

AGENDA ITEM SUMMARY

City Council



STAFF

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

SUBJECT

Items Relating to the Thompson Thrift Spaulding Addition Annexation.

EXECUTIVE SUMMARY

A. Resolution 2023-031 Setting Forth Findings of Fact and Determinations Regarding the Thompson Thrift Spaulding Addition Annexation.

B. Public Hearing and First Reading of Ordinance No. 049, 2023, Annexing the Property Known as the Thompson Thrift Spaulding Addition Annexation to the City of Fort Collins, Colorado.

The purpose of this item is to annex a 3.743-acre property located off Terry Lake Road/Highway 1 on Spaulding Lane, closest to the Spaulding Lane and Valley View Lane intersection. A specific project development plan proposal is not included with the annexation application. The Initiating Resolution was adopted by City Council on February 21, 2023. A separate related item to amend the Zoning Map and classify for zoning purposes the annexed property is presented as the next item on this Agenda.

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

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

BACKGROUND / DISCUSSION

Contiguity

The Thompson Thrift Annexation has a total contiguous perimeter (2,506.31 feet) of 50.6%, which satisfies the requirement of one-sixth (1/6) contiguity to existing City limits from a common boundary on two sides as a result of the Willox Heights and Sherman-Lawler First Annexations.

Enclave Implications

Annexing the 3.743-acre property does not create an enclave and is a logical extension of municipal boundaries.

No Annexation Agreement

While the annexation petition mentions an “annexation agreement,” the petitioner’s attorney has confirmed that there is no annexation agreement associated with this annexation.

Conditional Withdrawal of Annexation Petition

The petitioner has requested that the annexation be conditional upon the final, non-appealable approval of the annexation and zoning, including challenges to the annexation or zoning resulting from a referendum or legal action filed in court. What this means is that until the time period to challenge the annexation or zoning have expired or any challenge that is timely initiated is resolved, the City Clerk will hold off on recording the annexation which is required to make the annexation effective. The City’s annexation petition form has a similar condition allowing the petitioner to withdraw the petition prior to the Council vote on second reading. While the requested condition is broader in scope than the condition the City normally allows, it accomplishes a similar purpose.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The Planning and Zoning Commission adopted as part of its consent agenda a recommendation that Council approve this annexation and zoning at its meeting on March 23, 2023.

CITY FINANCIAL IMPACTS

There are no City financial impacts related to this annexation.

PUBLIC OUTREACH

The neighborhood meeting requirement for this annexation and zoning was waived. A neighborhood meeting will be required for the associated future Watermark at Willox development to the east of and including the Thompson Thrift Annexation property. All applicable mailings and postings per Section 2.9 (Amending the Zoning Map) and 2.12 (Annexation of Land) of the Land Use Code have been followed.

ATTACHMENTS

1. Resolution for Consideration
2. Ordinance for Consideration
3. Vicinity Map
4. Annexation Petition
5. Annexation Plat Map