

ORDINANCE NO. 089, 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 NORTHEAST FRONTAGE ROAD 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 July 20, 2021, the City Council adopted on second reading Ordinance No. 088, 2021, annexing to the City of Fort Collins the property known as the Northeast Frontage Road 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 May 20, 2021, unanimously recommended zoning the Property as General Commercial (C-G), 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 ("C-G") zone district the Property more particularly described as:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE N89°57'48"W ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1250.51 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE EXCEPTED TRACT OF LAND SHOWN ON THE "GALATIA ANNEXATION" AS INTERSTATE FRONTAGE ROAD AND ALSO BEING DESCRIBED AT RECEPTION NO. 88059158 OF THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER (LCCR) THE FOLLOWING COURSES:

THENCE CONTINUING N89°57'48"W ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 194.78 FEET;

THENCE N00°02'12"E, A DISTANCE OF 30.00 FEET;

THENCE N89°57'48"W, A DISTANCE OF 85.22 FEET;

THENCE N43°50'15"E, A DISTANCE OF 138.55 FEET;

THENCE N03°22'20"W, A DISTANCE OF 73.50 FEET TO A POINT OF CURVATURE;

THENCE 345.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 369.26 FEET, A CENTRAL ANGLE OF 53°40'15", AND WHOSE CHORD BEARS N37°17'58"W, A DISTANCE OF 333.39 FEET;

THENCE N71°13'36"W, A DISTANCE OF 142.46 FEET;

THENCE N74°38'09"W, A DISTANCE OF 494.43 FEET;

THENCE N71°03'19"W, A DISTANCE OF 157.09 FEET TO A POINT OF CURVATURE;

THENCE 105.71 FEET ALONG THE ARC OF A CURVE TO RIGHT, HAVING A RADIUS OF 449.26 FEET, A CENTRAL ANGLE OF 13°28'55", AND WHOSE CHORD BEARS N57°23'41"W, A DISTANCE OF 105.47 FEET;

THENCE S78°39'00"W, A DISTANCE OF 63.21 FEET;

THENCE S11°21'00"E, A DISTANCE OF 200.00 FEET;

THENCE N26°21'00"W, A DISTANCE OF 100.00 FEET;

THENCE N09°09'00"W, A DISTANCE OF 202.70 FEET;

THENCE N00°13'00"E, A DISTANCE OF 573.50 FEET;

THENCE S54°51'00"E, A DISTANCE OF 24.37 FEET;

THENCE S00°13'00"W, A DISTANCE OF 359.17 FEET TO A POINT OF CURVATURE;

THENCE 347.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 369.26 FEET, A CENTRAL ANGLE OF 53°51'07", AND WHOSE CHORD BEARS S37°12'34"E, A DISTANCE OF 334.43 FEET;

THENCE S71°13'36"E, A DISTANCE OF 142.46 FEET;

THENCE S74°38'09"E, A DISTANCE OF 494.43 FEET;

THENCE S71°03'19"E, A DISTANCE OF 157.09 FEET TO A POINT OF CURVATURE;

THENCE 420.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 449.26 FEET, A CENTRAL ANGLE OF 53°40'21", AND WHOSE CHORD BEARS S37°17'52"E, A DISTANCE OF 405.63 FEET;
THENCE S03°32'38"E, A DISTANCE OF 88.12 FEET;
THENCE S46°10'16"E, A DISTANCE OF 144.50 FEET;
THENCE S00°02'12"W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

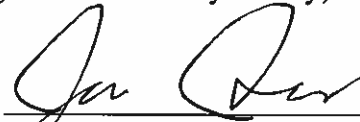
CONTAINING 174,693 SQUARE FEET, 4.01 ACRES MORE OR LESS.

Section 3. That the 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 Property described herein is not 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 LC2 Lighting Context Area.

Section 5. That the City Manager is hereby authorized and directed to amend said Zoning Map in accordance with this Ordinance.

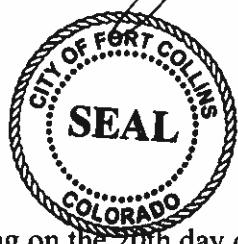
Introduced, considered favorably on first reading, and ordered published this 6th day of July, A.D. 2021, and to be presented for final passage on the 20th day of July, A.D. 2021.



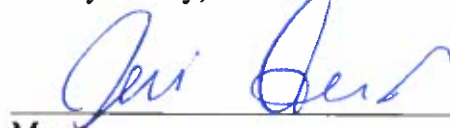
Mayor

ATTEST:


City Clerk · *Interim*



Passed and adopted on final reading on the 20th day of July, A.D. 2021.



Mayor

ATTEST:


City Clerk *Interim*

