

TOWN OF WINDSOR

ORDINANCE NO. 2017-1548

AN ORDINANCE PURSUANT TO CHAPTER 16, ARTICLE V OF THE *WINDSOR MUNICIPAL CODE* APPROVING THE RE-ZONING OF EAGLE CROSSING SUBDIVISION 2nd FILING TRACT B; EAGLE CROSSING SUBDIVISION 3rd FILING TRACTS A AND TRACT B; AND FOSSIL RIDGE SUBDIVISION 2nd FILING, LOT 4, BLOCK 11

WHEREAS, the Town of Windsor is a home rule municipality with all powers conferred under Colorado law; and

WHEREAS, the Town has in place a comprehensive system of land use regulations, the purpose of which is to promote the public health, safety and welfare; and

WHEREAS, the Town has adopted the zoning regulations set forth in Chapter 16 of the Windsor Municipal Code (“Zoning Code”), under which parcels of land are identified and classified for regulatory purposes; and

WHEREAS, the real property (“Property”) identified below is presently zoned “Limited Industrial IL”, pursuant to the regulations found in Article XXI of the Zoning Code:

- Eagle Crossing Subdivision 2nd Filing Tract B;
- Eagle Crossing Subdivision 3rd Filing Tracts A and Tract B; and
- Fossil Ridge Subdivision 2nd Filing, Lot 4, Block 11

and

WHEREAS, the owner of the Property has filed a Petition (“Petition”) requesting re-zoning of the Property from its current designation to “General Commercial GC” and “Multifamily MF-2”; and

WHEREAS, in accordance with the requirements for re-zoning found in Article V of the Zoning Code, the Petition has been reviewed by staff and referred to the Planning Commission for review and recommendation following a public hearing; and

WHEREAS, the Planning Commission has recommended that the Town Board approve the re-zoning request, subject to certain conditions; and

WHEREAS, pursuant to the requirements for re-zoning found in Article V of the Zoning Code, the Town Board has convened a public hearing and heard relevant evidence with respect to the merits of the Petition; and

WHEREAS, based upon the evidence presented at the public hearing, the Town Board concludes that the Petition should be granted, and the Property re-zoned as requested.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

1. The Property is and shall be re-zoned in specific accordance with the attached Exhibit A, incorporated herein by this reference as if set forth fully.
2. In addition to all other applicable regulations, the use of the Property shall be subject to the regulations found in Chapter 16, Articles XVI and XIX of the *Windsor Municipal Code*.
3. Pursuant to *Windsor Municipal Code* § 16-5-20 (3), within ten (10) days of the effective date of this Ordinance, the Property owner shall submit to the Planning Department a certified copy of a compact disc (CD) containing all drawings that have been approved by the Town, plus two (2) translucent original Mylars of final rezoning maps to be recorded in the office of the Weld County Clerk and Recorder.

Introduced, passed upon a vote of 5 in favor and 0 opposed on first reading and ordered published this 11th day of December, 2017.

TOWN OF WINDSOR, COLORADO

Kristie Melendez

Kristie Melendez, Mayor

ATTEST:

Patti Garcia
Patti Garcia, Town Clerk



Passed on second reading upon a vote of ____ in favor and ____ opposed, and ordered published this 8th day of January, 2018.

TOWN OF WINDSOR, COLORADO

Kristie Melendez, Mayor

ATTEST:

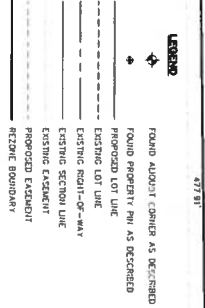
Patti Garcia, Town Clerk

MATCHLINE - SEE SHEET 3

Exhibit A
LOT 1
FIELD CROSSING SUB
1ST FILING
DIVISION 15
EXISTING ZONING I-1

TRACT A
FROM ACROSS 2ND FILING
FROM 1ST FILING
EXISTING ZONING I-1

CENTER QUARTER CORNER
SECTION 15, T4N, R9E
FROM 2ND FILING
STANDARD 15 1189



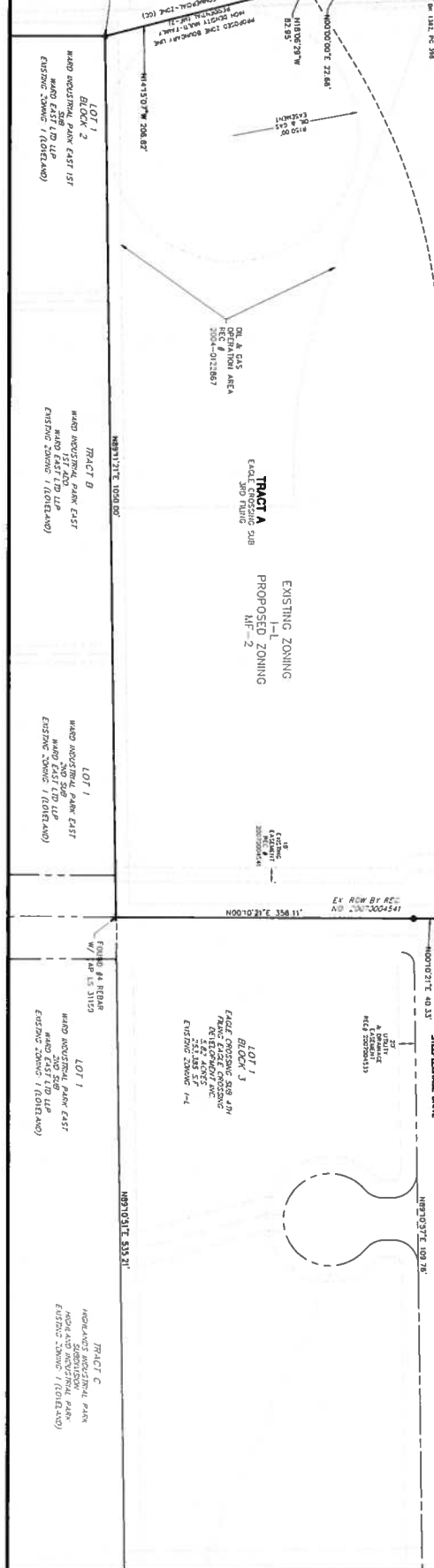
TRACT A
FIELD CROSSING SUB
1ST FILING
DIVISION 15
EXISTING ZONING I-1

TRACT B
FIELD CROSSING SUB
2ND FILING

EXISTING ZONING
PROPOSED ZONING
MF-2

TRACT A
FIELD CROSSING SUB
2ND FILING
PROPOSED ZONING I-1

TRACT B
FIELD CROSSING SUB
2ND FILING



EAGLE CROSSING FOURTH FILING		REZONE MAP	
TST			

DATE: 10/20/2012		DRAWN BY: JMM	
PROJECT: 1070-0008-00		CHECKED BY: JMM	
SCALE: 1" = 60'		DATE: 10/20/2012	
SHEET: 2 of 4		DATE: 10/20/2012	

Exhibit A

LOT 1 - BLOCK 9
 FROM ROSS ROAD SUB
 FROM PLATE LIMITED PARTNERSHIP
 PLATTING PARCEL # 2008-001134
 E-151302.50' W 779.32'

LOT 4 - BLOCK 9
 FROM ROSS ROAD SUB AND RANG
 FROM PLATE LIMITED PARTNERSHIP
 PLATTING PARCEL # 2008-001134
 E-151302.50' W 779.32'

LOT 3 - BLOCK 9
 FROM ROSS ROAD SUB AND RANG
 FROM PLATE LIMITED PARTNERSHIP
 PLATTING PARCEL # 2008-001134
 E-151302.50' W 779.32'

- LEGEND**
- FOUND ADJUT CORNER AS DESCRIBED
 - FOUND PROPERTY PER AS DESCRIBED
 - PROPOSED LOT LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING SECTION LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - RETIRE BOUNDARY

(BASIS OF BEARING)
 S00°11'50"W 2628.49'
 S00°11'50"W 1515.51'

N FARROWGROUNDS AVENUE

TRACT B
 EAGLE CROSSING SUB
 SUB PLATTING

EXISTING ZONING
 CC
 PROPOSED ZONING
 CC

EXISTING ZONING
 H-L
 PROPOSED ZONING
 CC



MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 2

EAGLE CROSSING FOURTH FILING

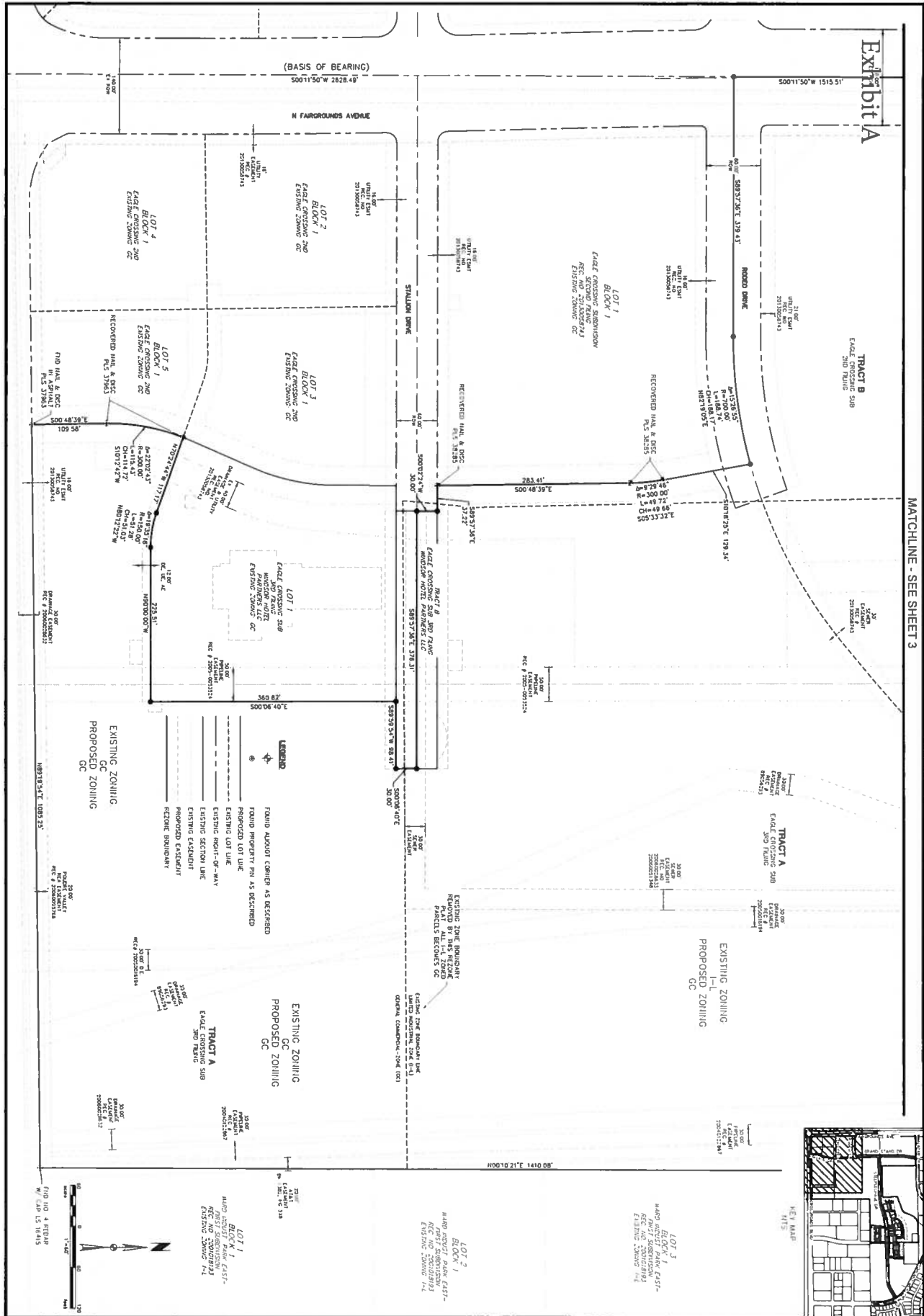
REZONE MAP

REVISIONS	
NO.	DESCRIPTION

DATE: 11/15/17
 DRAWN BY: AJJ
 CHECKED BY: AJJ
 COUNTY: COOK, ALABAMA
 PROJECT: EAGLE CROSSING

IST INC.
 CIVIL ENGINEERS
 1070 0000 00
 NOVEMBER 2017
 3 of 4

MATCHLINE - SEE SHEET 3



REVISIONS	
NO.	DESCRIPTION

DATE	BY	DESCRIPTION

WASHINGTON

DATE: 10/20/2017
 TIME: 10:20:00 AM
 PROJECT: 170710000.00
 DRAWING: 170710000.00
 SHEET: 4 of 4

EAGLE CROSSING FOURTH FILING

REZONE MAP

TST

170710000.00
 10/20/2017
 10:20:00 AM