

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 20

DATE: February 18, 2003

FROM: Cameron Gloss

SUBJECT:

First Reading of Ordinance No. 029, 2003, Amending the Zoning Map of the City of Fort Collins by Changing the Zoning Classification for that Certain Property Known as the CSU South Dormitory Zoning.

RECOMMENDATION:

The Planning and Zoning Board recommends adoption of the Ordinance on First Reading.

EXECUTIVE SUMMARY:

This is a request to zone a parcel owned by Colorado State University, designated "CSU" and not presently zoned, HMN (High Density Mixed-Use Neighborhood). The subject site consists of 2.4 ± acres located south of and adjacent to Pitkin Street, 1/8 mile east of south Shields Street.

BACKGROUND:

In March of 1997, as part of the comprehensive rezoning of the City, those areas owned by Colorado State University and exempt from the City's regulations received a designation of "CSU" on the Zoning Map and were not officially "zoned". The original basis for the "CSU" designations was that these areas were contained within three distinct College Addition Annexation Areas, one of which was the CSU main campus and immediately surrounding area. The subject property, present home of the CSU "Ropes Course", was incorrectly considered part of the College Addition First Annexation that occurred in 1956. Staff overlooked the fact that the subject parcel lies outside the annexation area (see attached College Addition First Annexation Map). Consequently, staff inadvertently designated the subject parcel "CSU".

Colorado State University recently submitted a development application to construct a freshman dormitory on this site, along with a contiguous parcel to the west presently zoned HMN. Since staff had previously identified the subject area as having been improperly designated, and CSU's desire to move forward with future construction created the need to initiate action. Staff made the decision to sponsor the zoning request as allowed by Section 2.9.3(A) of the Code.

The proposed HMN zoning would make this parcel consistent with the zoning designation of contiguous parcels to the south and west. The entire parcel lies outside the College Addition First Annexation Area specifically described in Appendix A, Code of the City of Fort Collins.

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The Planning and Zoning Board Hearing

The Planning and Zoning Board considered the CSU South Dormitory Zoning at its December 19, 2002 meeting. The Board unanimously (7-0) recommended that City Council approve the request. The item was considered on the consent agenda.

**ORDINANCE NO. 029, 2003
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 CSU SOUTH DORMITORY ZONING**

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 zoning of land; and

WHEREAS, in accordance with the foregoing, the Council has considered the zoning of the property which is the subject of this ordinance, and has determined that the said property should be zoned as hereafter provided; and

WHEREAS, the Council has further determined that the proposed zoning is consistent with the City's Comprehensive Plan and/or is warranted by changed conditions within the neighborhood surrounding and including the subject property; and

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

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

Section 1. That the Zoning Map adopted by Division 1.3 of the Land Use Code, and the same hereby is, amended by changing the zoning classification from unzoned land, to "HMN", High Density Mixed-Use Neighborhood Zone District, for the following described property in the City known as the CSU South Dormitory Zoning:

The northerly 400 feet of Lots 12 and 13, College Heights, Block 1, City of Fort Collins.

Section 2. That the Sign District Map adopted pursuant to Section 3.8.7(E) of the Land Use Code be, and the same hereby is, changed and amended by showing that the above-described property is included in the Residential Neighborhood Sign District.

Section 3. The City Engineer 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 18th day of February, A.D. 2003, and to be presented for final passage on the 4th day of March, A.D. 2003.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading this 4th day of March, A.D. 2003.

Mayor

ATTEST:

City Clerk

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that, on February 18, 2003, at 6:00 p.m., or as soon thereafter as the matter may come on for hearing in the Council Chambers in the City Hall, 300 LaPorte Avenue, Fort Collins, Colorado, the Fort Collins City Council will hold a public hearing on the zoning of land comprising the CSU South Dormitory Zoning.

The property proposed for zoning is described as follows:

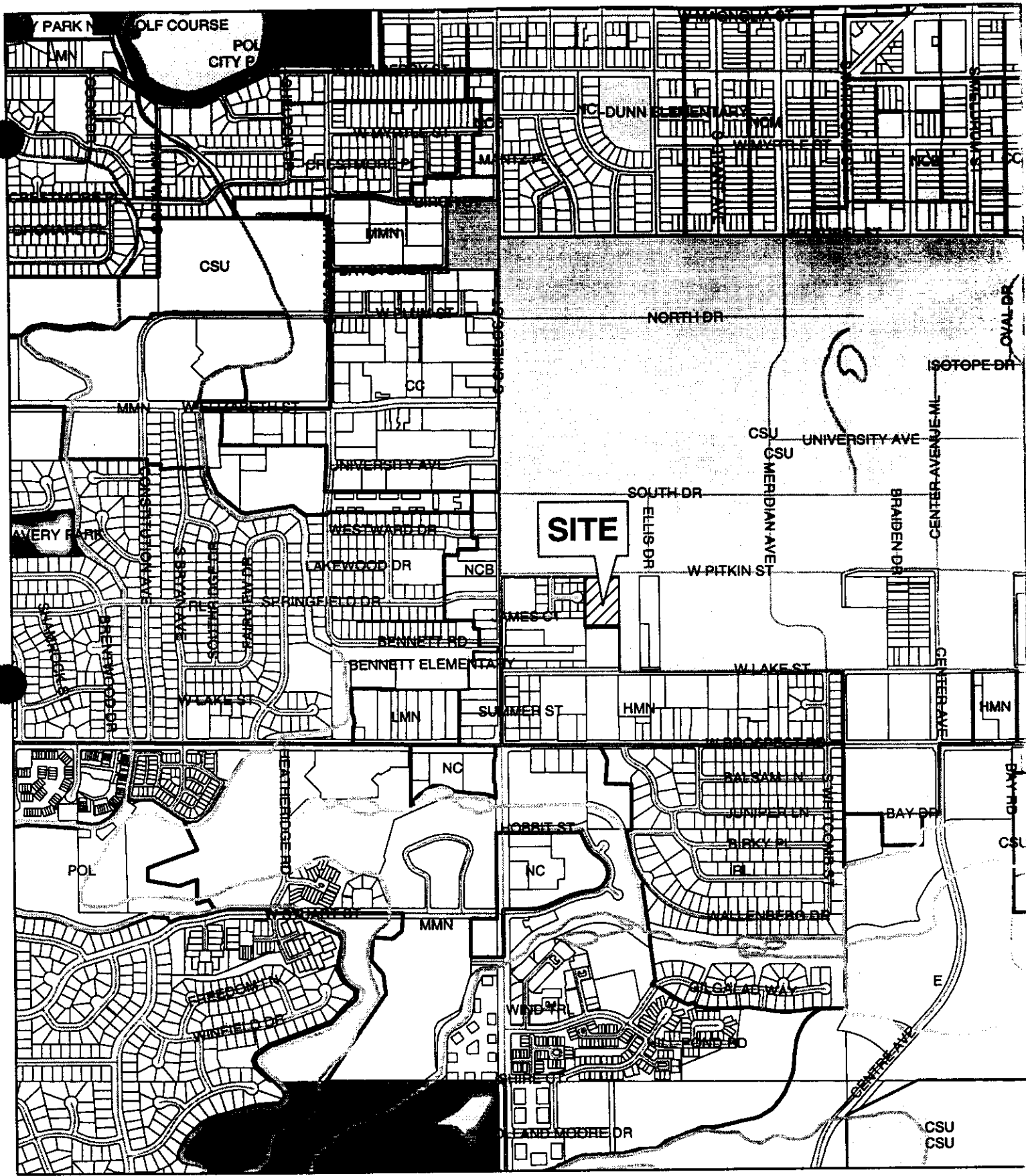
The northerly 400 feet of Lots 12 and 13, College Heights, Block 1, City of Fort Collins.

Said property is currently unzoned. The Petitioner's request is to zone the property to the "HMN", High Density Mixed-Use Neighborhood Zone District.

The City of Fort Collins will make reasonable accommodations for access to City services, programs and activities and will make special communication arrangements for persons with disabilities. Please call 221-6515 (TDD 224-6001) for assistance.

Dated this 29th day of January, A.D. 2003.

City Clerk

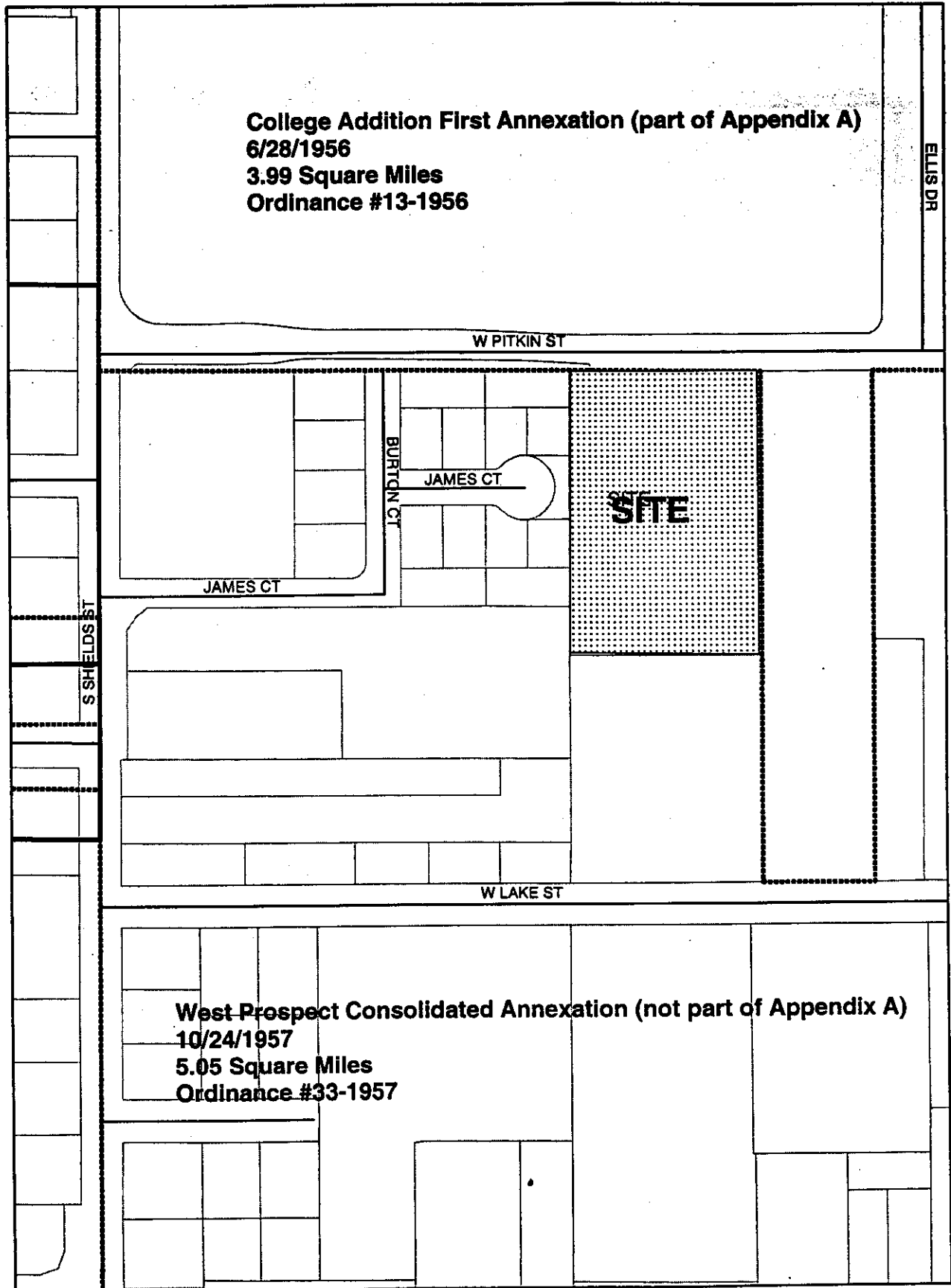


#50-02 CSU South Dormitory Rezoning Type II (LUC)

1/27/03

1 inch : 1000 feet





College Addition First Annexation (part of Appendix A)
6/28/1956
3.99 Square Miles
Ordinance #13-1956

ELLIS DR

W PITKIN ST

BURTON CT

JAMES CT

SITE

JAMES CT

S SHIELDS ST

W LAKE ST

West Prospect Consolidated Annexation (not part of Appendix A)
10/24/1957
5.05 Square Miles
Ordinance #33-1957