

ORDINANCE NO. 100, 2023  
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 LANDING AT LEMAY TWO 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, on February 21, 2023, City Council adopted Ordinance No. 019, 2023, approving the Landing at Lemay Rezoning to rezone an approximately seventeen-acre property located east of the intersection of Lemay Avenue and Duff Drive from the Industrial (I) zone district to the Medium Density Mixed-Use Neighborhood (M-M-N) zone district; and

WHEREAS, the City has received a request to rezone an approximately nine-acre property (hereinafter, “The Landing at Lemay Two Rezoning”) that abuts the property rezoned in the Landing at Lemay Rezoning from the Industrial (I) zone district to the Medium Density Mixed-Use Neighborhood (M-M-N) zone district; and

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

WHEREAS, in accordance with the foregoing, City Council has considered The Landing at Lemay Two Rezoning and has determined that said property should be rezoned as hereinafter provided; and

WHEREAS, City Council has further determined that The Landing at Lemay Two Rezoning, in consideration of the conditions of approval set forth in this Ordinance and the related Structure Plan Map amendment request, City’s Comprehensive Plan is warranted by changed conditions within the neighborhood surrounding and including the Landing at Lemay Two Rezoning; and

WHEREAS, to the extent applicable, City Council has also analyzed the proposed rezoning against the considerations as established in Section 2.9.4(H)(3) of the Land Use Code; and

WHEREAS, the Planning and Zoning Commission at its May 18, 2023, regular meeting recommended that Council approve The Landing at Lemay Two Rezoning and the requested amendment of the Structure Plan Map on a 7-0 vote; and

WHEREAS, the City Council finds that The Landing at Lemay Two Rezoning is in the best interest of the City.

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 approval of The Landing at Lemay Two Rezoning is conditional upon City Council approving the requested amendment to the Structure Plan Map related to The Landing at Lemay Rezoning on second reading. The Structure Plan Amendment is necessary for The Landing at Lemay Two Rezoning to comply with the Comprehensive Plan. If such Structure Plan Map amendment is not approved on second reading, this Ordinance shall be null and void.

Section 3. That the Zoning Map adopted by Division 1.3 of the Land Use Code is hereby amended by changing the zoning classification from Industrial ("I") Zone District, to Medium Density Mixed Use Neighborhood ("M-M-N") Zone District, for the following described property in the City known as The Landing at Lemay Two Rezoning:

A TRACT OF LAND SITUATE IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO, WHICH CONSIDERING THE NORTH LINE OF THE SAID NORTHWEST 1/4 AS BEARING NORTH 88° 53' 46" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE COMMENCING FROM THE NORTHWEST CORNER OF SAID SECTION 7, BEING MONUMENTED WITH A #6 REBAR AND 3 1/4" ALUMINUM CAP, STAMPED WITH PLS# 17497, AND CONTINUING ALONG SAID NORTH LINE NORTH 88° 53' 46" EAST 1240.70 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 01° 05' 44" EAST 79.71 FEET TO A #4 REBAR WITH NO CAP, ALSO BEING THE POINT OF BEGINNING;

THENCE, SOUTH 00° 30' 20" WEST FOR A DISTANCE OF 417.97 FEET;

THENCE, SOUTH 88° 15' 17" EAST FOR A DISTANCE OF 57.91 FEET;

THENCE, SOUTH 51° 31' 56" EAST FOR A DISTANCE OF 914.10 FEET;

THENCE, SOUTH 38° 27' 14" WEST FOR A DISTANCE OF 377.87 FEET;

THENCE, NORTH 51° 26' 39" WEST FOR A DISTANCE OF 966.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE BEING CONCAVE TO THE WEST WITH A DELTA OF 02° 27' 28", HAVING A RADIUS OF 1380.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 25° 09' 56" EAST FOR A DISTANCE OF 59.19 FEET;

THENCE, NORTH 23° 56' 12" EAST FOR A DISTANCE OF 89.54 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE BEING CONCAVE TO THE WEST, WITH A DELTA OF 25° 03' 25", HAVING A RADIUS OF 1005.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 11° 24' 30" EAST FOR A DISTANCE OF 436.02 FEET;

THENCE NORTH 01° 07' 15" WEST A DISTANCE OF 117.25 FEET

THENCE NORTH 88° 44' 21" EAST FOR A DISTANCE OF 75.67 FEET TO THE POINT OF BEGINNING

Section 4. That the Residential Neighborhood Sign District Map adopted pursuant to Section 3.8.7.1(M) of the Land Use Code be, and the same hereby is, changed and amended by showing that the above-described property is included in the Residential Neighborhood Sign District.

Section 5. That the Lighting Context Area Map adopted pursuant to Section 3.2.4(H) of the Land Use Code of the City of Fort Collins is hereby changed and amended by showing that the property subject to The Landing at Lemay Two Rezoning is included in the LC1 Lighting Context Area.

Section 6. 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 July, 2023, and to be presented for final passage on the 15th day of August, 2023.

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Mayor

ATTEST:

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Chief Deputy City Clerk

Passed and adopted on final reading this 15th day of August, 2023.

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Mayor

ATTEST:

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Chief Deputy City Clerk