

ORDINANCE NO. 122, 2020
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE ZONING MAP OF THE CITY OF FORT COLLINS
BY CHANGING THE ZONING CLASSIFICATION FOR THAT
CERTAIN PROPERTY KNOWN AS THE FISCHER REZONING

WHEREAS, Division 1.3 of the Fort Collins Land Use Code (the “Land Use Code”) establishes the Zoning Map and Zone Districts of the City; and

WHEREAS, Division 2.9 of the Land Use Code establishes procedures and criteria for reviewing the rezoning of land; and

WHEREAS, the City has received an application for the rezoning of two parcels more particularly described below from Low Density Residential (“R-L”) Zone District to Neighborhood Conservation Buffer (“N-C-B”) Zone District (“Fischer Rezoning”); and

WHEREAS, the Planning and Zoning Board at its August 20, 2020, meeting recommended that City Council approve the Fischer Rezoning with one condition of approval regarding the provision of one parking space per bedroom if the Property is redeveloped for residential uses; and

WHEREAS, City Council finds that the Fischer Rezoning is consistent with City Plan, the City’s comprehensive plan, is warranted by changed conditions within the neighborhood surrounding the Fischer Rezoning, is compatible with the existing and proposed uses surrounding the Fischer Rezoning and is the appropriate zone district, and would result in a logical and orderly development pattern; and

WHEREAS, City Council desires to impose a condition on the Fischer Rezoning to require that residential development provide at least one parking space per bedroom in order to mitigate parking congestion in the area and the owner of the property subject to the Fischer Rezoning has consented to such condition; and

WHEREAS, in accordance with the foregoing, the City Council has considered the rezoning of the property that is the subject of this Ordinance and has determined that said property should be rezoned as hereafter provided.

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

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 adopted by Division 1.3 of the Land Use Code is hereby amended by changing the zoning classification from Low Density Residential (“R-L”) Zone District, to Neighborhood Conservation, Buffer (“N-C-B”) Zone District, for the following described properties in the City known as the Fischer Rezoning:

Parcel 1:

Lot 15, The Western Heights Subdivision, recorded at Reception No.701791, Larimer County Clerk and Recorder.

Parcel 2:

Commencing at a point 29.6 feet South of the Northeast corner of the South Half (S1/2) of the South Half (S1/2) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 15, Township 7 North of Range 69 West of the Sixth Principal Meridian; thence West 330 feet; thence South 90 feet; thence East 330 feet; thence North 90 feet to the point of beginning, EXCEPT that parcel as described in deed recorded June 9, 1989 at Reception No. 89025675, County of Larimer, State of Colorado.

Section 3. That the following condition be imposed upon the Fischer Rezoning:

- Any development plan involving 1185 or 1201 Westward Drive, or both, for residential use must provide at least one parking space per bedroom.

Section 4. That the property subject to the Fischer Rezoning continue to be included in the Residential Sign District adopted pursuant to Section 3.8.7.1(M) of the Land Use Code.

Section 5. 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 6th day of October, A.D., 2020, and to be presented for final passage on the 20th day of October, A.D. 2020.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading on this 20th day of October, A.D. 2020.

Mayor

ATTEST:

City Clerk