



Quick Facts

Applicant

Jeff Bailey

Property Owner

City of Colorado Springs

Developer

N/A

Address / Location

Northeast of Cedar Valley Lane
and West Woodmen Road
Intersection

TSN(s)

Not Applicable

Zoning and Overlays

Not Applicable

Site Area

0.11 acres

Proposed Land Use

Right-of-way

Applicable Code

UDC

City Council District

#1 (upon annexation)

Project Summary

Woodmen Road Addition No. 3 Annexation consisting of 0.11 acres of City-owned right-of-way located northeast of Cedar Valley Lane and West Woodmen Road intersection.

File Number

ANEX-24-0014

Application Type

Annexation

Decision Type

Legislative

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Current Application	TBD
Master Plan	Peregrine	1983

Site History

The Woodmen Road right-of-way in this area is mostly within the City limits with the exception of this small section. The City has received a quitclaim deed from El Paso County to transfer this section of right-of-way. The right-of-way is contiguous to the city limits along 3 boundary lines (See Attachment 5 – Annexation Plat).

Applicable Code

The subject application was submitted after the implementation date (06/05/2023) of the ReTool project and is subject to review under the Unified Development Code (UDC). All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	A-5 (County Zoning)	Single-Family Residential	N/A
West	PDZ/HS-OWUI-O/AF-O	West Woodmen Road Right-of-Way	N/A
South	PDZ/HS-OWUI-O/AF-O	West Woodmen Road Right-of-Way	N/A
East	A/HS-OWUI-O/AF-O	West Woodmen Road Right-of-Way	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Initial Review/City Planning Commission Hearing/City Council Public Hearing
Postcard Mailing Radius	1,000 Feet
Number of Postcards Mailed	114
Number of Comments Received	3

Public Engagement

All comments provided were inquiries about the City’s intent upon annexation. All comments were addressed by City Staff.

Timeline of Review

Petition Acceptance	April 8, 2025
Initial Submittal Date	April 15, 2025
Number of Review Cycles	3

Item(s) Ready for Agenda	August 15, 2025
City Planning Commission	September 10, 2025
City Council Resolution Setting the Hearing Date	September 23, 2025
City Council Public Hearing / 1 st Reading	November 10, 2025
City Council 2 nd Reading	November 25, 2025

Agency Review

Traffic Engineering

Traffic Engineering reviewed the proposed annexation and had no comments.

Stormwater Enterprise (SWENT)

Comments were received and addressed during entitlement review.

Colorado Springs Utilities (CSU)

Comments were received and addressed during entitlement review.

United State Air Force Academy (USAFA)

No issues with the proposed annexation.

Annexation

Summary of Application

This annexation follows the voluntary annexation right under C.R.S. which stipulates that owners must petition the municipality to request annexation into the City. The City's authority to annex land is established by Colorado Revised Statutes (CRS. 31-12-101) which sets requirements and procedures which municipalities must follow. The application consists of one addition of Woodmen Road annexing 4,683 square feet of city-owned road right-of-way into the City. Woodmen Road has been labeled to receive 2C Road Improvements. Only roadways within the City limits can benefit from those improvement funds, and this annexation is approximately 4,683 square feet at the west portion of a proposed 2C Road Improvement project.

Application Review Criteria

UDC Code Section 7.5.701

In accordance with UDC Section 7.5.701.C, "to assist the City Council in its decision, each proposal for annexation shall be studied to determine..." if the proposed annexation addressed the conditions for Annexation. Petition for Annexation was approved by City Council on April 8, 2025.

- a. *The area proposed to be annexed is a logical extension of the City's boundary;*
- b. *The development of the area proposed to be annexed will be beneficial to the City; Financial considerations, although important, are not the only criteria and shall not be the sole measure of benefit to the City;*
- c. *There is a projected available water surplus at the time of request;*

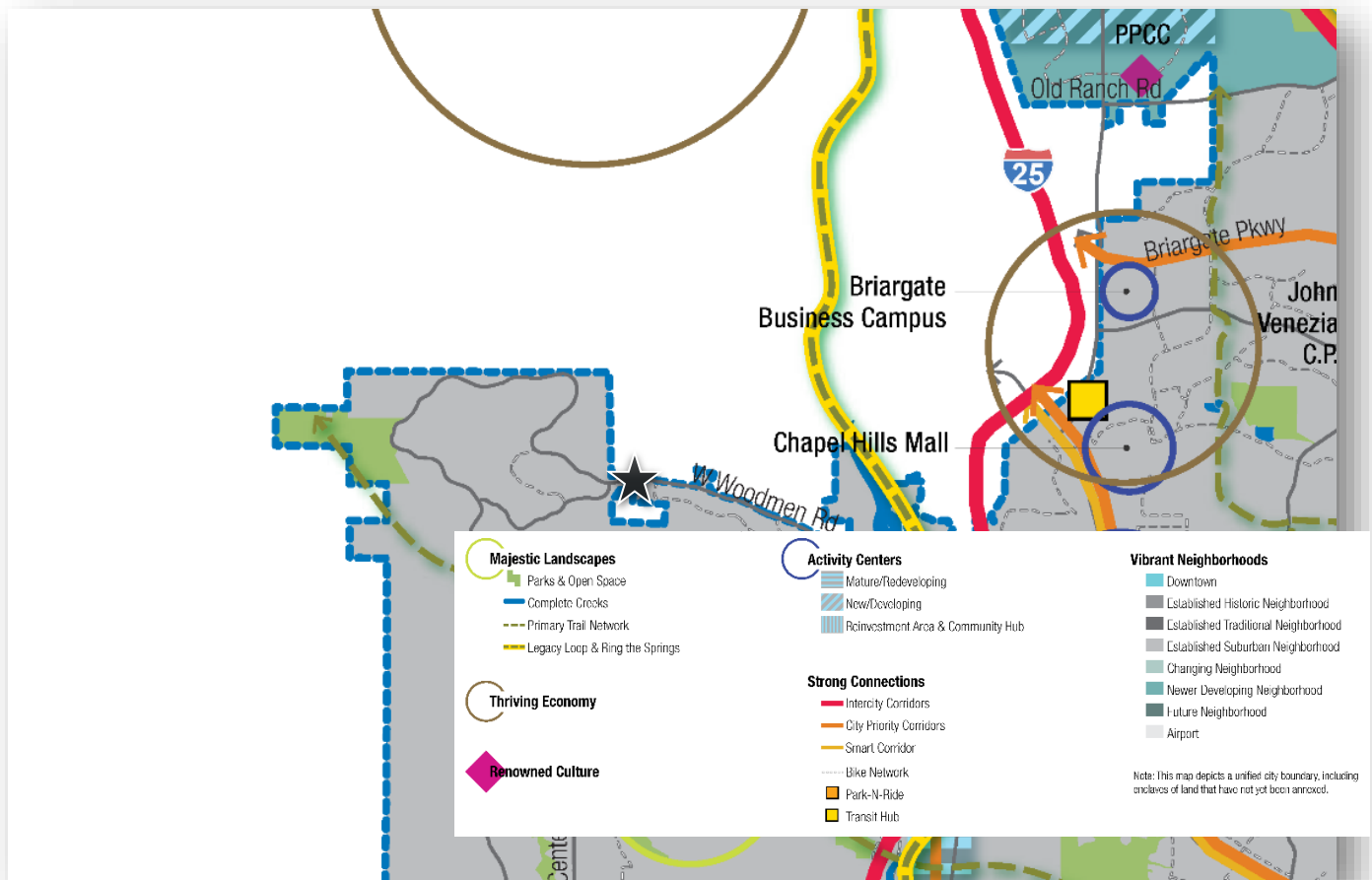
- d. *The existing and projected water facilities and / or wastewater facilities of the City are expected to be sufficient for the present and projected needs for the foreseeable future to serve all present users whether within or outside the corporate limits of the City;*
 - e. *The annexation can be affected at the time the utilities are extended or at some time in the future;*
 - f. *The City shall require as a condition of annexation the transfer of title to all groundwater underlying the land proposed to be annexed. Should such groundwater be separated from the land or otherwise be unavailable for transfer to the City, the City, at its discretion, may either refuse annexation or require payment commensurate with the value of such groundwater as a condition of annexation. The value of such groundwater shall be determined by the Utilities based on market conditions as presently exist;*
 - g. *All rights-of-way or easements required by the Utilities necessary to serve the proposed annexation, to serve beyond the annexation, and for system integrity, shall be granted to the Utilities. Utilities, at the time of utility system development, shall determine such rights-of-way and easements;*
 - h. *If the proposed annexation to the City overlaps an existing service area of another utility, the applicant shall petition the PUC (Public Utilities Commission) or other governing authority to revise the service area such that the new service area will be contiguous to the new corporate boundary of the City;*
2. *After the foregoing have been studied in such depth as the City Council shall require, the City Council in its discretion may annex or not annex the proposed area. In the event the City Council chooses to annex, it may require a contemporary annexation agreement specifying the installation and the time of installation of certain public and utility improvements, both on site and off site, that area required or not required under this Zoning Code. City Council may specify such other requirements, as it deems necessary. In the event the City Council chooses not to annex, utilities shall not be extended unless Council is assured that an agreement for annexation can be enforced, and that the remaining provisions of this section for annexation subsequent to extension of utilities have been met.*

The criteria for consideration of annexation as noted above most explicitly note that the proposed area is a logical extension of the City boundary. City right-of-way annexations are unique in that many of the listed criteria are not always applicable when considering these types of annexation requests. In this case the City owns and will begin to maintain this area of Woodmen Road which the City received by quit claim deed from El Paso County for this section. The proposed annexation meets the required contiguity requirements as set forth by Colorado Revised Statute (See Attachment 5 – Annexation Plat).

After evaluation of the Woodmen Road Addition No. 3 Annexation, the application meets the review criteria.

Compliance with PlanCOS

PlanCOS Vision



The overall intent of annexation is to benefit the City and occur in a manner that ensures a logical extension of the City's boundary. Chapter 8 of PlanCOS provides broad policy direction for annexation; annexations will occur in accordance with State law; support of economic development objectives of the City and will be a fiscal benefit; development will be consistent with long range plans; and avoid creating enclaves while proactively work at incorporating existing enclaves into the City. Staff has evaluated the proposed annexation and determined its eligibility in accordance with State law to be acceptable.

Statement of Compliance

ANEX-24-0014

After evaluation of the Woodmen Road Addition No. 3 Annexation, the application meets the applicable Colorado Revised Statutes for annexation and the considerations for annexation.