

Church for All Nations Annexation

CPC A 13-00004, CPC PUZ 13-00138, CPC PUP 13-00139

City Council

September 24, 2019

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SITE LOCATION



BACKGROUND



Currently in unincorporated El Paso County

- RR-5 (Rural Residential) and CAD-O (Commercial Airport)
- Existing Church for All Nations
 - Additional vacant land

Enclave

- Meets contiguous boundary requirement
- Active annexations within this enclave to close gap

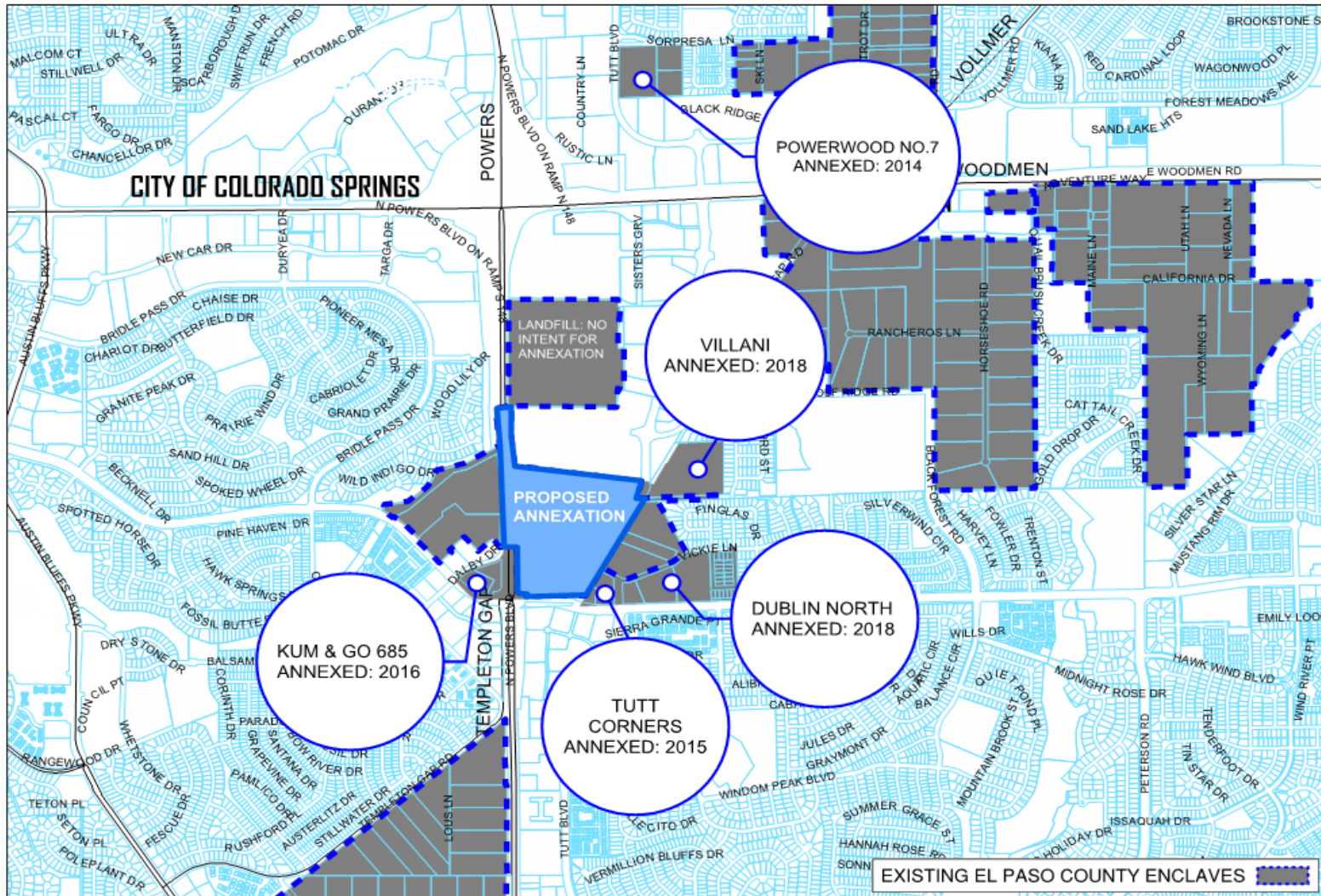
Concurrent Applications

Annexation: Voluntary Annexation by property owner

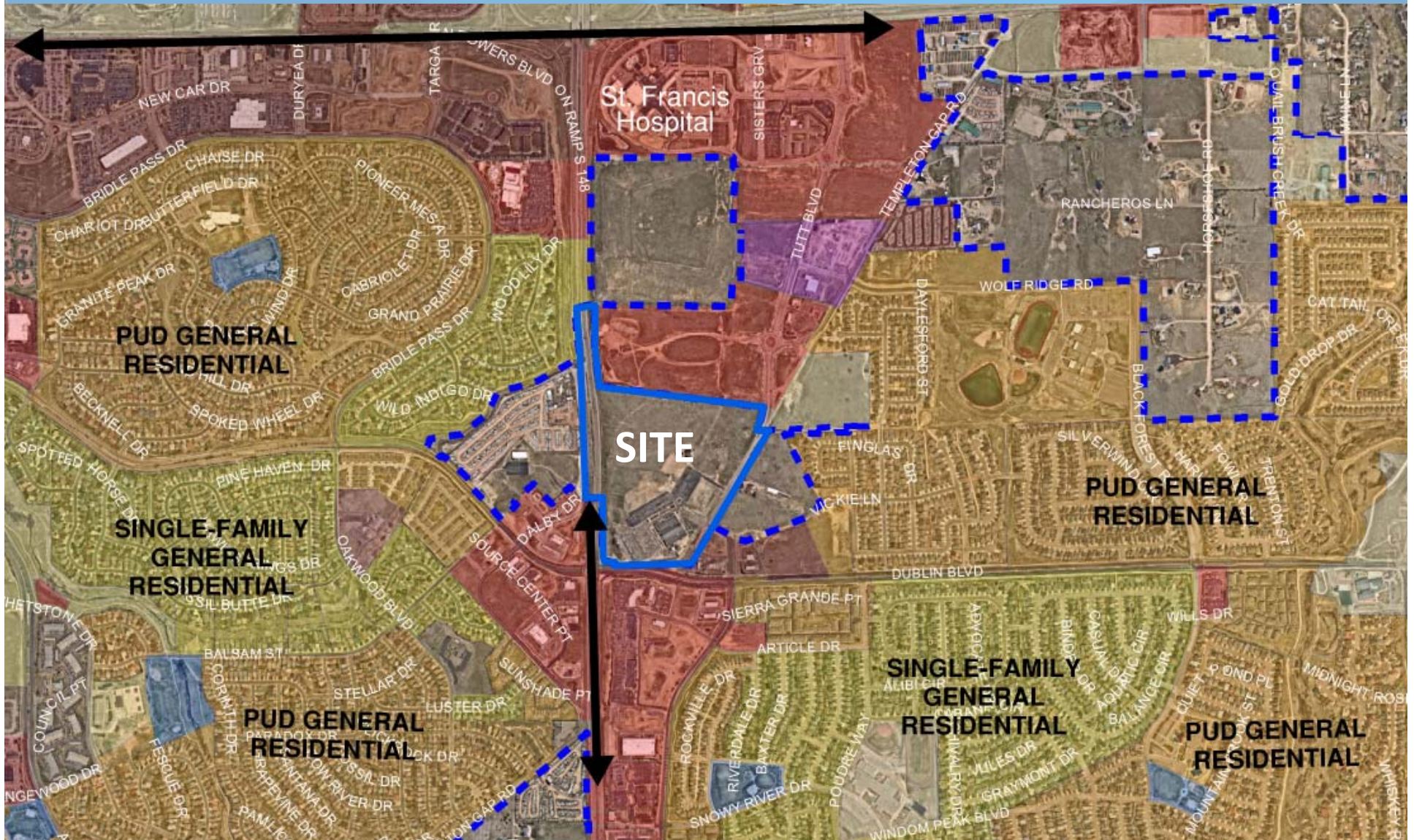
Zone Change to establish a PUD (Planned Unit Development)

PUD Concept Plan

ENCLAVE ANNEXATIONS



SURROUNDING ZONING



PROPOSED



ANNEXATION

Proposed 52.78 Acre Annexation

Percentage Contiguous = 69.5%

- Remaining portion of Powers Blvd. to be annexed
- Existing Templeton Gap portion to be annexed

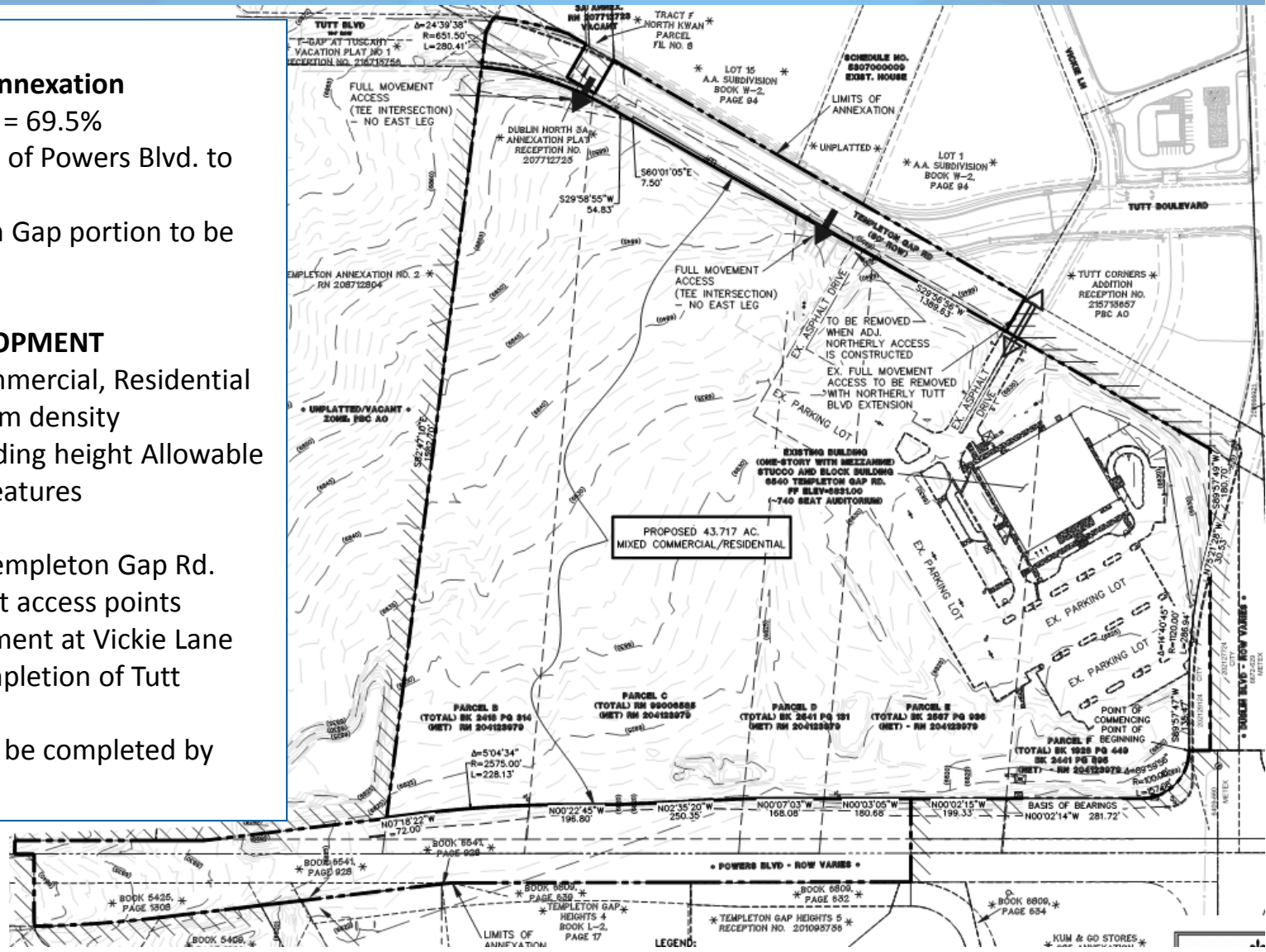
PLANNED UNIT DEVELOPMENT

Uses: Institutional, Commercial, Residential

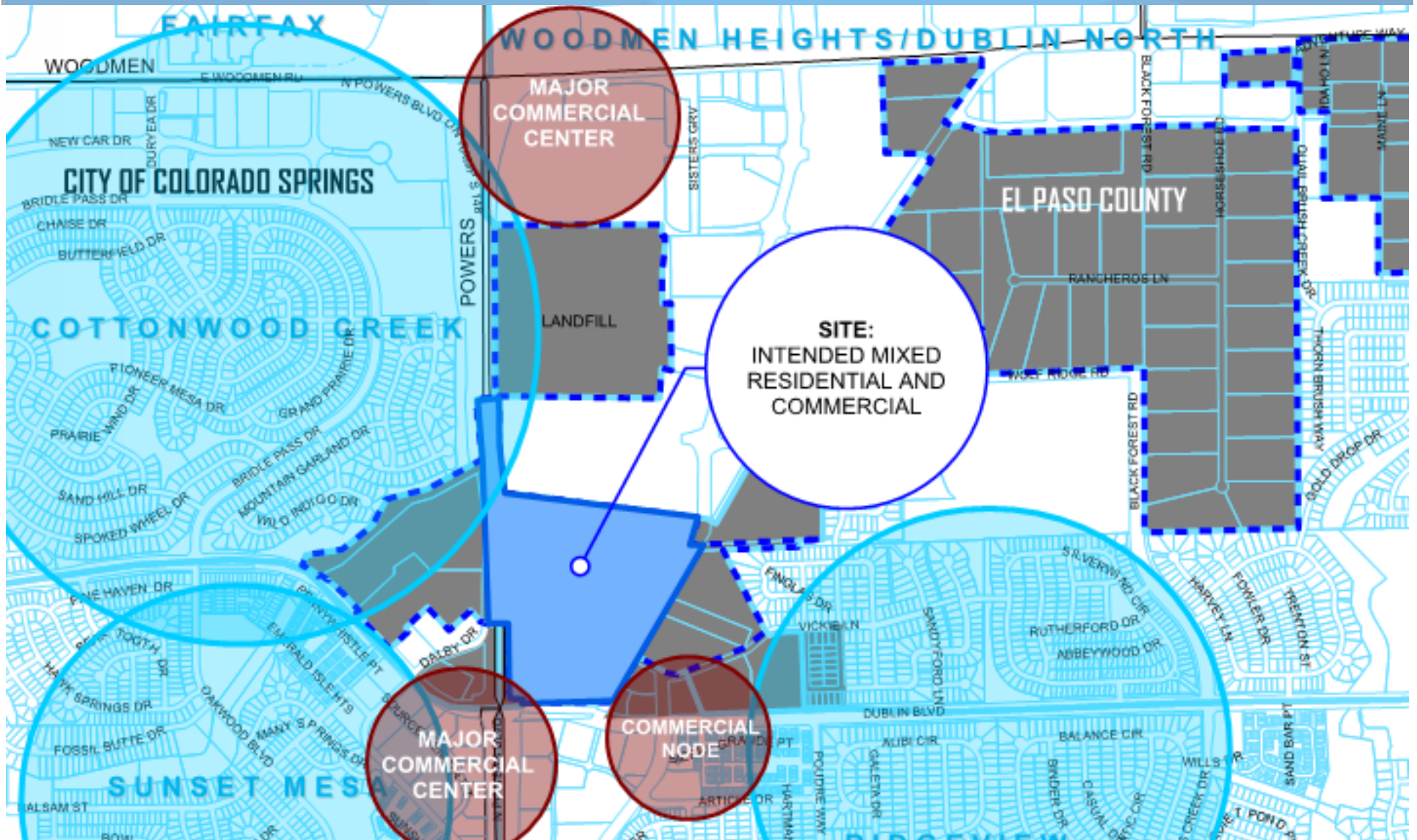
- 20 DU/AC maximum density
- 45' maximum building height Allowable
- 75' architectural features

Access along existing Templeton Gap Rd.

- Two full movement access points
- Existing full movement at Vickie Lane removed with completion of Tutt extension
- Tutt extension will be completed by PPRTA



PlanCOS



FISCAL IMPACT



Fiscal Impact Analysis

Analysis of costs related to City infrastructure and service levels

- 10-year horizon
- Identifiable marginal costs for providing services
 - City maintained surrounding infrastructure and roadways
 - Area currently serviced by public safety
- Some agencies reported marginal increase in operations annually
- Positive cumulative cash flow over 10-year analyzed timeframe
- Logical extension of city boundary

Stakeholder Process



Public Posting on site and Postcard Notification

- Internal Review/ Public Hearing
- Postcards sent to 325 surrounding property owners within 1000-foot buffer

Staff did not receive any public comment for this project.

No supporters or opponents spoke on this public item when presented to City Planning Commission.

Recommendations



CPC A 13-00004 – ANNEXATION

Approve the Church for All Nations Addition No.1 Annexation based upon the findings that the annexation complies with all of the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203.

CPC PUZ 13-00138 – ESTABLISHMENT OF ZONING

Adopt an ordinance for the establishment of the PUD (Planned Unit Development; Mixed Commercial and Residential, maximum residential density 20 DU/AC, 45-foot maximum building height with 75-foot for architectural features with Airport Overlay) zone district, based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B) as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603.

CPC PUP 13-00139 – PUD CONCEPT PLAN

Approve the Church for All Nations PUD Concept Plan, based upon the findings that the proposal meets the review criteria for concept plans as set forth in City Code Section 7.5.501(E) and criteria for PUD concept plans set forth in City Code Section 7.3.605.