

**PROJECT:** Trailhead Annexation, Zoning Mountain Vista Plan Amendment and Structure Plan Amendment, File #43-02

**APPLICANT:** VF Ripley Associates  
401 West Mountain Avenue, Suite 201  
Fort Collins, CO 80521

**OWNERS:** Waterglen Holdings, LLC  
PO Box 337600  
Greeley, CO 80633

**PROJECT DESCRIPTION:**

This is a request to annex and zone approximately 91.25 acres of land located along the north side of East Vine Drive, south of the Burlington Northern Railroad, west of the Waterglen Subdivision. The project is located within the Mountain Vista Sub-Area Plan. The proposed zoning is LMN – Low Density Mixed-Use Neighborhood. The Mountain Vista Sub-Area Plan and the City of Fort Collins Structure Plan designate this property as E – Employment. This is the zoning classification recommended by staff. An amendment to the Mountain Vista Plan and the Structure Plan is accompanying the annexation and zoning request. The requested plan amendment would designate this property as LMN. The anticipated land use would be single and multi-family residential, consistent with the standards in the LMN zone district.

The annexation, zoning and Structure Plan amendment was continued from the January 15, 2004 Planning and Zoning Board meeting at the request of the applicant to try and resolve outstanding issues related to the requested Subarea and Structure Plan amendment. The primary issue with the applicant's proposed Structure Plan amendment relates to the net loss of Employment land within Mountain Vista, as well as community wide.

**RECOMMENDATION**

Recommend approval of the annexation, but, with initial zoning to the E – Employment zone district, and, denial of the Mountain Vista Subarea and Structure Plan amendments.

**EXECUTIVE SUMMARY:**

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 Urban Growth Area.

2. The area meets all criteria included in Colorado Revised Statutes to qualify for a voluntary annexation to the City of Fort Collins.

3. Requested Structure Plan:

The removal of Employment from the Trailhead property represents a net loss of 90 acres within the City's vacant Employment designated land inventory. A recent study completed for the Harmony Corridor Plan Amendment concluded that the current supply of Employment - designated land is adequate, however, any future removal of Employment lands will begin to create a significant shortfall in the City's inventory.

**FINDINGS and ANALYSIS:**

1. Background:

The property is located within the Fort Collins Growth Management Area (GMA). According to policies and agreements between the City of Fort Collins and Larimer County, contained in the *Intergovernmental Agreement For The Fort Collins Growth Management Area*, the City has agreed to pursue annexation of property within the GMA which is eligible for voluntary annexation according to Colorado Revised Statutes (CRS). The CRS requires 1/6 of the property to be contiguous with the existing City limits. As proposed, 5,116 feet of the total 9,084 feet of the property boundary is contiguous to the existing City limits. This is greater than the 1,514 feet required to achieve 1/6<sup>th</sup> contiguity.

A. The surrounding zoning and land uses are as follows:

N:	FA1(County)	Undeveloped
S:	LMN	Proposed Witham Farms ODP
E:	LMN	Single Family Residential
W:	FA1(County)	Undeveloped

2. Structure Plan Amendment

The City of Fort Collins Comprehensive Plan, City Plan, may be amended pursuant to Appendix C of City Plan. All City Plan amendments shall be considered by the City Council, after recommendation by the Planning and Zoning Board and City staff. Such amendment shall demonstrate compliance with the following criteria:

- A. The existing City Plan and/or related element thereof is in need of the proposed amendment.

The existing land use designation for this parcel was assigned during the development of the Mountain Vista Sub Area Plan. Several factors were present which led to the Employment designation, which still exist today. The property is directly adjacent to Vine Drive, a four lane arterial street, with close by access to I-25 via a proposed interchange at I-25 and Vine Drive. The site also has truck access to two existing interchanges at Mulberry and Mountain Vista Drives via the existing frontage road system. There are existing and future residential areas and shopping opportunities to support future employment uses on the property.

Some conditions have changes since adoption of the Plan. For instance, Vine Drive had once been considered to be a viable "truck bypass" route; there is no longer considered a viable option. Also, the Burlington Northern Railroad line is directly west of this site. IT was originally thought that the Employment uses could take advantage of this line by adding spurs off the main line for railcar deliveries. However, since the adoption of the Mountain Vista Plan, the Larimer and Weld Ditch has been relocated from its previous location, which bisected the property, to the edge of the property adjacent to the railroad tracks. This new location has effectively eliminated the possibility of tying into the existing rail lines.

- B. The proposed plan amendment will promote the public welfare and will be consistent with the vision, goals, principles, and policies of City Plan and the elements thereof.

One of the key goals of the Mountain Vista Sub Area Plan amendment is to maintain a balance of land available for Employment and residential uses in the northeast part of town and community-wide. The City is currently in process of looking at some possible amendments to the Mountain Vista Subarea Plan and Structure Plan that may permit shifting of land uses, while maintaining the current balance of land uses. These

amendments affect several property owners in the area, particularly Anheuser-Busch. There are issues yet to resolve in the plan amendment. Staff expects that the subarea plan amendment will be brought forward within the next 3 to 4 months, possibly sooner. Until the location of the Employment land can be resolved, the Structure Plan amendment is not supported by City Plan policies, including ECON-1.3 Infrastructure and Capitol Facilities and ECON-1.4 Jobs/Housing Balance.

3. Neighborhood Response:

A neighborhood meeting was not held for this application. A formal neighborhood meeting will be held for the Trailhead project when a Project Development Plan application is filed with the City.

**FINDINGS OF FACT/CONCLUSIONS**

After reviewing the Trailhead Annexation and Zoning, File #43-02, staff makes the following findings of fact and conclusions as explained above:

- A. 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 Urban Growth Area.
- B. The area meets all criteria included in Colorado Revised Statutes to qualify for a voluntary annexation to the City of Fort Collins.
- C. The requested zoning by the applicant of Low Density Mixed Use Residential (LMN) is inconsistent with the adopted Mountain Vista Sub Area Plan and the City of Fort Collins Structure Plan.
- D. The Employment zoning recommended by staff is consistent with the adopted Mountain Vista Sub-area Plan and the Structure Plan.

**RECOMMENDATION**

Staff recommends that the Planning and Zoning Board recommend that City Council approve the Trailhead Annexation and Zoning #43-02 with initial zoning to the Employment (E) Zone District and deny the requested Mountain Vista Subarea and Structure Plan Amendments.