

## THOMPSON THRIFT SPAULDING ADDITION ANNEXATION

### STATEMENT OF PRINCIPLES AND POLICIES

Thompson Thrift Development Inc. (the "Applicant") is requesting annexation of property located at 423 Spaulding Lane (the "Property") within unincorporated Larimer County (the "County") into the City of Fort Collins (the "City") in order to develop it for residential uses (the "Project"). The Property is located south and adjacent to Spaulding Lane, and approximately 0.35 miles east of North College Avenue. The Property is approximately 3.743 acres and is currently zoned CC Commercial Corridor under the County's Land Use Code. The existing and historical use of the Property is estate/agricultural. The surrounding land uses include the Valley View single-family residential subdivision to the west within unincorporated Larimer County, the Falcon Ridge PUD single-family residential subdivision to the north within the City limits, and an estate/agricultural use to the east that is also within the City and zoned M-M-N Medium Density Mixed-Use Neighborhood District. The Property is located less than a mile from the North College Marketplace, which includes a King Soopers, as well as retail pad sites.

### ANNEXATION PETITION QUESTIONS

#### **4(g) A statement as to why it is necessary and desirable for the City of Fort Collins to annex the area.**

The Property is located directly adjacent to City limits to the north and east. It is also within the City's Growth Management Area (the "GMA"), and therefore subject to the Intergovernmental Agreement (the "IGA") between the City and the County. The IGA requires that prior to development of a property that is contiguous to City limits, an owner of such property pursue annexation to the City.

The applicant is requesting annexation into the City in order to develop the Property for residential uses. The historical use of the Property has been estate/agricultural; however development of the Property for residential uses is suitable at this time due to residential and commercial development within the vicinity of the Property. Because the Property is contiguous to City limits, and within the GMA, annexation of the Property is appropriate prior to development and is required by the IGA.

#### **4(h) A description of the zoning classification being requested and any condition requested for that zone district classification.**

The Applicant is requesting annexation of the Property, and zoning to the L-M-N Low Density Mixed-Use Neighborhood District (the "L-M-N District"). There are no conditions requested at this time.

#### **4(i) A statement of consistency of the requested zoning to the Structure Plan.**

The Property is located within the Suburban Neighborhood Place Type (the "Place Type") of the Fort Collins Structure Plan (the "Structure Plan"). The proposed Project seeks to develop single-family attached duplex residences (or villas). Although the Place Type recommends single-family detached homes as the principal land use, the proposed villas meet the intent of this Place Type through the development of low density residential units on the Property.

Policy LIV 1.1 of the Structure Plan recommends that the City continue to utilize the GMA as a tool to guide and manage growth outside of the City and delineate the extent of urban development in Fort Collins. As stated earlier, the Property is located within the GMA. Annexation of the Property aligns with this Policy by incorporating a property delineated for inclusion into the City, and for development, based upon the GMA.

The planned residential development for the Property will include the parcel to the east, which is already annexed into the City and will include a mix of apartments. By providing a mix of villas and multi-family residential, this development will help to implement Policy LIV 4.1 of the Structure Plan, which recommends creativity within new neighborhoods by expanding housing options, including higher-density and mixed-use

buildings. The proposed development also aligns with Policy LIV 5.1 of the Structure Plan, which is to create more opportunities for housing choices.

## **ADDITIONAL CONSIDERATIONS FOR QUASI-JUDICIAL ZONINGS OR REZONINGS**

### **SECTION 2.9.4.H.3 OF THE FORT COLLINS LAND USE CODE**

The Project complies with the following additional factors from the Fort Collins Land Use Code (the “Code”) that the City’s Planning and Zoning Board and City Council may consider when making a determination on a quasi-judicial zoning or rezoning (Code § 2.9.4.H.3):

1. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zone district for the land.
  - The proposed zoning to the L-M-N District is appropriate for the proposed use, and compatible with the surrounding uses, which are residential and estate/agricultural. The proposed villas (duplexes) are a use permitted in the L-M-N District, subject to administrative review (Code § 4.5(2)(a)). Division 4.5(A) of the Code states that the main purpose of the L-M-N District is to meet a wide range of needs of everyday living in neighborhoods, including providing a variety of housing choices. The development of the Property for villas, which will be incorporated into a planned development of multifamily to the east, will meet the intent of the L-M-N District by providing a variety of housing choices, and will complement the surrounding residential uses.
2. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands and the natural functioning of the environment.
  - The Project will have similar impacts as adjacent residential development. Additionally, the majority of the Property has been cleared for agricultural uses, with the northern portion of the Property occupied with a single-family residential structure. Additional impacts will be addressed at time of development in coordination with the City.
3. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.
  - The Project is a natural extension of adjacent residential uses. The development of villas will be complementary to the adjacent single-family residential uses to the north and west. Due to its location within close proximity of the North College Marketplace at the intersection of Willox Lane and North College Avenue, the development of additional residential in the area will fulfill the intent of the L-M-N District by creating a neighborhood that meets a wide range of everyday living through a variety of housing choices, with services and conveniences located nearby. The proposed project for residential villas is an appropriate development pattern for the surrounding area.