



# Park Vista Addition No. 10

City Council

Public Hearing – October 8, 2024



# Park Vista Addition No. 10

## QUICK FACTS

## VICINITY MAP

### Address:

4372 Siferd Blvd

### Location:

Located in the Park Vista Enclave, south of the Austin Bluffs Pkwy and Barnes Road intersection

### Zoning and Overlays

Current: Unincorporated El Paso County  
Proposed: R-5 (Multi-Family High)

### Site Area

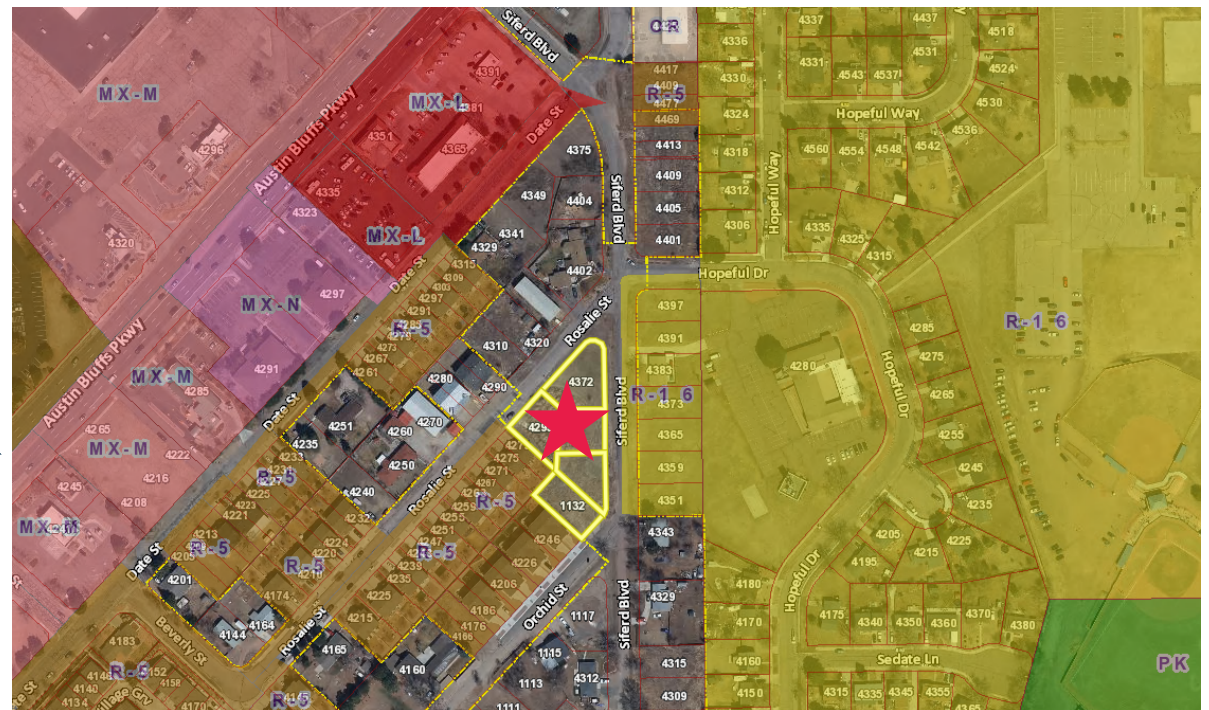
2.18 acres

### Proposed Land Use

Residential, single-family attached (duplex) and detached

## APPLICATIONS

Annexation, Zone Establishment,  
Preliminary/Final Plat



# Park Vista Addition No. 10

## PROJECT SUMMARY

### File #(s):

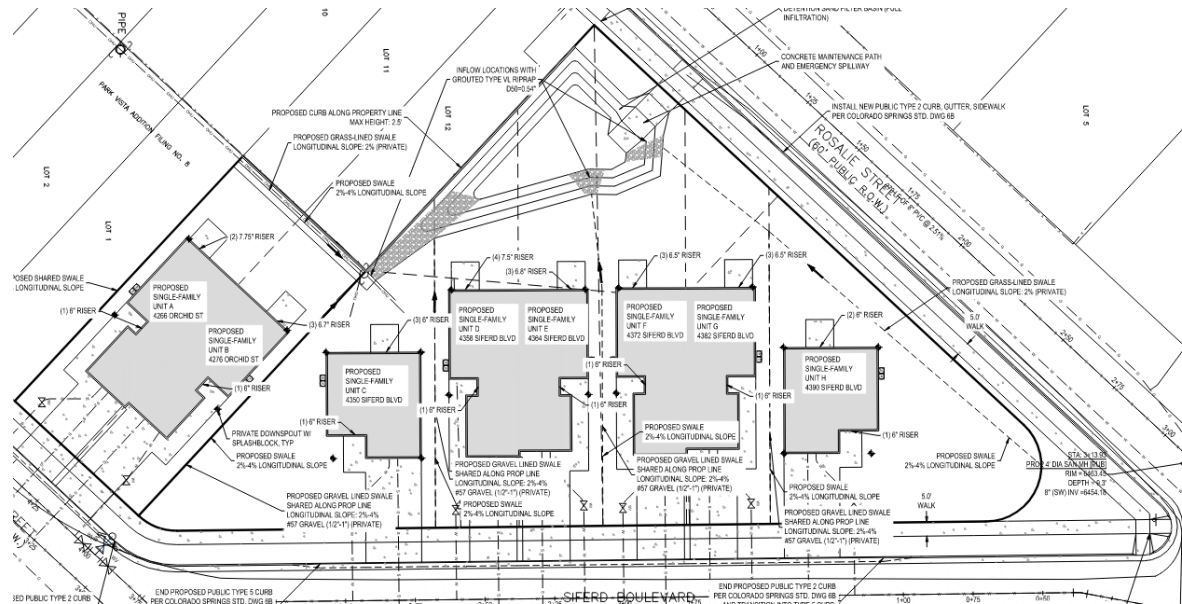
ANEX-22-0002, ZONE-22-0006, SUBD-22-0021

### Project Proposal:

Annexation consisting of 2.18 acres, and a zone establishment and preliminary/final plat for 0.89 acres. The discrepancy in acreage is due to the amount of right-of-way required to also be annexed as a part of this proposal.

Application was reviewed under Chapter 7

## SITE PLAN



# Park Vista Addition No. 10

## Annexation Plat

The proposed annexation consists of 2.18 acres and is located in the Park Vista enclave located east of North Academy Boulevard and south of Austin Bluffs Parkway.

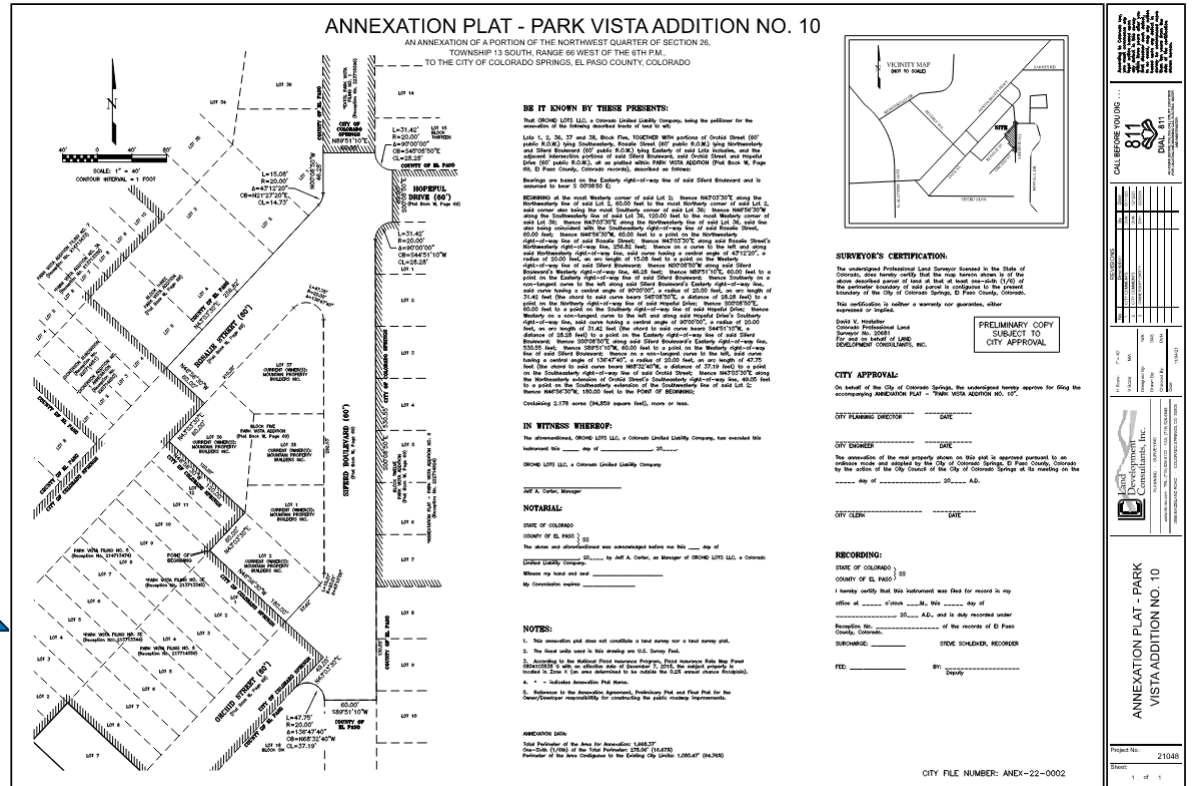
This enclave has seen several annexations over the past ten years reducing the enclave and establishing surrounding residential development.

Within this area the existing county lots have historically annexed and established a slightly higher residential density than adjacent single-family residential to the east.

The lots have been annexed on a voluntary annexation basis by property owners wishing to convert the standard county lots into single-family attached and detached dwellings.

The properties gain access from Austin Bluffs Parkway as it transitions to residential road circulation.

This is a very active area of annexation and the City will most likely see the elimination of this enclave in coming years.

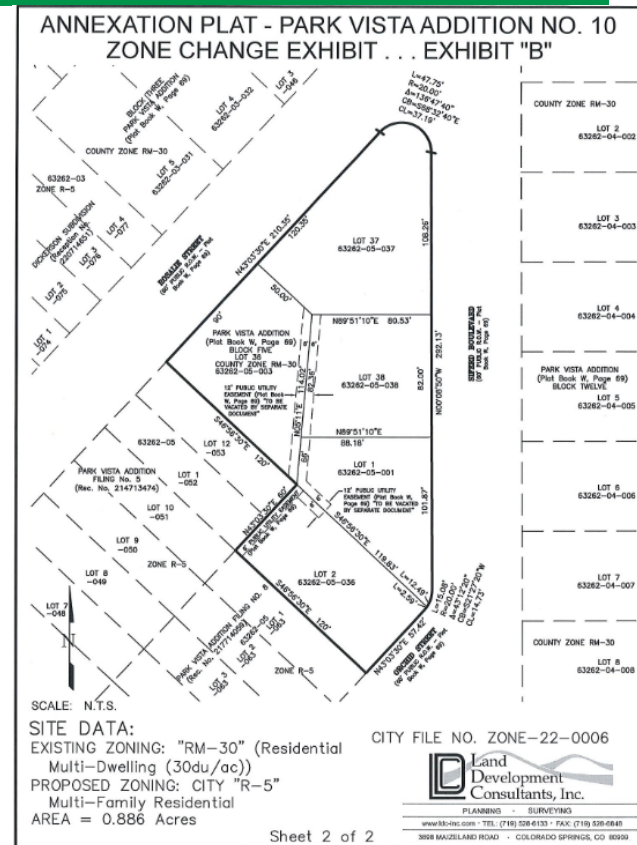


# Park Vista Addition No. 10



## Zone Establishment - R5

Zone Establishment of R5 (Multi-Family High) zone district consisting of 0.89 acres. Future intended use is single-family attached and detached units.





# TIMELINE OF REVIEW



<b>Initial City Council Petition Acceptance</b>	April 13, 2021
<b>Initial Land Use Submittal</b>	September 9, 2022
<b>Updated City Council Petition Acceptance</b>	January 23, 2024
<b>Utility Board</b>	March 20, 2024 (unanimous recommendation of approval)
<b>City Council Annexation Checkpoint Worksession</b>	April 8, 2024
<b>Updated City Council Petition Acceptance</b>	April 9, 2024
<b>Item(s) Ready for Agenda</b>	July 15, 2024
<b>Planning Commission</b>	August 14, 2024 (unanimous recommendation of approval)
<b>City Council Resolution Setting Hearing Date</b>	August 27, 2024
<b>City Council 1<sup>st</sup> Reading</b>	October 8, 2024
<b>City Council 2<sup>nd</sup> Reading</b>	October 22, 2024

# STAKEHOLDER INVOLVEMENT



## PUBLIC NOTICE

Public Notice Occurrences <i>(Posters / Postcards)</i>	Internal Review / Prior to Planning Commission Hearing / Prior to City Council Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	225 Postcards
Number of Comments Received	No Comment Received

## PUBLIC ENGAGEMENT

- One comment received in regards to traffic



# AGENCY REVIEW



## **Traffic Engineering**

No issues with annexation.

## **SWENT**

Final Drainage Report, STM-REV22-1550, has been reviewed and approved by Stormwater Enterprise

## **Colorado Springs Utilities**

No outstanding comments, CSU recommends approval. The project was presented to the Utilities Board, where the board found that criteria per the Water Ordinance are met.

## **Fire**

No objections from Fire for the applications as proposed.

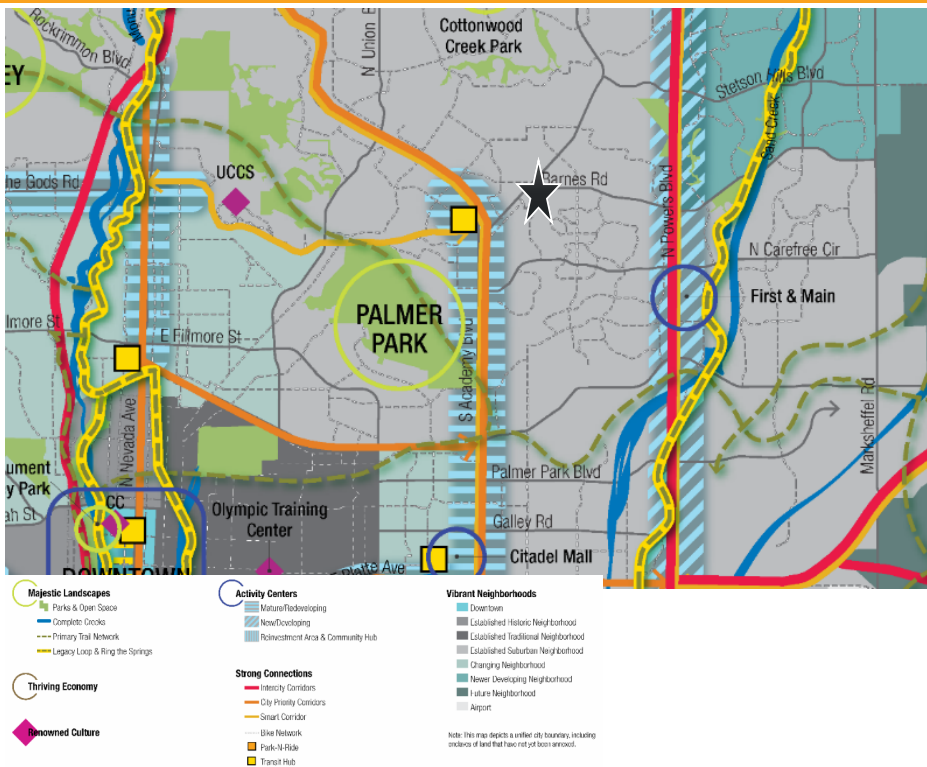
## **Parks**

Park fees in lieu of land dedication will be required to meet the PLDO Ordinance at time of building permit.

# PlanCOS COMPLIANCE



## PlanCOS MAP IMAGE



## PlanCOS Compliance

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. The annexation is a logical extension to remove this enclave further.

# APPLICATION REVIEW CRITERIA



## 7.6.203 Annexation

### Conditions for Annexation

1. *The area proposed to be annexed is a logical extension of the City's boundary;*
2. *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;*
3. *There is a projected available water surplus at the time of request;*
4. *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;*
5. *The annexation can be effected at the time the utilities are extended or at some time in the future;*
6. *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;*
7. *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;*
8. *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.*
9. *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 are 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.*

## Statement of Compliance

### ANEX-22-0002

After evaluation of the Park Vista Addition No. 10 Annexation the application Colorado Revised Statute and is eligible for annexation.

# APPLICATION REVIEW CRITERIA



## 7.6.603.B Zone Change

### Criteria for Approval

1. *The rezoning will not be detrimental to the public interest, health, safety, convenience or general welfare.*
2. *The proposal is consistent with the goals and policies of the Comprehensive Plan.*
3. *Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request.*
4. *For MU zone districts the proposal is consistent with any locational criteria for the establishment of the zone district, as stated in article 3, "Land Use Zoning Districts", of this chapter. (Ord. 94-107; Ord. 97-111; Ord. 03-157; Ord. 12-76)*

## Statement of Compliance

### **ZONE-22-0006**

After evaluation of the proposed Zone Establishment of R-5 (Multi-Family High) the application meets the review criteria.

# APPLICATION REVIEW CRITERIA



## Requirement for Preliminary and Final Plat

1. *Requirements for a Preliminary Plat are established in Chapter 7 Section 7.7.204*
2. *Requirements for a Final Plat are established in Chapter 7 Section 7.7.303*

## Statement of Compliance

### **SUBD-22-0021**

After evaluation of the Park Vista Annexation Subdivision No. 10 Preliminary/Final Plat the application meets the review requirements with a Technical Modification to receive final approval of the Final Drainage Report.

# City Council Optional Motions



## Optional Motions

ANEX-22-0002RF – Resolution of Findings of Fact

### Motion to approve:

- Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Park Vista Addition No. 10 Annexation consisting of 2.18 acres.

### Motion to Deny:

- Deny a resolution adopting findings of fact and conclusions of law based thereon and determining ineligibility for an annexation of property known as Park Vista Addition No. 10 Annexation consisting of 2.18 acres.

ANEX-22-0002 – Park Vista Addition No. 10

### Motion to approve:

- Adopt an ordinance annexing into the City of Colorado Springs the area known as Park Vista Addition No. 10 Annexation consisting of 2.18 acres located at 4372 Siferd Boulevard, based upon the findings that the annexation complies with the Conditions for Annexation as set forth in Chapter 7 Section 7.6.203.

### Motion to Deny:

- Deny an ordinance annexing into the City of Colorado Springs the area known as Park Vista Addition No. 10 Annexation consisting of 2.18 acres located at 4372 Siferd Boulevard, based upon the findings that the annexation does not comply with the Conditions for Annexation, as set forth in Chapter 7 Section 7.6.203.

# City Council Optional Motions



## Optional Motions

ZONE-22-0006 – R-5 Zone Establishment

### Motion to approve:

- Adopt an ordinance establishing 0.89 acres as a R-5 (Multi-Family High) zone district, based upon the findings that the zone establishment request complies with the criteria for granting a zone establishment as set forth in Chapter 7 Section 7.5.603(B).

### Motion to Deny:

- Deny an ordinance establishing 0.89 acres as a R-5 (Multi-Family High) zone district, based upon the findings that the zone establishment request does not comply with the criteria for granting a zone establishment as set forth in Chapter 7 Section 7.5.603(B).

# City Council Optional Motions



## Optional Motions

SUBD-22-0021 – Park Vista Annexation Subdivision No. 10 Preliminary/Final Plat

Motion to approve:

- Approve the Park Vista Subdivision No. 10 Preliminary/Final Plat, based upon the findings the proposal meets the requirements for a preliminary plat as set forth in Chapter 7 Section 7.7.204 and the requirements for a final plat as set forth in Chapter 7 Section 7.7.303.

Motion to Deny:

- Deny the Park Vista Subdivision No. 10 Preliminary/Final Plat, based upon the findings the proposal does not meet the requirements for a preliminary plat as set forth in Chapter 7 Section 7.7.204 nor the requirements for a final plat as set forth in Chapter 7 Section 7.7.303.



