

ORDINANCE NO. 018, 2023  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
AMENDING THE CITY'S STRUCTURE PLAN MAP

WHEREAS, the Structure Plan Map is part of City Plan, the City's comprehensive plan, and the Structure Plan Map serves as a blueprint for the desired future development pattern of the community and provides guidance through its place type land use designations to decision makers when reviewing rezoning requests; and

WHEREAS, the City has received an application to rezone certain property that is approximately seventeen acres in size and is located east of the intersection of Lemay Avenue and Duff Drive; and

WHEREAS, under the rezoning application, known as "The Landing at Lemay Rezoning," such property would be rezoned from the Industrial ("I") zone district to the Medium Density Mixed-Use Neighborhood ("M-M-N") zone district; and

WHEREAS, the proposed The Landing at Lemay Rezoning does not comply with the current Structure Plan Map Industrial place type land use designation and, in order for the rezoning to comply with the Structure Plan Map, the applicant for The Landing at Lemay Rezoning is requesting that the Structure Plan Map be amended to the Mixed Neighborhood place type; and

WHEREAS, the Planning and Zoning Commission at its December 15, 2022, regular meeting recommended that Council approve the requested amendment of the Structure Plan Map and The Landing at Lemay Rezoning on a 5-1 vote; and

WHEREAS, the City Council finds that, while the proposed The Landing at Lemay Rezoning does not comply with the present place type land use designation shown on the Structure Plan Map for that location, it complies with the City Plan principles and policies as well as the principles of the Structure Plan Map; and

WHEREAS, accordingly, the City Council has determined that the proposed The Landing at Lemay Rezoning is in the best interests of the City and, therefore, that the Structure Plan Map should be amended so that The Landing at Lemay Rezoning is in compliance with the Structure Plan Map; and

WHEREAS, the City Council has further determined that the Structure Plan Map should be amended as shown on Exhibit "A" attached hereto, so that the proposed rezoning will comply with City Plan, including the Structure Plan Map.

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

Section 1. That the City Council finds that the existing Structure Plan Map is in need of the amendment requested by the applicant for The Landing at Lemay Rezoning.

Section 2. That the City Council finds that the proposed amendment promotes the public welfare and is consistent with the vision, goals, principles and policies of City Plan and the elements thereof.

Section 3. That the City Plan Structure Plan Map is hereby amended so as to appear as shown on Exhibit "A" attached hereto and incorporated herein by this reference, with the condition that the amendment shall only occur upon City Council approving The Landing at Lemay Rezoning on second reading. If The Landing at Lemay Rezoning is not approved on second reading, this Ordinance shall automatically become null and void.

Introduced, considered favorably on first reading and ordered published this 7th day of February, 2023, and to be presented for final passage on the 21st day of February, 2023.

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Mayor

ATTEST:

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City Clerk

Passed and adopted on final reading this 21st day of February, 2023.

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Mayor

ATTEST:

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City Clerk