

# AGENDA ITEM SUMMARY

March 7, 2017

City Council

## STAFF

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Kai Kleer, Planning Technician  
Ted Shepard, Chief Planner

## SUBJECT

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Second Reading of Ordinance No. 033, 2017, Amending the Zoning Map of the City of Fort Collins and Classifying for Zoning Purposes the Property Included in the Lehman-Timberline Annexation to the City of Fort Collins, Colorado, and Approving Corresponding Changes to the Sign District Map.

## EXECUTIVE SUMMARY

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*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 2017-017.*

This Ordinance, unanimously adopted on First Reading on February 21, 2017, zones the Lehman-Timberline annexation into the Low Density Mixed-Use Neighborhood (LMN), zone district.

## STAFF RECOMMENDATION

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Staff recommends adoption of the Ordinance on Second Reading.

## ATTACHMENTS

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1. First Reading Agenda Item Summary, February 21, 2017 (w/o attachments) (PDF)
2. Ordinance No. 033, 2017 (PDF)

# AGENDA ITEM SUMMARY

February 21, 2017

City Council

## STAFF

Kai Kleer, Planning Technician  
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## SUBJECT

First Reading of Ordinance No. 033, 2017, Amending the Zoning Map of the City of Fort Collins and Classifying for Zoning Purposes the Property Included in the Lehman-Timberline Annexation to the City of Fort Collins, Colorado, and Approving Corresponding Changes to the Sign District Map.

## 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 2017-017.*

The purpose of this item is to place the property included in the Lehman-Timberline annexation into the Low Density Mixed-Use Neighborhood (LMN), zone district.

## STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

## BACKGROUND / DISCUSSION

### Proposed Zoning

The requested zoning for the subject annexation is 5.684 acres of Low Density Mixed-Use Neighborhood (LMN), which conforms to the City's Structure Plan and Fossil Creek Reservoir Area Plan.

### Context

The surrounding zoning and land uses are as follows:

	<b>Zoning</b>	<b>Use</b>
<b>North</b>	Urban Estate (UE)	Single-Family Residential
<b>East</b>	Low Density Mixed-Use Neighborhood (LMN)	Elementary School, Residential Condominium
<b>South</b>	Low Density Mixed-Use Neighborhood (LMN)	Single Family Residential
<b>West</b>	Medium Density Mixed-Use Neighborhood (MMN)	Agriculture, Single Family Residential

### Fossil Creek Reservoir Area 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.*

### Zoning

The proposed zoning for the subject annexation is Low Density Mixed-Use Neighborhood (LMN). This district is intended to be a setting for development with a wide range of community uses subject to Basic Development Review (BDR), Administrative review, or Planning and Zoning Board review. The zone district accommodates a wide range of housing types. The existing use of the site is single-family detached residential which is managed by the City of Fort Collins.

### 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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The Planning and Zoning Board will conduct a public hearing on the annexation and zoning request on February 16, 2017. The Board's recommendation will be provided to Council in the Read Before packet on February 21, 2017.

### 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)

ORDINANCE NO. 033, 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 LEHMAN-TIMBERLINE  
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 Lehman-Timberline Annexation property as described below 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 the property known as the Lehman-Timberline 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 NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING LOT 1 AND THE EAST 20 FEET OF THE DEDICATED RIGHT OF WAY AS SHOWN ON THE PLAT OF THE LEHMAN-TIMBERLINE MINOR LAND DIVISION; ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 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 WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, N00°00'47"W, A DISTANCE OF 771.58 FEET;  
THENCE N89°43'26"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF THE HANSEN FARM ANNEXATION TO THE CITY OF FORT COLLINS, N00°00'47"W, A DISTANCE OF 535.89 FEET TO A POINT ON THE SOUTH LINE OF THE LIEBL ANNEXATION TO THE CITY OF FORT COLLINS;  
THENCE ALONG SAID SOUTH LINE, N89°38'33"E, A DISTANCE OF 174.81 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE MAIL CREEK CROSSING ANNEXATION TO THE CITY OF FORT COLLINS;

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

1. S45°24'45"E, A DISTANCE OF 62.50 FEET;
2. S36°47'24"E, A DISTANCE OF 104.00 FEET;
3. 42°23'13"E, A DISTANCE OF 223.00 FEET;
4. S63°30'42"E, A DISTANCE OF 82.00 FEET;
5. S56°16'37"E, A DISTANCE OF 80.00 FEET;
6. S57°29'07"E, A DISTANCE OF 104.00 FEET;
7. S67°14'33"E, A DISTANCE OF 70.00 FEET;
8. S70°55'03"E, A DISTANCE OF 143.00 FEET;
9. S48°02'50"E, A DISTANCE OF 34.00 FEET;
10. S41°57'10"W, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF THE POUDE SCHOOL DISTRICT & TIMBERS P.U.D. ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID NORTH LINE, S89°43'26"W, A DISTANCE OF 877.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 247,593 SQUARE FEET (5.684 ACRES), MORE OR LESS.

Section 3. 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 Lehman-Timberline Annexation and described herein is included in the Residential Neighborhood Sign District.

Section 4. 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 21st day of February, A.D. 2017, and to be presented for final passage on the 7th day of March, A.D. 2017.

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Mayor

ATTEST:

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City Clerk

Passed and adopted on final reading on the 7th day of March, A.D. 2017.

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Mayor

ATTEST:

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City Clerk