

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 8

DATE: November 2, 1999

STAFF: Troy W. Jones

SUBJECT:

Second Reading of Ordinance No. 155, 1999, Amending the Zoning Map of the City of Fort Collins by Changing the Zoning Classification for that Certain Property Known as the North College Rezoning.

RECOMMENDATION:

Staff and the Planning and Zoning Board recommend adoption of the Ordinance on Second Reading.

EXECUTIVE SUMMARY:

This Ordinance, which was unanimously adopted on First Reading on October 19, 1999, rezones approximately 2.8 acres of property located on the northwest corner of Cherry Street and College Avenue from the current zoning of POL - Public Open Lands to zone CCR - Community Commercial, Poudre River District. The property was zoned incorrectly in 1997.

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 14

DATE: October 19, 1999

STAFF: Troy W. Jones

SUBJECT:

Hearing and First Reading of Ordinance No. 155, 1999, Amending the Zoning Map of the City of Fort Collins by Changing the Zoning Classification for that Certain Property Known as the North College Rezoning.

RECOMMENDATION:

Staff and the Planning and Zoning Board recommend adoption of the Ordinance on First Reading.

EXECUTIVE SUMMARY:

This is a request to rezone approximately 2.8 acres of property located on the northwest corner of Cherry Street and College Avenue. The current zoning is POL - Public Open Lands. The property was zoned incorrectly in 1997. The requested zoning is CCR - Community Commercial, Poudre River District.

APPLICANT: The City of Fort Collins, Colorado

OWNERS: The City of Fort Collins
The Missouri Improvement Company
Jack Hibler
Union Pacific Railroad

BACKGROUND:

The property is located in blocks 24 and 25 of the original City of Fort Collins which was platted in January, 1873. The site is currently zoned POL - Public Open Lands.

The surrounding zoning and land uses are as follows:

- N: CCR; Vacant land, the Cache La Poudre River, railroad tracks, a railroad bridge over the river,
- S: D; Cherry Street, railroad tracks, existing fast-food restaurant, vacant land,
- E: RDR; existing retail establishment, existing vehicle servicing shop,
POL; College Avenue, the old Power Plant, railroad tracks, Northside Aztlan Community Center,
- W: POL; Lee Martinez Park
LMN; Martinez PUD residential development (under construction).

Zoning and Analysis

The applicant, the City of Fort Collins, filed a rezoning petition on August 13, 1999. The applicant is requesting a rezoning from POL - Public Open Lands to CCR - Community Commercial, Poudre River District.

The property was zoned in 1997 as POL in error as part of the city wide update of the zoning map in conjunction with the adoption of the new Land Use Code. The existing site is partially publicly owned, and partially privately owned. The privately owned portion of the site cannot be POL by definition. The portion of the site which is publically owned specifically has no community-wide emphasis that would warrant it to be included in the POL zone. There are numerous uses permitted in this District, subject to administrative review or review by the Planning and Zoning Board.

Rezoning the property to CCR would extend the CCR district that exists to the north. The current land use and ownership of the site are consistent with the purposes of the CCR zoning district. The proposed zoning is also consistent with the City's adopted Structure Plan, a part of the Comprehensive Plan.

The property is currently not in the Residential Neighborhood Sign District, and staff does not recommend any change to this status.

PLANNING AND ZONING BOARD RECOMMENDATION:

On September 16, 1999, the Planning and Zoning Board, by a vote of 3-0 (with one board member abstaining), recommended that the Council approve the request for a change of zoning from **POL - Public Open Lands to CCR - Community Commercial, Poudre River.**

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