularly described below 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 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 General Commercial ("G-C") Zone District the Property 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 SOUTHWEST CORNER OF SECTION 9, MONUMENTED WITH NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 34174, 2015";

THENCE N00°17'21"E, A DISTANCE OF 765.91 FEET ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 TO THE WEST LINE OF THAT PARCEL RECORDED AT BOOK 2300, PAGE 1701 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE;

THENCE ON SAID WEST LINE FOR THE FOLLOWING 4 COURSES;

1. THENCE S60°03'09"E, A DISTANCE OF 50.43 FEET;
2. THENCE S43°21'09"E, A DISTANCE OF 356.39 FEET;
3. THENCE S49°41'09"E, A DISTANCE OF 155.67 FEET;
4. THENCE S57°53'09"E, A DISTANCE OF 61.41 FEET TO THE WEST LINE OF A PARCEL RECORDED AT BOOK 1290, PAGE 520 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE;

THENCE S00°40'52"W, A DISTANCE OF 354.61 FEET ON SAID WEST LINE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE N89°12'17"W, A DISTANCE OF 458.76 FEET ON SAID SOUTH LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 254,807 SQUARE FEET OR 5.850 ACRES.

Section 3. 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.

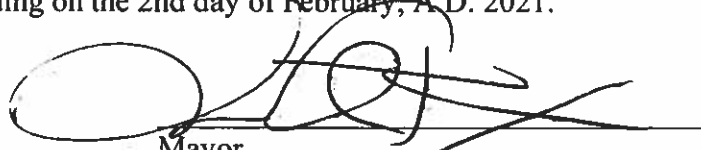

Mayor

ATTEST:


City Clerk



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


Mayor

ATTEST:


City Clerk

