

AGENDA ITEM SUMMARY

September 5, 2017

City Council

STAFF

Kai Kleer, Associate Planner
Brad Yatabe, Legal

SUBJECT

Public Hearing and First Reading of Ordinance No. 122, 2017, Amending the Zoning Map of the City of Fort Collins and Classifying for Zoning Purposes the Property Included in the Newton First 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 property included in the Newton First Annexation into the Urban Estate (UE), zone district.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The requested zoning for this annexation is Urban Estate (UE), which is consistent with the surrounding area.

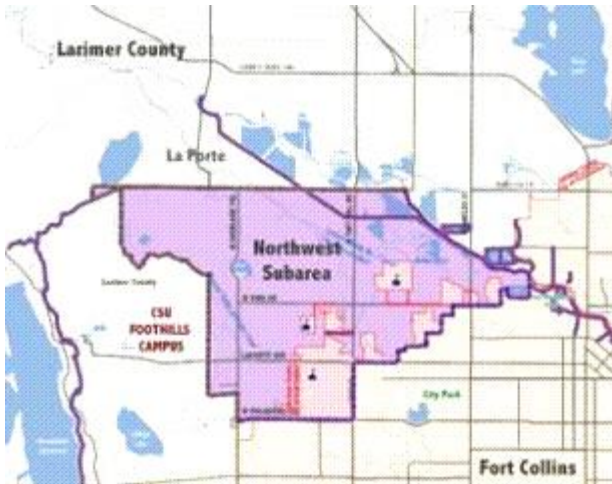
Context

The surrounding zoning and land uses are as follows:

N: FA - Farming	Single Family Residential (Larimer County)
S: FA - Farming	Single Family Residential (Larimer County)
E: FA - Farming	Single Family Residential (Larimer County)
W: FA - Farming	Single Family Residential (Larimer County)

Northwest Subarea Plan

The annexation area is located within the Northwest Subarea Plan, adopted in 2006 and covers the northwest portion of Fort Collins indicated in the image below.



The Plan indicates:

“The Urban Estate designation for this area is consistent with the City’s current Structure Plan designation. Existing subdivisions within the Central Area have established a low-density residential pattern. Continuation of Urban Estate development here will help safeguard the character of these existing neighborhoods.”

According to the Northwest Subarea Plan Land Use Map, the subject annexation should be placed into the Urban Estate (UE), zone district. The proposed zoning, UE , Urban Estate, complies with the Subarea Plan.

Zoning

The proposed zoning for the subject annexation is Urban Estate (UE). This district is intended to be a setting for low-density and large-lot housing and a few low-intensity commercial uses. Additionally, the district acts as a transitional area between more intense urban development and rural or open lands.

CITY FINANCIAL IMPACTS

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

BOARD / COMMISSION RECOMMENDATION

At its July 20, 2017, regular meeting, the Planning and Zoning Board voted 6-0 to recommend approval of the annexation. Further, the Board recommended that parcel be placed into the Urban Estate (UE), zone district. This unanimous action was taken as part of the Board’s consent agenda; therefore, there are no minutes.

PUBLIC OUTREACH

Given that this is a 100% voluntary annexation, there was no neighborhood meeting for this annexation and zoning. This is a 100% voluntary annexation. Please note, however, that all required mailings and postings per Section 2.9 (Amending the Zoning Map) and 2.12 (Annexation of Land) of the Land Use Code have been followed.

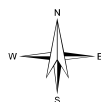
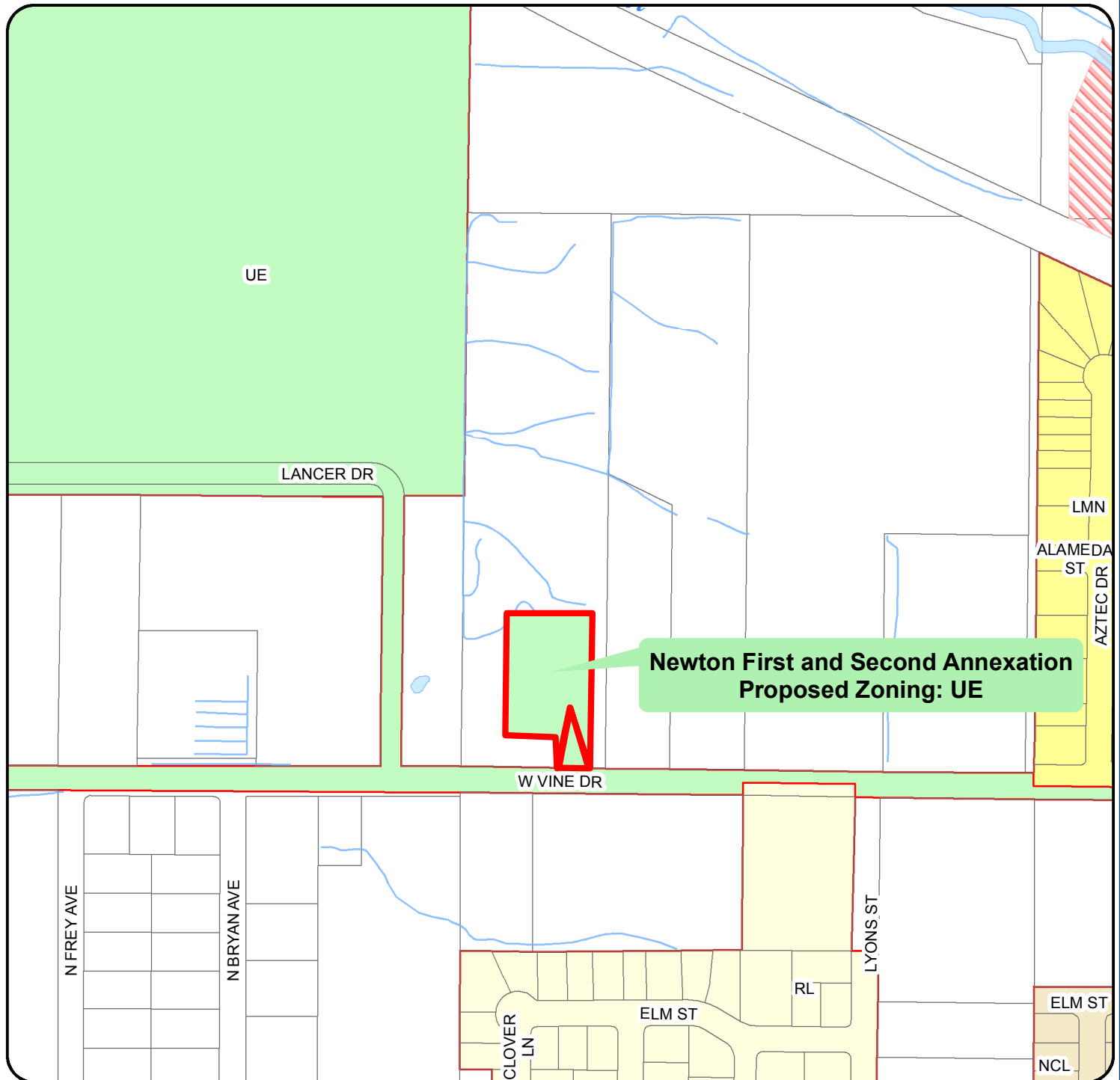
ATTACHMENTS

1. Zoning Map (PDF)

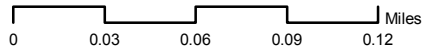
Newton First and Second Annexation

Zoning Map

ATTACHMENT 1



Scale 1 inch equals 333 feet



CITY OF FORT COLLINS GEOGRAPHIC INFORMATION SYSTEM MAP PRODUCTS

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Legend

- Water
- Low Density Mixed-Use Neighborhood (LMN)
- Neighborhood Conservation Low Density (NCL)
- Low Density Residential (RL)
- Urban Estate (UE)



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ORDINANCE NO. 122, 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 NEWTON FIRST 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 Newton First Annexation (the "Property") as Urban Estate 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 the Property; and

WHEREAS, the City Council has determined that the proposed zoning of the 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 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 Property in the Urban Estate ("U-E") Zone District as more particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER , STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS :

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR S89°02'48"E.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.,

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, S89°02'48"E A DISTANCE OF 264.53 FEET;

THENCE DEPARTING SAID SECTION LINE, N00°57'12"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VINE DRIVE AND THE NORTHERLY LINE OF THE LINCOLN JUNIOR HIGH SCHOOL SECOND ANNEXATION , SAID POINT BEING THE POINT OF BEGINNING;

THENCE N12°29'25"E A DISTANCE OF 125.00 FEET;

THENCE S10°35'02"E A DISTANCE OF 125.00 FEET, TO A POINT ON SAID NORTHERLY LINE;

THENCE ON SAID NORTHERLY LINE, N89°02'48"W A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,062 SQUARE FEET OR 0.0703 ACRE.

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 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 5th day of September, A.D. 2017, and to be presented for final passage on the 19th day of September, A.D. 2017.

Mayor

ATTEST:

Chief Deputy City Clerk

Passed and adopted on final reading on the 19th day of September, A.D. 2017.

Mayor

ATTEST:

Interim City Clerk