

AGENDA ITEM SUMMARY

November 7, 2017

City Council

STAFF

Jason Holland, City Planner
 Brad Yatabe, Legal

SUBJECT

Public Hearing and First Reading of Ordinance No. 150, 2017, Amending the Zoning Map of Fort Collins and Classifying for Zoning Purposes the Property Included in the Fox Hills Second Annexation to the City of Fort Collins, Colorado and Approving Corresponding Changes to the Residential Neighborhood 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 Fox Hills Second Annexation into the Residential Foothills (R-F) zone district and to add the property to the Residential Neighborhood Sign District.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The requested zoning for the Fox Hills Second Annexation is Residential Foothills (R-F), which is consistent with the City of Fort Collins *Structure Plan*.

A portion of the Fox Hills neighborhood located east of Red Fox Road was annexed in 1994 as the Fox Hills First Annexation, and is currently zoned R-F. Staff recommends that the Fox Hills Second Annexation also be zoned R-F. The stated purpose of the Residential Foothills District designation is for low density residential areas located near the foothills.

The surrounding properties are residential land uses as follows:

Direction	Zone District	Existing Land Uses
North	County Zone District: FA-1 Farming	Wildflower Ridge PUD, County Subdivision, single-family residential lots
South	County Zone District: FA-1 Farming	Westridge Estates PUD
East	City Zone District: R-F, Residential Foothills	Fox Hills 2 nd Filing
West	County Zone District: FA-1 Farming	Westridge Estates PUD

Staff recommends that this property be included in the Residential Neighborhood Sign District, which was established for the purpose of regulating signs for non-residential uses in geographical areas of the City that may be particularly affected by such signs because of their predominantly residential use and character.

The main purpose of the annexation is to allow the streets within the Fox Hills subdivision to be maintained by the City. Residents of the Fox Hills subdivision have funded the necessary street improvements within the annexation boundary and have coordinated these improvements with City staff.

CITY FINANCIAL IMPACTS

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

BOARD / COMMISSION RECOMMENDATION

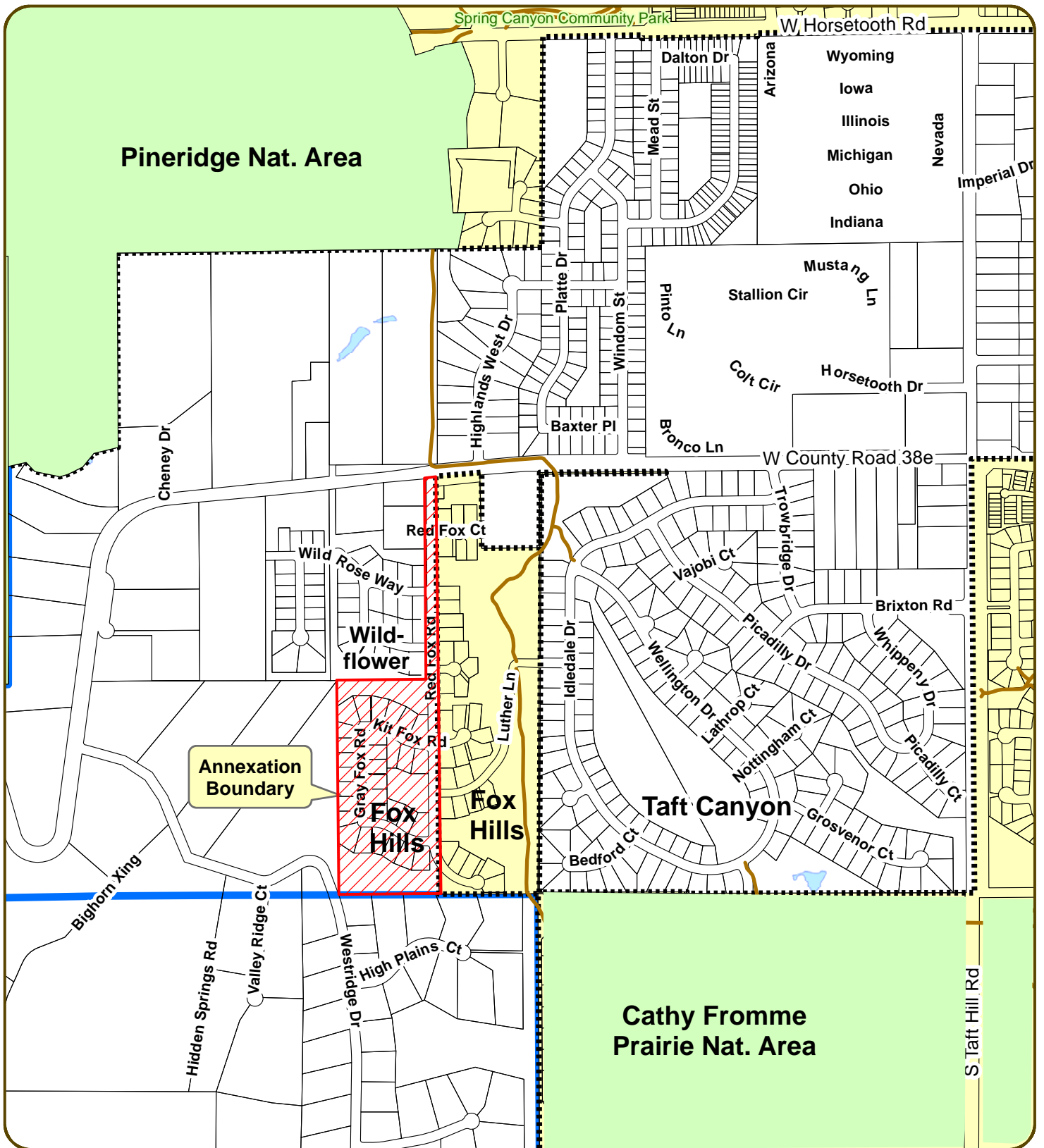
On October 19, 2017, the Planning and Zoning Board voted 7-0 as a consent agenda item to approve the proposed Fox Hills Second Annexation and Zoning.

PUBLIC OUTREACH






An outreach process is not required by Colorado Revised Statutes or the City of Fort Collins Land Use Code for the annexation. However, outreach meetings were conducted by the City with area residents to discuss options for future street maintenance in the area, which was the impetus for this annexation request.

ATTACHMENTS

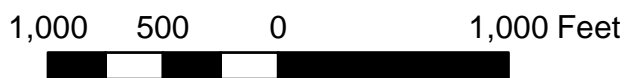
1. Vicinity Map(PDF)
2. Current Zoning Map(PDF)
3. City Structure Plan Map (PDF)

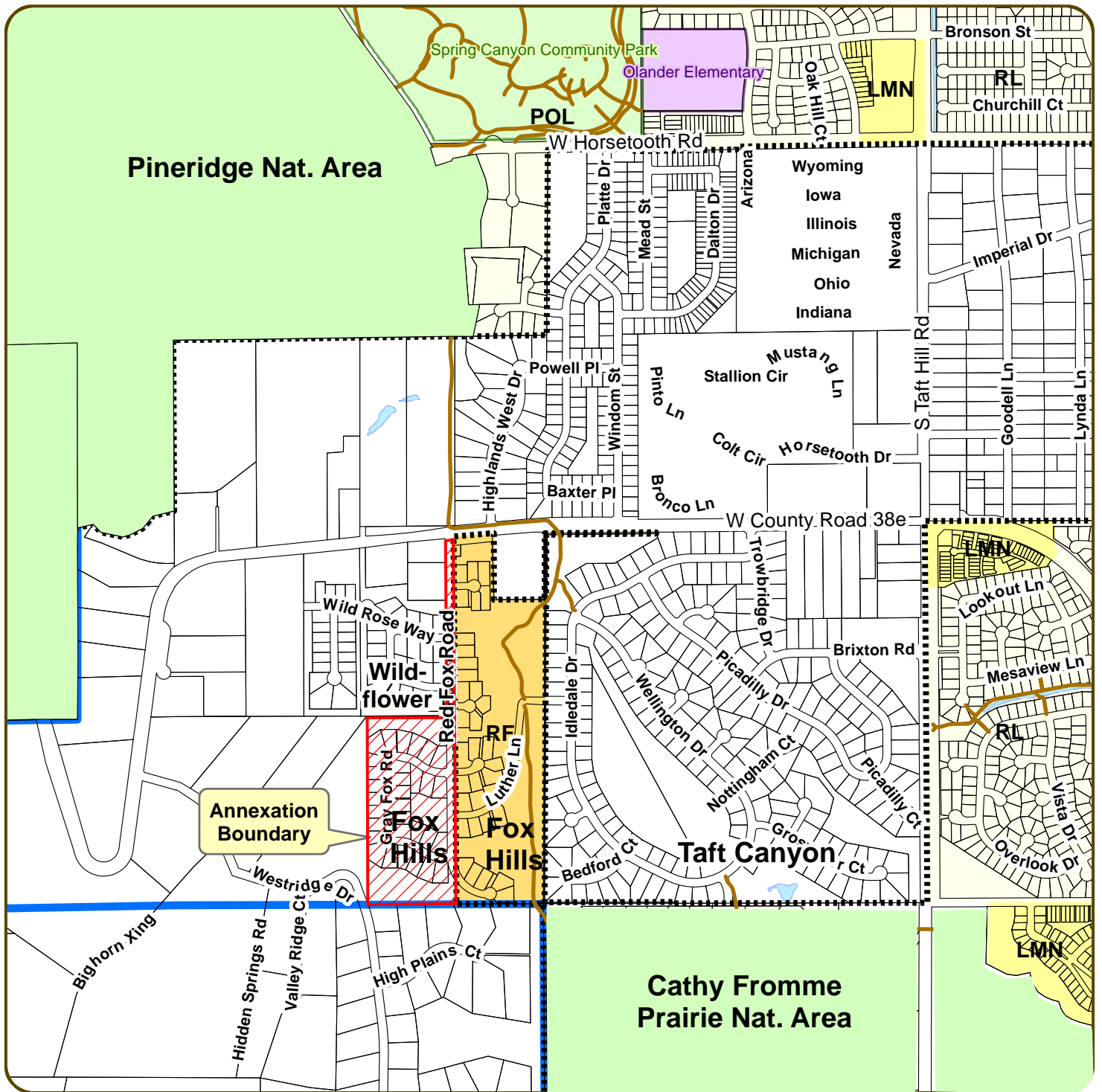


Legend

-  Trails
-  Natarea
-  City Limits
-  GMA
-  Annexation Boundary

Fox Hills Second Annexation Vicinity Map





Legend

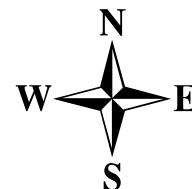
- Natarea
- City Limits
- GMA
- Annexation Boundary

City Zoning

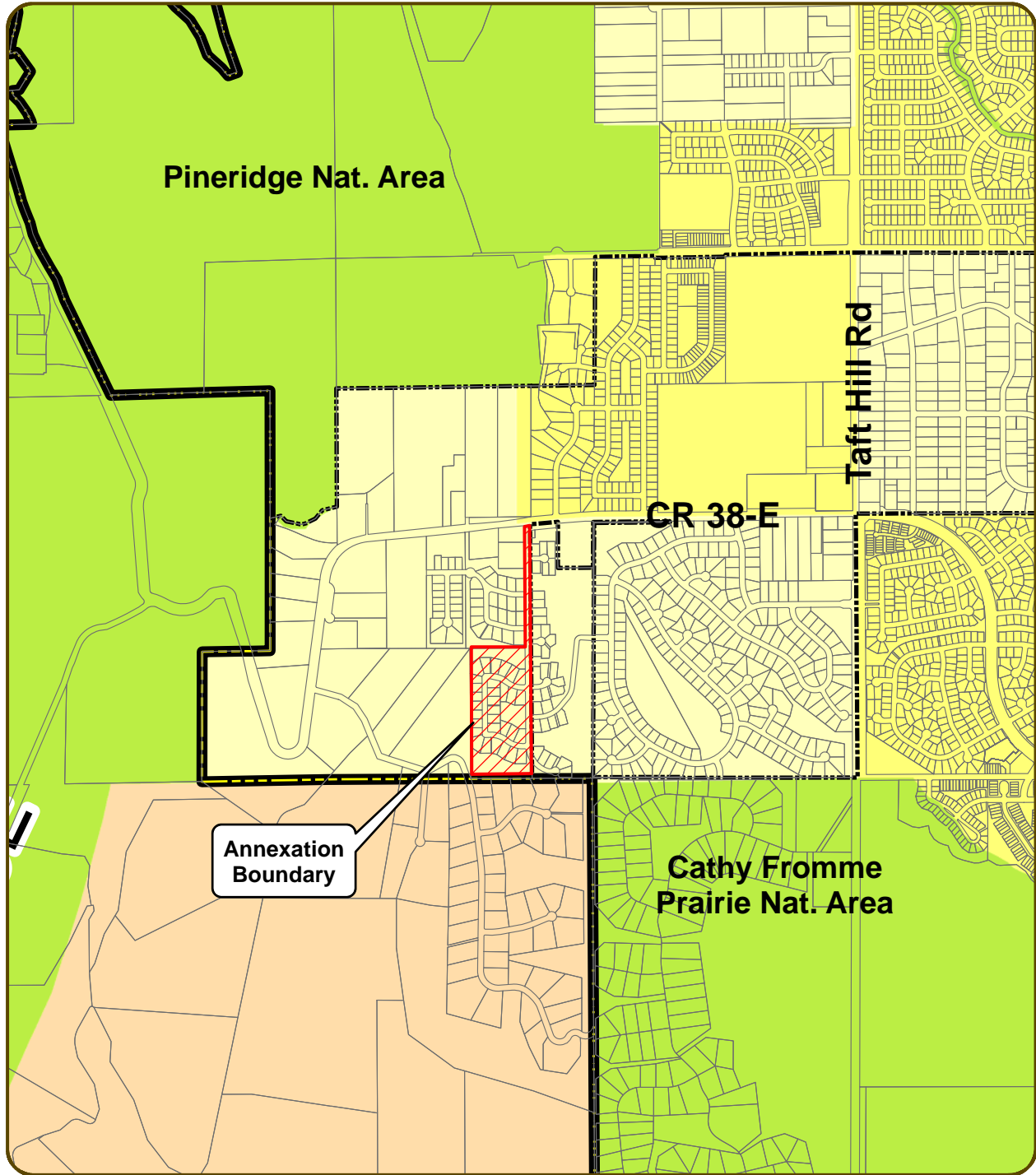
ZONE

- Low Density Mixed-Use Neighborhood (LMN)
- Residential Foothills (RF)
- Low Density Residential (RL)

Zoning Map



City Structure Plan Map



Boundaries

- Fort Collins GMA
- City Limits

Neighborhoods

- Urban Estate
- Low Density Mixed-Use
- Medium Density Mixed-Use

Edges

- Community Separator
- Foothills
- Rural Lands

Corridors

- Open Lands, Parks and Water Corridors



Annexation - Area

1 inch = 0.3 miles

ORDINANCE NO, 150, 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 FOX HILLS SECOND ANNEXATION TO THE CITY OF FORT COLLINS,
COLORADO AND APPROVING CORRESPONDING CHANGES TO THE
RESIDENTIAL NEIGHBORHOOD 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 October 19, 2017, unanimously recommended zoning the property to be known as the Fox Hills Second Annexation (the "Property") as Residential Foothills 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 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 Residential Foothills ("R-F") Zone District as more particularly described as:

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO.

CONSIDERING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, AS BEARING NORTH 89°25'53" EAST AND MONUMENTED AS SHOWN HEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.; THENCE ALONG THE NORTH LINE OF SAID EAST HALF, NORTH 89°25'53" EAST, 617.37 FEET; THENCE DEPARTING SAID LINE, SOUTH 00°34'07" EAST, 108.71 FEET TO POINT OF BEGINNING, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF WEST COUNTY ROAD 38 E, ALSO BEING A POINT ON THE WEST LINE OF AN ACCESS ROAD PER BOOK 1899, PAGE 636 LARIMER COUNTY CLERK AND RECORDER; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 85°00'00" EAST, 60.22 FEET TO A POINT ON THE WEST LINE OF FOX HILLS SECOND FILING, ALSO BEING THE EAST LINE OF AFOREMENTIONED ACCESS ROAD; THENCE ALONG SAID WEST LINE THE NEXT (2) COURSES AND DISTANCES, SOUTH 00°09'17" EAST, 1227.04 FEET; THENCE, SOUTH 00°11'08" WEST, 1319.89 FEET TO A POINT ON THE SOUTH LINE OF FOX HILLS P.U.D.; THENCE ALONG SAID LINE, NORTH 89°48'10" WEST, 619.19 FEET; THENCE ALONG THE WEST LINE OF SAID FOX HILLS P.U.D.; NORTH 00°11'08" EAST, 1316.09 FEET; THENCE ALONG THE NORTH LINE OF SAID FOX HILL P.U.D., NORTH 89°50'43" EAST, 559.20 FEET TO A POINT ON THE WEST LINE OF FOX HILLS P.U.D., SAID LINE ALSO BEING THE EAST LINE OF WILDFLOWER RIDGE P.U.D.; THENCE ALONG SAID LINE, NORTH 00°09'17" WEST, 1221.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 889,556 SQUARE FEET, OR 20.421 ACRES, MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW ON RECORD OR EXISTING.

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

Mayor

ATTEST:

City Clerk

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

Mayor

ATTEST:

City Clerk