



Strauss Lakes Annexation

Strauss Lakes Zoning

October 6, 2026 – City Council

Strauss Lakes Annexation & Zoning

- 147.499 acres generally located at the northeast corner of Ziegler Road and Horsetooth Road.
- In the GMA and contiguous with municipal boundaries.
- Property meets eligibility for annexation based on State annexation requirements.
- Zoning proposed as Low Density Mixed-Use Neighborhood District (LMN), and Medium Density Mixed-Use Neighborhood District (MMN).
- Concurrent Overall Development Plan (ODP) in review.

Process

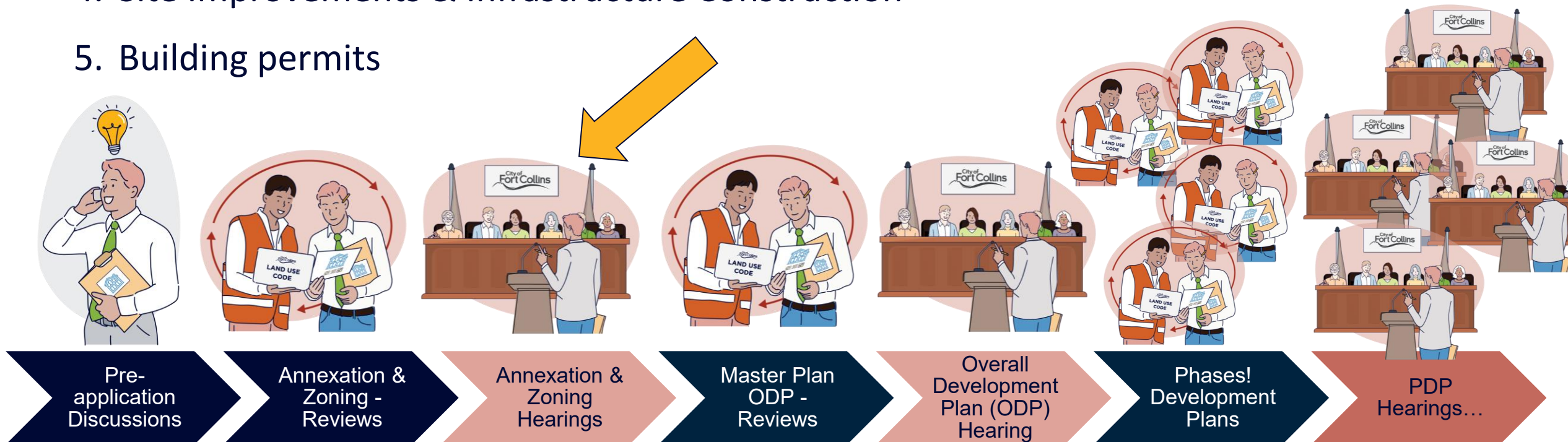
- Owner-initiated annexation.
- Planning & Zoning Commission makes a Recommendation to City Council.
- Sept. 1st - City Council passed Initiating Resolution
- Oct 6th - City Council will hold Hearings and First Readings

The Development Process is quite complex and requires several steps and stages:

1. Annexation & Establish Zoning
2. Master Planning – Overall Development Plan (ODP)
3. Development Plans by phase – Project (PDP) & Final (FDP)
4. Site Improvements & Infrastructure Construction
5. Building permits

How we inform the public:

- Letters are sent to neighbors when a public hearing is scheduled.
- Yellow signs are posted on the site.
- A “Strauss Lakes” webpage is updated on ourcity.fcgov.com



Municipal Annexation Act of 1965 – Two Items:

Annexation (legislative). Council is deciding whether the area should become part of the City.

- Does the property meet 1/6 contiguity?
- Is there community of interest?
- Will it be urbanized?
- Is the city capable of serving?

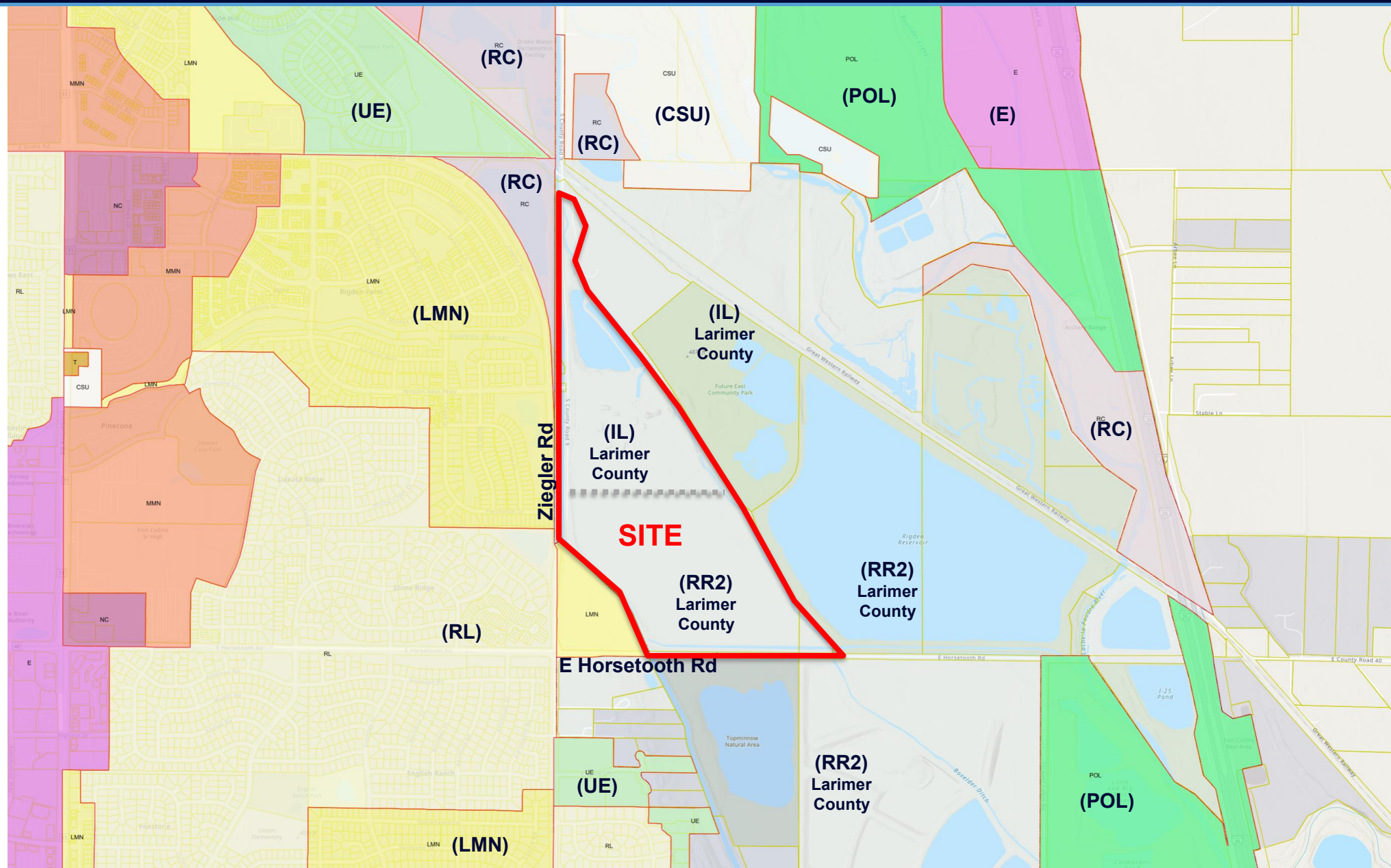
Council may impose additional terms and conditions on the annexation through an annexation agreement covering things like infrastructure, fees, dedications (not typical).

Zoning (quasi-judicial). Council determines what zone districts (here LMN & MMN) to assign, once annexed.

- Decision is based on consistency with the comprehensive plan, compatibility with surrounding uses, and additional info.

Council has discretion to impose a variety of conditions or assign different districts because zoning is a policy determination about appropriate use.





**S Edge
(View N)**



**NW Corner
(View SE)**



**SW Corner
(View NE)**





Staff Analysis & Recommendation

1. Meets 1/6 (16.6%) Contiguity Requirements by providing 40.5% contiguity with City Limits.
2. A community of interest existing between the property and the City.
3. The area is urban or will be urbanized in the near future.
4. The area is integrated with and capable of being integrated with the City.
5. The annexation will not result in the creation of an enclave or detached parcel of unincorporated land.
6. The annexation is located in the Growth Management Area (GMA) and is consistent with the policies and agreements (IGA) between the City and Larimer County provisions directing urban-level development to occur within the City rather than the unincorporated county.

Council may approve zoning if either:

- (a) generally aligned with City Comprehensive Plan principles and policies, or
- (b) warranted by changed conditions in the surrounding neighborhood.

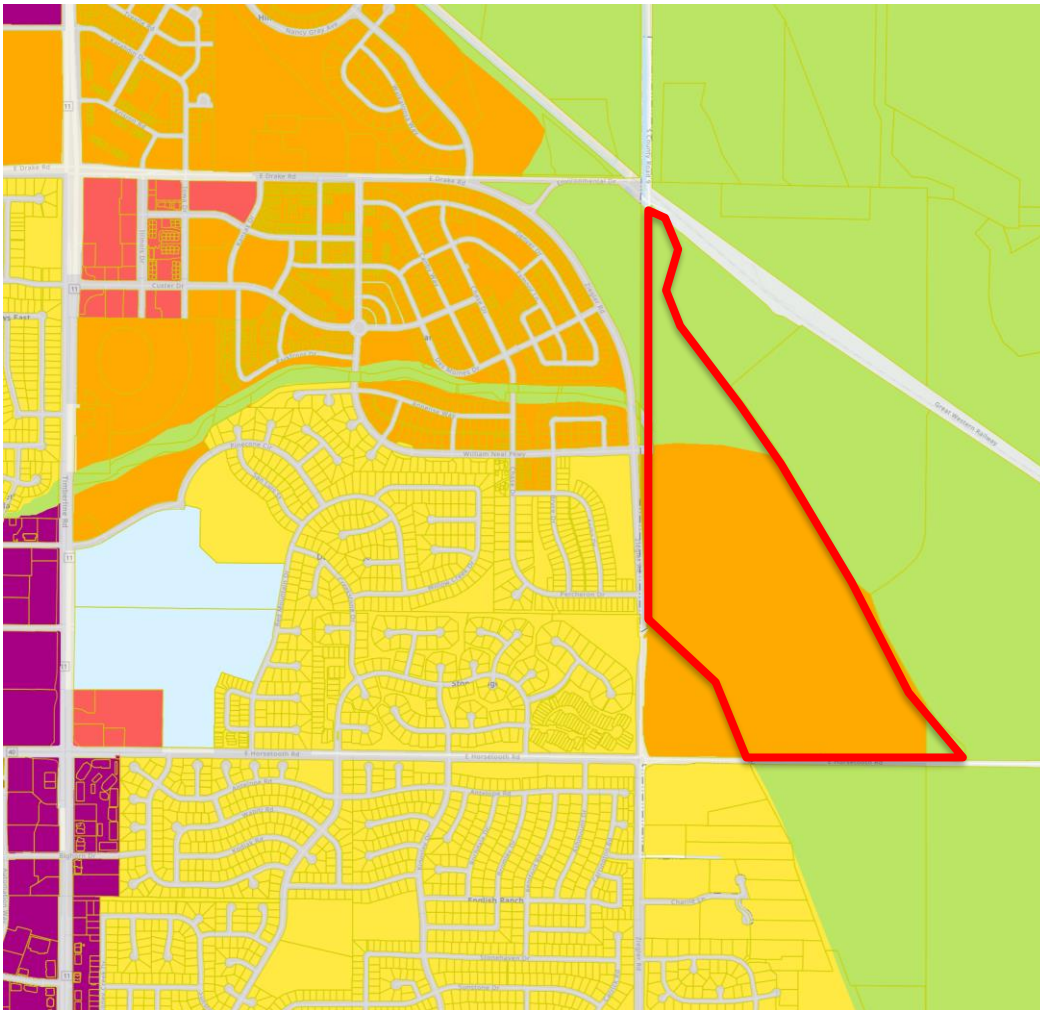
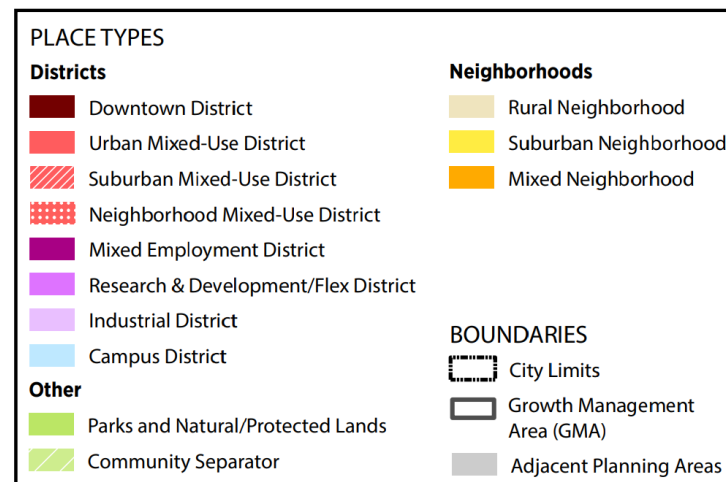
Council may also consider:

- Compatibility with surrounding uses
- Potential adverse impacts on the natural environment
- Whether rezoning results in a logical and orderly development pattern

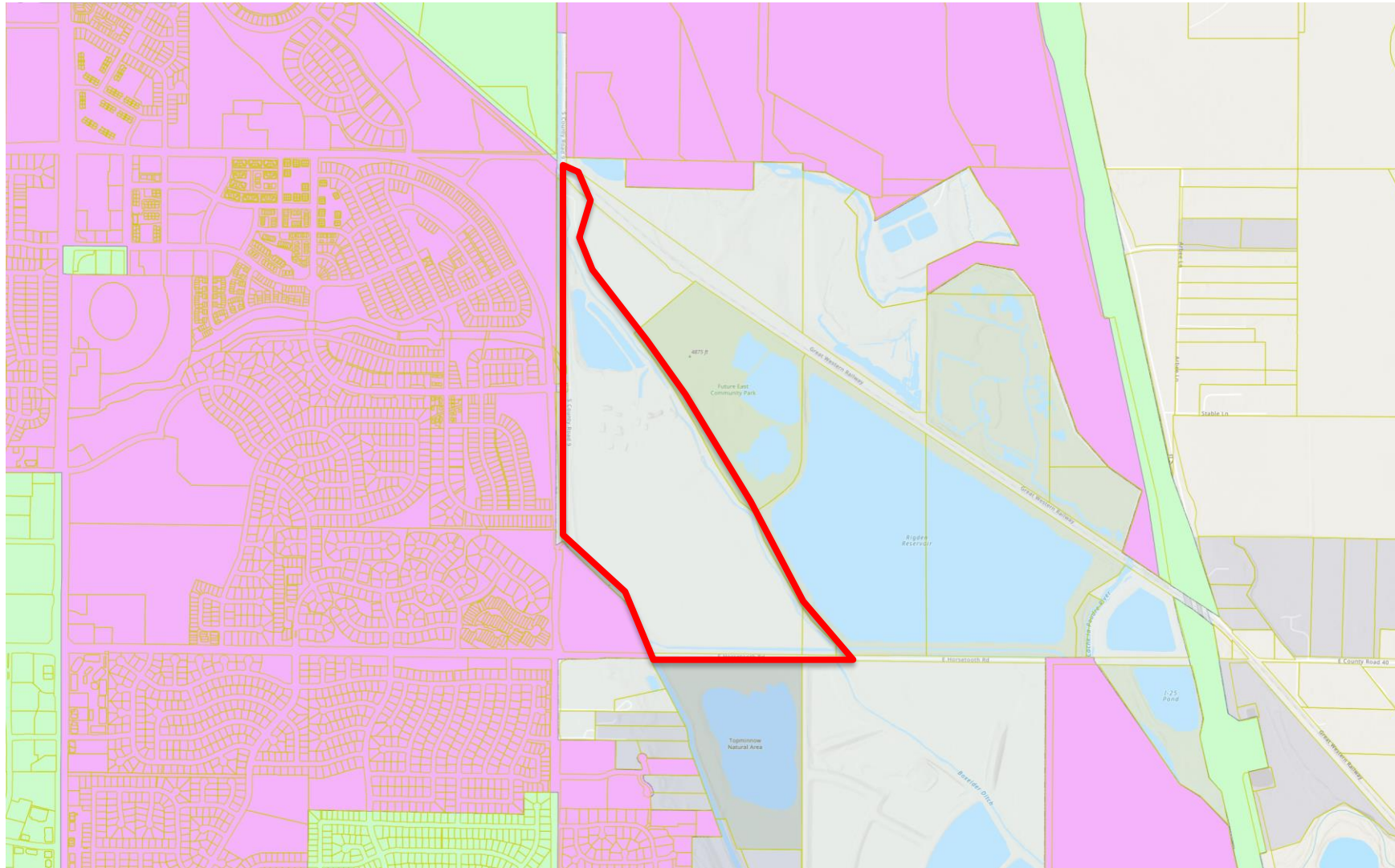
1. Proposed zone districts (LMN & MMN) are consistent with the City Plan / Structure Plan designations for this area.
2. Districts are compatible with surrounding zoning and existing land use patterns in this area.
3. The proposed zoning results in a logical and orderly development pattern.
4. Planning & Zoning Commission unanimously voted to support conditionally zoning consistent with staff recommendations

Mixed Neighborhood Place Type

- **Principal Land Use:** Single-family detached homes, duplexes, triplexes, and townhomes.
- **Density:** Between 5 and 20 principal dwelling units per acre (typically averaging 7–12 dwelling units per acre)
- **Supporting Land Use:** ADUs, small-scale multifamily buildings, small-scale retail, restaurants/cafes, community and public facilities, parks and recreational facilities, schools, and places of worship.



Staff recommends inclusion in the Residential Sign District.



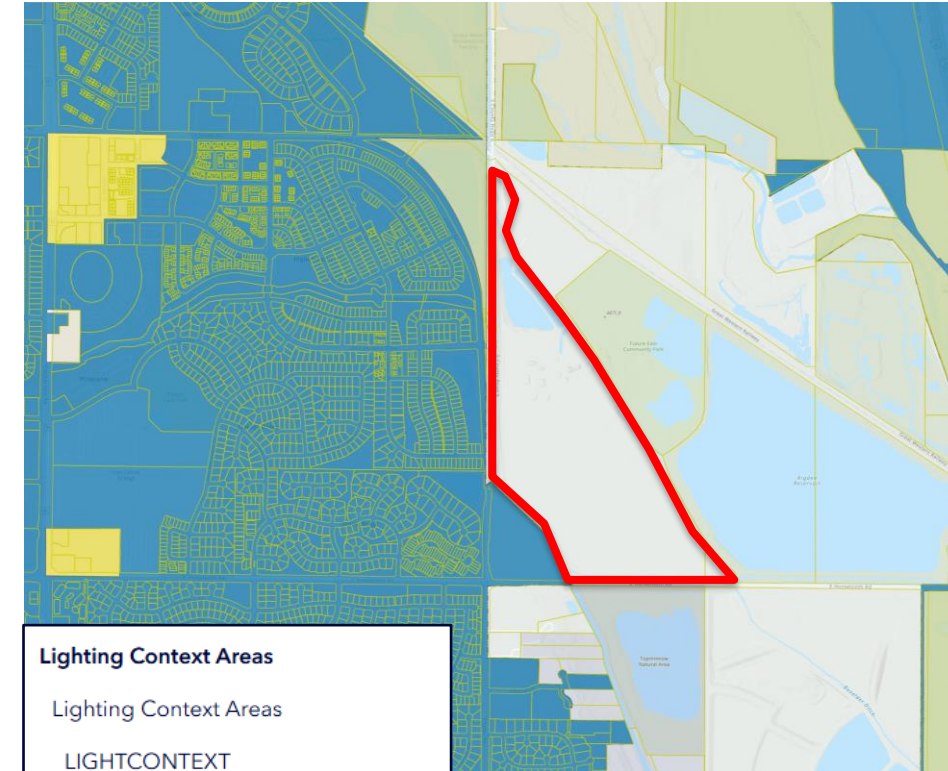
Residential Sign District

-  Out of District
-  In District

Staff recommends inclusion in Lighting Context Area LC1

Lighting Context Area	Land Use	Corresponding Zone Districts
LC0	Natural Area/Conservation Easement	P-O-L (City Natural Areas)
LC1	Single Family/Multi-Family/Light Industrial/Employment/ Portions of Harmony District	P-O-L (City Parks); R-U-L; U-E, R-F; N-C-L; R-C; L-M-N; M-M-N ; I; E; T
LC2	Commercial/Industrial/ Portions of Harmony District/High Density Residential	C-N; C-C; C-C-N; C-C-R; C-G; C-L; H-C; I; R-D-R, D, H-M-N
LC3	Portions of Downtown, 24-Hour Emergency Medical Sites	D, M-M-N

LC1 - Low ambient lighting. The vision of human residents and users is adapted to low light levels. Lighting may be used for safety and convenience, but it is not necessarily uniform or continuous. Typical locations include low and medium density residential areas, commercial or industrial areas with limited nighttime activity, and the developed areas in parks and other natural settings.



Lighting Context Areas

Lighting Context Areas

LIGHTCONTEXT

- LC0 - No ambient lighting
- LC1 - Low ambient lighting
- LC2 - Moderate ambient lighting
- LC3 - Moderately high ambient lighting

Annexation

Approve: The Annexation meets all statutory criteria under C.R.S. § 31-12-110 and conforms with the City-County IGA.

Zoning

Approve: LMN and MMN, and place the property in the Residential Neighborhood Sign District and LC1 Lighting Context Area.

