

AGENDA ITEM SUMMARY

City Council



STAFF

Clay Frickey, Planning Manager

SUBJECT

Resolution 2024-095 Expressing Opposition to a Concrete Batch Plant Proposed within the City's Growth Management Area.

EXECUTIVE SUMMARY

Larimer County is processing a development application for a proposed concrete batch plant near the intersection of Highway 287 and Terry Lake Road. Planning staff sent comments to County Planning staff on January 29, 2024. Planning staff commented that the development proposal does not align with the vision and plans for Fort Collins in this area. As such, Planning staff do not support the development proposal.

On July 2, 2024, City Council discussed the development proposal during Other Business and requested a resolution to formally express their opposition to the development project.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution.

BACKGROUND / DISCUSSION

Larimer County is processing a development application for a proposed concrete batch plant near the intersection of Highway 287 and Terry Lake Road. Since the property is within the City's Growth Management Area the City provides comments to the County on the proposed development.

City staff provided comments to the County on this development project on January 29, 2024. Staff's comments indicated that the proposed development does not align with the vision and plans for Fort Collins in this area. City Plan identifies this area as being a Suburban Mixed-Use corridor. Suburban Mixed-Use designation considers principal land use for this property to be retail, restaurants, and other commercial services. Supporting land uses include high-density residential, entertainment, childcare centers, and other supporting uses. Staff would consider a concrete batch plant to meet the definition of a heavy industrial use. Heavy industrial is only permitted in the Industrial zone district in the City. Upon annexation, staff would not assign the Industrial zone district to this property. This means that the proposal is not consistent with the vision for the area in City Plan and Planning staff are not supportive of the proposed development.

Currently, County staff are collecting comments from other reviewing agencies. After collecting all comments from outside agencies County staff will evaluate if the project is ready for hearing or if they will need another round of review. The Board of County Commissioners is the decision maker on this project. There is no hearing date scheduled for this project.

CITY FINANCIAL IMPACTS

None.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Resolution for Consideration
2. Exhibit A to Resolution