

Hope Chapel Addition 1 & 2 Annexation

ANEX-22-0010, ANEX-22-0011, ZONE-22-0008, COPN-22-0008

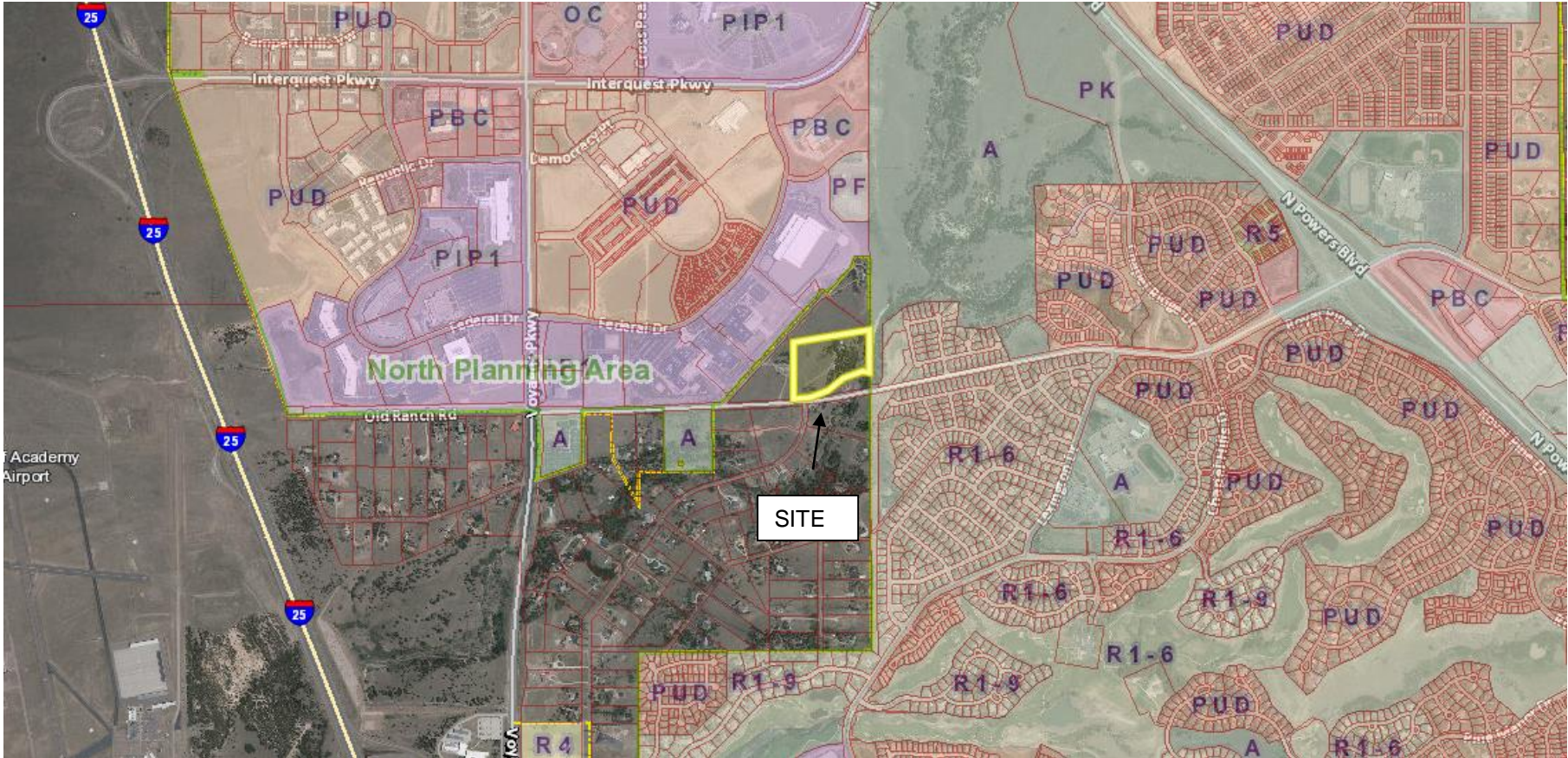
City Council

July 25, 2023

Gabe Sevigny, Planning Supervisor



SITE LOCATION



Hope Chapel Additions 1 & 2

Timeline



- Petition for Annexation: May 24, 2021
- Land Use Review Submittal: September 27, 2022
- City Council Budget Committee: December 27, 2022
- City Planning Commission Public Hearing: January 11, 2023 - unanimous recommendation for approval
- Utilities Board Recommendation: May 17, 2023 – unanimous recommendation for approval
- Resolution Setting Hearing for Annexation: June 13, 2023
- City Council Public Hearing for Annexation

BACKGROUND

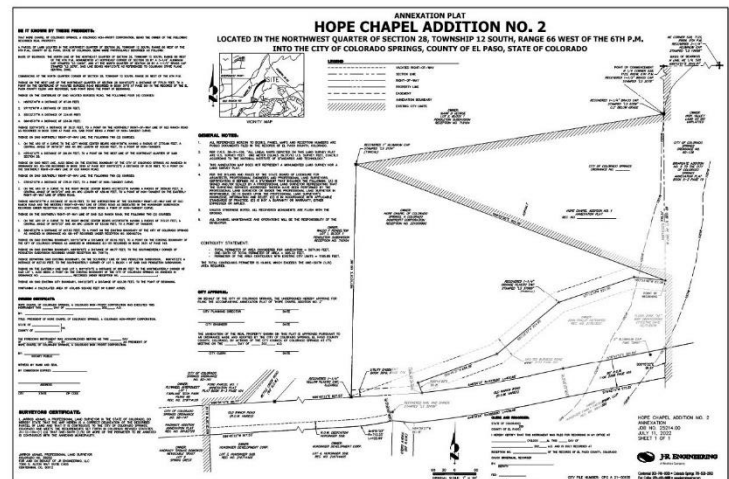
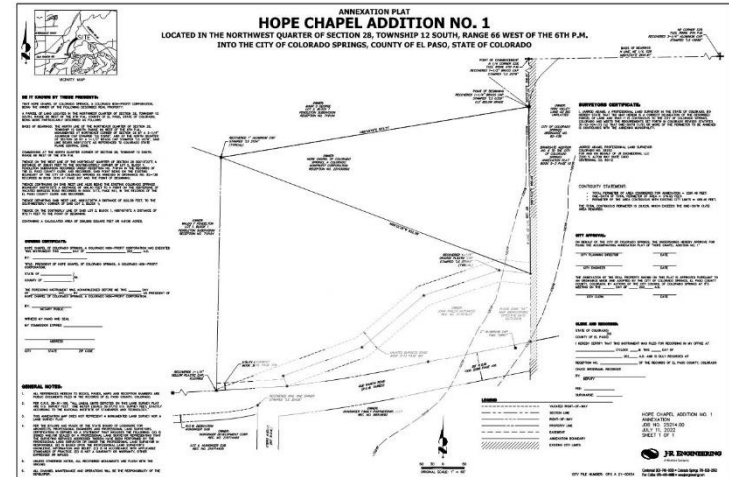


CURRENTLY UNINCORPORATED EL PASO COUNTY

- Currently zoned RR-5 (El Paso County zoning Residential Rural)
- Currently developed with single-family residential

PROPOSED APPLICATIONS

- Serial Annexation – Hope Chapel Addition No. 1, consisting of 4.6136 acres & Hope Chapel Addition No. 2, consisting of 9.8807 acres
- Establishment of zoning for R-5/SS (Multi-family residential with Streamside Overlay) consisting of 11.1073 acres
- Concept Plan illustrating land use patterns for 22 units consisting 4-plexes and 6-plexes for a maximum of 100 units
- Discrepancy for the total acreage within the annexation and the zone change/concept plan is the required additional right-of-way for Old Ranch Road to be annexed.



ANNEXATION



ANNEXATION

Proposed serial annexation of 14.5 acres

- The proposed annexation is located within the near enclave as the general area is surrounded on three sides and the remaining western boundary is fully USAFA property that is very unlikely to annex, which presents characteristics of an enclave.
- A serial annexation is required as the site does not meet the 1/6th rule (1/6th of the entire perimeter must have contiguity).
 - Serial Annexation (Colorado Revised Statute 31-12-105)
 - Allows applicants to “portion-off” pieces of the whole annexation boundary
 - If the portion does not meet the state statute required contiguity
 - Additions 1 & 2 (total portions needed for whole boundary)
 - Each portions meets the required contiguity
- The annexation would annex a last remaining section of Old Ranch Road within this area.

ANNEXATION



Southeastern Colorado Water Conservancy District

- The final Letter of Assent was issued May 12, 2022

Fiscal Impact Analysis

- The annexation does not meet the criteria for a full fiscal impact analysis:
 - Any change/size from nonresidential to residential development
 - Minimum of 20 acres for all other changes
 - Maximum of 400 acres before marginal fiscal analysis recommended

Annexation Agreement

- An annexation agreement is located within your packet and indicates certain dedications and improvements that are the responsibility of the owners.

Zone Establishment

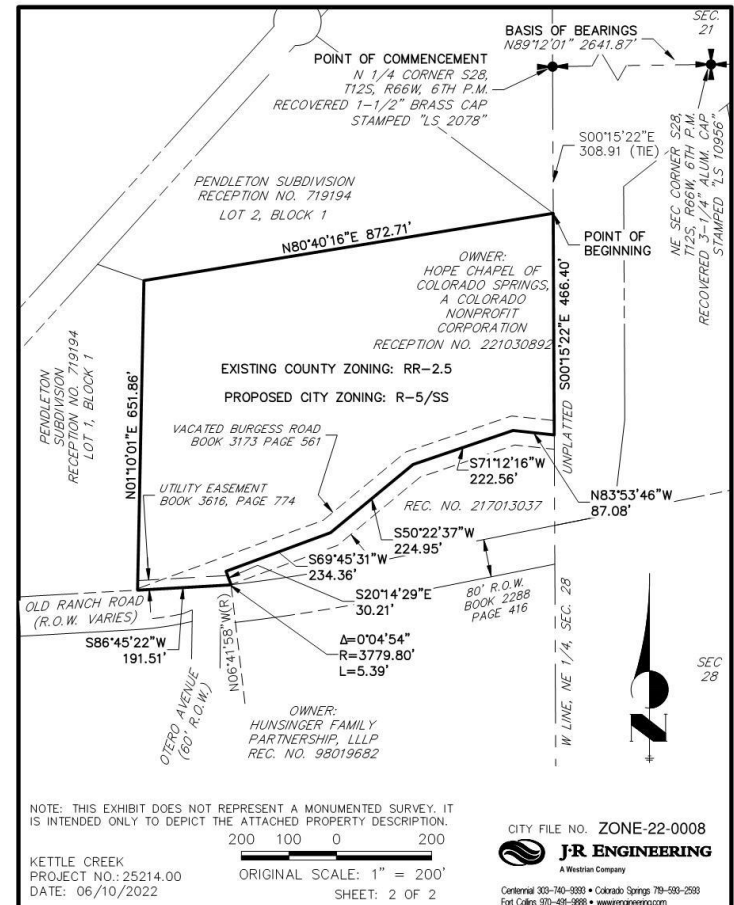


Zoning

Proposed to establish zoning of 11.1073 acres

- The proposed zone district is R-5/SS (Multi-family Residential with Streamside Overlay) to allow for multi-family development and a religious institution.
- A religious institution is a permitted use in the R-5 zone district.
- Streamside overlay to designed to guide development and maintenance of the property adjacent to stream corridors in a manner that is compatible with the environmental conditions, constraints, and character of those areas.

ZONE CHANGE EXHIBIT B



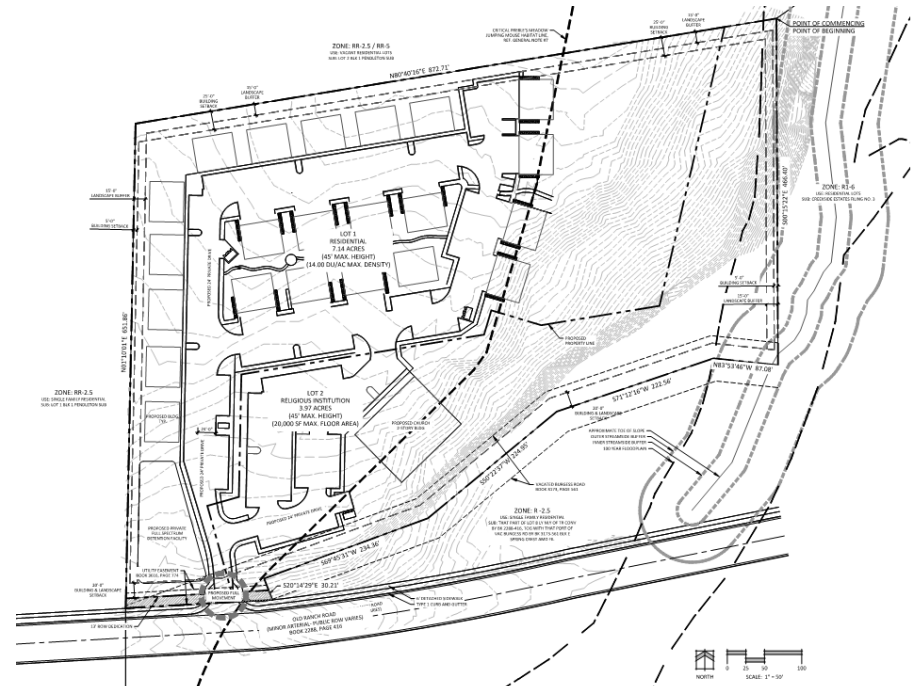
Concept Plan



Concept Plan

Proposed concept plan for 11.1073 acres

- The proposed concept plan illustrates the proposed land use within the development for a maximum density of 14 dwelling units per acre and a maximum of 20,000 square feet for the religious institution.
- The maximum building height for the R-5 zone district is 45 feet.
- A geologic hazard study was prepared and approved by City Engineering staff on March 28, 2022, a more detailed report is also required at time of development plan.
- The Preble's Meadow Jumping Mouse habitat is identified on the concept plan, and a letter from the United States Department of the Interior states the project will not likely result in "take" of a listed species.



STAKEHOLDER PROCESS



PUBLIC POSTING AND NOTIFICATION

- Postcards sent to 101 property owners within 1000-foot buffer
 - Internal review and prior to public hearings
- Posters were required on the site for each of the cycles above

PUBLIC PARTICIPATION COMMENTS

- Comments were received and are a part of your packet.
- Comments included:
 - Traffic
 - Open Space
 - Preble's Meadow Jumping Mouse habitat
 - Viewsheds



RECOMMENDATION

Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Hope Chapel Addition No. 1 and approving an annexation agreement.

Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Hope Chapel Addition No. 2 and approving an annexation agreement.

ANEX-22-0010 - Annexation

Adopt an ordinance annexing into the City of Colorado Springs the area known as Hope Chapel Addition No. 1 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.

ANEX-22-0011 - Annexation

Adopt an ordinance annexing into the City of Colorado Springs the area known as Hope Chapel Addition No. 2 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.

ZONE-22-0008 – Establishment of Zoning

Adopt an ordinance establishing 11.1073 acres as R5/SS (Multi-family Residential with Streamside Overlay) zone, based upon the findings that the change of zone request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B).

COPN-22-0008 – Concept Plan

Approve the Hope Chapel Additions 1&2 Concept Plan illustrating multi-family and religious institution uses, located at 2210 old Ranch Road consisting of 11.1073 acres based on the findings that the Concept Plan meets the Concept Plan criteria as set forth in City Code Section 7.5.501.E.

Questions?

