

February 21, 2023



## AGENDA ITEM SUMMARY

City Council

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### STAFF

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Jenny Axmacher, Principal Planner  
Megan Keith, Senior Planner  
Aaron Guin, Legal

### SUBJECT

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**Resolution 2023-021 Finding Substantial Compliance and Initiating Annexation Proceedings for the Thompson Thrift Spaulding Addition Annexation.**

### EXECUTIVE SUMMARY

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The purpose of this item is to determine substantial compliance and initiate annexation proceedings for the Thompson Thrift Spaulding Addition Annexation, located at 423 Spaulding Lane. The Applicant has submitted a written petition requesting the annexation and proposed zoning. The Thompson Thrift Spaulding Addition Annexation totals 3.743-acres and is located off Terry Lake Road/Highway 1 on Spaulding Lane, closest to the Spaulding Lane and Valley View Lane intersection.

The requested zoning for this annexation is Low Density Mixed Use (L-M-N), 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.

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

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Staff recommends adoption of the Resolution.

### BACKGROUND / DISCUSSION

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The Thompson Thrift property is currently and has historically been used in an estate/agricultural capacity. Directly west of the property is the unincorporated Valley View subdivision and directly north across Spaulding Lane is the Falcon Ridge subdivision within City limits. The property to the east is currently used in an estate/agricultural capacity and has recently been annexed and zoned Medium-Density Mixed-Use (M-M-N). Ultimately, the Thompson Thrift property and the adjacent property to the east will be developed together in a residential capacity. However, as noted, no development proposal was submitted in conjunction with this application.

The Thompson Thrift Spaulding Addition Annexation has a total contiguous perimeter (2,506.31 feet) of 50.6%, which satisfies the one-sixth (1/6) area required. Contiguity is gained from the Willox Heights and Sherman-Lawler First Annexations.

The proposed Resolution makes a finding that the petition substantially complies with the Municipal

Annexation Act, determines that a hearing should be established regarding the annexation, and directs that notice be given of the hearing. The hearing will be held at the time of first reading of the annexation and zoning ordinances. The proposed zoning of a property to be annexed is not a requirement under § 31-12- 107, C.R.S., and discussion of zoning issues should be reserved for the zoning review that will occur concurrent to the first reading for the annexation. At least thirty days of prior notice is required by state law.

The property is located within the Fort Collins Growth Management Area (GMA). 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.

## **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 March 23, 2023. The Commission's recommendation will be forwarded to Council as part of the first reading of the annexation and zoning ordinances on April 4, 2023.

## **CITY FINANCIAL IMPACTS**

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The annexation and zoning will not result in any initial direct significant financial/economic impacts. Electric service will be transferred from Poudre Valley REA to Fort Collins Light and Power. Future development will also trigger the transition of law enforcement from Larimer County Sheriff to Fort Collins Police Services. Water utility services will be provided by the East Larimer County Water (ELCO) District at the time of development and wastewater utility service by the Cherry Hills Sanitation District, also at the time of future development.

## **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 notification requirements that comply with State Statutes.

## **ATTACHMENTS**

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1. Resolution for Consideration
2. Resolution Exhibit A
3. Vicinity Map (PDF)
4. Petition (PDF)
5. Applicant Narrative (PDF)
6. Annexation Map (PDF)
7. Structure Plan Map (PDF)
8. Existing Zoning Map (PDF)
9. North College Corridor Map (PDF)