



# HANCOCK METROPOLITAN DISTRICT NOS. 1 & 2 SERVICE PLAN AMENDMENT

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WHITE BEAR ANKELE TANAKA & WALDRON

# Project Overview

- Located generally along the portion of Hancock Expressway that is being rerouted.
- The initial District boundaries include approximately 20 acres of residential and commercial land.
- The population of the Districts at build-out is estimated to be approximately 1,000 people, with approximately 9,500 square feet of non-residential development.



District Location (not to scale)

HANCOCK EXPRESSWAY

REALIGNMENT  
(EXPRESSWAY - R.O.W VARIES)

25' Building /  
Landscape Setback

550'-0"

25' Building  
Setback  
20' Landscape  
Setback

S CHELTON ROAD  
(MINOR ARTERIAL - ROW VARIES)

DISTRICT TWO

ZONING: PBC  
COMMERCIAL  
(3.4 AC)

ZONING: OC

DETENTION  
POND  
0.7 AC

OPEN  
SPACE  
(8,214 SF)

OPEN  
SPACE  
(1.73 AC)

DISTRICT ONE

ZONING: PUD

OPEN  
SPACE  
(2.73 AC)

OPEN  
SPACE  
(1.4 AC)

OPEN  
SPACE  
(1.5 AC)

DETENTION  
POND  
1.2 AC

25' BUILDING SETBACK

5' BUILDING SETBACK

DISTRICT TWO  
DIRECTOR'S PARCEL

DISTRICT ONE  
DIRECTOR'S PARCEL

Dedicated for Channel  
Access & Maintenance

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178' Road Length

50'-0"

4' WALKING PATH

4' WALKING PATH

DETENTION  
POND  
0.5 AC

# Original Service Plan Summary

- Approved by the City Council of the City of Colorado Springs on May 11, 2021.
- On August 9, 2022, Colorado Springs City Council adopted a revised Special District Policy.

# Service Plan Summary

- Estimated Cost of Infrastructure: \$6,000,000
- Debt Limit: \$8,257,000
- Maximum Debt Mill Levy: 50 Mills
- Operations Mill Levy: 20 Mills
- Maximum Debt Mill Levy Imposition Term: 40 years from the City's approval of the Service Plan

# Purposes for Service Plan Amendment

- To date, no development has occurred in the Districts.
- The Districts desire to amend and restate the Service Plan, so they can be governed by the current Colorado Springs Model Service Plan.

A landscape of rolling hills with green and brown fields, a dirt road, trees, and a small building.

Questions?