

April 30, 2025

City of Fort Collins
Planning and Zoning Commission
281 North College Avenue
Fort Collins 80524

RE: Proposed Moor Annexation

Dear Planning and Zoning Commission,

Please find an application for the annexation of approximately 3.368 acres at the northeast corner of Taft Hill Road and Laporte Avenue.

The property owners wish to annex to the City the property, which is currently located in unincorporated Larimer County, and to zone the entire property Low Density Mixed-Use Neighborhood District ("LMN").

The intent is to develop one or more multifamily structures to include +/- 72 affordable senior housing units. A Conceptual Review Meeting was held on April 19, 2024.

Analysis of Annexation

A. Landowner Consent

Except in limited circumstances, an annexation may only be approved with the consent of the landowners of the property subject to the annexation, which can be demonstrated through a public election or through submittal of an annexation petition that is "signed by persons comprising more than fifty percent of the landowners in the area and owning more than fifty percent of the area, excluding public streets, and alleys and any land owned by the annexing municipality." Colo. Const. Art. II, Section 30; C.R.S. § 31-12-104(1). Here, RRT Investments LLC, the property owner, has signed the petition for annexation attached to the application for Annexation. Therefore, this requirement is met.

B. One-Sixth Contiguity

Further, the subject property must meet a minimum contiguity requirement. More specifically, the City must find that "not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality." C.R.S. § 31-12-104(1)(a). The County Property far exceeds the one-sixth contiguity requirement in the Act. The County Property is contiguous with the City along its southern and western borders. Therefore, the County Property satisfies the one-sixth contiguity requirement in the Act.

C. Community of Interest

The City must also find that "a community of interest exists between the area proposed to be annexed and the annexing municipality; that said area is urban or will be urbanized in the near future; and that said area is integrated with or is capable of being integrated with the annexing municipality." C.R.S. § 31-12-104(1)(b). The fact that the subject property has satisfied the one-sixth contiguity requirement described above "shall be a basis for a finding of compliance with these requirements," unless certain facts are demonstrated at a hearing prove at least two of the following three factors: (a) that the adult residents of the subject property will not use the services provided in the annexing municipality or work in the annexing municipality, (b) that the landowners intend to dedicate the subject property exclusively to agricultural use for at least the next

five years, and (c) that it would not be physically practicable to extend municipal services to the subject property. Id. In other words, if the subject property is sufficiently contiguous with the annexing municipality, it is assumed that they share a community of interest unless it can be proven that they are in fact incompatible.

Here, because the County Property satisfies the one-sixth contiguity requirement, it can be concluded that the County Property satisfies the above-mentioned requirements regarding the existence of a community of interest between the County Property, on one hand, and the City, on the other hand. Additionally, the Property is not intended to be dedicated to agricultural uses and is intended to provide residences and services for adults who will use the services of and work in the City. As the Property is adjacent to existing development in the City, it is physically practicable to extend municipal services to the Property. Also, the Property is located within the growth management area indicated on the City's Structure Plan. Therefore, a community of interest exists between the County Property and the City.

Statement of Principles and Policies

- **Principle LIV 1:** Maintain a compact pattern of growth that is well served by public facilities and encourages the efficient use of land.
- **Policy LIV 4.1:** New Neighborhoods. Encourage creativity in the design and construction of new neighborhoods that: Provides a unifying and interconnected framework of streets, sidewalks, walkway spines and other public spaces; Expands housing options, including higher-density and mixed-use buildings; Offers opportunities to age in place; Improves access to services and amenities; and Incorporates unique site conditions.
- **Principle LIV 5:** Create more opportunities for housing choices.
- **Policy LIV 5.1:** To enhance community health and livability, encourage a variety of housing types and densities, including mixed-used developments that are well served by public transportation and close to employment centers, shopping, services and amenities.
- **Policy LIV 5.2:** Supply of Attainable Housing. Encourage public and private sectors to maintain and develop a diverse range of housing options, including housing that is attainable (30% or less of monthly income) to residents earning the median income. Options could include ADUs, duplexes, townhomes, mobile homes, manufactured housing and other "missing middle" housing types.
- **Policy LIV 5.3:** Land for Residential Development. Use density requirements to maximize the use of land for residential development to positively influence housing supply and expand housing choice.
- **Policy LIV 5.5:** Integrate and Distribute Affordable Housing. Integrate the distribution of affordable housing as part of individual neighborhoods and the larger community.
- **Principle LIV 6:** Improve access to housing that meets the needs of residents regardless of their race, ethnicity, income, age, ability or background.
- **Policy LIV 6.2:** Plan for populations who have specialized housing needs. Integrate residential-care and treatment facilities, shelters, permanent supportive housing, group homes and senior housing throughout the GMA in areas that are well served by amenities and public transportation.

We look forward to beginning this exciting new project with you. Please do not hesitate to contact me or our team at TB | Group with questions that may arise.

Sincerely,



TB | Group