

To: Kim Meyer, Principal Planner, City of Fort Collins

From: Jenny Axmacher, Planning Manager

Date: September 17, 2026

Re: Strauss Lakes Annexation

In 1979, Cottonwood Farms applied to rezone approximately 200 acres of what is later known as Strauss Lakes to I-Industrial zoning and approximately 102 acres to R-2 Residential zoning. This included the future city park site which was separated off. During the hearing, the applicant withdrew the request for the rezoning to R-2, leaving those 102 acres with the original zoning of FA-1 Farming. The request for the industrial zoning was then approved. The resulting Findings and Resolution from that rezoning request is attached.

In 2021, the County updated our Land Use Code (LUC) and I-Industrial became IL- Industrial Light and FA-1 Farming became RR-2 Rural Residential. The allowed land uses for each of these zones can be found in the [County's Land Use Table](#).

Based on the 2020 Intergovernmental Agreement (IGA) between the City of Fort Collins and Larimer County, the County agrees it will not accept any development application, as defined in Section 4.2.1.D. of the Larimer County Land Use Code for property which has any contiguity to the City limits and thus can be made eligible for voluntary annexation to the City whether through a series of annexations or otherwise.

Section 4.2.1.D was subsequently updated and moved in the County's code to Section 2.7.2 Growth Management Area. The language remains similar to the original.

If the Strauss Lakes Property is annexed and then disconnected, it will continue to be subject to the Growth Management Area IGA. As a result, any future development on the Strauss lakes property that takes place while the property is in the unincorporated territory of the county, whether prior to annexation or following disconnection, is subject to the IGA, and the procedures in the IGA will be applicable.



It is the County's understanding that the applicant for Strauss Lakes wishes to pursue a pre-annexation agreement with the City that includes milestones which could trigger a disconnection after annexation. Larimer County's position is that this type of agreement runs counter to the existing IGA and County LUC, and the County objects to any such stipulation. Even if such a provision were included, the County would not process any applications for development without the City's permission, in alignment with the provisions in Section 5 of the IGA.

Attachments: F&R for Rezoning Case 11-79

REZONING

FINDINGS AND RESOLUTION CONCERNING THE PETITION OF C.S.U. Research Foundation and Cottonwood Farms

The Petition of C.S.U. Research Foundation and Cottonwood Farms for the rezoning of property described in the Resolution hereinafter set forth from FA-1 Farming to R-2 Residential and I-Industrial has heretofore been filed with the Board of County Commissioners of the County of Larimer.

The Larimer County Planning Commission on February 14, 1979, conducted a public hearing on said Petition, and having duly considered the same and the evidence presented to said Board, by Resolution recommended approval for I-Industrial zoning, denial of the R-2 Residential zoning.

On March 28, 1979 in the County Board Hearing Room of the Larimer County Courthouse, Fort Collins, Colorado, the Board of County Commissioners of the County of Larimer conducted a public hearing on this Petition. The Board of County Commissioners, having heard the testimony and evidence adduced at said hearing, and having considered and carefully weighed the same, now makes the following findings:

1. The Petition to rezone and the public hearing thereon have been duly advertized in a local newspaper of general circulation as required by law.

2. The general characteristics of the property are as follows:

- a. Location: W 1/2 28-7-68; east side of County Road 9; one mile north of Harmony Road.

- b. Area: 200 acres to I-Industrial, 100 acres to R-2 Residential

- c. Existing land use: Farming

- d. Surrounding land use: Farming

- e. Surrounding zoning: FA-1 Farming, IG-General Industrial (City of Fort Collins)

f. Access: Existing County Roads

3. The Petitioner withdraws request for the R-2 Residential zoning.

4. The Petitioner seeks industrial zoning for the purpose of establishing a gravel pit on the property and for industrial uses upon reclamation.

5. Upon reclamation and redevelopment of the property, in all likelihood, the City of Fort Collins will exercise control in view of the fact that the City will supply water and sewer services.

6. Rezoning the subject property as requested would fit into the general scheme of development for the area.

7. To rezone the area as requested would thus promote the harmonious development of the area, would be in the best interest of the people of Larimer County, would increase the tax base, and would promote the convenience, prosperity and general welfare of the immediate inhabitants of the area.

RESOLUTION

WHEREAS, the Board of County Commissioners has made its Findings upon the Petition and upon the Resolution of the Larimer County Planning Commission, which Findings precede this Resolution, and by reference are incorporated herein and made a part hereof; and

WHEREAS, the Board of County Commissioners has carefully considered the Petition, Resolution, evidence and testimony presented to it, and has given the same such weight as it in its discretion deems proper, and is now fully advised in the premises;

NOW THEREFORE, BE IT RESOLVED, that the Petition of C.S.U. Research Foundation and Cottonwood Farms for the rezoning of the following described tract of land from FA-1 Farming to I-Industrial be, and the same hereby is approved and said property is rezoned from FA-Farming to I-Industrial as provided in the Comprehensive Zoning Resolution for Larimer County, to-wit:

Exhibit "A", attached hereto and
incorporated herein by this reference

(This rezoning and development of the property are
conditioned upon the following:)

1. The industrially zoned ground being used as a
gravel pit for the extraction of gravel prior to any other
construction or development of the ground in an industrial
nature.

IT IS FURTHER RESOLVED that the Deputy Clerk of this
Board shall forthwith cause a certified copy of this Resolution
to be filed with the Clerk and Recorder for the County of
Larimer and that the County Planner shall cause the Official
Zoning District map for the County, filed in the County Clerk's
Office, a part of the Comprehensive Zoning Resolution of
Larimer County, to be amended and to amend the maps in the
office of the said County Planner in accordance with this
Resolution.

Commissioners Weitzel and Hotchkiss voted in favor of
the Findings and Resolution and Commissioner Thayer voted
against the same. The Findings and Resolution were duly
adopted.

DATED this 18 day of July, 1979, as of
March 28, 1979.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF LARIMER

By Norma Meyer
Chairman

(SEAL)

ATTEST:

Carla A. Hederman
Deputy and Acting Clerk
of said Board.