

FIRST READING: September 17, 2019

SECOND READING: October 1, 2019

**ORDINANCE NO. 6341**

**AN ORDINANCE AMENDING SECTION 18.02.02.03 OF THE LOVELAND MUNICIPAL CODE, THE SAME RELATING TO ZONING REGULATIONS FOR CERTAIN PROPERTY LOCATED IN THE SPRENGER ADDITION AND THE MOLINE SUBDIVISION TO THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO**

**WHEREAS**, the City's Public Works Department (the "Department") has petitioned the City to rezone certain City-owned property located near the intersection of Taft Avenue and West Eisenhower Boulevard as more particularly described below (the "Property"); and

**WHEREAS**, the City has purchased the Property, which is comprised of seven individual lots, for purposes of the City's Taft Avenue widening project (the "Project"). The Property is currently zoned R1e-Established Low Density Residential; and

**WHEREAS**, the Department will utilize a portion of the Property for right-of-way for the Project, thus diminishing the size of each lot and making residential use of the Property difficult. The Property is located immediately adjacent to property zoned B-Developing Business and near a major intersection in the City. As a result, the B-Developing Business is the most logical and appropriate zone for the location and use of the Property; and

**WHEREAS**, the City of Loveland Planning Commission conducted public hearings on July 8, 2019 and August 12, 2019, and unanimously approved the proposed rezoning; and

**WHEREAS**, on September 17, 2019, the City Council held a public hearing regarding the rezoning of the Property from "R1e-Established Low Density Residential" to "B – Developing Business" and desires to approve such rezoning as being in the best interests of the citizens of Loveland.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO:**

**Section 1.** That Section 18.02.02.03 of the Loveland Municipal Code and the map referred to therein, said map being part of said Municipal Code and showing the boundaries of the district specified, shall be and the same is hereby amended in the following particulars, to wit:

**Lots 1 through 4, East Sprenger Addition, City of Loveland, Larimer County, Colorado**

**Lots 1 through 3, Moline Subdivision, City of Loveland, Larimer County, Colorado**

(the "Property") which Property is now included within the boundaries designated R1e – Established Low Density Residential shall be included within the boundaries of the district designated as follows:

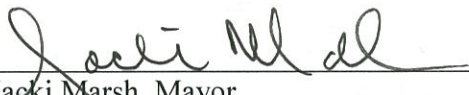
### **B – DEVELOPING BUSINESS**

**Section 2.** That development of the Property as **B - DEVELOPING BUSINESS** shall be subject to all applicable zoning regulations for the City of Loveland.

**Section 3.** That as provided in City Charter Section 4-9(a)(7), this Ordinance shall be published by title only by the City Clerk after adoption on second reading unless the Ordinance has been amended since first reading in which case the Ordinance shall be published in full or the amendments shall be published in full. This Ordinance shall be in full force and effect ten days after its final publication, as provided in City Charter Section 4-8(b).

**Section 4.** That the City Clerk is hereby directed to record the Ordinance with the Larimer County Clerk and Recorder after its effective date in accordance with State Statutes.

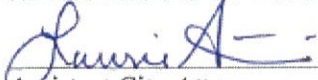
ADOPTED this 1<sup>st</sup> day of October, 2019.

  
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Jacki Marsh, Mayor

ATTEST:

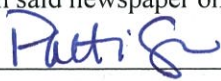
  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Assistant City Attorney

Ordinance 6341

I, Patti Garcia, City Clerk of the City of Loveland, Colorado, hereby certify that the above and foregoing Ordinance was introduced at a regular (or special) meeting of the City Council, held on September 17, 2019 and was initially published in the Loveland Daily Reporter-Herald, a newspaper published within the city limits, in full on September 21, 2019 and by title except for parts thereof which were amended after such initial publication which parts were published in full in said newspaper on October 5, 2019.

  
\_\_\_\_\_  
City Clerk

Effective Date: October 15, 2019