

ORDINANCE NO. 090, 2021
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 NORTHEAST PROSPECT & I-25 REZONING AND MAKING
CORRESPONDING CHANGES TO THE LIGHTING CONTEXT AREA MAP AND
RESIDENTIAL NEIGHBORHOOD SIGN DISTRICT MAP

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, the City Council has determined that the proposed rezoning is warranted by changed conditions within the neighborhood surrounding and including the subject property consisting of the development of the adjacent Poudre School District property for a middle/high school and the construction of the Fox Grove subdivision to the north and the associated realignment of Carriage Parkway that ends at the northern boundary of the area to be rezoned; and

WHEREAS, to the extent applicable, the City Council has also analyzed the proposed rezoning against the considerations as established in Section 2.9.4(H)(3) of the Land Use Code; and

WHEREAS the City Council has conducted a public hearing, considered the Staff Report, the Planning and Zoning Commission recommendation and the findings, and the evidence from the public hearing and, in accordance with the foregoing, has determined that said property described below should be rezoned as hereinafter provided.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS:

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 Urban Estate ("U-E") Zone District to Industrial ("I") Zone District, for the following described property in the City known as the Northeast Prospect & I-25 Rezoning:

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

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION

15; THENCE N89°35'57"W ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 406.91 FEET TO THE POINT OF BEGINNING;

THENCE S00°14'11"W, A DISTANCE OF 484.52 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE 526.06 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 50°14'07" AND WHOSE CHORD BEARS S25°13'27"W, A DISTANCE OF 509.37 FEET TO A POINT REVERSE CURVATURE;

THENCE 244.13' ALONG THE ARC OF A REVERSE CURVE, HAVING A RADIUS OF 421.12 FEET, A CENTRAL ANGLE 33°12'57", AND WHOSE CHORD BEARS N32°15'50"W, A DISTANCE OF 240.73 FEET;

THENCE N44°59'14"E, A DISTANCE OF 198.64 FEET;

THENCE N00°14'11"E, A DISTANCE OF 602.71 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 15;

THENCE S89°35'57"E ALONG SAID NORTH LINE, A DISTANCE OF 204.67 FEET TO THE POINT OF BEGINNING;

CONTAINING 185,803 SQUARE FEET, 4.265 ACRES MORE OR LESS.

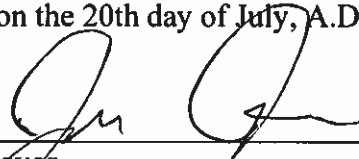
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15, T7N, R68W, 6TH PM BEING S89°35'57"E. THE W 1/4 CORNER IS A FOUND 3 1/4" ALUMINUM CAP STAMPED RBD LS17483 AND THE CENTER 1/4 CORNER IS A FOUND 3 1/4" ALUMINUM CAP STAMPED JR ENG LS24307.

Section 3. That the Residential Neighborhood Sign District Map adopted pursuant to Section 3.8.7.1(M) of the Land Use Code be, and the same hereby is, changed and amended by showing that the above-described property 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. 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

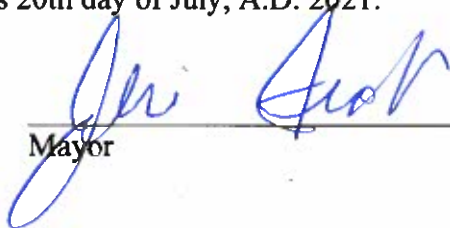
ATTEST:



City Clerk *Interim*




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



Mayor

ATTEST:



City Clerk *Interim*

