

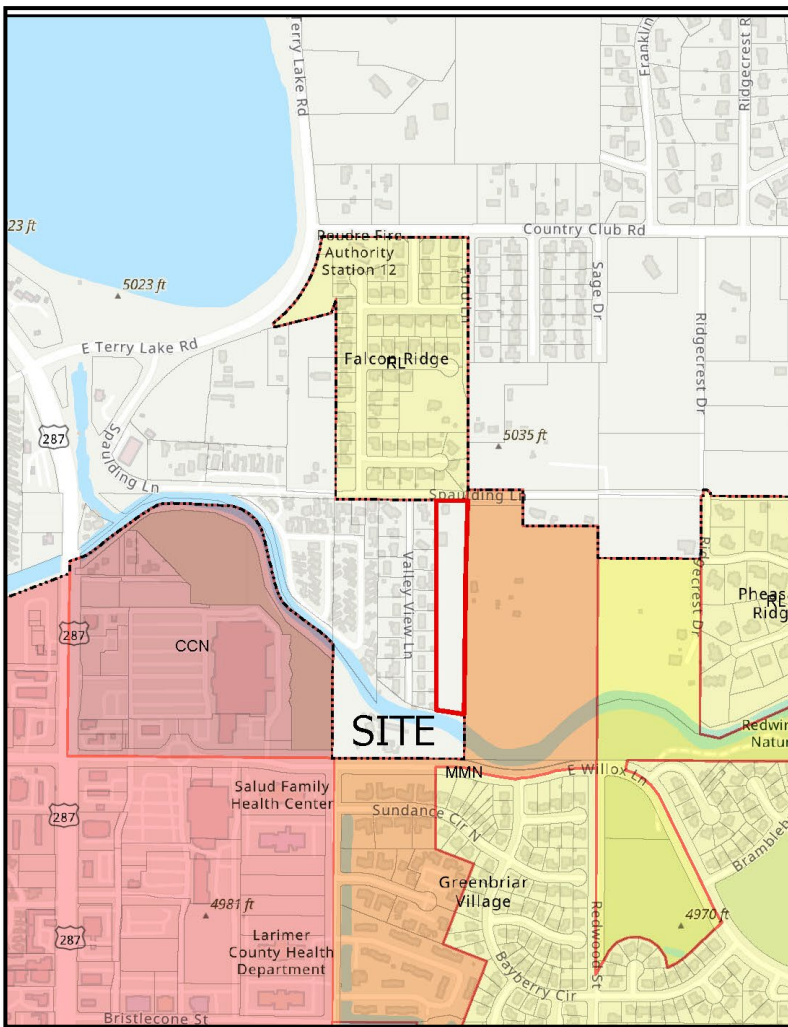
Planning & Zoning Commission Hearing: March 23, 2023

Thompson Thrift Spaulding Addition Annexation (ANX220003), and Zoning

Summary of Request

This is a request to annex and zone 3.743 acres of land located at 423 Spaulding Lane. The annexation is subject to a series of hearings including a (Type 2) Review and public hearing by the Planning & Zoning Commission and recommendation to City Council. A specific project development plan proposal is not included with the annexation application.

Zoning Map



Next Steps

The Planning and Zoning Commission’s zoning recommendation and any comments related to the annexation and zoning will be forwarded to City Council for their consideration.

Site Location

The site is located off Terry Lake Road/Highway 1 on Spaulding Lane, closest to the Spaulding Lane and Valley View Lane intersection.

Zoning

Unincorporated Larimer County Commercial Corridor to Low Density Mixed Use (L-M-N)

Property Owner

Matthew R. Brown
423 Spaulding Lane
Fort Collins, CO 80524

Applicant/Representative

Peyton Carroll/Jacob Ross
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Staff Recommendation

Staff recommends approval of the annexation and zoning, and that this property be included in the Residential Neighborhood Sign District and the Lighting Context Areas LC1.

1. Project Introduction

A. PROJECT DESCRIPTION

This is a request to annex and zone the Thompson Thrift property (3.743-acres), located on Spaulding Lane, off of Terry Lake Road/Highway 1.

1. The annexation of this area is consistent with the policies and agreements between Larimer County and the City of Fort Collins as contained in the Intergovernmental Agreement for the Fort Collins Growth Management Area.
2. The area meets all criteria included in Colorado Revised Statutes for voluntary annexation to the City of Fort Collins.
3. The requested Low Density Mixed Use (L-M-N) zone district is in conformance with the policies of *City Plan*, *Structure Plan* and the *North College Corridor Plan* Land Use Framework Maps.

On February 21, 2023, City Council adopted a resolution to accept the annexation petition and determine that the petition was in compliance with State law. The resolution initiated the annexation process for the property by establishing the date, time, and place when a City Council public hearing would be held regarding the readings of the Ordinances that would annex and apply zoning to the area.

B. ANALYSIS

1. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	Low Density Residential (RL)	Larimer County CC – Commercial Corridor	Medium Density Mixed Use (M-M-N)	Larimer County CC – Commercial Corridor
Land Use	Falcon Ridge neighborhood, single-family	Residential property	Vacant (proposed to become Watermark at Willox)	Single-family neighborhood

The Thompson Thrift annexation property achieves required contiguity (Minimum 16%), as described below:

The Thompson Thrift annexation has a contiguous perimeter of 2,506.31 feet, which amounts to 50.6% of the total perimeter. This satisfies the one-sixth (1/6) area required (16%) of its perimeter boundary contiguity with existing City limits to the east and north. This contiguity is established by the Willox Heights and Sherman-Lawler First Annexations.

The requested zoning for this annexation is Low Density Mixed Use (L-M-N), which is in alignment with the City of Fort Collins Structure Plan designation for this area. This property is just outside of the *North College Corridor Plan* study area. However, the adjacent parcel is proposed to be jointly developed as part of the Watermark on Willox project which is within the study area and designated as Medium Density Mixed Use Neighborhood. Therefore, the requested zoning is found to be consistent with the guidance within the *North College Corridor Plan*.

City of Fort Collins Structure Plan

Suburban Neighborhood:

Principal Land Use: Single-family detached homes. Density: Between two and five principal dwelling units per acre.

The Structure Plan map shows the Thompson Thrift annexation property as Suburban Neighborhood with a Structure Plan Place Type of Single-Family Neighborhood (see attached Structure Plan map). The Structure Plan future land use

designations represent general citywide policy guidance.

Alignment with City Plan Principles and Policies:

Principle LIV 1: Maintain a compact pattern of growth that is well served by public facilities and encourages the efficient use of land. This property is within the Fort Collins Growth Management Area (GMA). City Plan encourages managing growth by encouraging infill development within the GMA to promote a compact pattern of development. The property is located roughly one mile from the commercial uses along North College, including a grocery store. As North College Avenue continues to evolve into a high-frequency transit corridor, this proposed addition of housing offers the opportunity to pair housing near neighborhood services and transit access, aligning with City Plan principles to reduce auto-dependency and increase mode shares.

North College Corridor Plan

As stated previously, this property is not within the study area of the North College Corridor Plan. However, the adjacent parcel to the east will ultimately be jointly developed with this property. The property to the east is indicated within the North College Corridor Plan as Medium Density Mixed Use Neighborhood in the Framework Plan. The requested L-M-N zone is seen as consistent with this direction and compatible with other surrounding designations as depicted in the Framework Plan.

Sign District

Staff recommends that the property be placed within the Residential Neighborhood Sign District. The Sign Districts are established for the purpose of regulating signs for non-residential uses in areas of the community where the predominant character of the neighborhood is residential.

Lighting Context Area

On March 26, 2021, the City of Fort Collins adopted new exterior lighting standards and established Lighting Context Areas that correspond to the City's zone districts. The Lighting Context Area identified by Table 3.2.4-1 of the City's lighting code for the L-M-N zone district is LC1. As part of this item, staff recommends placement of the property into the LC1 Lighting Context Areas.

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 setting.

2. Public Outreach

A. NEIGHBORHOOD MEETING

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 other notification requirements as required by state and local law have been met.

3. Article 2 – Applicable Standards

A. BACKGROUND

This project was submitted on October 13, 2022, for annexation and zoning. A specific Project Development Plan has not been submitted but will be required for future development.

The project is in compliance with Section 2.12 Annexation requirements.

B. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

1. Conceptual Design Review

A conceptual design review meeting was waived by the Planning Manager. First Submittal (ANX220003)

This project was submitted on October 13, 2022.

2. Neighborhood Meeting

A neighborhood meeting was waived by the Planning Manager. A neighborhood meeting would be required with any subsequent development.

3. Notice (Posted, Written and Published)

Posted Notice (ANX220003): November 2, 2022 (Sign #680)

Written notice: March 8, 2023, 256 letters to be sent.

Published Notice: March 5, 2023.

4. Article 4 – Division 4.5 – Low Density Mixed-Use Neighborhoods (L-M-N) Applicable Standards

A. PURPOSE

The requested zoning for this annexation is Low Density Mixed-Use Neighborhood (L-M-N), which is consistent with the City of Fort Collins *Structure Plan*. The Land Use Code describes the Low Density Mixed-Use Neighborhood zone district as follows:

Purpose. *The Low Density Mixed-Use Neighborhood District is intended to be a setting for a predominance of low density housing combined with complementary and supporting land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood. The main purpose of the District is to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices, that invite walking to gathering places, services and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks, and other linkages. A neighborhood center provides a focal point, and attractive walking and biking paths invite residents to enjoy the center as well as the small neighborhood parks. Any new development in this District shall be arranged to form part of an individual neighborhood.*

A project development plan has not been submitted. The future land uses are subject to the list of permitted land uses in Division 4.5 – Low Density Mixed-Use Neighborhood.

5. Findings of Fact/Conclusion

In evaluating the request for the Thompson Thrift Spaulding Addition Annexation, ANX220003, staff makes the following findings of fact:

1. The property meets the State law eligibility requirements to qualify for a voluntary annexation to the City of Fort Collins.
2. The requested placement into the Low Density Mixed-Use (L-M-N) zone district is consistent with the City of Fort Collins *Structure Plan Map* and with the *North College Corridor Plan*.

3. The annexation of this area is consistent with the policies and agreements between Larimer County and the City of Fort Collins contained in the Intergovernmental Agreement for the Fort Collins Growth Management Area.
4. On February 21, 2023, City Council adopted a resolution to accept the annexation petition and determine that the petition is in compliance with State law. The resolution also initiated the annexation process for the property by establishing the date, time, and place when a public hearing is to be held regarding the readings of the Ordinances annexing and zoning the area.
5. The requested placement into the Residential Neighborhood Sign District as well as the LC1 Lighting Context Areas, is consistent with the City of Fort Collins sign and lighting standards as it relates to Low Density Mixed-Use Neighborhood zoning.

6. Recommendation

Staff recommends approval of the annexation and the requested zoning of Low Density Mixed-Use (L-M-N), consistent with the *Structure Plan* and *North College Corridor Plan*.

Staff recommends that the property be placed within the Residential Neighborhood Sign District.

Staff recommends that the property be placed into the LC1 Lighting Context Areas as dictated in Land Use Code Section 3.2.4.

7. Attachments

1. Vicinity Map
2. Annexation Petition
3. Applicant Narrative
4. Annexation Map
5. Structure Plan Map
6. Existing Zoning Map
7. North College Corridor Map
8. Staff Presentation