

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 15

DATE: May 18, 1999

STAFF: Pete Wray

SUBJECT:

Second Reading of Ordinance No. 78, 1999, Amending the Zoning Map of the City of Fort Collins by Changing the Zoning Classification for That Certain Property Known as the Mountain Vista Subarea Plan Rezoning.

RECOMMENDATION:

Staff recommends adoption of the Ordinance on Second Reading.

EXECUTIVE SUMMARY:

On March 16, 1999 City Council adopted the *Mountain Vista Subarea Plan*, as an element of *City Plan*, including the following key Plan components: Vision and Goals, Framework Plan, Transportation, and Principles and Policies. In addition, certain implementation recommendations were adopted at this Hearing including an amendment to the *City Structure Plan Map*, *Master Street Plan Map*, and *Parks and Recreation Policy Plan Map*. Rezoning of the subarea was deferred until May to allow for notification of affected property owners. Ordinance No. 78, 1999, was unanimously adopted on First Reading on May 4, 1999.

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 28

DATE: May 4, 1999

STAFF: Pete Wray

SUBJECT:

First Reading of Ordinance No. 78, 1999, Amending the Zoning Map of the City of Fort Collins by Changing the Zoning Classification for That Certain Property Known as the Mountain Vista Subarea Plan Rezoning.

RECOMMENDATION:

Staff recommends adoption of the Ordinance on First Reading. The Planning and Zoning Board voted 6-0 on March 4, 1999 to recommend approval of adoption of the *Mountain Vista Subarea Plan* and related Implementation Actions including the subarea rezoning. In addition, the Citizen's Advisory Committee forwarded a recommendation to City Council for adoption.

EXECUTIVE SUMMARY:

On March 16, 1999 City Council adopted the *Mountain Vista Subarea Plan*, as an element of *City Plan*, including the following key Plan components: Vision and Goals, Framework Plan, Transportation, and Principles and Policies. In addition, certain implementation recommendations were adopted at this Hearing including an amendment to the *City Structure Plan Map*, *Master Street Plan Map*, and *Parks and Recreation Policy Plan Map*. Rezoning of the subarea was deferred until May to allow for notification of affected property owners.

The Mountain Vista Subarea Plan rezoning involves approximately 3,100 acres located east of Lemay Avenue, north of East Vine Drive, west of I-25, south of Richards Lake Road, and east of County Road 11. Staff recommends changing the size and location of existing zoning Districts including: Low Density Mixed-Use Neighborhood (LMN), Medium Density Mixed-Use Neighborhood (MMN), Community Commercial (CC), Employment (E), Industrial (I), and Transition (T) (See Exhibit A - Proposed Zoning Map).

The existing zoning within the subarea reflected a very general pattern of Districts. The Low Density Mixed-Use Neighborhood District predominately was located on the western half. The Community Commercial District is centrally located at the intersection of Mountain Vista Drive and Summitview Drive. The Employment and Industrial Districts encompassed the eastern half of the area.

The proposed zoning map reflects a more detailed pattern, based on the recommendations of the *Mountain Vista Subarea Plan*. A key change is how the CC District and surrounding MMN District configuration moved southeast of the new alignment of Mountain Vista Drive. In addition, the Industrial and Employment Districts changed to establish a better transition between residential and industrial uses.

The proposed future community park shown on the Mountain Vista Subarea "Framework Plan" will be zoned Low Density Mixed-Use Neighborhood (LMN) in the interim, until this property is acquired by the City. Under public ownership, this property will then be zoned Public Open Lands (POL).

Adoption of the Ordinance to rezone the Mountain Vista subarea will also amend the Residential Neighborhood Sign District Map.

BACKGROUND:

City Plan establishes the foundation for this *Mountain Vista Subarea Plan*. Specific *City Plan* Principles and Policies (LU-4 and LU-4.5) name the Mountain Vista area as a priority for subarea planning efforts. This Plan is needed to help implement *City Plan* by tailoring general, citywide policies to this distinct geographic area in northeast Fort Collins.

City Plan, with its City Structure Plan map and the related Zoning Map, provided a strong foundation for the Mountain Vista Subarea Plan process. The subarea planning process addressed a full range of issues including land uses, housing, transportation, utilities and capital facilities, economic development, public safety, environment, appearance and urban design, and open space.

On March 16, 1999, the *Mountain Vista Subarea Plan* was adopted as an element of *City Plan*. It was developed within the context of other existing plans as well, most notably the *Master Street Plan*, the *Parks and Recreation Policy Plan*, and the *Land Use Code*. These plans and documents will be updated with any changes resulting from the *Mountain Vista Subarea Plan*.

City staff and a planning consulting team (Balloffet & Associates, Clarion Associates, and Civitas) formed a technical team, aided by a citizens' Advisory Committee. Together, these groups developed this *Mountain Vista Subarea Plan*, along with extensive public review.

Citizen Participation

Citizens were invaluable in contributing to the success of this Plan. Many people made suggestions, offered input and raised concerns that significantly changed each initial component of the Plan.

The public involvement process for the *Mountain Vista Subarea Plan* was designed to be comprehensive and interactive. A variety of communications techniques were used to maintain two-way dialogue with key stakeholders.

Rezoning of the subarea was outlined as part of the project work program from the beginning of the project planning process. Proposed zoning, based on the recommendations of the Plan were presented at public meetings during the fall of 1998, continuing through the first 3 months of 1999. A letter with a map describing the proposed zoning was mailed to all landowners within the subarea in February. Staff conducted meetings with individual landowners throughout the planning process. Finally, the legal notification was published in the Coloradoan on April 18, 1999.

Ordinance No. 78, 1999 will be amended prior to second reading to provide a more detailed description of Zoning District Boundaries for the lands located within the Mountain Vista Sub Area Plan.

ATTACHMENTS:

1. Mountain Vista Subarea Plan Existing Zoning Map dated March 16, 1999.
2. Memorandum from the Mountain Vista Citizen's Advisory Committee (MVAC), Recommendation to Support Adoption of the Mountain Vista Subarea Plan, dated March 1999.
3. Memorandum from Georgiana Deines, Administrative Support Supervisor, Planning and Zoning Board Motion on March 4, 1999.

COPY

COPY

ORDINANCE NO. 78, 1999
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 MOUNTAIN VISTA SUBAREA PLAN REZONING

WHEREAS, Division 1.3 of the Land Use Code of the City of Fort Collins (the "Land Use code") establishes the Zoning Map and Zone Districts of the City; and

WHEREAS, Division 2.8 of the Land Use Code establishes procedures and criteria for reviewing the rezoning of land; and

WHEREAS, in accordance with the foregoing, the Council has considered the rezoning of the property which is the subject of this ordinance, and has determined that the said property should be rezoned 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 adopted by Division 1.3 of the Land Use Code be, and the same hereby is, amended with respect to those lands located within the boundaries of the sector of the City known as the "Mountain Vista Subarea" to conform to the zone districts as shown on the map attached hereto and incorporated herein as Exhibit "A", which zone districts are more particularly described in Exhibit "B" attached hereto and incorporated herein by this reference.

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, amended to show that all of the above-described lands are included in the Residential Neighborhood Sign District except for those lands identified on Exhibit "A" as being located in the (E) Employment and (I) Industrial Zone Districts, which lands shall be excluded from 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 4th day of May, A.D. 1999, and to be presented for final passage on the 18th day of May, A.D. 1999.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading this 18th day of May, A.D. 1999.

Mayor

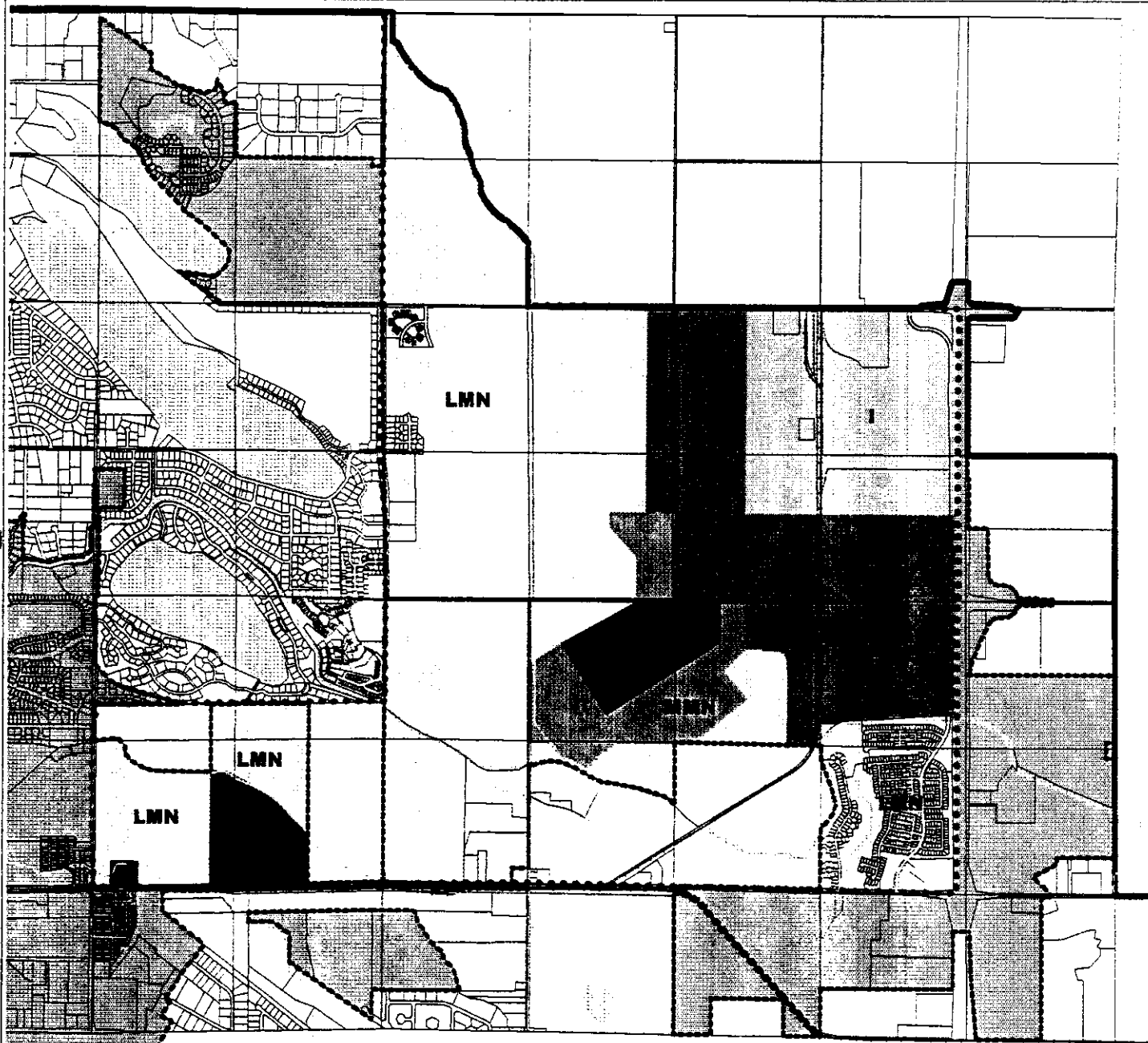
ATTEST:

City Clerk

Mountain Vista Subarea Proposed Zoning

EXHIBIT

A



Legend

- | | |
|---------------------------------------|----------------|
| Community Commercial | City Limits |
| Employment | Water Features |
| Industrial | Railroad |
| Low-Density Mixed-Use Neighborhood | Parcels |
| Medium-Density Mixed-Use Neighborhood | UGA |
| Transitional | City Limits |

1000 0 1000 2000 3000 4000 Feet

March 16, 1999

