

**AGENDA ITEM SUMMARY**  
**FORT COLLINS CITY COUNCIL**

**ITEM NUMBER: 10 A-B**

**DATE: May 2, 2006**

**STAFF: Anne Aspen**

**SUBJECT**

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Items Relating to the Sanctuary Annexation and Zoning.

**RECOMMENDATION**

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Staff recommends adoption of the Ordinances on Second Reading.

**EXECUTIVE SUMMARY**

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- A. Second Reading of Ordinance No. 068, 2006, Annexing Property Known as the Sanctuary Annexation to the City of Fort Collins, Colorado.
- B. Second Reading of Ordinance No. 069, 2006, Amending the Zoning Map of the City of Fort Collins and Classifying for Zoning Purposes the Property Included in the Sanctuary Annexation to the City of Fort Collins, Colorado.

These Ordinances, unanimously adopted on First Reading on April 18, 2006, annex and zone 15.65 acres located approximately one-half mile south of Kechter Road and approximately one-quarter to one-half mile east of Ziegler Road. The property is undeveloped and is in the FA-1 Farming District in Larimer County. The requested zoning in the City of Fort Collins is UE – Urban Estate District.

Staff recommends this property be included in the Residential Neighborhood Sign District. A map amendment is necessary to place this property on the Residential Neighborhood Sign District Map.

**AGENDA ITEM SUMMARY  
FORT COLLINS CITY COUNCIL**

**ITEM NUMBER: 15 A-C**

**DATE: April 18, 2006**

**STAFF: Anne Aspen**

**SUBJECT**

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Items Relating to the Sanctuary Annexation and Zoning.

**RECOMMENDATION**

Staff recommends approval of the annexation and requested zoning of UE – Urban Estate District.

The Planning and Zoning Board voted 6-0 (Stockover absent) to recommend approval of the annexation and to recommend the proposed zoning of UE – Urban Estate District.

The Planning and Zoning Board also voted 6-0 to recommend that this property be included in the Residential Neighborhood Sign District.

**EXECUTIVE SUMMARY**

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- A. Resolution 2006-041 Setting Forth Findings of Fact and Determinations Regarding the Sanctuary Annexation.
- B. Hearing and First Reading of Ordinance No. 068, 2006, Annexing Property Known as the Sanctuary Annexation to the City of Fort Collins, Colorado.
- C. Hearing and First Reading of Ordinance No. 069, 2006, Amending the Zoning Map of the City of Fort Collins and Classifying for Zoning Purposes the Property Included in the Sanctuary Annexation to the City of Fort Collins, Colorado.

This is a request to annex and zone 15.65 acres located approximately one-half mile south of Kechter Road and approximately one-quarter to one-half mile east of Ziegler Road. The property is undeveloped and is in the FA-1 Farming District in Larimer County. The requested zoning in the City of Fort Collins is UE – Urban Estate District.

Staff recommends that this property be included in the Residential Neighborhood Sign District. A map amendment is necessary to place this property on the Residential Neighborhood Sign District Map.

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**APPLICANT:** Tom Dugan  
 PineCrest Planning and Design, LLC  
 4225 Westshore Way  
 Fort Collins, CO 80525

**OWNER:** Sanctuary Development Corp.  
 Douglas Board, President  
 3480 Egret Ct.  
 Fort Collins, CO 80528

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**BACKGROUND**

The applicant has submitted a written petition requesting annexation of 15.65 acres. The property is located approximately one-half mile south of Kechter Road and approximately one-quarter to one-half mile east of Ziegler Road. The property is undeveloped and is in the FA-1 Farming District in Larimer County. The requested zoning in the City of Fort Collins is UE – Urban Estate District.

The surrounding properties are currently zoned as follows:

- N: LMN—Low Density Mixed-Use Neighborhood in the City (existing single-family residential)
- E: UE—Urban Estate District in the City (existing single-family residential)
- S: FA-1 Farming in Larimer County (vacant with one existing single family residence)
- W: LMN—Low Density Mixed-Use Neighborhood in the City and UE—Urban Estate District in the City (existing single-family residential)

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This is a 100% voluntary annexation.

The property is located within the Fort Collins Growth Management Area. According to policies and agreements between the City of Fort Collins and Larimer County contained in the *Intergovernmental Agreement for the Fort Collins Urban Growth Area (Greater Management Area)*, the City agrees to consider annexation of property in the GMA when the property is eligible for annexation according to State law. This property gains more than the required 1/6 contiguity to existing city limits from common boundaries with the entire north boundary which is shared with Fossil Lake Second Annexation; the entire east boundary which is shared with the Swift Addition Fossil Lake Annexation; and the western boundaries which are shared with the Fossil Lake PUD.

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The requested zoning for this annexation is the UE—Urban Estate District. There are several uses permitted in the District, subject to either administrative review or review by the Planning and Zoning Board. The City's adopted Structure Plan, a part of the Comprehensive Plan, suggests UE—Urban Estate neighborhoods would be appropriate in this location.

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

residential use and character. A map amendment is necessary to place this property on the Residential Neighborhood Sign District Map.

**FINDINGS:**

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1. The annexation of this area is consistent with the policies and agreements between Larimer County and the City of Fort Collins contained in the *Intergovernmental Agreement for the Fort Collins Urban Growth Area (GMA)*.
2. The area meets the eligibility requirements included in State law to qualify for a voluntary annexation to the City of Fort Collins.
3. On March 7, 2006, the City Council approved a resolution that accepted the annexation petition and determined that the petition was in compliance with State law. The resolution also initiated the annexation process for the property by establishing the date, time and place when a public hearing would be held regarding the readings of the Ordinances annexing and zoning the area.
4. The requested UE—Urban Estate District zoning is consistent with the City's Comprehensive Plan including the Structure Plan Map and the Fossil Creek Reservoir Area Plan.

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**STAFF RECOMMENDATION:**

Staff recommends approval of the annexation and requested zoning of UE—Urban Estate District.

Staff recommends that this property be included in the Residential Neighborhood Sign District. A map amendment is necessary to place this property on the Residential Neighborhood Sign District Map.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board, at its regular monthly meeting of March 16, 2006, voted 6-0 to recommend approval of the annexation. The Board voted 6-0 to recommend that the property be placed in the UE—Urban Estate District.

The Planning and Zoning Board voted 6-0 to recommend that this property be included in the Residential Neighborhood Sign District.

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ORDINANCE NO. 068, 2006  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
ANNEXING PROPERTY KNOWN AS THE  
SANCTUARY ANNEXATION  
TO THE CITY OF FORT COLLINS, COLORADO

WHEREAS, Resolution 2006-031, finding substantial compliance and initiating annexation proceedings, has heretofore been adopted by the Council of the City of Fort Collins; and

WHEREAS, the Council does hereby find and determine that it is in the best interests of the City to annex said area to the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the following described property in the County of Larimer, State of Colorado, to wit:

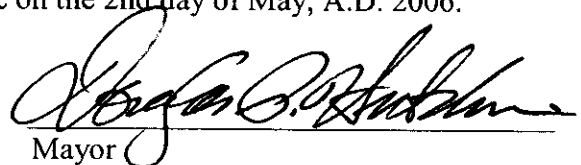
Lot 2, Beard Minor Land Division (04-52261), according to the plat recorded October 21, 2004 at Reception No. 204-0102780

is hereby annexed to the City of Fort Collins and made a part of said City, to be known as the Sanctuary Annexation, which annexation shall become effective in accordance with the provisions contained in Section 31-12-113, C.R.S., including, without limitation, all required filings for recording with the Larimer County Clerk and Recorder.

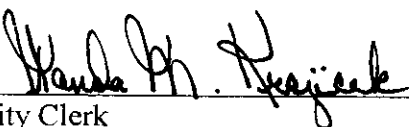
Section 2. That, in annexing said property to the City, the City does not assume any obligation respecting the construction of water mains, sewer lines, gas mains, electric service lines, streets or any other services or utilities in connection with the property hereby annexed except as may be provided by the ordinances of the City.

Section 3. That the City hereby consents, pursuant to Section 37-45-136(3.6), C.R.S., to the inclusion of said property into the Municipal Subdistrict, Northern Colorado Water Conservancy District.

Introduced, considered favorably on first reading, and ordered published this 18th day of April, A.D. 2006, and to be presented for final passage on the 2nd day of May, A.D. 2006.

  
Mayor

ATTEST:

  
City Clerk

Passed and adopted on final reading on the 2nd day of May, A.D. 2006.

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Mayor

ATTEST:

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City Clerk

ORDINANCE NO. 069, 2006  
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 SANCTUARY ANNEXATION TO THE  
CITY OF FORT COLLINS, COLORADO

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, in accordance with the foregoing, the Council has considered the zoning of the property which is the subject of this ordinance, and has determined that the said property should be zoned as hereafter provided.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

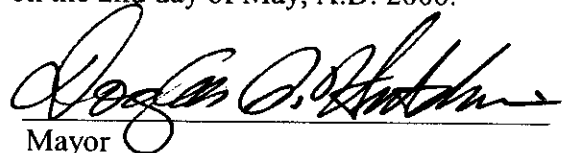
Section 1. That the Zoning Map of the City of Fort Collins adopted pursuant to Section 1.3.2 of the Land Use Code of the City of Fort Collins is hereby changed and amended by including the property known as the Sanctuary Annexation to the City of Fort Collins, Colorado, in the Urban Estate (UE) Zone District, which property is more particularly described as situate in the County of Larimer, State of Colorado, to wit:

Lot 2, Beard Minor Land Division (04-52261), according to the plat  
recorded October 21, 2004 at Reception No. 204-0102780

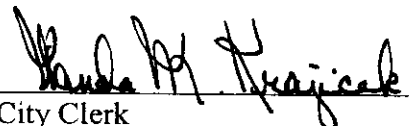
Section 2. That the Sign District Map adopted pursuant to Section 3.8.7(E) of the Land Use Code of the City of Fort Collins is hereby changed and amended by showing that the above-described property is included in the Residential Neighborhood Sign District.

Section 3. 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 18th day of April, A.D. 2006, and to be presented for final passage on the 2nd day of May, A.D. 2006.

  
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Mayor

ATTEST:

  
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City Clerk

Passed and adopted on final reading on the 2nd day of May, A.D. 2006.

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Mayor

ATTEST:

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City Clerk