

Colorado Crossing Metropolitan District Service Plan Amendment

City Council Work Session
November 26, 2018

Peter Wysocki, Planning and Community Development Director
Carl Schueler, Planning Manager- Comprehensive Planning
Otis Moore- District/Project Representative



Summary



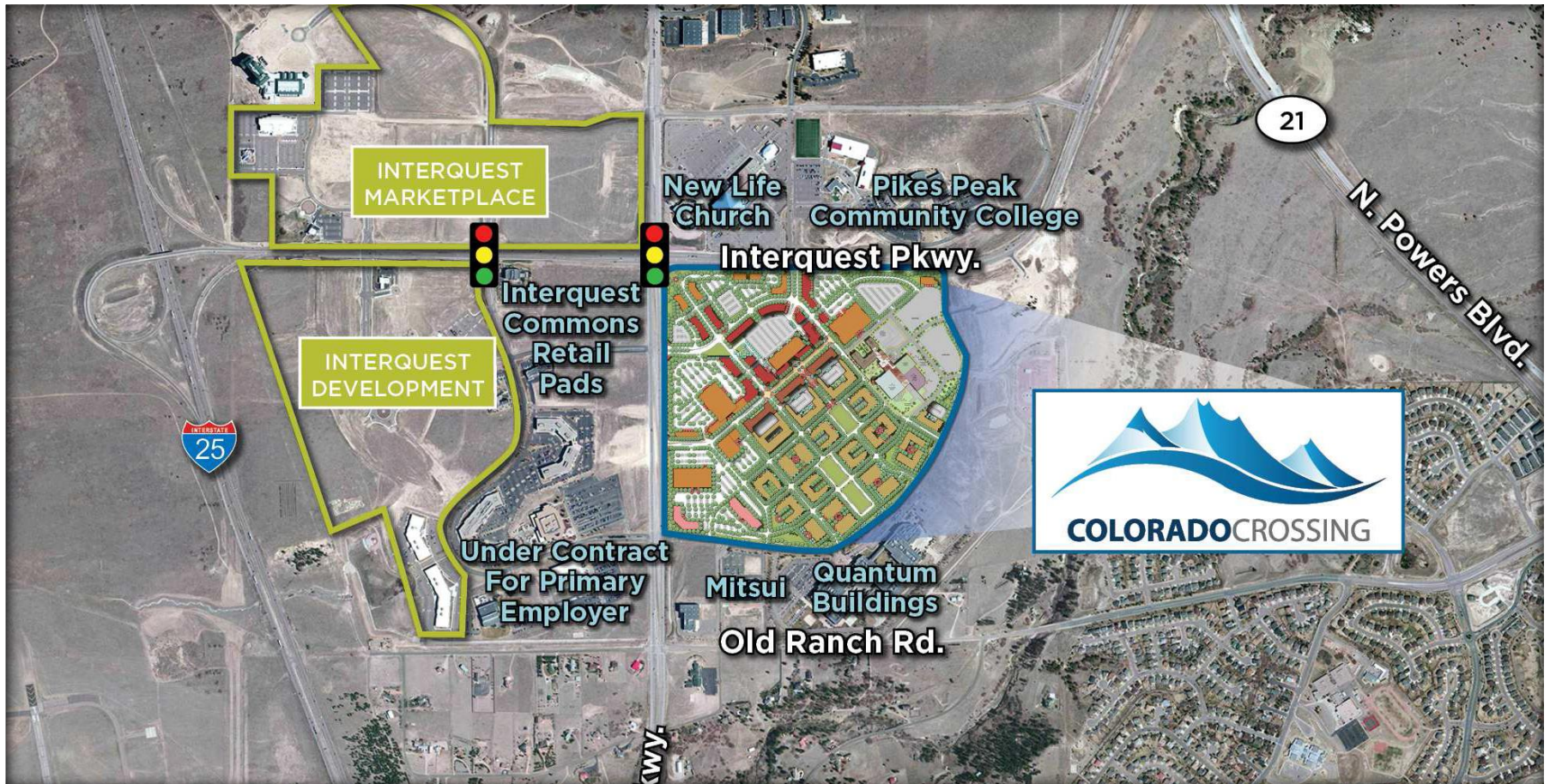
- Existing metropolitan districts
- Amendment to allow street operations and maintenance as an authorized function
- Limited amendment document; balance of the service plan would remain in force and effect

Background



- Project now called "Victory Ridge"
- Mixed use development approved in 2005
- Districts approved in 2006
 - District No. 1 Operating
 - District No. 2 Residential
 - District No. 3 Commercial
- Conformed with Model Service Plan
- October 2016 Amendment to allow increase of operating mill levy to 20.0 mills/
maintenance of parking structure
 - 6-2 vote
- 2017 Bond issuance \$14,781,000

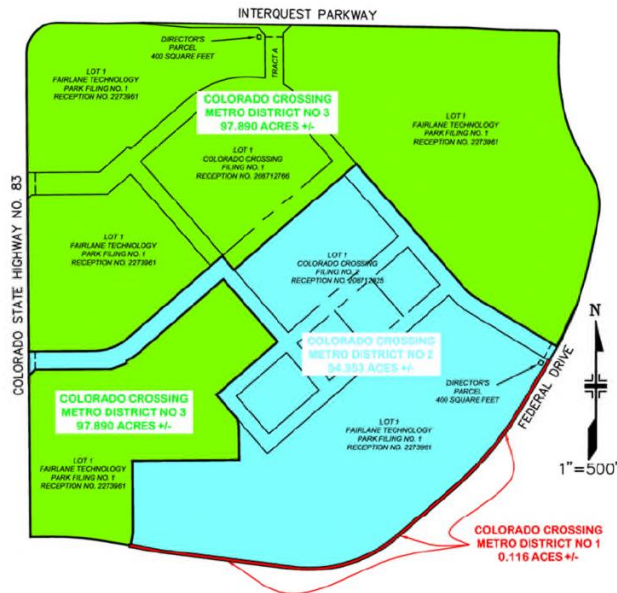
Area and district map (2016)



Area and district map



EXHIBIT A
S.W. 1/4 OF SECTION 21, T12S, R66W OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



- COLORADO CROSSING METRO DISTRICT NO 1 - 0.116 ACRES +/-
- COLORADO CROSSING METRO DISTRICT NO 2 - 54.553 ACRES +/-
- COLORADO CROSSING METRO DISTRICT NO 3 - 97.890 ACRES +/-



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Specific Issues and Discussion



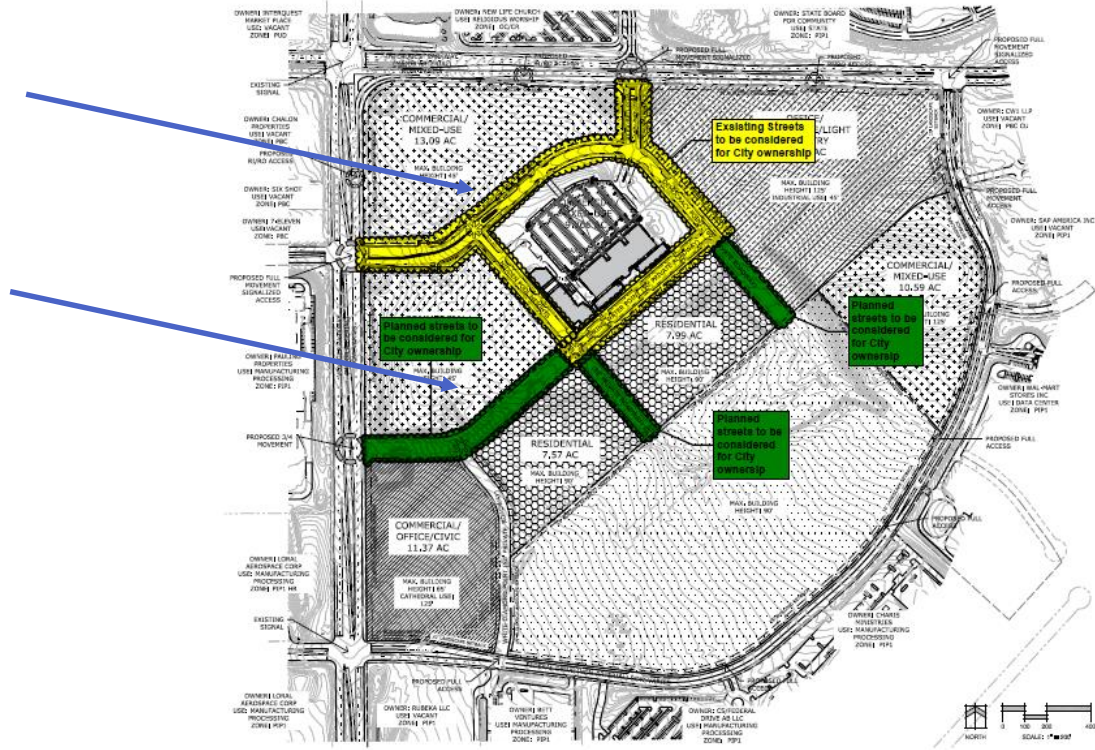
- Will continue to rely on 20.0 mill capped operational mill levy
- Expected streets to be maintained are depicted in following slide
- Original plan was for private (non-City) streets
- Existing and/or planned local streets may or may not ultimately be accepted by City

VICTORY RIDGE
CITY OF COLORADO SPRINGS, COLORADO
CONCEPT PLAN AMENDMENT

Victory Ridge
Planned Roads
Exhibit

Yellow= Existing
Streets

Green = Future
Streets



Additional Discussion



- Limited service plan amendment format
 - Remainder of 2006 service plan (and first 2016) amendment would remain in force and effect

Supporting Materials



- Staff memo
- Draft resolution
- 2018 petition
- Proposed second service plan amendment
- Original service plan (2006)
- 2016 service plan amendment
- Project update PowerPoint
 - from the petitioner

Recommendation and Next Steps



- Approval
- December 11, 2018 Agenda-Consent?