

ORDINANCE NO. 057, 2024
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

A. The City is adopting the revised Land Use Code via Ordinance No. 055, 2024, to replace the Land Use Code originally adopted on December 2, 1997, (“1997 Land Use Code”) via Ordinance 190, 1997.

B. 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:

1. OT-A, Old Town District, Low;
2. OT-B, Old Town District, Medium; and
3. OT-C; Old Tow District, High.

C. 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.

D. 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.

E. 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.

F. The City Planning and Zoning Commission at its meeting on March 21, 2024, recommended on a 5-0 vote (Stackhouse absent) that City Council rename the N-C-L, N-C-M, and N-C-B zone districts to become the OT zone district with corresponding sub-districts OT-A, OT-B, and OT-C.

G. The required notice of this rezoning was published in the Fort Collins Coloradoan on March 31, 2024, and the text of the notice is attached hereto as Exhibit “A.”

H. 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

I. The 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 with corresponding sub-districts OT-A, OT-B, and OT-C.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. 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 into corresponding sub-districts OT-A, OT-B, and OT-C as shown on Exhibit "B" attached hereto and incorporated herein.

Section 2. 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 and corresponding sub-districts OT-A, OT-B, and OT-C.

Section 3. 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 No. 055, 2024, goes into effect. Should the Land Use Code go into effect and be subsequently repealed by City Council in connection with a referendum petition, this Ordinance shall be automatically repealed effective the same date as the ordinance repealing the Land Use Code.

Section 4. The City Manager is hereby authorized and directed to amend said Zoning Map in accordance with this Ordinance.

Introduced, considered favorably on first reading on April 16, 2024, and approved on second reading for final passage on May 7, 2024.

Mayor

ATTEST:

Interim City Clerk

Effective Date: May 17, 2024

Approving Attorney: Brad Yatabe

EXHIBIT A TO ORDINANCE NO. 057, 2024

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that, on April 16, 2024, at 6:00 p.m., or as soon thereafter as the matter may come on for hearing in the Council Chambers in the City Hall, 300 LaPorte Avenue, Fort Collins, Colorado, the Fort Collins City Council will hold a public hearing on the rezoning to rename the existing Neighborhood Conservation Low Density ("N-C-L"), Neighborhood Conservation Medium Density ("N-C-M"), and Neighborhood Conservation Buffer ("N-C-B") zone districts under the current Land Use Code to the Old Town Neighborhood ("OT") zone district (with OT subdistricts A, B, and C) effective upon the effective date of the revised Land Use Code. Because the combined area of the N-C-L, N-C-M, and N-C-B zone districts exceed 640 acres, this is a legislative rezoning pursuant to Land Use Code Division 2.9.

Individuals who wish to address Council in person or remotely can find specific information on how to do so at <https://www.fcgov.com/council/councilcomments>.

The City of Fort Collins will make reasonable accommodations for access to City services, programs and activities and will make special communication arrangements for persons with disabilities. Please call 970.221.6515 (TDD 224-6001) for assistance.

This notice is given and published by order of the City of Fort Collins, Colorado.

EXHIBIT B TO ORDINANCE NO. 057, 2024

