

Annexation Plan Update

December 7, 2020
City Council Work Session

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AnnexCOS

WHY IS ANNEXATION PLANNING IMPORTANT?



- The City and El Paso County continue to grow
- Major subdivisions within City Limits are nearing buildout = low housing inventory = escalating home prices
- Limited growth opportunity within City Limits puts pressure on urban development in the County
- Urban development in the County has impacts on City infrastructure and services, even though not in the City
- Impacts to the City with minimal fiscal benefits
- Long range water sustainability and resiliency

WHY AN UPDATE?



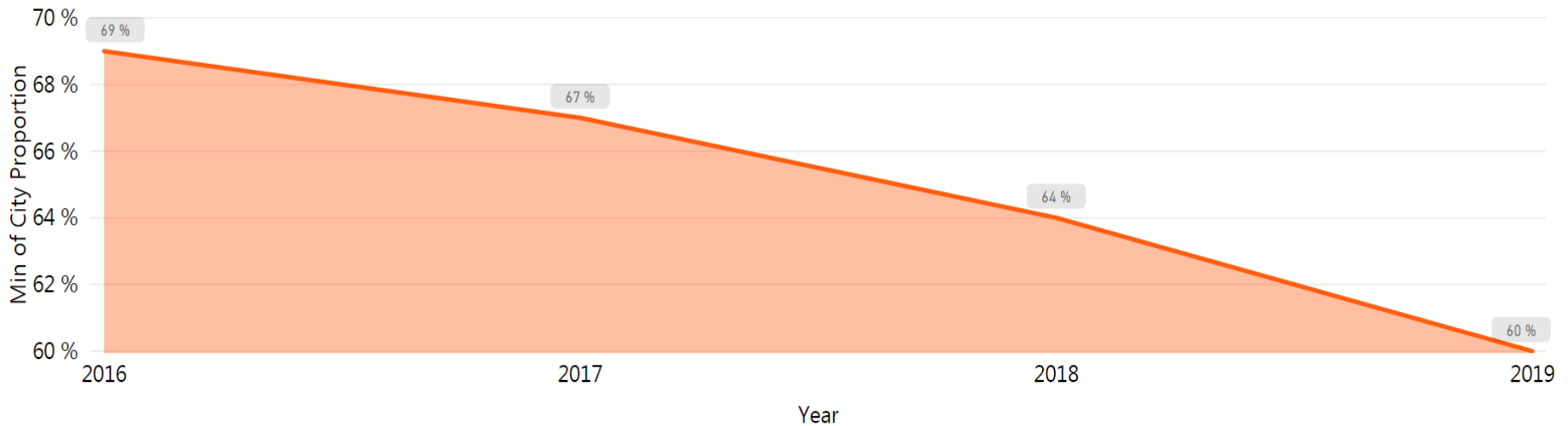
- Existing Annexation Plan dates from 2006
- Update recommended in PlanCOS
- City population growth and outward expansion in last 15 years
 - About 100,000 added City residents since 2005
- Required 3 Mile Plan needs to be updated
- 2006 Plan does not provide a complete context for continued regional growth

WHY IS THIS IMPORTANT?



Between 2016 and 2019, the City's share of new residential units declined from 69% to 60%!

City Proportion of County New Residential Units



RECOMMENDED APPROACH TO UPDATE



- More strategic and adaptive
 - Apply overall strategic annexation criteria
 - Respond to opportunities and changes in circumstances
- Separate support and recommendations for categories and types of annexations
 - Enclaves and “near enclaves”
 - Including Cimarron Hills
 - City-owned properties
 - Rights-of-way
 - Other properties in areas of interest
 - Existing development
 - Developing or redeveloping areas
- Chapters (and guidance) on other specific topics

MAJOR PLAN SECTIONS



- Introduction
- PlanCOS Direction
- Strategic Criteria
- Annexation History and Trends
- Overall Annexation Priorities and Recommendations
- Capacity and Projections
- Annexation Framework
 - (including legal requirements and context)
- Enclaves
- Near Enclaves
- Annexations of Right-of-way
- City and other Publicly-owned Properties
- Annexation of Properties on the Periphery of the City

MAJOR PLAN SECTIONS- CONTINUED



- City Utilities
- City Public Safety (fire and police protection)
- Other City Services
- Annexations Involving Special Districts
- Fiscal Impact Analysis
- CSU Coordination and Modeling
- Agreements to Annex (“Pre-annexation agreements”)
- Annexation Agreements (agreements executed with annexors)
- Annexations of Existing Developed Areas
- 3 Mile Plan
- Appendices (including detailed and updatable information)

DRAFT ANNEXCOS STRATEGIC CRITERIA



- 1) Short and long-term fiscal impacts of extending and maintaining City services and facilities
- 2) Impacts the area may have on the City if it is not annexed
- 3) Anticipated revenues
- 4) City and/or regional employment opportunities
- 5) Consistency with the Colorado Springs Utilities Water Resources Plan, including long term reliability and resiliency for safe and cost-effective water supply for existing and future development

DRAFT ANNEXCOS STRATEGIC CRITERIA- CONTINUED



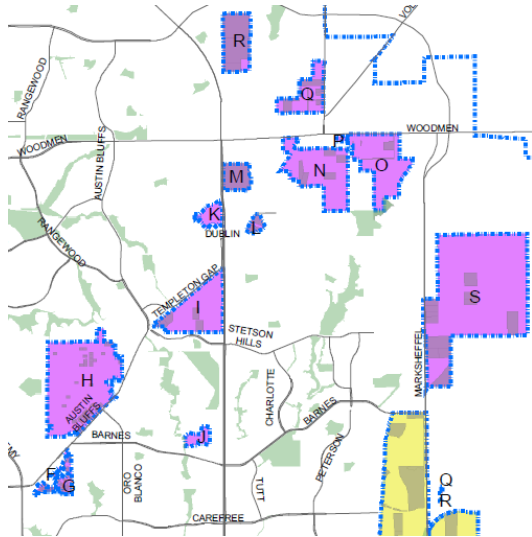
- 6) Contributions to improved stormwater management including stormwater quality controls
- 7) Improvements to public transportation service and capacity
- 8) Diversification of the economic base of the City and region
- 9) Enhancing the City's ability to accommodate projected population and employment growth
- 10) Environmental and open space/park land opportunities

WORK COMPLETED TO DATE

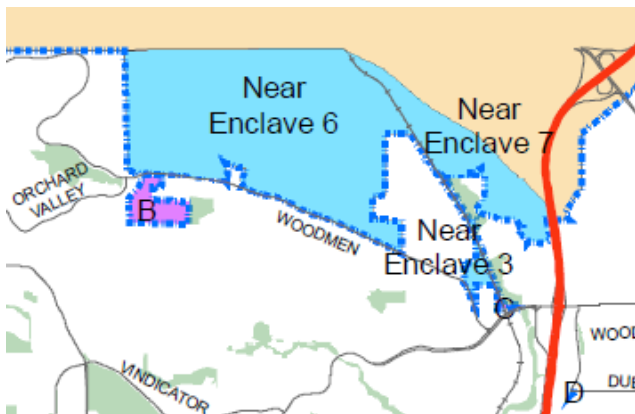


- 2006 Plan Evaluated
- Analysis of Annexation Trends, Capacity Data and Issues
- Evaluations, Analysis and Draft Policy for:
 - Enclaves
 - Near enclaves
 - Rights-of-way
 - City owned properties
 - Agreements to annex
 - External boundary conditions and factors
 - Sector analysis
 - Initial annexation area of interest map prepared
- Initial coordination with CSU on capacity and modeling
- Outline of Draft Plan Completed and 75% Populated, with initial recommendations and polices

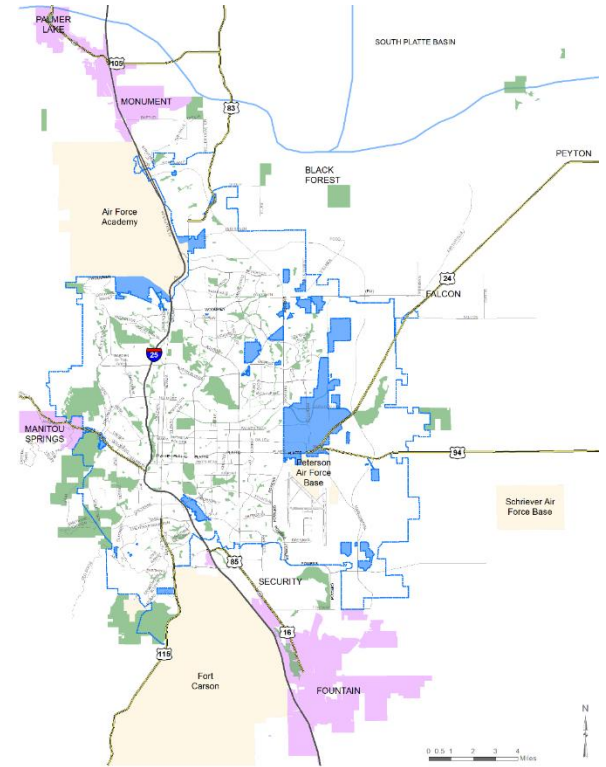
ENCLAVES AND NEAR ENCLAVES



Recommend a more pro-active, but property-specific approach



A “near enclave” is a property that is not legally an enclave, but behaves like one



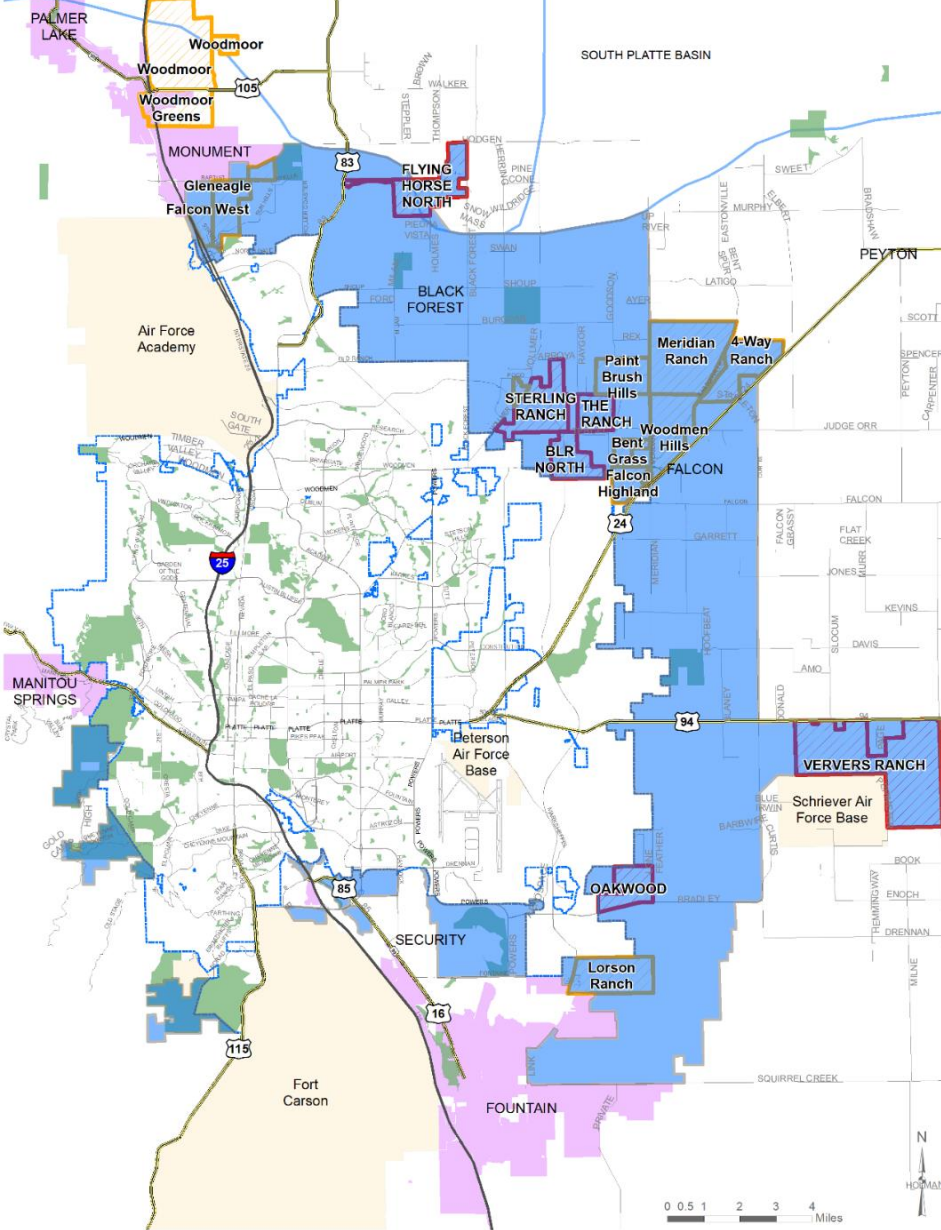
Annexation Planning Areas

- City Boundary
- South Platte Basin
- City Owned Other
- Military
- County Development
- County/Future Development
- Potential Areas for Annexation
- City Incorporated City
- City/County Park Land
- County Vacant Land
- Rural Residential (RR)
- El Paso County Urban (ECU)
- Future Development (FD)
- City Urban (CU)
- Developed Urban (DU)

Elected Official work Product and Attorney - Client Privileged

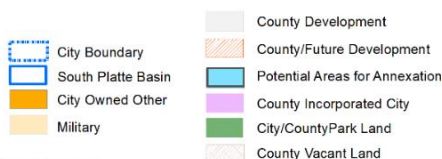
Draft - October 2020

AREAS OF INTEREST



- Recommended Area of Interest approach
 - Area of interest encompasses potential annexation options (but does not assume annexation of a particular property)
- Existing City limits ~ 196 square miles
- Area of Interest ~ 158 square miles

Annexation Planning Areas



HOW WILL THE MAP BE USED

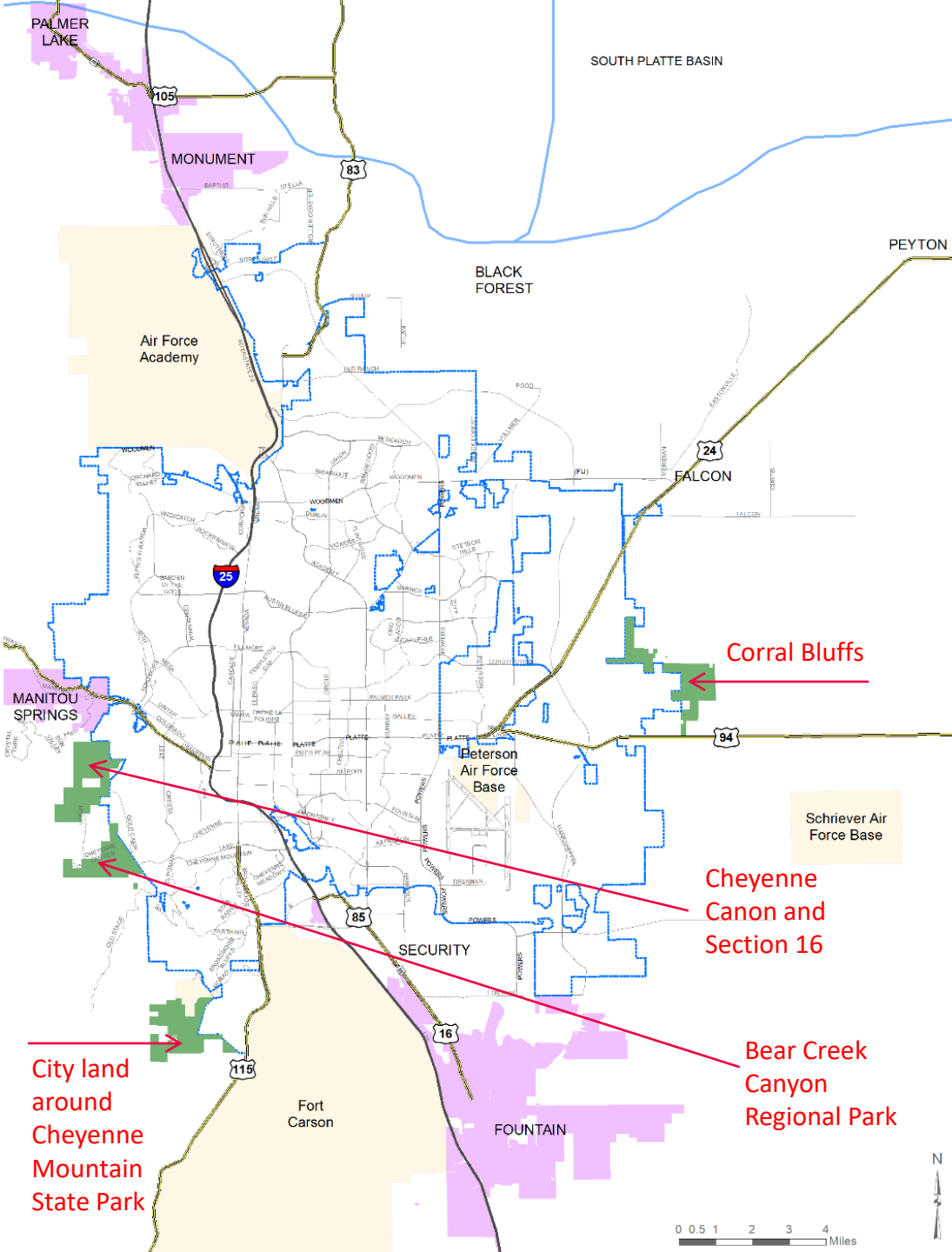


- The Area of Interest Map is NOT intended to immediately pursue annexations
- Intent is to establish a procedure (possibly through an IGA) for the City to be given the opportunity to evaluate annexation of proposed developments
- If annexation is not possible at the time of development, the development in the County could be designed in conformance with City standards in the event future annexation is possible
- Assist with sequencing strategic annexations – contiguity and 3-mile boundary
- Aid El Paso County in land use and infrastructure planning
- Aid CSU with long range planning and modeling

FACTORS THAT WOULD APPLY TO AREA OF INTEREST ANNEXATIONS



- Consistency with strategic annexation criteria
- Previously developed or newly developing/
redeveloping status
- Urban density uses and densities
- Existing service providers including districts
- Fiscal and economic impact analysis
- CSU capacity modeling



City Owned Property Annexation


- Proactive approach
- Simplified process
- Phase 1 (major Parks properties) underway now

Corral Bluffs

Cheyenne Canon and Section 16

Bear Creek Canyon Regional Park


City land around Cheyenne Mountain State Park

 Parks properties

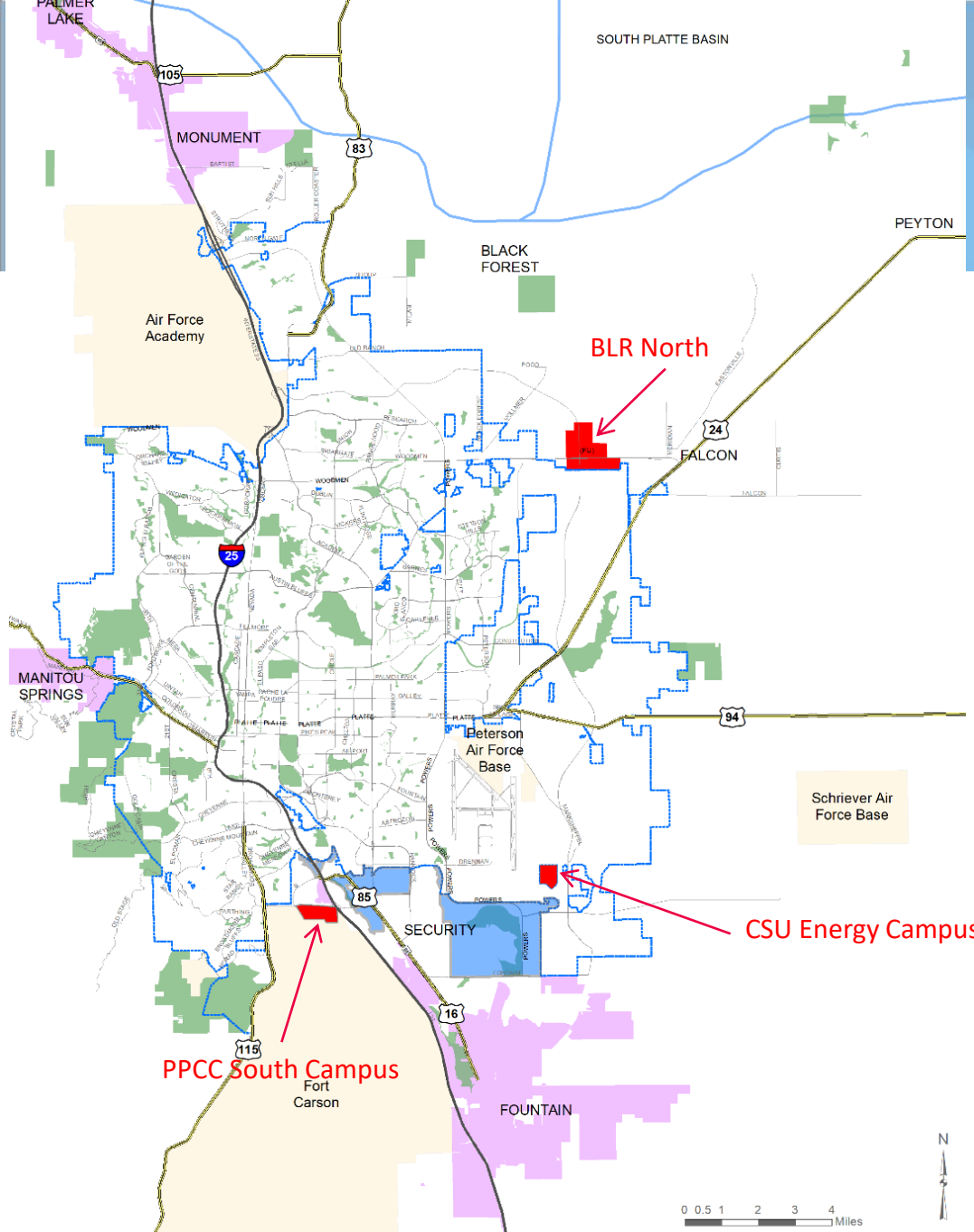




Annexation petitions will continue to be processed

 Larger Pending or Planned Annexations

- BLR North (in process)
- CSU Energy Campus (in process)
- Pikes Peak Community College (pending)



SCHEDULE AND PROCESS GOING FORWARD



- Stakeholder meetings and coordination
- Planning Commission and Council updates/ work session(s)
- CSU coordination
- Public review and comment opportunities
- Planning Commission hearing
- City Council work session(s) and hearing

- Intergovernmental Agreement (IGA) between the City and EPC – implementation of City-County coordination