



North Gate Addition No. 8

CITY COUNCIL

FORMAL MEETING – November 14, 2023



Overview: Annexation Process



Overview of City Council Voting

Annexation Petition

"Yes Vote" = Staff starts Formal Review

April 12, 2022

Set Public Hearing

"Yes Vote" = Public Hearing Date Established

October 10, 2023

Public Hearing

"Yes Vote" = Annexation Passes

WE ARE HERE

NORTH GATE BOULEVARD ADDITION NO. 8 & 9



QUICK FACTS

Location:

North Gate Boulevard & Struthers

Zoning and Overlays

N/A

Site Area

1.92 acres

Proposed Land Use

City Right-of-way

VICINITY MAP



North Gate Add. 8



PROJECT SUMMARY

File #(s):
ANEX-23-0005

Project Proposal:
Annex 1.3 acres of City Owned right-of-way

Applications:
Annexation

SITE PLAN

ANNEXATION PLAT
NORTH GATE BOULEVARD ADDITION NO. 8
 A PORTION OF THE S W 1/4 OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

VICINITY MAP
 THESE PRESENTS:
 1 SPRINGS, A HOME RULE CITY AND COLORADO MUNICIPALITY FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED

SURVEYOR'S STATEMENT:
 THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING ANNEXATION PLAT WAS DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID TRACT IS CONTIGUOUS TO THE

OWNER:
 The aforementioned, City of Colorado Springs, Colorado, a home rule city executed this instrument this ___ day of ___, 2023 A.D.

Attest:

City Clerk

State of Colorado) _____
) ss
 County of El Paso)

The foregoing instrument was acknowledged before me this ___ day of _____, 2023, by the City of Colorado Springs, Colorado, a home rule city and Colorado

Witness my hand and seal

My commission expires: _____ Notary Public

CITY OF COLORADO SPRINGS APPROVAL:
 On behalf of the City of Colorado Springs, the undersigned hereby approves this instrument in accordance with Article 5, Section 1, of the City Charter of Colorado Springs, Colorado.

City Planning Director _____ Date _____
 City Engineer _____ Date _____

The annexation of the real property shown on this plat is approved pursuant to Article 5, Section 1, of the City Charter of Colorado Springs, Colorado, by action of the City Council at its meeting on ___ day of ___, 2023, A.D.

City Clerk _____ Date _____

CLERK AND RECORDER:
 STATE OF COLORADO)
) ss
 COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS ___ DAY OF _____, 2023, A.D. AND IS DULY RECORDED IN THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER
 CLERK AND RECORDER

BY _____
 DEPUTY

SURCHARGE: _____
 FEE: _____

PUBLIC NOTICE



PUBLIC NOTICE

Public Notice Occurrences <i>(Posters / Postcards)</i>	Prior to Planning Commission Hearing, and City Council
Postcard Mailing Radius	-
Number of Postcards Mailed	-
Number of Comments Received	0 Comments Received

PUBLIC ENGAGEMENT

- Posters incorrectly placed on site prior to Planning Commission, resident notified staff and posting was corrected.

Conditions for Annexation

City Code Section 7.6.203 (Chapter 7)



- 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;

Conditions for Annexation

City Code Section 7.6.203 (Chapter 7)



- 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.

Proposed Motions



Should the City Council wish to approve the application, the following motion is suggested:

Adopt an ordinance annexing to the City of Colorado Springs that area known as North Gate Boulevard Addition No. 8 based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203.

Should the City Council wish to deny the application, the following motion is suggested:

Reject an ordinance annexing to the City of Colorado Springs that area known as North Gate Boulevard Addition No. 8, based upon the findings that the annexation does not comply with the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203.



Questions?

