

ORDINANCE NO. 138, 2023
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE ZONING MAP OF THE CITY OF FORT COLLINS
TO RENAME ALL NEIGHBORHOOD CONSERVATION LOW DENSITY,
NEIGHBORHOOD CONSERVATION MEDIUM DENSITY, AND NEIGHBORHOOD
CONSERVATION BUFFER ZONE DISTRICTS TO THE OLD TOWN ZONE DISTRICT IN
CONJUNCTION WITH THE ADOPTION OF THE REVISED LAND USE CODE

WHEREAS, the City is adopting the revised Land Use Code to replace the Land Use Code originally adopted on December 2, 1997, (“1997 Land Use Code”) via Ordinance 190, 1997; and

WHEREAS, the revised Land Use Code will, among other changes, rename all existing Neighborhood Conservation Low Density (“N-C-L”), Neighborhood Conservation Medium Density (“N-C-M”), and Neighborhood Conservation Buffer (“N-C-B”) zone districts to become the Old Town (“OT”) zone district which is further divided into the following sub-districts:

- OT-A, Old Town District, Low;
 - OT-B, Old Town District, Medium; and
 - OT-C; Old Tow District, High
- ; and

WHEREAS, the renaming is to better align the purpose of the Old Town zone district under the revised Land Use Code with its name to facilitate public understanding and use of the revised Land Use Code; and

WHEREAS, the rezoning to effectuate the renaming will change only the name of the zone districts and will not affect the existing Sign District Map or Lighting Context Area Map designations within the zone districts being renamed; and

WHEREAS, whereas the existing N-C-L, N-C-M, and N-C-B zone districts are greater than 640 acres in size and pursuant to 1997 Land Use Code Section 2.9.4(H), any rezoning greater than 640 acres in size is a legislative rezoning committed to the legislative discretion of the City Council; and

WHEREAS, the City Planning and Zoning Commission, at its meeting on September 27, 2023, recommended on a 4-1 vote (Haefele Nay) that City Council rename the N-C-L, N-C-M, and N-C-B zone districts to become the OT zone district; and

WHEREAS, the required notice of this rezoning was published in the *Fort Collins Coloradoan* and the text of the notice is attached hereto as Exhibit “A”; and

WHEREAS, the City Council has determined that the proposed rezoning is consistent with the City’s Comprehensive Plan, better aligns the purpose of the zone district with its name under the revised Land Use Code, and facilitates public understanding and use of the revised Land Use Code; and

WHEREAS, City Council has considered the rezoning and finds it to be in the best interests of the City and has determined that the N-C-L, N-C-M, and N-C-B zone districts shall hereafter be renamed the Old Town (OT) zone district.

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

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 of the City of Fort Collins adopted pursuant to Section 1.3.2 of the Land Use Code of the City of Fort Collins, and referenced in revised Land Use Code Section 6.1.2, is hereby changed and amended to rename all existing Neighborhood Conservation Low Density (N-C-L), Neighborhood Conservation Medium Density (N-C-M), and Neighborhood Conservation Buffer (N-C-B) zone districts to the Old Town (OT) zone district, as further divided in sub-districts OT-A, OT-B, and OT-C as shown on Exhibit "B" attached hereto and incorporated herein.

Section 3. That the existing Sign District Map and Lighting Context Area Map designations within the existing N-C-L, N-C-M, and N-C-B shall not be affected by the renaming to the OT zone district and shall remain in effect in the same locations within the OT zone district.

Section 4. That the renaming to the OT zone district set forth in this Ordinance shall not go into effect until the Land Use Code adopted by Ordinance 136, 2023, goes into effect.

Section 5. That the City Manager is hereby authorized and directed to amend said Zoning Map in accordance with this Ordinance.

Section 6. That Ordinance No. 115, 2022, Amending the Zoning Map of the City of Fort Collins to Rename All Neighborhood Conservation Low Density, Neighborhood Conservation Medium Density, and Neighborhood Conservation Buffer Zone Districts to the Old Town Zone District In Conjunction With the Adoption of the Land Development Code, is hereby rescinded and shall be of no further force or effect.

Introduced, considered favorably on first reading and ordered published this 3rd day of October, 2023, and to be presented for final passage on the 17th day of October, 2023.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading this 17th day of October, 2023.

Mayor

ATTEST:

City Clerk