



## AGENDA ITEM SUMMARY

City Council

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### STAFF

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Kai Kleer, City Planner  
Brad Yatabe, Legal

### SUBJECT

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**Items Relating to the Peakview Annexation No. 1.**

### EXECUTIVE SUMMARY

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A. Resolution 2022-099 Setting Forth Findings of Fact and Determinations Regarding the Peakview Annexation No. 1.

B. Public Hearing and First Reading of Ordinance No. 099, 2022, Annexing the Property Known as the Peakview Annexation No. 1 to the City of Fort Collins, Colorado.

The purpose of this item is to annex a 5.78-acre portion of private property that will be used for the construction of Greenfields Drive, a future arterial street within the East Mulberry Corridor. The property to be annexed is a portion of the property subject to the Peakview Planned Land Division ("PLD") development application which is currently being processed by Larimer County and is expected to be approved prior to completion of this annexation. The remaining property subject to the PLD is expected to petition for annexation as a condition of the County's approval. The Initiating Resolution for this annexation was adopted on August 16, 2022. A related item to zone the annexed property is presented as the next item on this agenda.

*This Annexation request is in conformance with State of Colorado Revised Statutes as they relate to annexations, the City of Fort Collins Comprehensive Plan, and the Larimer County and City of Fort Collins Intergovernmental Agreements.*

### STAFF RECOMMENDATION

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

### BACKGROUND / DISCUSSION

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#### Contiguity

The subject property gains the required one-sixth contiguity to existing City limits from a common boundary on two sides with Springer Fisher Annexation which was annexed in 2001. As a result, there is 39.70% of the total perimeter contiguous to the existing municipal boundary which exceeds the required minimum (16.66%).

## **Enclave Implications**

Annexing the 5.78-acre property does not create or contribute to creating an enclave and is a logical extension of municipal boundaries.

## **CITY FINANCIAL IMPACTS**

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There are no City financial impacts related to this annexation.

## **BOARD / COMMISSION / COMMITTEE RECOMMENDATION**

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At its August 18, 2022, regular meeting, the Planning and Zoning Commission voted 7-0 to recommend approval of the annexation. Further, the Commission recommended that the land be placed into the General Commercial, Neighborhood Commercial, and Low Density Mixed Use Neighborhood zone districts. This unanimous action was taken as part of the Commission's consent agenda; therefore, there are no minutes.

## **PUBLIC OUTREACH**

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Given that the future use of the land area will be solely used for the purposes of constructing a street, there was no neighborhood meeting for this annexation and zoning. All applicable mailings and postings per Section 2.9 (Amending the Zoning Map) and 2.12 (Annexation of Land) of the Land Use Code have been followed.

## **ATTACHMENTS**

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1. Resolution for Consideration
2. Ordinance for Consideration
3. Vicinity Map
4. Petition Map
5. Plat Map