

# AGENDA ITEM SUMMARY

February 7, 2017

City Council

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## STAFF

Kai Kleer, Planning Technician

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## SUBJECT

Public Hearing and First Reading of Ordinance No. 024, 2017, Amending the Zoning Map of the City of Fort Collins and Classifying for Zoning Purposes the Property Included in the Rennat Annexation to the City of Fort Collins, Colorado, and Approving Corresponding Amendments to the Sign District Map.

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## EXECUTIVE SUMMARY

*This item is a quasi-judicial matter and if it is considered on the discussion agenda it will be considered in accordance with the procedures described in Section 1(d) of the Council's Rules of Meeting Procedures adopted in Resolution 2015-091.*

The purpose of this item is to zone the property included in the Rennat Annexation into the Low Density Mixed-Use Neighborhood (LMN), Medium Density Mixed-Use Neighborhood (MMN), and Neighborhood Commercial (NC) zone districts.

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## STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

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## BACKGROUND / DISCUSSION

### Proposed Zoning

The requested zoning for this annexation is Low Density Mixed-Use Neighborhood (LMN), Medium Density Mixed-Use Neighborhood (MMN), and Neighborhood Commercial (NC) zone districts.

The proposed zoning for the subject annexation is:

- Low Density Mixed-Use Neighborhood (LMN); 55.073 Acres
- Medium Density Mixed-Use Neighborhood (MMN); 0.700 Acres
- Neighborhood Commercial (NC), 2.062 Acres

These districts are intended to be a setting for development with a wide range of community uses. The primary zoning of the property is Low Density Mixed-Use, which can accommodate a wide range of housing types. The eastern edge of the property is proposed as Medium Density Mixed-Use and Neighborhood Commercial to encourage more intense densities and uses. The zoning is meant to accommodate neighborhood oriented services such as a grocery store or neighborhood retail.

### Context

The surrounding zoning and land uses are as follows:

LMN: Farm

MMN: Farm; Crowne on Timberline, Multifamily Residential; and Single Family Residential

NC: Farm  
POL: Southridge Golf Course

### Fossil Creek Reservoir Plan

The parcel is located within the Fossil Creek Reservoir Area Plan, a joint plan between the City of Fort Collins and Larimer County and adopted in 1998. The planning area covers 5,062 acres of the southeast region of Fort Collins within the GMA. The objectives of the Plan are to:

1. *Build a self-supporting group of neighborhoods with a full complement of parks, schools and community facilities linked by open space systems and consistent with the County's Master Plan and Fort Collins' City Plan, Principles and Policies.*
2. *Provide for protection of sensitive wildlife habitat around the Reservoir as well as provide standards for such habitat conservation.*
3. *Provide neighborhood centers as a focal point for neighborhood activity. Provide a Neighborhood Commercial Center to serve surrounding neighborhoods including a grocery store or supermarket and other neighborhood oriented retail services.*
4. *Link the area to other districts and neighborhoods, encourage walking and bicycling, and accommodate transit service to the Neighborhood Commercial Center and other neighborhood centers.*
5. *Complement, but not compete with, development in the Harmony Corridor.*
6. *Provide a "Transfer of Density units" (TDU) program in which development units may be transferred from the region between Fort Collins and Loveland to the Receiving Area portion of the Fossil Creek Reservoir Area Plan.*
7. *Achieve higher densities where they are appropriate and feather to lower densities as development nears Fossil Creek Reservoir.*

### CITY FINANCIAL IMPACTS

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There are no direct financial impacts as a result of the proposed zoning.

### BOARD / COMMISSION RECOMMENDATION

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At its December 15, 2016, regular meeting, the Planning and Zoning Board voted 5-0 to recommend approval of the annexation. Further, the Board recommended that the parcel be placed into the Low Density Mixed-Use Neighborhood (LMN), Medium Density Mixed-Use Neighborhood (MMN), and Neighborhood Commercial (NC) zone districts. This unanimous action was taken after the item was pulled for discussion. A community member pulled the item due to concerns with area congestion and traffic that is being caused by new development. However, the area resident left the meeting prior to being able to speak to the board and the board was made aware of the resident's concerns through staff. The discussion pointed out that development was not occurring on the site and that the City initiated annexation and zoning of this property is a fulfillment of the Intergovernmental Agreement between the City of Fort Collins and Larimer County.

### PUBLIC OUTREACH

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An outreach process is not required by the Colorado Revised Statutes or the City of Fort Collins Land Use Code. However, on November 15, 2016, City staff held a stakeholder meeting to answer questions and inform residents of any changes that may result from being annexed into the City. Representatives from Planning and Light and Power were present to explain any potential difference in electrical rates, services, zoning and various issues related to future public improvements associated with land development.

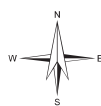
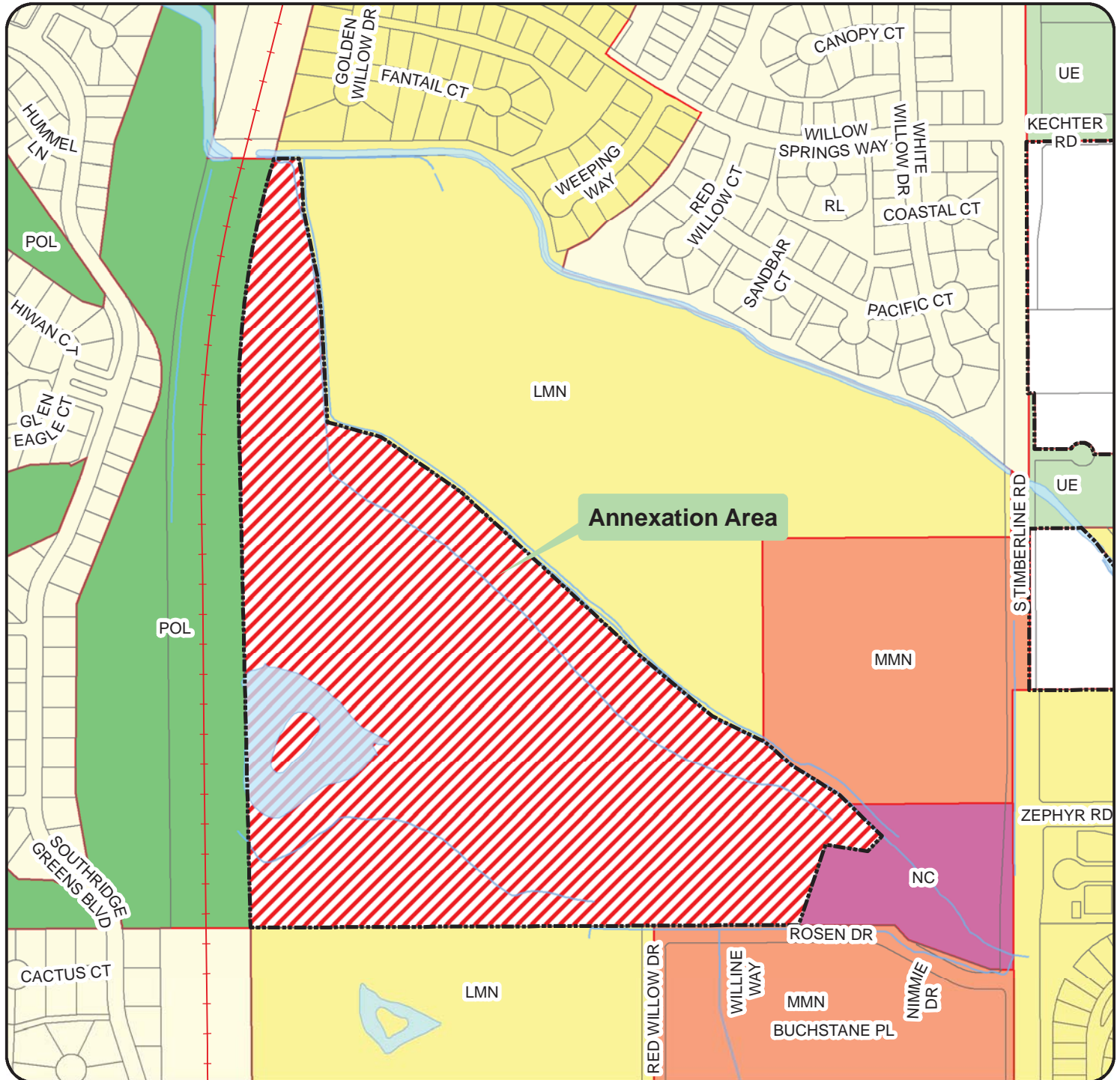
### ATTACHMENTS

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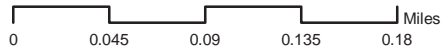
1. Zoning Map (PDF)

# Rennat Zoning

ATTACHMENT 1



Scale 1 inch equals 475 feet



**CITY OF FORT COLLINS  
GEOGRAPHIC INFORMATION SYSTEM MAP PRODUCTS**

These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts them AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.

**Legend**

- City Limits
- Railroad Lines
- Water
- Rennat
- Low Density Mixed-Use Neighborhood (LMN)
- Medium Density Mixed-Use Neighborhood (MMN)
- Neighborhood Commercial (NC)
- Public Open Lands (POL)
- Low Density Residential (RL)
- Urban Estate (UE)

Printed: November 21, 2016

ORDINANCE NO, 024, 2017  
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 THE RENNAT ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO,  
AND APPROVING CORRESPONDING CHANGES TO THE SIGN DISTRICT MAP

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, the City Council has determined that the proposed zoning of the Rennant Annexation property, as described below (the "Property") 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 City Council has also analyzed the proposed zoning against the applicable criteria set forth in Section 2.9.4(H)(3) of the Land Use Code and finds the proposed zoning to be in compliance with all such criteria; and

WHEREAS, in accordance with the foregoing, the City Council has considered the zoning of the Property described below, finds it to be in the best interests of the City, and has determined that the 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 City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

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 a 55.073 acre portion of the property known as the Rennat Annexation to the City of Fort Collins, Colorado, in the Low Density Mixed-Use Neighborhood ("L-M-N") Zone District, which property is more particularly described as:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 TO BEAR N00°00'47"W, SAID LINE BEING MONUMENTED ON ITS SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED LS 34995, AND ON ITS NORTH END BY A 2-1/2" ALUMINUM CAP STAMPED LS 17497, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT

COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, S89°59'55"W, A DISTANCE OF 852.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG NORTHERLY BOUNDARIES OF THE JOHNSTON AND UNION PACIFIC SOUTH FOURTH ANNEXATIONS TO THE CITY OF FORT COLLINS, S89°59'55"W, A DISTANCE OF 1,744.74 FEET;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID UNION PACIFIC SOUTH FOURTH ANNEXATION, THE FOLLOWING THREE (3) COURSES:

- 1) N00°18'56"W, A DISTANCE OF 1,480.42 FEET;
- 2) 973.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,719.95 FEET, A CENTRAL ANGLE OF 14°59'57", AND A CHORD WHICH BEARS N07°11'03"E A DISTANCE OF 971.04 FEET;
- 3) N14°41'01"E, A DISTANCE OF 100.96 FEET TO A POINT ON THE SOUTH LINE OF THE WILLOW SPRINGS ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID SOUTH LINE, N89°11'13"E, A DISTANCE OF 82.84 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE HANSEN FARM ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY THE FOLLOWING TEN (10) COURSES:

- 1) S09°31'23"E, A DISTANCE OF 49.44 FEET; 2) S02°51'40"E, A DISTANCE OF 122.76 FEET;
  - 3) S11°32'04"E, A DISTANCE OF 221.70 FEET; 4) S05°59'10"E, A DISTANCE OF 117.72 FEET;
  - 5) S03°02'12"E, A DISTANCE OF 367.61 FEET; 6) S74°09'53"E, A DISTANCE OF 184.15 FEET;
  - 7) S55°06'54"E, A DISTANCE OF 318.91 FEET; 8) S47°12'09"E, A DISTANCE OF 783.31 FEET;
  - 9) S49°45'22"E, A DISTANCE OF 330.86 FEET; 10) S63°34'46"E, A DISTANCE OF 185.84 FEET;
- THENCE S00°00'47"E, A DISTANCE OF 608.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,398,981 SQUARE FEET (55.073 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 a .700 acre portion of the property known as the Rennat Annexation to the City of Fort Collins, Colorado, in the Medium Density Mixed-Use Neighborhood ("M-M-N") Zone District, which property is more particularly described as:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 TO BEAR N00°00'47"W, SAID LINE BEING MONUMENTED ON ITS SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED LS 34995, AND ON ITS NORTH END BY A 2-1/2" ALUMINUM CAP STAMPED LS 17497, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, S89°59'55"W, A DISTANCE OF 852.00 FEET;  
THENCE N00°00'47"W, A DISTANCE OF 394.50 FEET TO THE POINT OF BEGINNING;

THENCE N00°00'47"W, A DISTANCE OF 214.09 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE HANSEN FARM ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

- 1) S63°34'46"E, A DISTANCE OF 12.88 FEET;
  - 2) S48°06'22"E, A DISTANCE OF 109.43 FEET;
  - 3) S57°52'43"E, A DISTANCE OF 191.24 FEET;
  - 4) S45°20'48"E, A DISTANCE OF 45.83 FEET;
- THENCE S89°43'26"W, A DISTANCE OF 287.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,475 SQUARE FEET (0.700 ACRES), MORE OR LESS.

Section 4. 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 a 2.062 acre portion of the property known as the Rennat Annexation to the City of Fort Collins, Colorado, in the Neighborhood Commercial ("N-C") Zone District, which property is more particularly described as:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 TO BEAR N00°00'47"W, SAID LINE BEING MONUMENTED ON ITS SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED LS 34995, AND ON ITS NORTH END BY A 2-1/2" ALUMINUM CAP STAMPED LS 17497, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, S89°59'55"W, A DISTANCE OF 736.44 FEET TO THE POINT OF BEGINNING;

THENCE ALONG NORTHERLY BOUNDARY OF THE JOHNSTON ANNEXATION TO THE CITY OF FORT COLLINS, S89°59'55"W, A DISTANCE OF 115.56 FEET;

THENCE N00°00'47"W, A DISTANCE OF 394.50 FEET;

THENCE N89°43'26"E, A DISTANCE OF 287.52 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE HANSEN FARM ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

- 1) S45°20'48"E, A DISTANCE OF 147.25 FEET;
- 2) S43°24'38"W, A DISTANCE OF 68.46 FEET;
- 3) N80°52'41"W, A DISTANCE OF 140.66 FEET;
- 4) S18°53'35"W, A DISTANCE OF 280.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 89,802 SQUARE FEET (2.062 ACRES), MORE OR LESS

Section 5. 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 property known as the Rennat Annexation and described herein is included in the Residential Neighborhood Sign District.

Section 6. 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 7th day of February, A.D. 2017, and to be presented for final passage on the 21st day of February, A.D. 2017.

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Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

Passed and adopted on final reading on the 21st day of February, A.D. 2017.

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Mayor

ATTEST:

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City Clerk