

ORDINANCE NO. 068, 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 GIL BOYER ANNEXATION TO THE
CITY OF FORT COLLINS, COLORADO, AND
APPROVING CORRESPONDING CHANGES TO THE RESIDENTIAL NEIGHBORHOOD
SIGN DISTRICT MAP AND THE LIGHTING CONTEXT AREA MAP

WHEREAS, on May 18, 2021, the City Council adopted on second reading Ordinance No. 067, 2021, annexing to the City of Fort Collins the property known as the Gil Boyer Annexation (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 April 1, 2021 unanimously recommended zoning the Property as Low Density Mixed-Use Neighborhood (L-M-N), 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 Low Density Mixed-Use Neighborhood ("L-M-N") Zone District the Property more particularly described as:

A portion of the southeast quarter of the northeast quarter of Section 9, Township 7 North, Range 69 West of the 6th Principal Meridian, County of Claimer, State of Colorado, being described as follows:

Basis of bearings: The east line of the northeast quarter of Section 9, Township 7 North, Range 69 West of the 6th Principal Meridian, assumed to bear N00°37'22"E.

Commencing at the east quarter corner of Section 9, Township 7 North, Range 69 West of the 6th P.M.,

Thence along the east line of the northeast quarter of said Section 9, N00°37'22"E a distance of 520.78 feet;

Thence departing said section line, N89°11'08"W a distance of 40.00 feet, to a point on the easterly right of way of North Taft Hill Road, said point being the Point of Beginning;

Thence N89°11'08"W a distance of 140.00 feet to the east line of Sanctuary on the Green Annexation;

Thence N00°37'22"E, along the east line of said Sanctuary on the Green Annexation, a distance of 70.00 feet;

Thence S89°11'08"E, along the south line of said Sanctuary on the Green Annexation, a distance of 140.00 feet to the aforesaid easterly right of way line;

Thence S00°37'22"E a distance of 70.00 feet along said easterly right of way line to the Point of Beginning;

Containing a calculated area of 0.225 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 Lighting Context Area Map adopted pursuant to Section 3.2.4(H) 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 LC1 Lighting Context Area.

Section 5. 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 May, A.D. 2021, and to be presented for final passage on the 18th day of May, A.D. 2021.



Mayor


ATTEST:



City Clerk



Passed and adopted on final reading on the 18th day of May, A.D. 2021.



Mayor

ATTEST:



City Clerk

