



AGENDA ITEM SUMMARY

City Council

STAFF

Kai Kleer, Senior City Planner
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SUBJECT

Resolution 2024-061 Finding Substantial Compliance and Initiating Annexation Proceedings for the I-25 & Mulberry Annexation.

EXECUTIVE SUMMARY

The purpose of this item is to determine substantial compliance and initiate annexation proceedings for voluntary annexation of the I-25 & Mulberry Annexation, located at the northeast corner of East Mulberry Street and Interstate 25. The Applicant has submitted a written petition requesting the annexation and proposed zoning. The I-25 & Mulberry Annexation totals 46.9216-acres in size.

The requested zoning for this annexation is General Commercial (C-G) and Industrial (I), which is in alignment with the City of Fort Collins Structure Plan designation for this area. No project development plan proposal was submitted in conjunction with the annexation application; however, it is anticipated that the landowner will submit an application to construct public infrastructure to prepare the site for future users and development.

The site is part of a county-approved metro district; however, this is not relevant to satisfying State statute but will be an important consideration during First Reading.

This annexation request is in conformance with the State of Colorado Revised Statutes as they relate to annexations, the City of Fort Collins City Plan, and the Larimer County and City of Fort Collins Intergovernmental Agreement Regarding Growth Management.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

This is a 100% voluntary annexation of a 47-acre property located at the northeast corner of I-25 and East Mulberry Street. The property is currently and has historically been used in an agricultural capacity. The site is bound by NE Frontage Road to the west, former Heli-One industrial building to the north, Cloverleaf Community to the east and Sunstate Equipment Rental/East Mulberry Street to the south. As noted, no development proposal was submitted in conjunction with this application, however, the applicant has indicated the desire to design and construct roadway and utility infrastructure to suit approximately 400,000+ square feet of retail and light industrial/flex space.

The I-25 & Mulberry Annexation is approximately 47-acres in size and has a total contiguous perimeter of 3,811 feet or 62%, which satisfies the one-sixth (16%) required by State Statute. Contiguity is gained from the East Gateway Annexation (2018), Interchange Business Park Third Annexation (2006), and I-25 Third Annexation (2017).

The current boundary of the property is also the service area of the Mulberry Frontage Metropolitan District (District) that was established in the County in 2017. The District is an independent local government unit designed to finance and manage public infrastructure that is described in the Service Plan. From staff's review of the Service Plan, the anticipated infrastructure includes the design and construction of a re-aligned Frontage Road, two commercial local streets, utility infrastructure such as water, sanitary, and storm sewer, and detention pond infrastructure. The District operates separately from the County and City, and has a primary purpose of undertaking the planning, design, financing and, construction and maintenance of public improvements. Staff will provide a detailed comparative analysis of the existing Metro District and City Policy at time of First Reading.

The property is located within the Fort Collins Growth Management Area (GMA) and according to policies and agreements between the City of Fort Collins and Larimer County contained in the Intergovernmental Agreement for the Fort Collins Growth Management Area, the City agrees to consider annexation of property in the GMA when the property is eligible for annexation according to State law.

The March 2024 East Mulberry Enclave Monitoring Report will be issued to Councilmembers on March 21, 2024. This is the first issuance of this report following December 2023 adoption of the East Mulberry Plan. The monitoring report is intended to track and explore potential annexation threshold scenarios within the East Mulberry Enclave. The voluntary annexation of the I-25 & Mulberry property is discussed within the report as a potential threshold consideration. This will not impact the timing of the annexation consideration for the I-25 & Mulberry property. Please reference the March 2024 monitoring report for additional information.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The Planning and Zoning Commission will conduct a public hearing on the annexation and zoning request on May 16, 2024. The Commission's recommendation will be forwarded to Council as part of the First Reading of the annexation and zoning ordinances on May 21, 2024.

CITY FINANCIAL IMPACTS

The annexation and zoning will not result in any initial direct significant financial/economic impacts.

Future development will also trigger the transition of law enforcement from Larimer County Sheriff to Fort Collins Police Services. Should development occur, water utility services will be provided by the East Larimer Water (ELCO) District wastewater utility service by the Boxelder Sanitation District, and electric service provided by Fort Collins Light & Power.

PUBLIC OUTREACH

There was no public outreach for this initiating Resolution, as this Resolution simply accepts the Annexation Petition and provides a schedule for upcoming Council hearings, with a schedule and notification requirements that comply with State Statutes.

ATTACHMENTS

1. Resolution for Consideration
2. Exhibit A to Resolution
3. Vicinity Map
4. Petition

5. Applicant Narrative
6. Annexation Map
7. Applicant Statement of City Plan Principles and Policies
8. Metro District Service Plan