

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 10

DATE: March 4, 2008

STAFF: Cameron Gloss

SUBJECT

Second Reading of Ordinance No. 020, 2008, Amending the Zoning District Map of the City of Fort Collins and Classifying for Zoning Purposes the Property Included in Phase Two of the Southwest Enclave Annexation to the City of Fort Collins, Colorado.

RECOMMENDATION

Staff recommends adoption of this Ordinance on Second Reading.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on February 19, 2008, assigns zoning district classifications to Phase Two of the Southwest Enclave Annexation and includes the area in the Residential Sign District. The Southwest Enclave Annexation Phase Two Map was recorded on December 27, 2007, consistent with the phasing schedule approved by City Council under Ordinance No. 137, 2006. The Phase Two area includes the Fairway Estates and Pitner Estates Subdivisions which are being zoned consistent with *City Plan* Structure Plan Map designations.

ATTACHMENTS

1. Copy of First Reading Agenda Item Summary - February 19, 2008.
(w/o original attachments)

AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

ITEM NUMBER: 18

DATE: February 19, 2008

STAFF: Cameron Gloss

COPY

SUBJECT

First Reading of Ordinance No. 020, 2008, Amending the Zoning District Map of the City of Fort Collins and Classifying for Zoning Purposes the Property Included in Phase Two of the Southwest Enclave Annexation to the City of Fort Collins, Colorado.

RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

EXECUTIVE SUMMARY

This is a request to assign zoning district classifications to Phase Two of the Southwest Enclave Annexation and include the area in the Residential Sign District. The Southwest Enclave Annexation Phase Two Map was recorded on December 27, 2007, consistent with the phasing schedule approved by City Council under Ordinance No. 137, 2006. The Phase Two area includes the Fairway Estates and Pitner Estates Subdivisions which are being zoned consistent with *City Plan* Structure Plan Map designations.

BACKGROUND

Ordinance No. 137, 2006 authorized and directed the City Manager to file annexation maps for phases 2-4 of the Southwest Enclave, separately described under Exhibit "C" of the Ordinance, according to specific time frames. Phase Two encompasses two subdivisions: Fairway Estates and Pitner Estates, both which are located within the northeast portion of the annexation area. Phase Two makes up 135.7 acres of the 1731 acres (2.7 square miles) annexed as the Southwest Enclave.

The adopted annexation schedule required the Phase Two annexation map to be recorded no later than the end of 2007. Consistent with City Council's action, the Southwest Enclave Annexation Phase Two Map was recorded on December 27, 2007.

Annexation Maps for Phases 3 and 4 are projected to be recorded in 2010 and 2014, respectively.

The assignment of City zoning districts is consistent with the Annexation Ordinance specifying that such zoning be created within 90 days of Annexation map recordation.

ZONING AND ANALYSIS

The City's adopted Structure Plan, a part of *City Plan*, suggests that Urban Estate (UE) zoning is appropriate for the Fairway Estates Subdivision. Three Larimer County zone districts encompass the area: E1 Estate, FA Farming and FA-1 Farming. Fairway Estates subdivision contains 92 single family houses. A church/private school (St. Peter Evangelical Lutheran) and fire station (PFA Station No. 5) are located on the south side of Harmony Road along Hogan Drive. Single family houses, places of worship or assembly and public facilities are all permitted within the Urban Estate zone district.

The Structure Plan suggests that Harmony Corridor (HC) zoning is appropriate for the Pitner Estates subdivision. Pitner Estates, which lies north of Harmony Road and east of Home Depot, is composed of 18 subdivided lots, and includes duplexes, single family houses and an upholstery shop (520 East Harmony Road). All of the existing residential and non-residential uses are permitted within the Harmony Corridor zone district.

One small vacant parcel (17,293 square feet) abutting the Fairway Estates and Fossil Creek Meadows Subdivisions is also included within the Phase 2 annexation area and is proposed for Low Density Residential (RL) zoning consistent with the Structure Plan designation.

Staff is recommending that the entire Phase Two area be included within the Residential Neighborhood Sign District, which was established for the purpose of regulating signs for non-residential uses in certain geographical areas of the City which may be particularly affected by such signs because of their predominantly residential use and character.

ATTACHMENTS

1. Southwest Enclave Annexation Phases.
2. Southwest Enclave Annexation Phase Two.
3. Southwest Enclave Annexation Zoning.

COPY

ORDINANCE NO. 020, 2008
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 PHASE TWO OF THE SOUTHWEST ENCLAVE ANNEXATION TO THE
CITY OF FORT COLLINS, COLORADO

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, 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.

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

Section 1. 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 the property known as the Southwest Enclave Annexation Phase Two, Parcel A to the City of Fort Collins, Colorado, in the Harmony Corridor ("HC") Zone District, which property is more particularly described as situate in the County of Larimer, State of Colorado, to wit:

Parcel A

A tract of land located in the Southwest Quarter of Section 36, Township 7 North, Range 69 West, of The Sixth Principal Meridian, City of Fort Collins, Larimer County, Colorado, the said tract is also a portion of the "Southwest Enclave Annexation Phase II" to the City of Fort Collins, being more particularly described as follows;

Considering the south line of the said southwest quarter of Section 36 as bearing North 89 Degrees 56 Minutes 52 Seconds West between a 2.5" aluminum cap monument, PLS 14823, at the south quarter corner of Section 36, and a 3" brass cap monument, PLS 17664, at the southwest corner of Section 36, Based upon GPS observation and the City of Fort Collins coordinate base, and with all bearings contained herein relative thereto;

Commencing at the said south quarter corner of Section 36, the south quarter corner is also the TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

Thence along the boundary of the said Southwest Enclave Annexation Phase II the following three (3) courses and distances, (1) North 00 degrees 01 minutes 33 seconds East for a distance of 764.21 feet;
(2) North 89 degrees 56 minutes 52 seconds West for a distance of 296.65 feet;
(3) South 00 degrees 01 minutes 33 seconds West for a distance of 764.21 feet to the said south line of the southwest quarter;
THENCE along the said south line, South 89 degrees 56 minutes 52 seconds East for a distance of 296.65 feet to the point of beginning. Containing 5.204 acres more or less.

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 the property known as the Southwest Enclave Annexation Phase Two, Parcel B to the City of Fort Collins, Colorado, in the Low Density Residential ("RL") Zone District, which property is more particularly described as situate in the County of Larimer, State of Colorado, to wit:

Parcel B

A tract of land located in the Northeast Quarter of Section 1, Township 6 North, Range 69 West, of The Sixth Principal Meridian, City of Fort Collins, Larimer County, Colorado, the said tract is also a portion of the "Southwest Enclave Annexation Phase II" to the City of Fort Collins, being more particularly described as follows;

Considering the north line of the northwest quarter of the said Section 1 as bearing North 89 Degrees 56 Minutes 52 Seconds West between a 2.5" aluminum cap monument, PLS 14823, at the north quarter corner of Section 1, and a 3" brass cap monument, PLS 17664, at the northwest corner of Section 1, Based upon GPS observation and the City of Fort Collins coordinate base, and with all bearings contained herein relative thereto;

Commencing at the said north quarter corner of Section 1;
Thence along the boundary of the said Southwest Enclave Annexation Phase II, being the west line of the said northeast quarter of Section 1, South 00 degrees 35 minutes 28 seconds West for a distance of 2400.26 feet to the TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE leaving the said boundary and continuing along the said west line of the northeast quarter, South 00 degrees 35 minutes 28 seconds West for a distance of 233.71 feet to the south boundary of the said Southwest Enclave Annexation Phase II;
THENCE along the said boundary, South 89 degrees 37 minutes 09 seconds East for a distance of 148.05 feet;
THENCE continuing along the said boundary, North 31 degrees 49 minutes 22 seconds West for a distance of 276.20 feet to the point of beginning. Containing 0.397 acres more or less.

Section 3. 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 the property known as the Southwest Enclave Annexation Phase Two, Parcel C to the City of Fort Collins, Colorado, in the Urban Estates ("UE") Zone District, which property is more particularly described as situate in the County of Larimer, State of Colorado, to wit:

Parcel C

A tract of land located in the Northwest Quarter of Section 1, Township 6 North, Range 69 West, of The Sixth Principal Meridian, City of Fort Collins, Larimer County, Colorado, the said tract is also a portion of the Southwest Enclave Annexation Phase II to the City of Fort Collins, being more particularly described as follows;

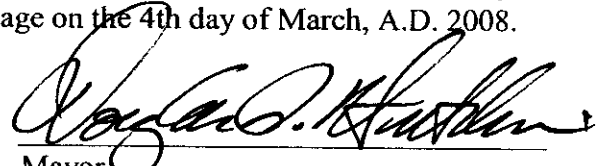
Considering the north line of the northwest quarter of the said Section 1 as bearing North 89 Degrees 56 Minutes 52 Seconds West between a 2.5" aluminum cap monument, PLS 14823, at the north quarter corner of Section 1, and a 3" brass cap monument, PLS 17664, at the northwest corner of Section 1, Based upon GPS observation and the City of Fort Collins coordinate base, and with all bearings contained herein relative thereto;

Commencing at the said north quarter corner of Section 1 the said north quarter corner is also the TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE along the said north line of the northwest quarter, North 89 degrees 56 minutes 52 seconds West for a distance of 1264.76 feet;
THENCE along the boundary of the said Southwest Enclave Annexation Phase II, the following eleven (11) courses and distances, (1) South 00 degrees 11 minutes 08 seconds West for a distance of 199.49 feet;
(2) North 89 degrees 48 minutes 52 seconds West for a distance of 130.71 feet;
(3) South 45 degrees 11 minutes 08 seconds West for a distance of 102.98 feet;
(4) South 00 degrees 11 minutes 08 seconds West for a distance of 270.00 feet;
(5) South 28 degrees 12 minutes 22 seconds East for a distance of 63.08 feet;
(6) North 63 degrees 59 minutes 22 seconds West for a distance of 245.35 feet;
(7) North 56 degrees 09 minutes 38 seconds West for a distance of 332.82 feet;
(8) South 36 degrees 15 minutes 42 seconds West for a distance of 86.63 feet;
(9) North 82 degrees 17 minutes 38 seconds West for a distance of 312.60 feet;
(10) South 01 degrees 01 minutes 22 seconds West for a distance of 2287.74 feet;
(11) South 89 degrees 37 minutes 09 seconds East for a distance of 2311.89 feet to the east line of the said northwest quarter of Section 1;
THENCE along the said east line, North 00 degrees 35 minutes 28 seconds East for a distance of 2633.97 feet to the point of beginning. Containing 130.066 acres more or less.

Section 4. That the Sign District Map adopted pursuant to Section 3.8.7(E) of the Land Use Code of the City of Fort Collins is hereby changed and amended by showing that the above-described properties are included in the Residential Neighborhood Sign District.

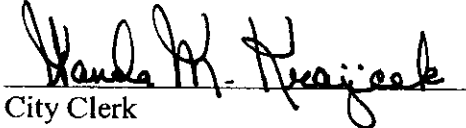
Section 5. That the City Manager is hereby authorized and directed to amend said Zoning Map in accordance with this Ordinance.

Introduced, considered favorably on first reading, and ordered published this 19th day of February, A.D. 2008, and to be presented for final passage on the 4th day of March, A.D. 2008.



Mayor

ATTEST:



City Clerk

Passed and adopted on final reading on the 4th day of March, A.D. 2008.

Mayor

ATTEST:

City Clerk