

ORDINANCE NO. 068, 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 NORTH COLLEGE MOBILE HOME PARK 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, City Council seeks to preserve and support existing manufactured housing communities in Fort Collins such as the North College Mobile Home Park; and

WHEREAS, the Planning and Zoning Commission voted at their March 23, 2023, hearing to recommend approval of the rezoning of the North College Mobile Home Park (the “Property:”) to City Council; and

WHEREAS, in accordance with the foregoing, the City Council has conducted a public hearing, considered the staff report, the Planning and Zoning Commission recommendation and findings, and evidence provided for and at the public hearing, and has determined that the Property should be rezoned as hereinafter provided; and

WHEREAS, the City Council finds that the proposed rezoning satisfies the requirements Division 2.9 of the Land Use Code as follows:

The rezoning is consistent with the City’s Comprehensive Plan and is warranted by changed conditions within the neighborhood surrounding and including the Property; and

The proposed rezoning would be compatible with existing and proposed uses surrounding the Property and is the appropriate zone district for the Property; would not result in significant adverse impacts on the natural environment; and would result in a logical and orderly development pattern; and is in the best interests of the City.

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

Section 1. That the findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. That the Zoning Map adopted by Division 1.3 of the Land Use Code is hereby amended by changing the zoning classifications from Service Commercial (C-S) Zone

District and Low Density Mixed-Use Neighborhood (L-M-N) Zone District, to the Manufactured Housing (M-H) Zone District, for the following described Property in the City:

PARCEL 9702100021:

BEG AT PT 657.02 FT S OF NE COR OF NE 1/4 2-7-69, W 1320 FT M/L TO W LN OF E 1/2 OF NE 1/4, S 328.5 FT, E 1127.1 FT M/L TO W LN K BAR D SUB, N 219 FT, E 198.9 FT, N 109.5 FT TPOB; LESS ROW TO CITY PER 20140040137

PARCEL 9702100025:

BEG 492.76 FT S AND 240 FT W OF NE COR OF NE 1/4 2-7-69, S 164.25 FT, W 1127.1 FT TO W LN E 1/2 OF NE 1/4, N 164.25 FT, E 1127.1 FT TPOB (AD), FTC; ALSO POR NE 1/4 OF NE 1/4 2-7-69 LYING S OF FOL DESC LN: COM E 1/16 COR

PARCEL 9702100028:

BEG AT N 1/4 COR 2-7-69, TH ALG N LN S 89 59' E 1317 FT TO NE COR OF W 1/2 OF NE 1/4, TH ALG E LN OF W 1/2 OF NE 1/4 S 0 3' 20" W 405 FT TPOB, TH CONT ALG SD E LN S 0 3' 20" W 1956.97 FT, N 89 59' W 2.67 FT M/L TO ERLY L

Section 3. That the City Manager is hereby authorized and directed to amend the Zoning Map in accordance with this Ordinance.

Section 4. That the Sign District Map adopted pursuant to Section 3.8.7.1(M) of the Land Use Code is hereby 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 is hereby changed and amended by showing that the above-described Property is included in the LC1 Lighting Context Area.

Introduced, considered favorably on first reading, and ordered published this 2nd day of May, 2023, and to be presented for final passage on the 16th day of May, 2023.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading on this 16th day of May, 2023.

Mayor

ATTEST:

City Clerk