

# AGENDA ITEM SUMMARY

February 5, 2019

City Council

## STAFF

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Kai Kleer, Associate Planner  
Brad Yatabe, Legal

## SUBJECT

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Second Reading of Ordinance No. 005, 2019, Annexing the Property Known as the Friendly Fire Enclave Annexation to the City of Fort Collins, Colorado.

## EXECUTIVE SUMMARY

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This Ordinance, unanimously adopted on First Reading on January 15, 2019, annexes a 3 parcel, 2.057 acre enclave located in northwest Fort Collins. The property abuts Laporte Avenue to the south and is situated between Grandview Avenue and North Bryan Avenue. The Enclave consists of a combination of residential and commercial uses.

## STAFF RECOMMENDATION

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Staff recommends adoption of the Ordinance on Second Reading.

## ATTACHMENTS

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1. First Reading Agenda Item Summary, January 15, 2019 (PDF)
2. Ordinance No. 005, 2019 (PDF)

# AGENDA ITEM SUMMARY

City Council

January 15, 2019

## STAFF

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Kai Kleer, Associate Planner  
Brad Yatabe, Legal

## SUBJECT

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Public Hearing and First Reading of Ordinance No. 005, 2019, Annexing the Property Known as the Friendly Fire Enclave Annexation to the City of Fort Collins, Colorado.

## EXECUTIVE SUMMARY

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The purpose of this item is to annex a 3 parcel, 2.057 acre enclave located in northwest Fort Collins. The Initiating Resolution 2018-111 was adopted November 20, 2018. The property abuts Laporte Avenue to the south and is situated between Grandview Avenue and North Bryan Avenue. The enclave consists of a combination of a residential and commercial uses.

## STAFF RECOMMENDATION

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Staff recommends adoption of the Ordinance on First Reading.

## BACKGROUND / DISCUSSION

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This is an enclave annexation of three parcels located in northwest Fort Collins that abut Laporte Avenue to the south and are situated between Grandview Avenue and North Bryan Avenue. According to policies and agreements contained in the Larimer County and City of Fort Collins Intergovernmental Agreement (IGA) regarding Growth Management dated June 24, 2008, as amended (IGA), the City of Fort Collins agrees to consider annexation of property in the Growth Management Area (GMA) when the property becomes eligible for annexation under the Colorado Revised Statutes.

In addition to the policies contained within the IGA, the City of Fort Collins has a long-standing history of annexing property that becomes eligible within the GMA in order to maintain the community's vision as outlined on p. 50 of the City's Comprehensive Plan.

The Friendly Fire Enclave was surrounded by the City of Fort Collins upon the annexation of the Forney Annexation September 18, 2012, and became eligible for annexation September 18, 2015. The surrounding incorporated land consists of the three previous annexations listed below:

1. Babbitt Addition, 1926
2. Radio City Annex, 1957
3. Frey Annexation, 1967

Below is a list of the three-parcels contained within the enclave area:

#	Property Address	Parcel Number	Acres	Current Land Use
1	1760 Laporte Avenue	9710200065	1.09	Warehouse, place of worship, upholstery shop
2	1802 Laporte Avenue	9710200061	.96	Misc. commercial and residential
3	1804 Laporte Avenue	9710200010	.2	Single-family residence

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### CITY FINANCIAL IMPACTS

There are no financial impacts as a result of the proposed annexation.

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### BOARD / COMMISSION RECOMMENDATION

At its December 20, 2018, the Planning and Zoning Board voted 7-0 to recommend approval of the annexation. This unanimous action was taken as part of the Board's Consent Calendar.

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### PUBLIC OUTREACH

An outreach process is not required by Colorado Revised Statutes or the City of Fort Collins Land Use Code. However, October 11, 2018, City staff held a stakeholder meeting to answer questions and inform residents and owners of property within the Friendly Fire Enclave Annexation of any changes that may result from annexing into the City. No one was in attendance for the meeting and staff provided subsequent follow-up with one property owner over the phone and sent a FAQ sheet that was prepared in advance of the meeting.

In addition to the neighborhood meeting, Planning and Neighborhood Services use two strategies to reach the greater community and encourage participation:

1. Posting "Development Proposal Under Review" sign(s) that provides a contact phone number and project number to connect any interested party directly to staff. Staff is then available to answer any questions they may have.
2. An email newsletter called "This Week in Development Review" is sent to nearly 1,000 people weekly summarizing project submittals (such as the enclave annexation), hearings and other development review related events that happen throughout the City of Fort Collins.

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### ATTACHMENTS

1. Vicinity Map(PDF)
2. Annexation Plat (PDF)
3. Friendly Fire Enclave FAQ (PDF)

ORDINANCE NO. 005, 2019  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
ANNEXING PROPERTY KNOWN AS THE  
FRIENDLY FIRE ENCLAVE ANNEXATION  
TO THE CITY OF FORT COLLINS, COLORADO

WHEREAS, Resolution 2018-111 stating the intent of the City to annex and initiating annexation proceedings for the Friendly Fire Enclave Annexation, as defined therein and described below, has heretofore been adopted by the City Council; and

WHEREAS, the City Council hereby finds that the area proposed to be annexed has been entirely contained within the boundaries of the City for a period of not less than three years prior to this date and complies with all requirements for enclave annexation set forth in Colorado Revised Statutes Section 31-12-106; and

WHEREAS, the City Council hereby finds and determines that it is in the best interests of the City to annex said area to the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the following described property, to wit:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 10, AND CONSIDERING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 TO BEAR N89°14'43"W, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, N89°14'43"W, A DISTANCE OF 615.00 FEET TO THE SOUTHEAST CORNER OF THE FORNEY ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG THE EAST BOUNDARY OF SAID ANNEXATION, N00°23'46"E, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;

THENCE ALONG THE BOUNDARY OF SAID FORNEY ANNEXATION THE FOLLOWING NINE (9) COURSES:

1. N89°14'43"W, A DISTANCE OF 493.58 FEET;
2. N00°23'46"E, A DISTANCE OF 120.00 FEET;
3. S89°14'37"E, A DISTANCE OF 85.00 FEET;
4. N00°23'46"E, A DISTANCE OF 50.00 FEET;

5. S89°14'44"E, A DISTANCE OF 83.00 FEET;
6. S00°23'46"W, A DISTANCE OF 21.00 FEET;
7. S89°14'44"E, A DISTANCE OF 86.39 FEET;
8. N07°37'19"W, A DISTANCE OF 72.44 FEET;
9. S87°54'20"E, A DISTANCE OF 249.40 FEET TO A POINT ON THE WEST BOUNDARY OF THE RADIO CITY ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID WEST BOUNDARY, S00°23'46"W, A DISTANCE OF 214.83 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 89,595 SQUARE FEET (2.057 ACRES), MORE OR LESS

is hereby annexed to the City of Fort Collins and made a part of said City, to be known as the Friendly Fire Enclave Annexation.

Section 3. That, in annexing said property to the City, the City does not assume any obligation respecting the construction of water mains, sewer lines, gas mains, electric service lines, streets or any other services or utilities in connection with the property hereby annexed except as may be provided by the ordinances of the City.

Section 4. That the City hereby consents, pursuant to Section 37-45-136(3.6), C.R.S., to the inclusion of said property into the Municipal Subdistrict, Northern Colorado Water Conservancy District.

Introduced, considered favorably on first reading, and ordered published this 15th day of January, A.D. 2019, and to be presented for final passage on the 5th day of February, A.D. 2019.

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Mayor

ATTEST:

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City Clerk

Passed and adopted on final reading on the 5th day of February, A.D. 2019.

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Mayor

ATTEST:

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City Clerk