

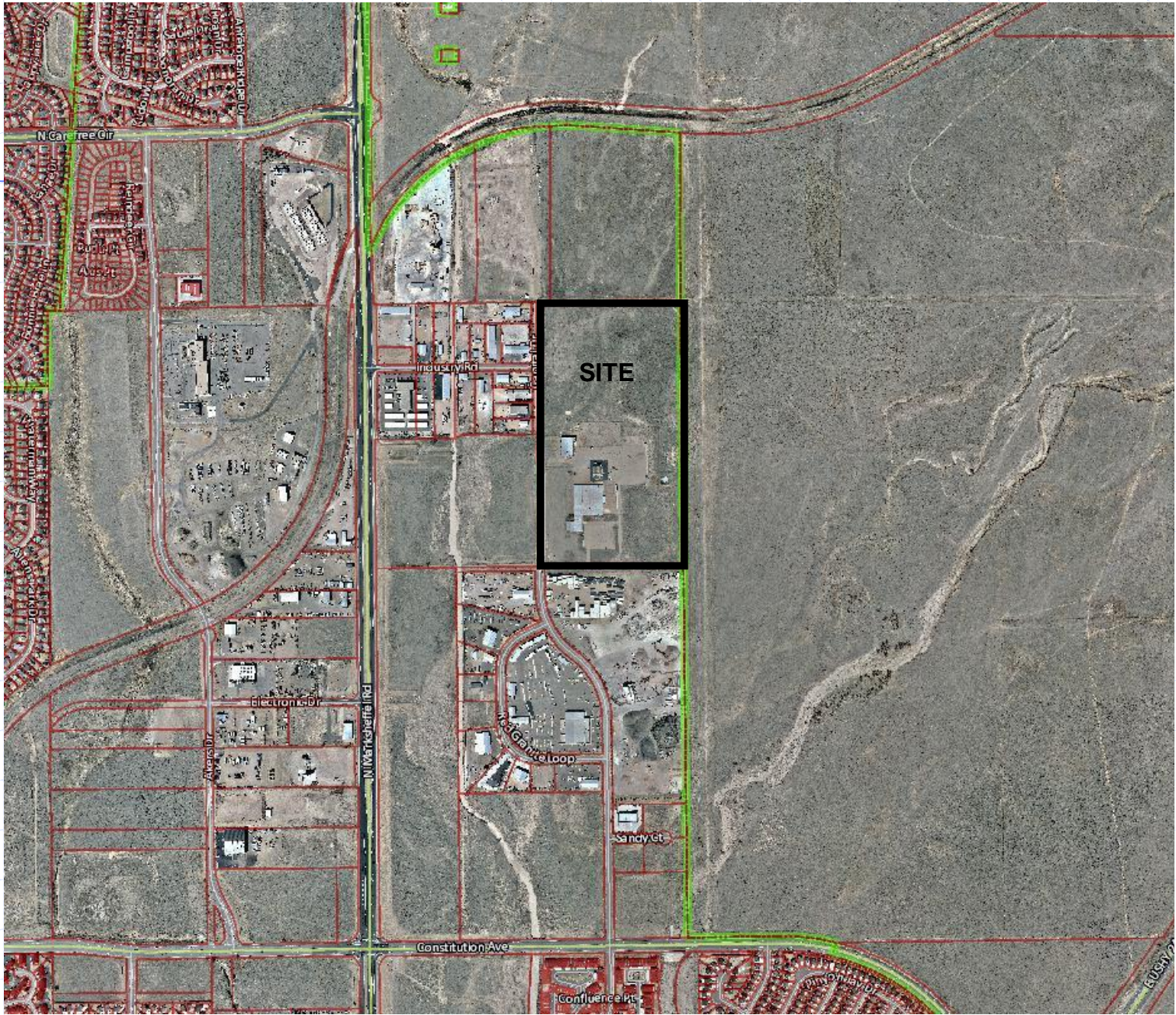
# Capital Annexation No.1, Master Plan & Zoning

City Council  
October 14, 2014

Larry Larsen, Senior Planner

# Capital Annexation No.1, Master Plan & Zoning

- ✓ Capital Annexation No.1(CPC A 14-00048)
- ✓ Capital Annexation No.1 Master Plan (CPC MP 14-00050)
- ✓ Capital Annexation No.1 Establishment of Zoning to “M-1/HR/AO” Light Manufacturing with High Rise & Airport Overlays (CPC ZC 14-00049)



# Capital Annexation No.1, Master Plan & Zoning

## ANNEXATION AGREEMENT:

- ✓ Land Use per Master Plan
  - ✓ Industrial
  - ✓ Existing County Approved Development Plan
  - ✓ Future Streets Right-of-Way Reservation
- ✓ Utilities & Water Rights
  - ✓ Special Warranty Deed for Water Rights
  - ✓ Interim Water & Wastewater Agreement
  - ✓ Electric Line Extension & Revenue Contract

# Capital Annexation No.1, Master Plan & Zoning

## MASTER PLAN:

- ✓ Industrial
- ✓ Existing Access: Existing Industrial Rd.& Capital Dr.
- ✓ Future 40' Right of Way Reservation

# CAPITAL ANNEXATION NO. 1 MASTER PLAN



OWNER: WEATHERFORD ARTIFICIAL LIFT SYSTEMS, LLC  
 2000 ST. JAMES PLACE  
 HOUSTON, TEXAS 77058

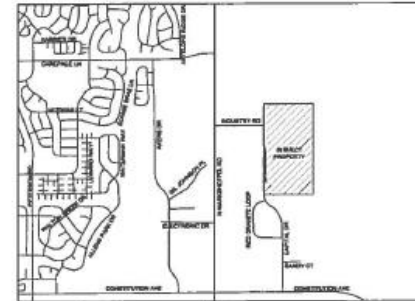
APPLICANT: N.E.S. INC.  
 558 S. TEXON ST.  
 COLORADO SPRINGS, CO 80907

SITE ADDRESS: 3285 CAPITAL DRIVE  
 COLORADO SPRINGS, CO

TAX SCHEDULE NUMBER: 6300003030  
 PROJECT DESCRIPTION SUMMARY: CAPITAL ANNEXATION NO. 1 MASTER PLAN FOR GENERAL INDUSTRIAL

EXISTING LAND USES: INDUSTRIAL 60.6 ACRES  
 PROPOSED LAND USES: INDUSTRIAL 60.6 ACRES  
 EXISTING ZONING: EL PASO COUNTY ZONE M  
 PROPOSED ZONING: CITY OF COLORADO SPRINGS ZONE M1  
 MAXIMUM SQUARE FOOTAGE: 400,000 S.F. (EXISTING 123,300 S.F.)

VICINITY MAP  
 NOT TO SCALE



**LEGAL DESCRIPTION**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33 IN TOWNSHIP 13 SOUTH, RANGE WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER, THENCE SOUTHERLY ON THE EAST LINE OF SAID NORTHWEST QUARTER 2,200 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, 1,200 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERN LINE OF SAID NORTHWEST QUARTER, 2,200 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE EASTERLY ON SAID NORTH LINE 1,200 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROADWAY, WATER, SEWER AND UTILITY LINES AND MAINTENANCE ON, OVER AND UNDER THE WESTERLY 1,528 FEET OF THE NORTHERLY 40 FEET OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., ON, OVER AND UNDER WESTERLY 1,528 FEET OF THE SOUTHERLY 40 FEET OF SECTION 38, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., AND ON AND UNDER AN 80 FOOT STRIP, BEING 40 FEET ON EACH SIDE OF THE CENTER LINE WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE TRACT BEING CONVEYED HEREIN AND THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 33 TO THE WEST LINE OF SAID SECTION 33; AND ON, OVER AND UNDER THE EASTERLY 40 FEET OF THE SE ¼ SW ¼ OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., WHICH LIES SOUTH OF THE RIGHT-OF-WAY OF THE CHICAGO, ROCK ISLAND PACIFIC RAILROAD.

CONTAINING 42,639,397 SQ. FEET OR 960,906 ACRES, MORE OR LESS.

**Notes:**

- Electricity supplied by Mountain View Electric Association, Inc. Blanket Easement granted to Mountain View Electric Association Inc. for electrical, telephone and/or telegraph lines and incidental purposes, July 19, 2001, recording No. 201103503.
- Water & Wastewater supplied by Cherokee Water & Sanitation District. Easement granted to Cherokee Water & Sanitation District for sanitary sewer line and incidental purposes, May 10, 1985, Book 5007, Page 1269.
- Gas supplied by the City of Colorado Springs Utilities.
- Easement granted to Smart Construction Co. for utility, roadway and spur railroad track and incidental purposes, July 1, 1977, Book 2996, Page 973.
- 80' Right of Way for Genoa Drive as shown on the Plat for Rocky Mountain Industrial Park Filing No. 1 and Book 2988, Page 476.



Land Planning  
 Landscape  
 Architecture  
 Urban Design

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 Colorado Springs, CO 80901  
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 Fax 719.471.0207  
 www.weatherfordlift.com  
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CAPITAL ANNEXATION No. 1 MASTER PLAN  
 3285 Capital Drive

DATE: 11/21/11  
 PROJECT NO.: A-001  
 DRAWING BY: A. Smith & S. Smith

DATE OF SUBMITTAL

MASTER PLAN

1 OF 1  
 CPC MP14-00050

FIGURE 3

**LEGEND**

- INDUSTRY - 60.6 AC
- CITY/COUNTY BOUNDARY POST ANNEXATION
- EXISTING CITY BOUNDARY
- BOUNDARY OF MASTER PLAN AREA
- CITY OF COLORADO SPRINGS

# Capital Annexation No. 1, Master Plan & Zoning

## ZONE DISTRICT DETERMINATION:

“M-1/HR/AO” Light Industrial with High Rise & Airport  
Overlays (Airport Advisory Commission –  
“No Objections” 6/25/14.)

# Capital Annexation No.1, Master Plan & Zoning

## DESIGN & DEVELOPMENT ISSUES:

- ✓ Provision of Utilities
  - ✓ Special Warranty Deed for Water Rights
  - ✓ Interim Water & Wastewater Agreement
  - ✓ Electric Line Extension & Revenue Contract
- ✓ Land Use Compatibility
- ✓ High Rise Overlay: 74' height
- ✓ Fiscal Impact Analysis
- ✓ Right of Way Reservation: 40'
- ✓ No new or upgraded streets necessary



# Capital Annexation No.1, Master Plan & Zoning

## FINDINGS:

- Compliance with City Comprehensive Plan;
- Compliance with the City Annexation Plan
- Compliance with the Capital Annexation No.1 Master Plan, as proposed; and
- Compliance with the zone district establishment review criteria found in City Code section 7.5.603.B

# Capital Annexation No.1, Master Plan & Zoning

## CITY PLANNING COMMISSION & STAFF RECOMMENDATIONS:

Approve the Capital Annexation No.1  
Annexation;

Approve the Capital Annexation No.1 Master  
Plan; and

Zone Establishment to “M-1/HR/AO” Light  
Manufacturing with High Rise & Airport Overlays

# Capital Annexation No.1, Master Plan & Zoning

QUESTIONS?