

AGENDA ITEM SUMMARY

City Council



STAFF

Kim Meyer, Principal Planner

SUBJECT

Items Relating to the Strauss Lakes Annexation.

EXECUTIVE SUMMARY

A. Resolution 2026-114 Setting Forth Findings of Fact and Determinations Regarding the Strauss Lakes Annexation.

B. Public Hearing and First Reading of Ordinance No. 135, 2026, Annexing the Property Known as the Strauss Lakes Annexation to the City of Fort Collins, Colorado.

The purpose of this item is to annex 147.499 acres of land into the City of Fort Collins. The Strauss Lakes Annexation is a 100% voluntary annexation located on the northeast corner of the Ziegler Road and East Horsetooth Road intersection, within the City's Growth Management Area. The annexation meets all State of Colorado statutory requirements for voluntary annexation, including a contiguous perimeter of 40.5%, well above the one-sixth (16.67%) minimum required by State statute. The annexation is also consistent with the Intergovernmental Agreement for the Fort Collins Growth Management Area between the City of Fort Collins and Larimer County.

There is a related agenda item for zoning on the property.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution and Ordinance on First Reading.

BACKGROUND / DISCUSSION

The owner, Cottonwood Land & Farm, LLC, submitted a petition and application for a voluntary annexation of 147.499 acres. The site is bordered on three sides by ditches, with an open water pond in the northernmost triangle of the site. Along the north side of the site, a recent expansion of the Poudre River Trail was constructed, and the City of Fort Collins owns the lands to the east – the existing Rigden Reservoir, and a parcel anticipated for a future “East Community Park” – that remain in unincorporated Larimer County.

Staff finds that the proposed annexation area meets all the requirements for voluntary annexation outlined in the Colorado Revised Statutes and the Larimer County and City of Fort Collins Intergovernmental Agreement:

- More than one-sixth (1/6) of the property's perimeter is contiguous with existing City limits. The site has 40.5% contiguity, which substantially exceeds the minimum.
- A community of interest exists between the property and the City.
- The property is urban or will be urbanized in the near future.
- The property is integrated with or capable of being integrated with the City.
- The annexation will not result in the creation of an enclave or detached parcel of unincorporated land.
- The annexation is also consistent with the policies and agreements between the City of Fort Collins and Larimer County contained in the Intergovernmental Agreement for the Fort Collins Growth Management Area, as amended.

The annexation will result in a logical and orderly development pattern, along existing major arterial streets with considerable adjacent infrastructure in place.

Pertinent procedural milestones for the annexation are as follows:

- Preliminary Development Review: May 8, 2024
- Neighborhood Meeting: May 13, 2024
- Annexation Submittal: December 18, 2025
- Initiating Resolution: September 1, 2026
- Planning and Zoning Commission Recommendation: September 17, 2026
- First Reading: October 6, 2026 – anticipated Second Reading: October 20, 2026
- Anticipated Effective Date of the Annexation: October 30, 2026

A related zoning ordinance on this agenda would place the property into the Low Density Mixed-Use Neighborhood ("LMN") and Medium Density Mixed-Use Neighborhood ("MMN") zone districts. The annexing property is also the subject of an associated development application, currently in review, for an Overall Development Plan ("ODP") proposing a future phased development for a residential neighborhood with a future neighborhood commercial center and an affordable housing component. A future metropolitan district service plan application to the City is anticipated for this project.

CITY FINANCIAL IMPACTS

The annexation will not result in direct or significant financial impacts to the City.

COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommended that City Council annex the Strauss Lakes Annexation with a vote of 5-0 at the Commission's September 17, 2026, hearing.

PUBLIC OUTREACH

An open house-style neighborhood meeting for the annexation, zoning, and conceptual plans for future development for the site was held on May 13, 2024. All notification requirements as required by state and local law have been met. A majority of questions and comments at the neighborhood meeting related to the ODP/development application, specifically future traffic impacts and safety concerns associated with that. Because the comments focused on the development of the property and not the annexation, and

because the decision on the development could be appealed to Council, those comments are not attached to this agenda item summary.

ATTACHMENTS

1. Vicinity Map
2. Annexation Petition
3. Annexation Map
4. Applicant Narrative
5. Planning & Zoning Commission Staff Report (Sept. 17, 2026)
6. Larimer County Comments on Annexation Impact Report
7. Staff Presentation
8. Resolution 2026-114
9. Ordinance No. 135, 2026