

AGENDA ITEM SUMMARY

City Council



STAFF

Kai Kleer, Senior City Planner

SUBJECT

Items Relating to the Peakview Annexation No. 2.

EXECUTIVE SUMMARY

A. Resolution 2026-071 Setting Forth Findings of Fact and Determinations Regarding the Peakview Annexation No. 2.

B. Public Hearing and First Reading of Ordinance No. 060, 2026, Annexing the Property Known as the Peakview Annexation No. 2 to the City of Fort Collins, Colorado.

The purpose of this item is to annex approximately 70 acres of land into the City of Fort Collins. The Peakview Annexation No. 2 is a 100% voluntary annexation located on the northeast corner of East Mulberry Street (State Highway 14) and Greenfields Drive intersection, within the East Mulberry Corridor and the Fort Collins Growth Management Area (the "GMA"). The site is made up of the Cooper Slough Hunting Club parcel along with Lots 1–5 and Outlot C of the Parkview PLD, which was recorded and approved in Larimer County (the "County") in 2022. The annexation meets all State of Colorado statutory requirements for voluntary annexation, including a contiguous perimeter of 54.50%, above the one-sixth (16.67%) minimum required by State statute. The annexation is within the East Mulberry Enclave and will be added and studied as part of the Threshold Report anticipated to be shared with City Council May 2026. The annexation is also consistent with the Intergovernmental Agreement for the GMA between the City and the County. There is a related agenda item for zoning on the property.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution and Ordinance on First Reading.

BACKGROUND / DISCUSSION

The applicant, Troy Jones of MTA Planning & Architecture, on behalf of property owners Valley 14, LLC and Cooper Slough Hunting Club, LLC, submitted a voluntary petition to annex approximately 70 acres into the City. The site is located at the northeast corner of Greenfields Drive and East Mulberry Road and lies entirely within the East Mulberry Plan subarea and the GMA.

The property meets all of the requirements for voluntary annexation outlined in the Colorado Revised Statutes and the County and City Intergovernmental Agreement (the "IGA"):

- More than one-sixth (1/6) of the property's perimeter is contiguous with existing City limits. The Peakview No. 2 site has 54.50% contiguity, which substantially exceeds the minimum.

- A community of interest exists between the property and the City.
- The property is urban or will be urbanized in the near future.
- The property is integrated with or capable of being integrated with the City.
- The annexation will not result in the creation of an enclave or detached parcel of unincorporated land.
- The annexation is also consistent with the policies and agreements between the City and County contained in the IGA for the GMA, as amended.

The site is bisected by the Cooper Slough drainage way. The existing recorded Parkview PLD plat preserves a 100–150 foot wetland and wildlife buffer along the Cooper Slough, a trail corridor, and stormwater infrastructure, all of which will carry forward with the annexation. The annexation will result in a logical and orderly development pattern, as the site is surrounded by existing City limits on more than half of its perimeter and will develop sequentially with the adjacent Bloom subdivision, which is supported by infrastructure already in place.

Pertinent procedural milestones for the annexation are as follows:

- Conceptual Review: September 15, 2022
- Neighborhood Meeting: September 29, 2022
- Annexation Submittal: January 25, 2023
- Initiating Resolution: April 7, 2026
- Planning and Zoning Commission Recommendation: April 16, 2026
- First Reading: May 19, 2026 - Second Reading: June 12, 2026
- Effective Date of the Annexation: June 22, 2026

A related conditional zoning ordinance on this agenda places the property into the Medium Density Mixed-Use Neighborhood (MMN), General Commercial (CG), and Industrial (I) zone districts and places it into the Residential Neighborhood Sign District.

CITY FINANCIAL IMPACTS

No direct financial impacts are associated with the annexation. Once developed, the property will generate property tax, sales tax, and use tax revenue, and will require ongoing City services consistent with other annexed properties in the East Mulberry Corridor.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

On April 16, 2026, the Planning and Zoning Commission held a public hearing on the proposed annexation and forwarded a recommendation of approval to City Council, finding that the annexation meets all applicable State of Colorado statutory criteria and is consistent with the IGA for the GMA.

PUBLIC OUTREACH

A neighborhood meeting was held on September 29, 2022. No members of the public attended. All other public notification requirements as required by State and local law have been met, including written notice to surrounding property owners and posting of the property.

ATTACHMENTS / LINKS

1. Vicinity Map
2. Annexation Map
3. Annexation Petition
4. Planning and Zoning Commission Minutes, April 16, 2026 (draft)
5. Resolution 2026-071
6. Ordinance No. 060, 2026