

## AGENDA ITEM SUMMARY

City Council



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### STAFF

Kim Meyer, Principal Planner

### SUBJECT

**Resolution 2026-111 Finding Substantial Compliance and Initiating Annexation Proceedings for the Strauss Lakes Annexation.**

### EXECUTIVE SUMMARY

The purpose of this item is to determine substantial compliance and initiate annexation proceedings for the Strauss Lakes Annexation, a voluntary annexation located northeast of the intersection of Horsetooth Road and Ziegler Road. The applicant has submitted a written petition requesting annexation of 147.499 acres and zoning into the Low Density Mixed-Use Neighborhood ("LMN") and Medium Density Mixed-Use Neighborhood ("MMN") zone district, which is consistent with the City of Fort Collins Structure Plan Map.

This annexation request is in conformance with 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 voluntary annexation of 147.499 acres located northeast of the intersection of Horsetooth Road and Ziegler Road. The site is undeveloped and was previously used for sand and gravel mining and a batch plant which has been removed; the mining permit is currently in "reclamation" status and is anticipated to be fully closed out prior to development.

As part of a separate development application for an Overall Development Plan ("ODP"), the annexation site has been identified for future residential neighborhood with a variety of housing types and densities, with a small neighborhood center incorporated.

The Strauss Lakes Annexation gains contiguity with City limits along its west edge primarily along Ziegler Road, and a small, approximately 14-acre, corner of this site annexed in 2003. The annexation site has a total perimeter of approximately 13,295 feet and a contiguous perimeter with City limits of 5,384.55 feet. The contiguous perimeter is 40.5% of the overall perimeter, exceeding the one-sixth (16%) required by State Statute.

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.

### **CITY FINANCIAL IMPACTS**

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

Annexation will trigger the transition of law enforcement from the Larimer County Sheriff’s Office to Fort Collins Police Services.

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

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The Planning and Zoning Commission will conduct a public hearing on the annexation and zoning request on September 17, 2026, and prepare a recommendation to Council. The Commission’s recommendation will be forwarded to Council as part of the First Reading of the annexation and zoning ordinances on October 6, 2026.

### **PUBLIC OUTREACH**

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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 public notification requirements that comply with State Statutes.

An open house style neighborhood meeting for the Annexation and proposed ODP for the site was held on May 13, 2024.

### **ATTACHMENTS**

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1. Vicinity Map
2. Annexation Petition
3. Applicant Narrative & Statement of City Plan Principles and Policies
4. Annexation Map
5. Resolution 2026-111