

CITY PLANNING COMMISSION AGENDA

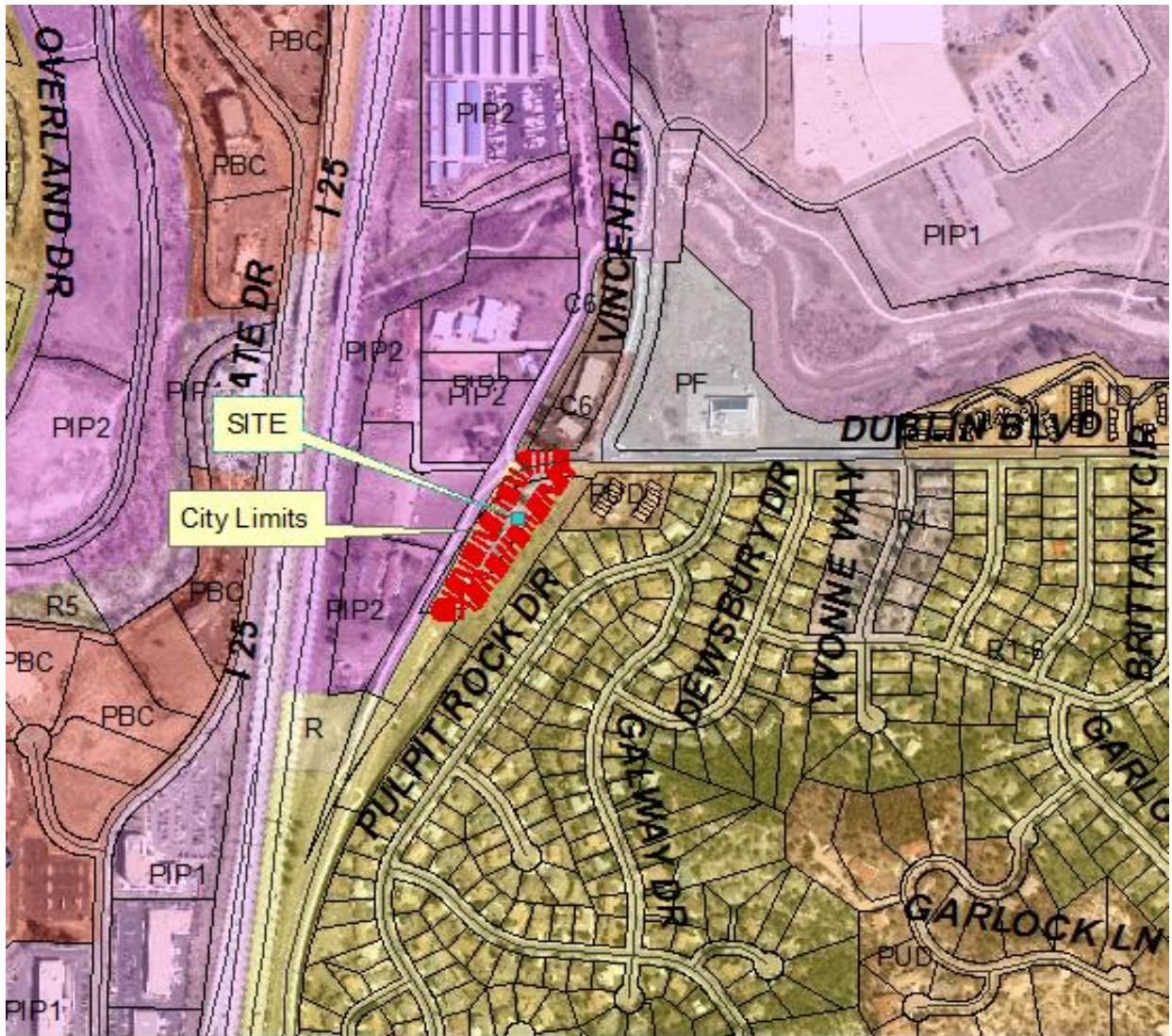
STAFF: MEGGAN HERINGTON

FILE NO(S):
CPC A 16-00020 – LEGISLATIVE
CPC ZC 16-00021 – LEGISLATIVE

PROJECT: MOHL HOLLOW ANNEXATION

APPLICANT: CITY OF COLORADO SPRINGS

OWNER: 6473 VINCENT DRIVE, LLC



PROJECT SUMMARY:

1. Project Description: This project includes concurrent applications for annexation and establishment of the A (Agricultural) holding zone for 1.26 acres. The property is currently an enclave; completely surrounded by City municipal boundaries and is a remnant parcel from the Dublin Boulevard expansion project. The property is located at the southeast corner of Vincent Drive and Dublin Boulevard. **(FIGURE 1)**
2. Applicant's Project Statement: **FIGURE 2**
3. Planning and Development Department's Recommendation: Staff recommends approval of the applications.

BACKGROUND:

1. Site Address: The site is not addressed.
2. Existing Zoning/Land Use: The property is currently in unincorporated El Paso County. A rural residential land use (A-5) is assigned to the property.
3. Surrounding Zoning/Land Use:
North: C-6/Commercial
South: R-1 6000/Residential
East: R-1 6000/Residential
West: PIP-2/Sunrise Kennel
4. Comprehensive Plan/Designated 2020 Land Use: There are no 2020 Land Use designations because it is not yet within the City.
5. Annexation: The property is not yet annexed.
6. Master Plan/Designated Master Plan Land Use: There is no existing or planned master plan for this property.
7. Subdivision: The property is not platted.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is vacant with no significant natural features.

STAKEHOLDER PROCESS AND INVOLVEMENT:

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:
Annexation

Per Colorado State Statute, the City can unilaterally annex properties that are within a City enclave. This means that the City, as the applicant, can request annexation via adoption of an annexation ordinance by Council. This can be done with or without owner permission. However, in most instances, the City requires the owner to petition for annexation so that the standard annexation agreement is signed as part of the annexation request. This ensures that any infrastructure deficiencies required to serve the development of the property are funded by the property owner, not the City.

An enclave that has been in existence for three or more years may be annexed by ordinance, provided that the contiguity is not based on being adjacent to a public right-of-way unless the property on the other side of the right-of-way is also within the municipal boundaries. Also, if the enclave population exceeds 100 persons and contains more than 50 acres, there must be an annexation transition committee.

In this instance, the 1.26 acres is the only piece of property that forms this enclave and has existed for more than three years **(FIGURE 3)**. In addition, this property was greatly

impacted by the Dublin and Vincent road project. This specific project widened and reconfigured Dublin Road adjacent to said property. The owner worked with the City to dedicate needed ROW. As part of the project, all utility and roadway infrastructure was upgraded to serve future development of the property.

With the owner's consent and in agreement with City departments, the Land Use Review Division is initiating annexation of this remnant piece and recommending the A zone be established. This A (Agricultural) zone is only a holding zone until the owner is ready to develop the property. At the time of development, the owner will need to petition the City for a zoning that is appropriate for development at this location. At that time, a full public process is recommended to discuss potential land uses. No potential land uses are established with this zoning

Because this is a city initiated annexation, there is no annexation petition or annexation agreement required. A Fiscal Impact Analysis is also not required because there is no established land use being recommended. Staff is comfortable recommending approval of this annexation without the annexation agreement or other associated documents because there are no outstanding infrastructure needs required to serve future development to this property.

It is important to note that the property owner has prepared the annexation plat and is paying all costs associated with the paperwork required to approve and record the annexation. No additional cost has been incurred by the City.

2. Conformance with the City Comprehensive Plan:

Comprehensive Plan 2020 Land Use Map: Since the property is not located within the City, it is not indicated with a land use on the 2020 Land Use Map; however, property will be included on the map as a continuation of the "Community Activity Center" that is shown on adjacent city properties at this corner.

Policy CIS 202: Annexation will be a Benefit to the City of Colorado Springs
Evaluate proposed annexations to determine if the request is a benefit to the City.

Policy LU 201: Promote a Focused, Consolidated Land Use Pattern

Locate new growth and development in well-defined contiguous areas in order to avoid leapfrog, scattered land use patterns that cannot be adequately provided with City services.

Strategy LU 203a: Locate the Places that People Use for Their Daily Needs and Activities Close to Each Other

Group and link the places used for living, working, shopping, schooling, and recreating and make them accessible by transit, bicycle, and foot, as well as by car.

Policy LUM 213: Potential Annexation Areas

Utilize the Potential Annexation Area designation for areas that are likely to be incorporated by the City.

Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses.

Over the past several decades, the location and design of development have created a pattern of isolated, disconnected, single-purpose land uses. An alternative to this type of land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

Policy LU 301: Promote a Mixed Land Use Pattern

Promote development that is characterized by a mix of mutually supportive and integrated residential and non-residential land uses and a network of interconnected streets with good pedestrian and bicycle access and connections to transit.

Objective CCA 6: Fit New Development into the Character of the Surrounding Area

Often the overall character of a new development is not realized until the project is completed. This can lead to unintended impacts and incompatible development. Applicants for new developments need to clearly identify how their projects will fit into the character of the surrounding area and the community as a whole with respect to height, scale, bulk, massing, roof forms, signage, overall site design, pedestrian and vehicular access, and relation to the public right-of-way.

Policy CCA 601: New Development Will Be Compatible with the Surrounding Area

New developments will be compatible with the surrounding land uses and will complement the character and appearance of adjacent land uses.

Infill Relationship

The City has recently adopted an Infill supplement to the Comprehensive Plan. This infill supplement is meant to augment the Comprehensive Plan and focus on redevelopment of the City's core areas. This particular project does fall within the infill and redevelopment area. With that, the plan states that density and mixed use are important as well as creating incentives for infill

By annexing this last remnant in this particular area, we are insuring that the property has the tools to develop, thus increasing density and adding services to the area.

It is the finding of the Land Use Review Division that the Mohl Hollow Annexation and zoning will substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives and the recently adopted infill chapter.

3. Conformance with the Area's Master Plan:
There is no master plan for this area.

STAFF RECOMMENDATION:

CPC A 16-00020 – ANNEXATION

Recommend approval to City Council the Mohl Hollow Annexation, based upon the findings that the annexation complies with all of the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203.

CPC ZC 16-00021 – ESTABLISHMENT OF THE A ZONE

Recommend approval to City Council the establishment of the A (Agricultural) zone district, based upon the findings that the zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603.