



Amara Annexation

CITY COUNCIL

May 28, 2024

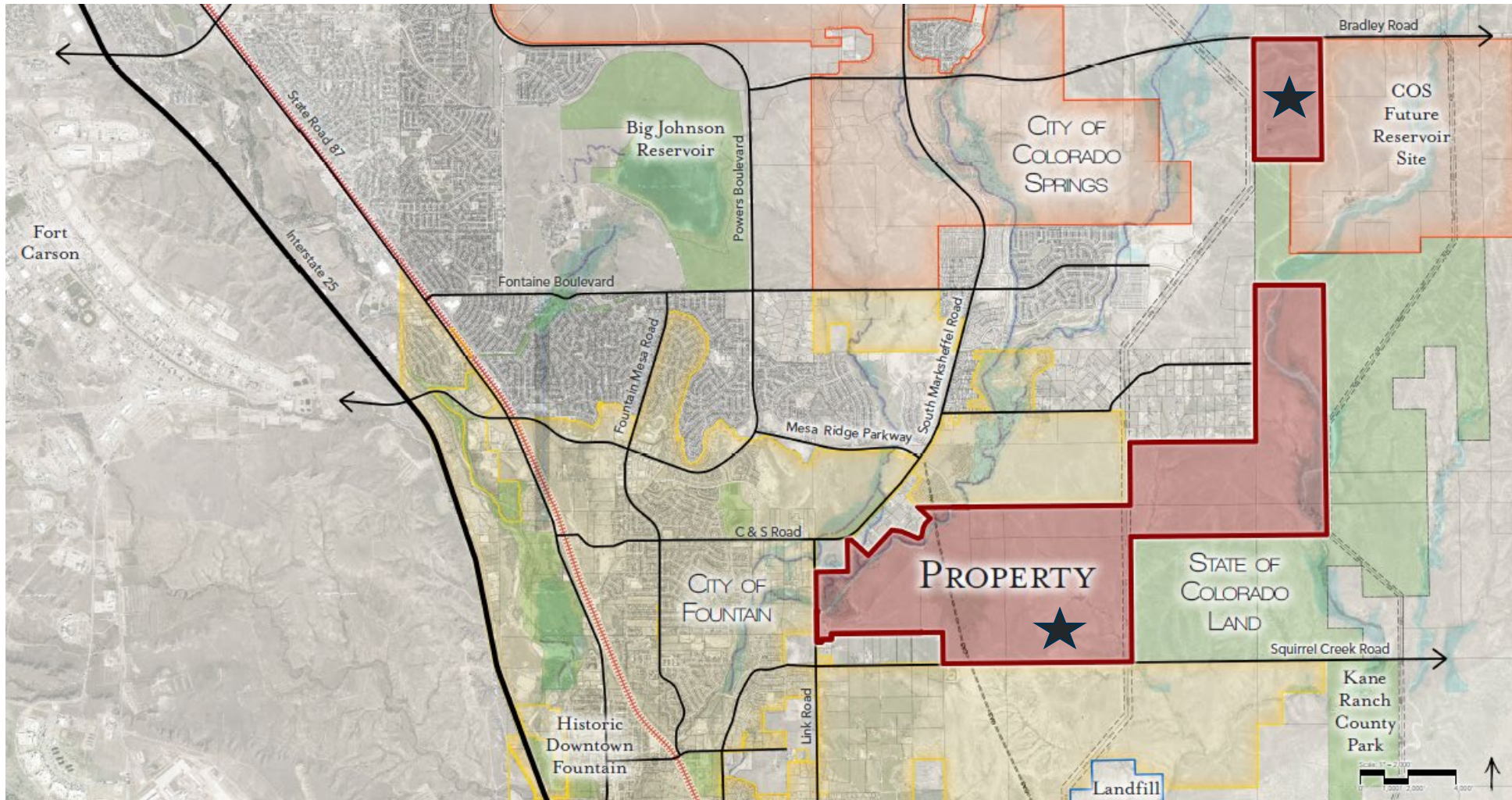


8.C - 8.A.A

AMARA ANNEXATION



VICINITY MAP



QUICK FACTS

Location:

South of east Bradley Rd.
Northeast of Link Rd. and
Squirrel Creek Rd.

Site Area

3172.796 acres

Proposed Land Use

Commercial, Industrial, Civic,
Residential, Parks and Open
Space

Applicable Code

Chapter 7

APPLICATIONS

- Annexation
(Addition No. 1 – 23)
- Master Plan
- Zone Establishment of
A (Agricultural)

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TIMELINE OF REVIEW



Initial Petition Submittal	October 12, 2021
City Council Petition Acceptance	November 23, 2021
Initial Land Use Submittal	December 13, 2021 (Six review cycles)
Parks, Recreational, and Cultural Services Advisory Board	June 9, 2022
City Council Annexation Work Session	October 10, 2022
Public Townhall Meeting	October 25, 2022
Utilities Board	June 21, 2023
City Council Annexation Checkpoint Policy Work Session	March 11, 2024
City Planning Commission	April 16, 2024

AMARA ANNEXATION



APPLICATIONS

- Annexation
 - Serial annexation that includes Add. No. 1 -23 (23 separate annexation plats)
 - Total annexation ~3200 acres
- Master Plan (req. per City Code Section 7.5.403)
 - Establishes outline of the land use pattern
 - Mix of commercial, institutional, single-family, multi-family residential, and civic uses
 - Proposed 9500-unit maximum dwelling cap
- Zone Establishment
 - Proposed A(Agricultural) as 'holding zone'
 - Future zone changes required to establish specific densities and uses

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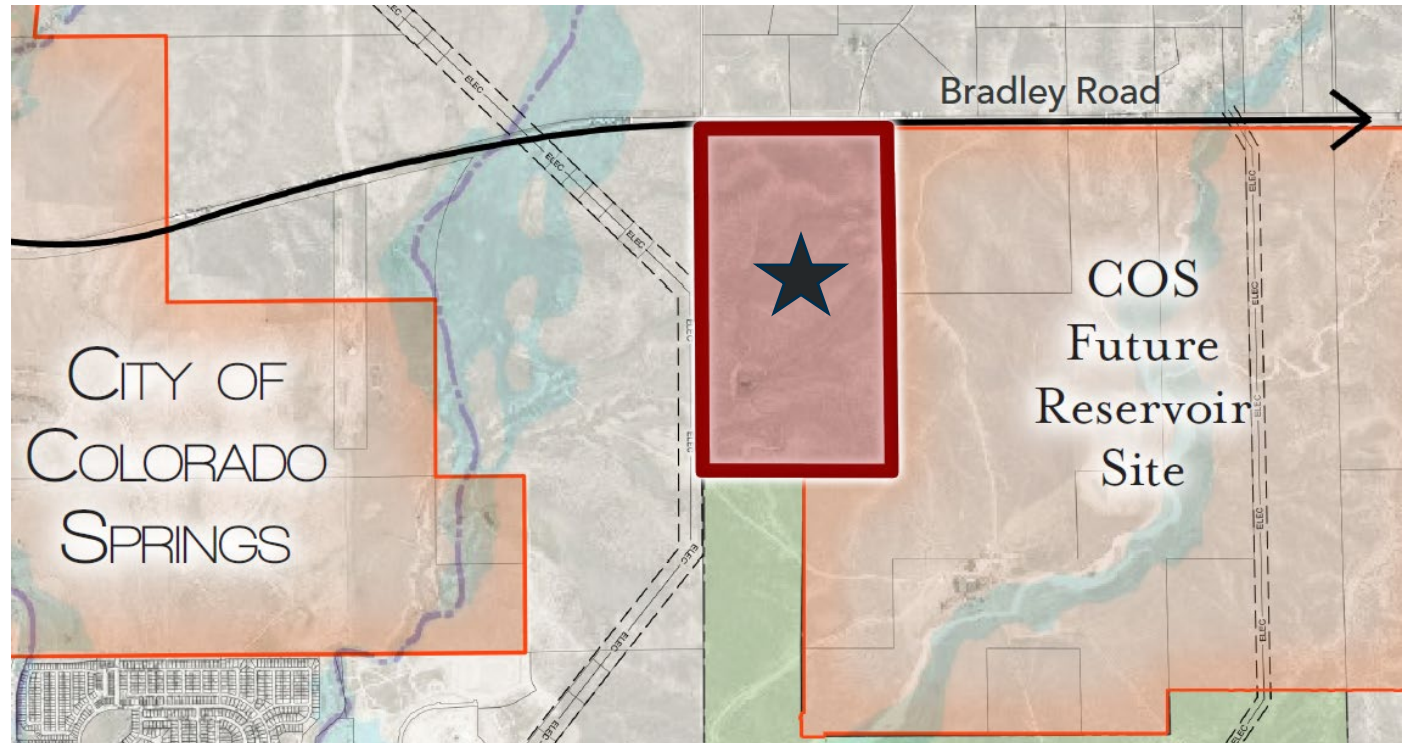
AMARA ANNEXATION



FLAGPOLE ANNEXATION

(Colorado Revised Statute 31-12-105(e.3))

- Real property no contiguity with City boundary
- Use roadway as a 'flagpole' to gain contiguity (Add. No. 1 – 10)



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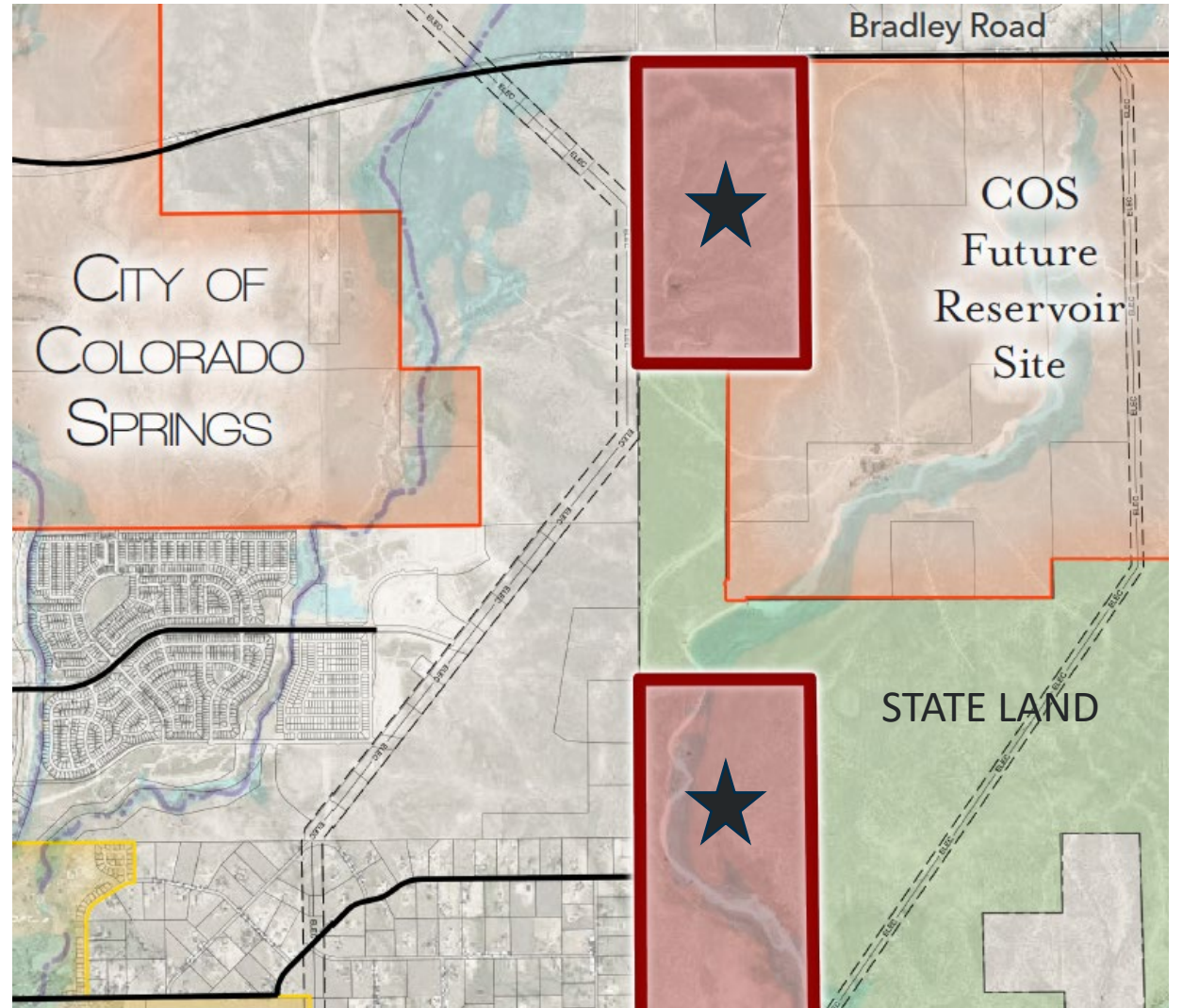


PUBLIC LANDS

(C.R.S. 31-12-104(a))

“contiguity shall not be affected by the existence of... public lands, whether owned by the state, the United States or an agency thereof.”

- Proposed annexation incorporates this provision and ‘jumps’ state lands between Add. No. 13 - 14
- Contiguity is not affected
- Remaining lands continue to establish the required one-sixth contiguity in the serial annexation configuration



8.C - 8.A.A

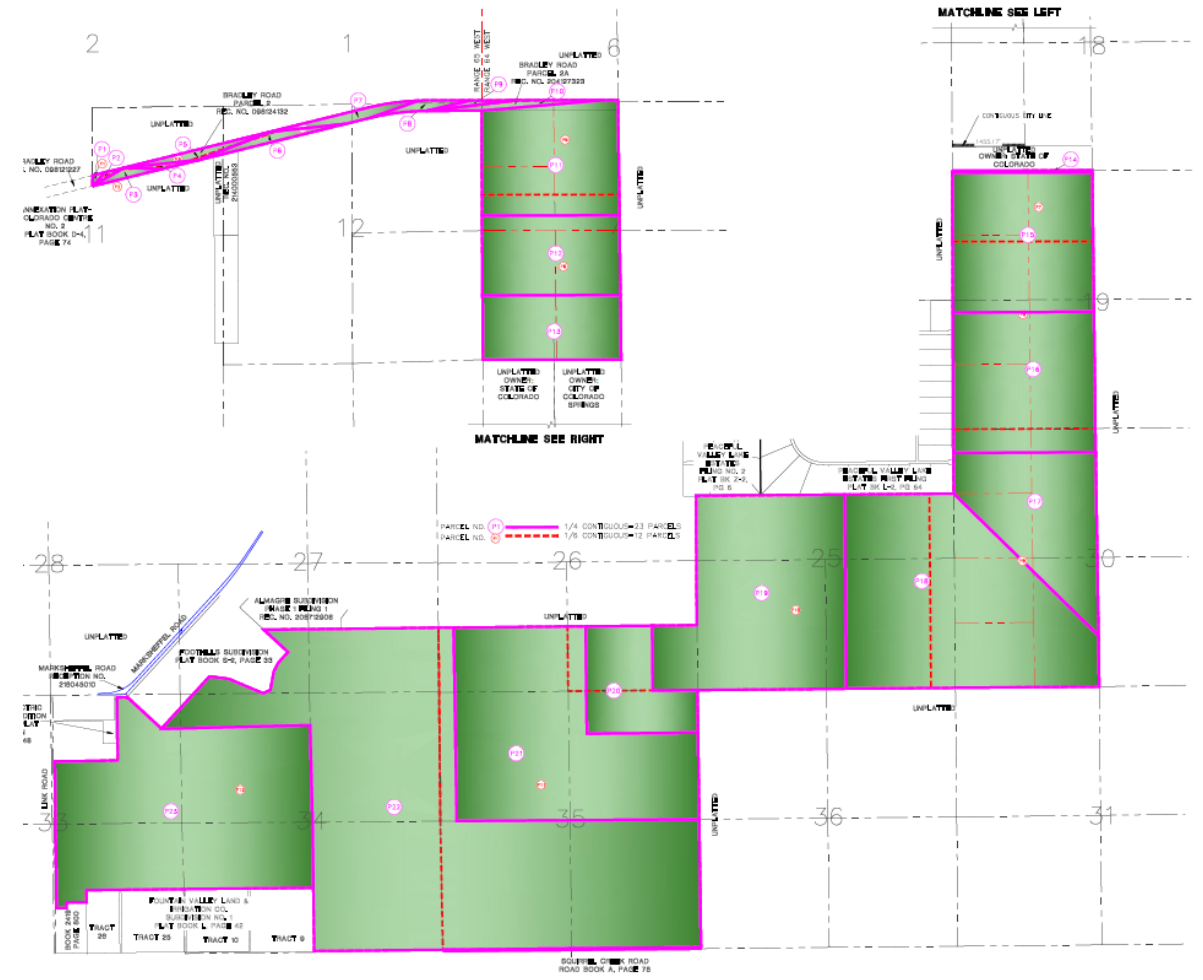
AMARA ANNEXATION



SERIAL ANNEXATION

(Colorado Revised Statute 31-12-105)

- Allows to “portion-off” pieces of the whole annexation boundary
- If the portion does not meet the state statue required contiguity
- Additions 1 – 23 (total potions needed for whole boundary)
- All portions meet the required contiguity



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ANNEXATION PLAN + PlanCOS



CITY ANNEXATION PLAN

- This 2006 plan does not contemplate the subject site for a potential annexation into the City of Colorado Springs.
- Points to the comprehensive plan, PlanCOS
- City is currently underway with AnnexCOS, the annexation plan update

PlanCOS

- Did not contemplate an annexation scenario comparable to this
- PlanCOS does recommend an update of the City's Annexation Plan

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AGENCY REVIEW



Colorado Springs Utilities

Completed full analysis.

Utilities Board June 21, 2023

Colorado Springs Fire Department

Two permanent fire station locations and one temporary location established on the master plan.

Colorado Springs Police Department

No station location requested within Amara

School District(s)

Fountain Fort Carson District 8

Widfield District 3

Ellicott District 22

Provided nine school sites (125 acres) across the master planned area.

Parks

Reviewed and approved by Parks Board

127.6 acres reflected in master plan

Public Works . Traffic Engineering

In depth analysis for existing and future infrastructure

CONDITIONS FOR ANNEXATION



City Code Section 7.6.203 establishes:

- 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 effected 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.*

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REVIEW CRITERIA



City Code Section 7.5.408: Master Plans

- A. Comprehensive Plan*
- B. Land Use Relationships*
- C. Public Facilities*
- D. Transportation*
- E. Environment*
- F. Fiscal*



City Code Section 7.5.603: Zone Establishment

- 1. The action 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. 01-42; Ord. 03-157; Ord. 12-76)*

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OPTIONAL MOTIONS



Items for review and consideration:

Annexation, City Code Section 7.6.20

Annexation Ordinance

Annexation Resolution Findings of Fact to accept the Annexation Agreement

Mater Plan, City Code Section 7.5.408

Zone Establishment, City Code Section 7.5.603

Zoning Ordinance



Questions?

