

# MINUTES

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS



## Planning & Zoning Commission REGULAR MEETING

April 16, 2026 – 6:00 PM

Council Chambers, City Hall 300 Laporte Ave

Also via Zoom

### CALL TO ORDER: 6:00 PM

### ROLL CALL

- Board Members Present – Adam Sass (Chair), Russell Connelly (Vice Chair), Shirley Peel, York, Trevor Sheeley, Julie Stackhouse, Kent Bruxvoort (arrived late)
- Board Members Absent – None
- Staff Members Present – Frickey, Kidwell, Myler, Yatabe, Kleer, Winslow

### AGENDA REVIEW

Clay Frickey, Planning Manager, provided a review of the agenda.

### PUBLIC PARTICIPATION

None.

### CONSENT AGENDA

#### 1. CONSIDERATION AND APPROVAL OF THE MINUTES OF MARCH 25, 2026

The purpose of this item is to approve the minutes from the March 25, 2026 meeting of the Planning and Zoning Commission.

***Commissioner York made a motion, seconded by Commissioner Peel, to approve the Consent Agenda. Yeas: Connelly, Sheeley, York, Peel, Stackhouse and Sass. Nays: None.***

***THE MOTION CARRIED.***

### DISCUSSION AGENDA

#### 2. PEAKVIEW ANNEXATION NO. 2 – ANX230001

##### DESCRIPTION:

This is a request for annexation and zoning for parcel #s 8709305001, 8709305002, 8709305003, 8709305004, 8709305005, 8709306003, and 8709000044 located generally at the northeast corner of E Mulberry St and Greenfields Dr

within the East Mulberry Corridor. The area is currently undeveloped but includes an existing development plan that was approved by Larimer County (Peakview P.L.D. 05-S2523). The Planning and Zoning Commission will make a zoning recommendation to City Council, which is the final decision maker for both the annexation and zoning.

**STAFF:** Kai Kleer, Sr City Planner

**APPLICANT:** Troy Jones  
MTA Planning & Architecture  
2826 Sitting Bull Way  
Fort Collins, CO

**PROPERTY OWNER:** Valley 14, LLC & Cooper Slough Hunting Club, LLC  
PO Box 930  
Fort Collins, CO 80522

### **Staff Overview**

Kai Kleer, City Planner, stated this is a 100% voluntary annexation request for 70 acres of property within the East Mulberry corridor. Kleer noted staff is recommending conditional zoning of General Commercial due to its inconsistency with the framework plan in the East Mulberry corridor, as well as Industrial and Medium-Density Mixed-Use zoning. He noted the Commission will be providing a recommendation to City Council and he outlined the review requirements.

Kleer provided aerial imagery of the property and discussed the surrounding area. He also discussed the East Mulberry Plan and study regarding the recommendation for a grocery store to be located in the area. He noted Natural Areas is interested in annexing the Natural Areas in the area and outlined annexation thresholds along East Mulberry. He also discussed the floodplain boundaries that are surrounding the subject property.

Kleer noted the property includes a 40-acre development plan that was approved in Larimer County in 2022. The Peakview PLD platted five different lots to be used for future commercial and residential development. Additionally, the PLD includes a 100–150-foot natural habitat buffer zone in an out lot and a 50-foot trail easement for a regional trail connection. Kleer also stated any future development application would need to go through the corresponding approval process if the property is annexed.

### **Applicant Presentation**

Troy Jones, consulting land planner, noted his client was reluctant to house the grocery store on his property and he commented on the independent consultant's market study regarding the possibility of a grocery store in the area.

*(\*\*Secretary's Note: Commissioner Bruxvoort arrived at this point in the meeting.)*

## **Staff Analysis**

Kleer stated one community priority for the East Mulberry corridor is a grocery store and noted the East Mulberry Corridor Plan reaffirmed an original market study which indicated that a 20-acre Neighborhood Commercial site would be necessary for a grocery store. Kleer discussed the character areas that were outlined in the East Mulberry Corridor Plan and noted staff found that both the General Commercial zone district and Medium-Density Mixed-Use Neighborhood zone district are consistent with the visionary principles of the character areas.

Kleer discussed the East Mulberry Corridor Plan framework map and detailed the Neighborhood Commercial zone district standards and allowed uses. He discussed the market analysis report findings which indicated that no grocery store is supported today, though it could be supported in five to ten years with a linear growth model showing population projections of surrounding developments such as Montava, Bloom, and areas to the south.

Kleer stated staff's finding is that the proposed zoning amendment would be compatible and consistent with existing and surrounding land uses as it extends the zoning boundaries from Bloom into the site. Additionally, he stated staff found the zoning amendment would not cause any greater adverse impacts to the natural environment considering the existing constraints on the site today. Kleer noted staff found the zoning amendment would result in a logical and orderly development pattern.

Kleer summarized the proposed conditions relating to a five-year timing restriction around residential use and community character and functional integration. He stated staff is recommending conditional approval of the annexation and placement in the residential sign district.

## **Commission Questions**

Commissioner Peel asked if the market analysis indicating the need for a grocery store is based on five years from now. Kleer replied the analysis was completed in 2023, so the assumption would have been five years from then.

Commissioner Peel asked if there have been discussions about a grocery store going into the Bloom development. Kleer replied that Hartford Homes has indicated there has been light interest in a grocer for the location, though there are no certainties.

Commissioner Peel asked about the five-year timing restriction. Kleer replied it was based on the market analysis report which indicated a five-to-ten-year timeframe for a grocer.

Frickey clarified that the market analysis was actually completed in 2024.

Chair Sass noted the annexation area is larger than the lots identified in the PLD and asked if there are any pre-existing overlaid vested rights in the area not platted as lots. Kleer replied in the negative and stated it is unplatted land.

Chair Sass asked if the Prospect and I-25 intersection is within the mile and a half radius of the site. Frickey replied in the affirmative.

Chair Sass asked if the entirety of lots three and four will be in the General Commercial zone. Frickey replied in the affirmative and noted the intent was to continue the zone district in line with Donella Court.

Vice Chair Connelly asked when the five-year clock for the moratorium on residential within the General Commercial area would begin. Kleer replied it would begin from the effective date of the annexation.

## Public Participation

Robert Slate, 726 Sherry Drive, noted the majority of the land to the east of this site is a City Natural Area that is not developable as it is in the floodplain. He expressed support for the annexation and zoning but stated development should not move forward until the Cooper Slough floodplain concerns are addressed, including the box culverts under Highway 14 and those following the north side of Highway 14 from the motels to Cooper Slough.

## Staff Response

Kleer noted the floodplain issues in the area are well known and stated the floodplain is studied closely. He noted the area is part of the Upper Cooper Slough drainage basin which has a list of improvements that are needed starting from the subject property and going north to the Rawhide Power Plant. He stated any development on the property would be required to construct the culvert prior to any other construction. He noted there is currently a project to improve the interchange that is being scoped in Engineering which would reach this location and construct new culverts under Highway 14 as well, though there is no timeframe for that project.

## Commission Questions

Chair Sass asked why the section in the southeast corner of the site was not considered for annexation. Mr. Jones replied that section is not owned by the applicant.

## Commission Deliberation

Commissioner York expressed support for the annexation stating it is a logical next piece of property in the area to be annexed.

Chair Sass concurred and noted stormwater issues will be addressed at the time of development proposals.

Commissioner Stackhouse also concurred and stated the conditions represent a reasonable compromise. She also noted the issue of flooding will likely come to a head as the City starts to look at involuntary annexation.

Commissioner Sheeley stated he is confident that when the property is ultimately developed, the flooding issues will be handled appropriately.

Commissioner Peel stated she was somewhat hesitant regarding the change to Commercial zoning, though she believes staff did a good job of balancing the needs of the applicant, community, and pattern of growth.

Chair Sass stated that while it is difficult to get to a grocery store from that area of town, the City cannot force a grocery store to locate on East Mulberry. He stated he would not want to stifle development along one of the city's major corridors because it wants a grocery store. He stated that he does believe the need for the store will be there eventually.

***Commissioner Stackhouse made a motion, seconded by Commissioner Peel, that the Fort Collins Planning and Zoning Commission recommend that the City Council approve the Peakview Annexation No. 2, ANX230001, with the requested zoning and the two recommended conditions on the area to be zoned General Commercial, and placement of the zoned areas within the residential neighborhood sign district. The Commission finds that, regarding the annexation, the Land Use Code and Colorado Statutory requirements for annexation have been met, and regarding the zoning, the proposed Medium-Density Mixed-Use Neighborhood and***

***Industrial zoning are in general alignment with the Structure Plan map which is part of City Plan. The proposed General Commercial zoning, in consideration of the two recommended conditions, is warranted by changed conditions within the neighborhood surrounding and including the property, and the zoning is compatible with the existing and proposed surrounding uses. This decision is based on the agenda materials, information presented during the work session and this hearing, and Commission discussion. The Commission adopts the information, analysis, findings of fact, and conclusions contained in staff report included in the hearing agenda materials. Yeas: Connelly, Stackhouse, Sheeley, York, Peel, Bruxvoort, and Sass. Nays: none.***

**THE MOTION CARRIED.**

## **OTHER BUSINESS**

Frickey welcomed Commissioner Sheeley to the Commission.

## **ADJOURNMENT**

a. 7:10 PM

*Minutes respectfully submitted by Krista Kidwell*

Minutes approved by the Chair and a vote of the Commission on 5/21/26

DRAFT