

# AGENDA ITEM SUMMARY

March 7, 2017

City Council

## STAFF

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Kai Kleer, Planning Technician  
Ted Shepard, Chief Planner

## SUBJECT

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Second Reading of Ordinance No. 032, 2017, Annexing Property Known as the Lehman-Timberline Annexation to the City of Fort Collins, Colorado.

## EXECUTIVE SUMMARY

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This Ordinance, unanimously adopted on First Reading on February 21, 2017, annexes 5.684 acres, located at 5830 South Timberline Road, between Mail Creek Ditch and Bacon Elementary School. The initiating resolution was adopted on January 17, 2017. A related item to zone the proposed annexation is presented as the next item on this Agenda.

## 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, February 21, 2017 (w/o attachments) (PDF)
2. Vicinity Map(PDF)
3. Ordinance No. 032, 2017 (PDF)

## AGENDA ITEM SUMMARY

February 21, 2017

City Council

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Kai Kleer, Planning Technician  
Ted Shepard, Chief Planner

### SUBJECT

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First Reading of Ordinance No. 032, 2017, Annexing Property Known as the Lehman-Timberline Annexation to the City of Fort Collins, Colorado.

### EXECUTIVE SUMMARY

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The purpose of this item is to annex 5.684 acres, parcel located at 5830 South Timberline Road, between Mail Creek Ditch and Bacon Elementary School. The initiating resolution was adopted on January 17, 2017. A related item to zone the proposed annexation 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 Comprehensive Plan, and the Larimer County and City of Fort Collins Intergovernmental Agreements.

### STAFF RECOMMENDATION

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Staff recommends adoption of the Ordinance on First Reading.

### BACKGROUND / DISCUSSION

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#### Enclave

The Lehman-Timberline property is a City-owned, single parcel annexation that was enclaved upon the annexation of the Mail Creek Crossing Annexation on January 17, 2014. As of January 17, 2017, the property met the requirements of CRS 31-12-106 to be annexed as an enclave. The surrounding incorporated land consists of three previous annexations.

1. Hansen Farm Annexation, 2013
2. Liebl Annexation, 2004
3. Poudre School District and Timbers P.U.D. Annexation, 2002

Due to its location, staff recommends placement into the Residential Neighborhood Sign District.

### CITY FINANCIAL IMPACTS

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

**BOARD / COMMISSION RECOMMENDATION**

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The Planning and Zoning Board will conduct a public hearing on the annexation and zoning request on February 16, 2017. The Board's recommendation will be provided to Council in the Read-Before packet on February 21, 2017.

**PUBLIC OUTREACH**

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An outreach process is not required by Colorado Revised Statutes or the City of Fort Collins Land Use Code. However, on November 15, 2016, City staff held a stakeholder meeting to answer questions and inform residents of any changes that may result from being annexed into the City. Representatives from Planning and Light and Power were present to explain any potential difference in electrical rates, services, zoning and future public improvements. **Attachment 4** is a summary of the questions and answers provided to residents who attended the meeting.

**ATTACHMENTS**

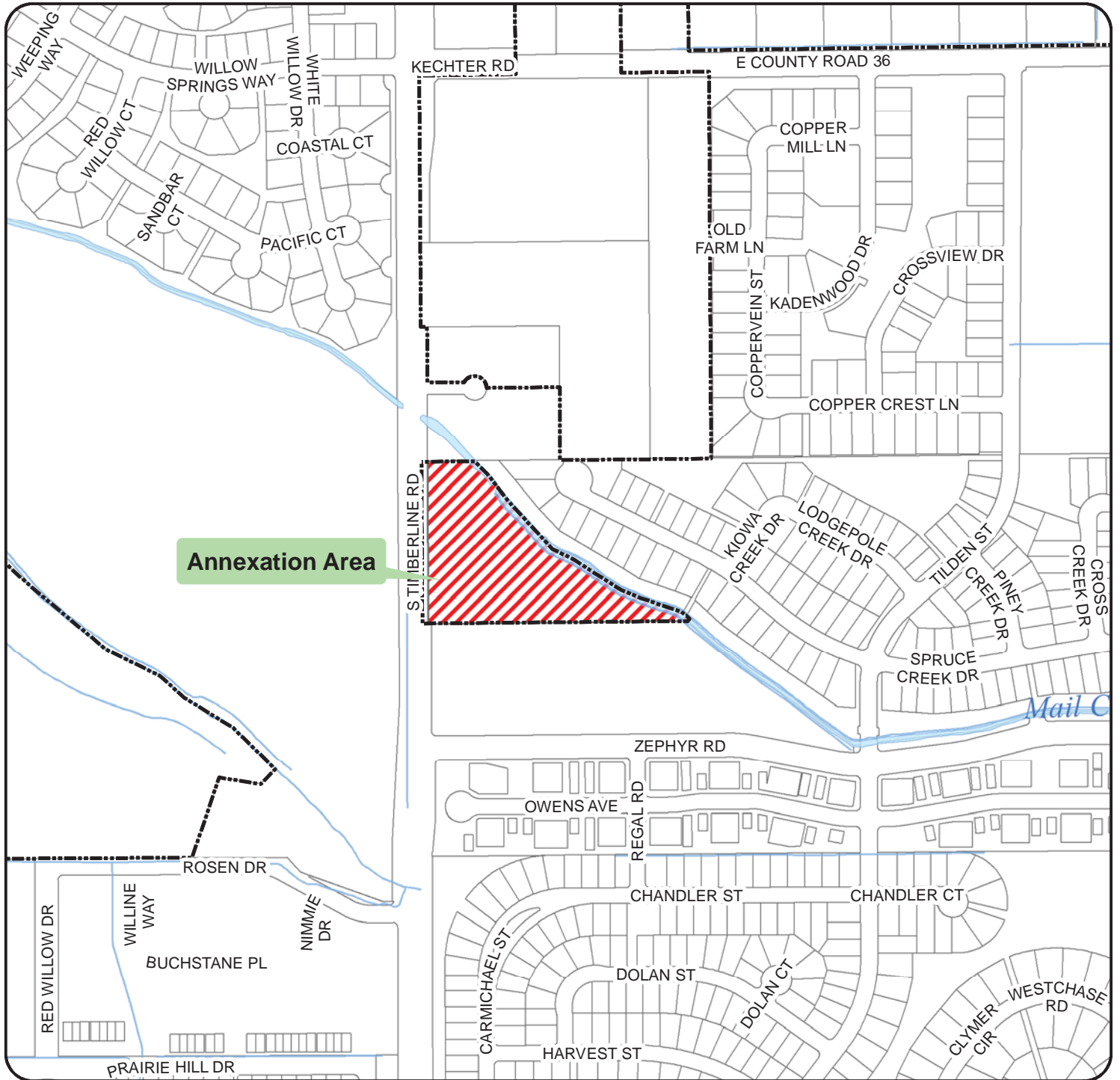
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1. Vicinity map(PDF)
2. Zoning Map(PDF)
3. Structure Plan Map (PDF)
4. Neighborhood Meeting Notes (PDF)

COPY

# Lehman-Timberline Vicinity

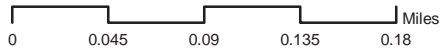
ATTACHMENT 2



**Annexation Area**






Scale 1 inch equals 475 feet



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**Legend**

-  City Limits
-  Water
-  Lehman Timberline

Printed: November 21, 2016

ORDINANCE NO. 032, 2017  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
ANNEXING PROPERTY KNOWN AS THE LEHMAN-TIMBERLINE  
ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO

WHEREAS, Resolution 2017-006 stating the intent of the City to annex and initiating annexation proceedings for the Lehman-Timberline 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 8, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING LOT 1 AND THE EAST 20 FEET OF THE DEDICATED RIGHT OF WAY AS SHOWN ON THE PLAT OF THE LEHMAN-TIMBERLINE MINOR LAND DIVISION; ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO BEAR N00°00'47"W, SAID LINE BEING MONUMENTED ON ITS SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED LS 34995, AND ON ITS NORTH END BY A 2-1/2" ALUMINUM CAP STAMPED LS 17497, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, N00°00'47"W, A DISTANCE OF 771.58 FEET;  
THENCE N89°43'26"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF THE HANSEN FARM ANNEXATION TO THE CITY OF FORT COLLINS, N00°00'47"W, A DISTANCE OF 535.89 FEET TO A POINT ON THE SOUTH LINE OF THE LIEBL ANNEXATION TO THE CITY OF FORT COLLINS;  
THENCE ALONG SAID SOUTH LINE, N89°38'33"E, A DISTANCE OF 174.81 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE MAIL CREEK CROSSING ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY, THE FOLLOWING TEN (10) COURSES:

1. S45°24'45"E, A DISTANCE OF 62.50 FEET;
2. S36°47'24"E, A DISTANCE OF 104.00 FEET;
3. 42°23'13"E, A DISTANCE OF 223.00 FEET;
4. S63°30'42"E, A DISTANCE OF 82.00 FEET;
5. S56°16'37"E, A DISTANCE OF 80.00 FEET;
6. S57°29'07"E, A DISTANCE OF 104.00 FEET;
7. S67°14'33"E, A DISTANCE OF 70.00 FEET;
8. S70°55'03"E, A DISTANCE OF 143.00 FEET;
9. S48°02'50"E, A DISTANCE OF 34.00 FEET;
10. S41°57'10"W, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF THE POUDBRE SCHOOL DISTRICT & TIMBERS P.U.D. ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID NORTH LINE, S89°43'26"W, A DISTANCE OF 877.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 247,593 SQUARE FEET (5.684 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 Lehman-Timberline 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 21st day of February, A.D. 2017, and to be presented for final passage on the 7th day of March, A.D. 2017.

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Mayor

ATTEST:

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City Clerk

Passed and adopted on final reading on the 7th day of March, A.D. 2017.

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Mayor

ATTEST:

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City Clerk