

AGENDA ITEM SUMMARY

City Council



STAFF

Ryan Mounce, City Planner

SUBJECT

Resolution 2024-136 Finding Substantial Compliance and Initiating Annexation Proceedings for the Heritage Annexation.

EXECUTIVE SUMMARY

The purpose of this item is to determine substantial compliance and initiate annexation proceedings for the Heritage Annexation, a voluntary annexation located northeast of the intersection of International Boulevard and Mexico Way. The Applicant has submitted a written petition requesting annexation of 24.84 acres and zoning into the Employment (E) zone district, which is consistent with the City of Fort Collins Structure Plan Map and the recently adopted East Mulberry Plan.

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 voluntary annexation of approximately 24.84 acres located northeast of the intersection of International Boulevard and Mexico Way within the East Mulberry enclave. The site contains one existing structure housing the Heritage Christian Academy school and other light industrial businesses, while the majority of the site remains undeveloped. As part of a separate development application for an Overall Development Plan (ODP), the annexation site has been identified for future classroom, administrative, and sports field facilities for the school. The site already features basic infrastructure, including streets, utilities, and stormwater facilities originally developed as part of the Industrial Business Park International PUD in Larimer County.

The Heritage Annexation gains contiguity with City limits along its northern edge with the Timbervine neighborhood (RDC Annexation, 1998) and along its southern edge fronting International Boulevard (Airpark Village Annexation, 2006). The annexation is approximately 24.84 acres in size, composed of street right-of-way and approximately 21.26 acres of privately owned land. The annexation site has a total perimeter of 5,569 feet and a contiguous perimeter with City limits of 1,783 feet. The contiguous perimeter is 32% of the overall perimeter, exceeding the one-sixth (1/6, approximately 17%) required by State statute to be contiguous with the annexing municipality.

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 property is also located within the existing East Mulberry enclave, a large area of unincorporated Larimer County completely surrounded by City limits and eligible for involuntary annexation by the City. This annexation is consistent with the annexation strategies adopted as part of the East Mulberry Plan which anticipates ongoing voluntary annexations, or involuntary annexations initiated by the City based on a thresholds approach when the timing, resources, and policy goals of annexation align for portions of the enclave over time.

CITY FINANCIAL IMPACTS

The annexation and zoning will not result in any initial direct significant financial/economic impacts. Annexation will trigger the immediate transition of law enforcement from the Larimer County Sheriff's Office to Fort Collins Police Services, however, a majority of the site is currently undeveloped.

When additional development of the site occurs, water services will be provided by the East Larimer Water (ELCO) District and wastewater services by Boxelder Sanitation District. Over time, electric service for the site will transition to Fort Collins Light & Power.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The Planning and Zoning Commission will conduct a public hearing on the annexation and zoning request on December 19, 2024, 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 January 7, 2025.

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.

A joint neighborhood meeting for the annexation and proposed Overall Development Plan for the site was held on September 5, 2024.

ATTACHMENTS

1. Resolution for Consideration
2. Exhibit A to Resolution
3. Vicinity Map
4. Annexation Petition
5. Applicant Narrative & Statement of City Plan Principles and Policies
6. Annexation Map