

AGENDA ITEM SUMMARY

September 5, 2017

City Council

STAFF

Pete Wray, Senior City Planner
Brad Yatabe, Legal

SUBJECT

Second Reading of Ordinance No. 112, 2017, Amending the Zoning Map of the City of Fort Collins and Classifying for Zoning Purposes the Property Included in Interstate Land Holdings 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.

This Ordinance, unanimously adopted on First Reading on August 15, 2017, zones the properties included in the Interstate Land Holdings annexation into the General Commercial (CG) and Public Open Lands (POL) zone districts. The property is situated on the northwest corner of the I-25 and Carpenter Road intersection.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

ATTACHMENTS

1. First Reading Agenda Item Summary, August 15, 2017 (w/o attachments) (PDF)
2. Ordinance No. 112, 2017 (PDF)

AGENDA ITEM SUMMARY

City Council

August 15, 2017

STAFF

Pete Wray, Senior City Planner
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SUBJECT

First Reading of Ordinance No. 112, 2017, Amending the Zoning Map of the City of Fort Collins and Classifying for Zoning Purposes the Property Included in Interstate Land Holdings 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 zone the properties included in the Interstate Land Holdings annexation into the General Commercial (CG) and Public Open Lands (POL) zone districts.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The requested zoning for this annexation is General Commercial (CG) zone district for Lot 2 and right-of-way, and Public Open Lands (POL) zone district for the City-owned Lot 3, which is consistent with the City of Fort Collins *Structure Plan* and the *Fossil Creek Reservoir Area Plan*.

Context

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Use
North	County C - Commercial	Existing Trucking and RV Sales
East	CDOT - None	Frontage Rd. /I-25
South	FC CG - General Commercial	Vacant
West	FC POL - Public Open Lands	Fossil Creek Reservoir Regional Park

Fossil Creek Reservoir Area Plan

The parcels are 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 includes two zone districts: CG and POL. For Lot 2 and the Right-of-Way, the requested zoning is General Commercial (CG) zone district. The purpose of the General Commercial District is intended to be a setting for development, redevelopment and infill of a wide range of community and regional retail uses, offices and personal and business services. This annexation area is in the Corridor Activity Center zoning overlay, which limits the permitted list of land uses and includes specific design standards for the I-25/Carpenter Road gateway area. The proposed zoning for the City-owned parcel (Lot 3) is Public Open Lands (POL). This parcel is adjacent to existing wetlands and the Fossil Creek Regional Park. The purpose of the POL District is for large publicly-owned parks and open lands which have a communitywide emphasis or other characteristics which warrant inclusion under this separate designation.

CITY FINANCIAL IMPACTS

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

BOARD / COMMISSION RECOMMENDATION

This item was on the consent agenda and unanimously passed by the Planning and Zoning Board by a 6-0 vote (Carpenter absent) on July 20, 2017.

PUBLIC OUTREACH

An outreach process is not required by Colorado Revised Statutes or the City of Fort Collins Land Use Code. The proposed annexation does not include a development application, and a neighborhood meeting was not held.

ATTACHMENTS

1. Structure Plan Map (PDF)
2. Zoning Map (PDF)

ORDINANCE NO. 112, 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 INTERSTATE LAND HOLDINGS 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, pursuant to Land Use Code Section 2.9.2, the City Planning and Zoning Board, at its meeting on July 20, 2017, unanimously recommended zoning the property to be known as the Interstate Land Holdings Annexation (the "Property") as General Commercial and Public Open Lands as more particularly described below and determined that the proposed zoning is consistent with the City's Comprehensive Plan and/or is warranted by changed conditions within the neighborhood surrounding and including Property; and

WHEREAS, the City Council has determined that the proposed zoning of the Property is consistent with the City's Comprehensive Plan and/or is warranted by changed conditions within the neighborhood surrounding and including the 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 as 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 following portion of the Property in the General Commercial ("G-C") Zone District as more particularly described as:

A tract of land located in the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22, Township 6 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, and being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 15 as bearing North 89°41'04" East and with all bearings contained herein relative thereto:

Commencing at the Southwest corner of said Section 15; thence along said South line of the Southwest Quarter, North 89°41'04" East, 1274.77 feet to the **POINT OF BEGINNING**; thence continuing along said South line, North 89°41'04" East, 50.73 feet; thence departing said line, North 00°22'04" East, 60.14 feet to the Southwest corner of Lot 3, Interstate Land Holdings Minor Land Division, File No. 12-S3124; thence along the South line of said Lot 3 the following two (2) courses and distances; North 86°04'04" East, 191.95 feet; thence, North 51°22'34" East, 42.60 feet to a point on the Westerly line of that tract of land recorded at Reception No. 20110022909 Larimer County Clerk and Recorder; thence along said line the following twelve(12) courses and distances, North 51°22'34" East, 172.07 feet; thence, North 02°32'12" East, 59.46 feet; thence along a curve concave to the Southeast having a central angle of 56°26'03", an arc length of 369.36 feet with a radius of 375.00 feet, and the chord of which bears North 30°45'13" East, 354.61 feet; thence, North 58°58'13" East, 393.41 feet; thence along a curve concave to the Northwest having a central angle of 41°07'03", an arc length of 107.65 feet with a radius of 150.00 feet, and the chord of which bears North 38°24'43" East, 105.35 feet; thence, North 17°51'13" East, 66.70 feet; thence South 72°08'47" East, 24.97 feet; thence, North 17°51'25" East, 203.42 feet; thence, North 06°32'54" East, 216.12 feet; thence, South 83°27'06" East, 55.00 feet; thence, South 04°33'24" West, 216.25 feet; thence, South 13°20'35" West, 514.74 feet to the Northeast corner of Lot 2, Interstate Land Holdings Minor Land Division, File No. 12-S3124 ; thence along the easterly line of said Lot 2 the following three (3) courses and distances: South 08°25'22" West, 337.31 feet; thence, South 44°41'59" West, 118.86 feet; thence, South 83°50'53" West, 113.22 feet; thence departing said line, South 17°51'29" West, 13.05 feet; thence, South 33°15'59" West, 90.10 feet; thence, South 00°52'47" East, 156.17 feet to the North line of that tract of land recorded in Reception No. 20110064864 Larimer County Records; thence along said line and along the North line of that tract of land recorded in Reception No. 20090035759, South 89°33'34" West, 450.02 feet; thence, North 81°20'56" West 303.80 feet; thence, North 00°20'00" East, 33.42 feet to the Point of Beginning.

The above described tracts of land contain 472,365 square feet or 10.844 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 following portion of the Property in the Public Open Lands ("P-O-L") Zone District as more particularly described as:

A tract of land located in the Southwest Quarter of Section 15, Township 6 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, and being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 15 as bearing North 89°41'04" East and with all bearings contained herein relative thereto:

Commencing at the Southwest corner of said Section 15; thence along said South line of the Southwest Quarter, North 89°41'04" East, 1274.77 feet; thence continuing along said South line, North 89°41'04" East, 50.73 feet; thence departing said line, North 00°22'04" East, 60.14 feet to the Southwest corner of Lot 3, Interstate Land Holdings Minor Land Division, File No. 12- S3124, said point also being the **POINT OF BEGINNING**; thence along the Boundary of said Lot 3 the following six (6) courses and distances, North 00°22'04" East, 215.86 feet; thence, North 61°20'04" East, 175.91 feet; thence, South 89°57'15" East, 69.25 feet; thence, South 00°02'43" West, 260.43 feet; thence, South 51°22'34" West, 42.60 feet; thence, South 86°04'04" West, 191.95 feet to the POINT OF BEGINNING.

The above described tracts of land contain 58,593 square feet or 1.345 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 Property described herein is not 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 15th day of August, A.D. 2017, and to be presented for final passage on the 5th day of September, A.D. 2017.

Mayor

ATTEST:

Interim City Clerk

Passed and adopted on final reading on the 5th day of September, A.D. 2017.

Mayor

ATTEST:

Chief Deputy City Clerk