



Peach Ranch Addition No. 1 Annexation

CITY COUNCIL

FORMAL MEETING – NOVEMBER 10, 2025



Peach Ranch Addition No. 1 Annexation

QUICK FACTS

Location:

Located at the Tutt Boulevard gap south of Research Parkway and east of North Powers Boulevard.

Zoning and Overlays

Current: RR-5 Rural Residential – 5-acres (El Paso County Zoning)

Proposed: R-Flex Low / SS-O / AP-O (Residential Flex Zone Low Density with Streamside and Airport Overlay)

Site Area

42.43 Acres

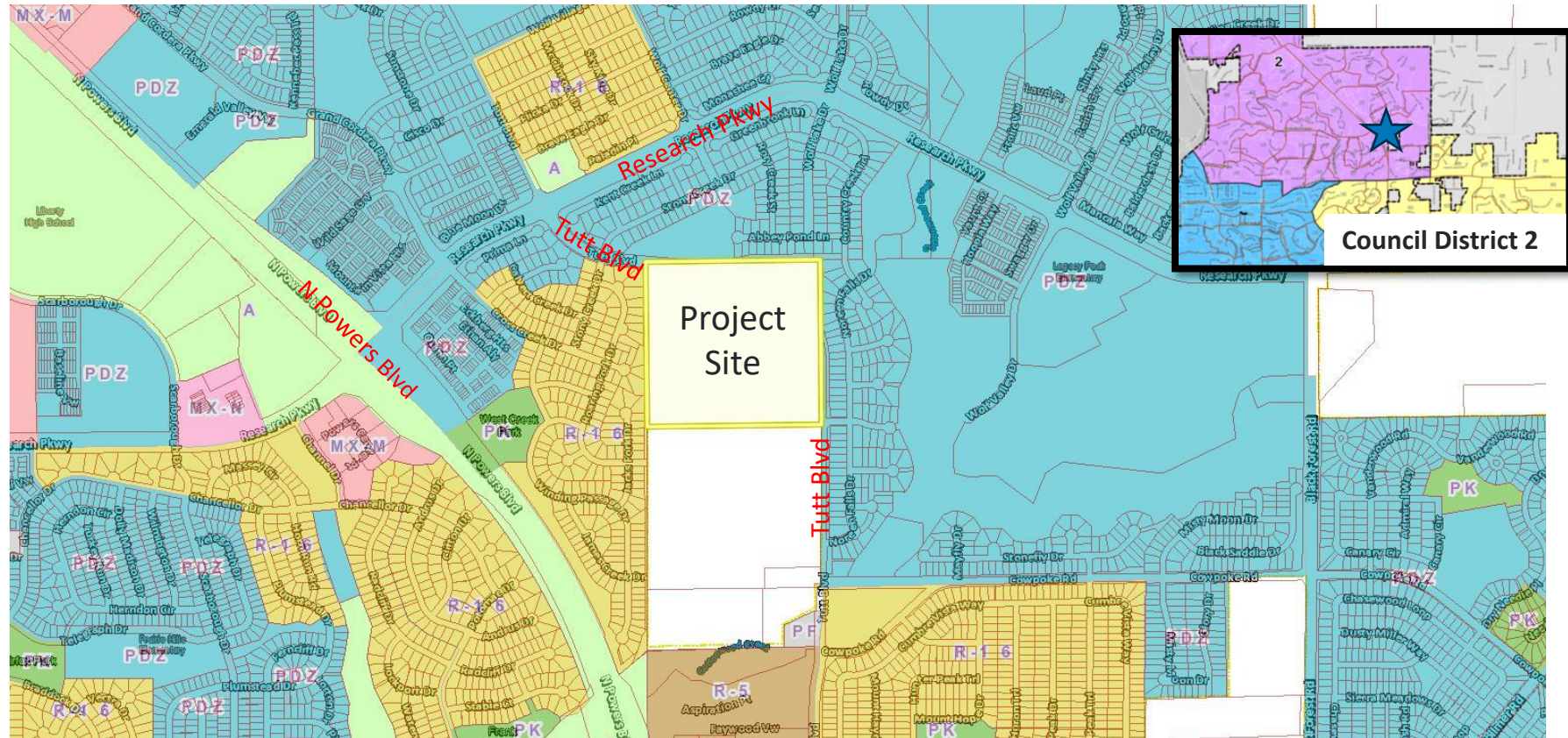
Proposed Land Use

Detached, Single-Family Residential

APPLICATIONS

Annexation, Zone Establishment, Land Use Plan

VICINITY MAP



Peach Ranch Addition No. 1 Annexation

PROJECT SUMMARY

File #(s):

ANEX-24-0012

ZONE-24-0024

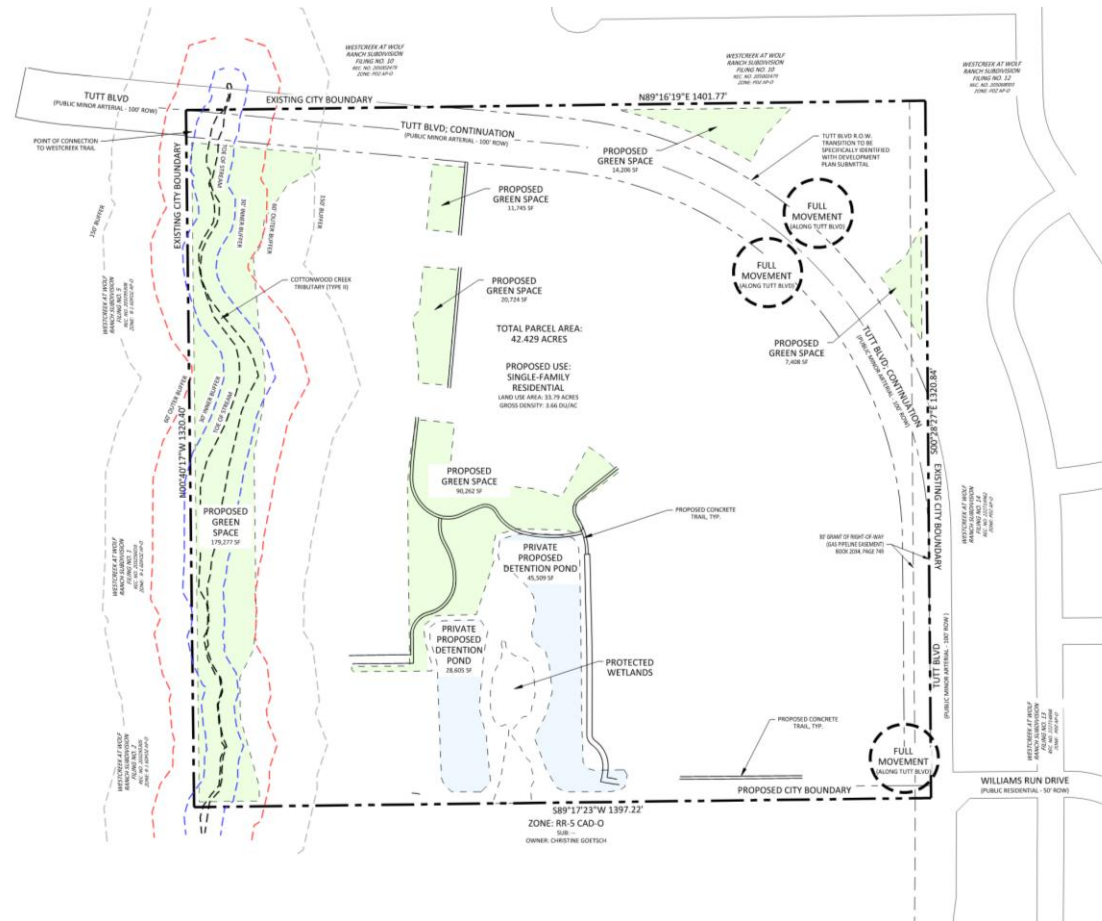
LUPL-24-0017

Project Proposal:

Detached Single-Family Residential Use

- 3.66 Dwelling Units per Acre
- 2000 Square Foot Minimum Lot Area
- Max Building Height 35-feet
- 1.7 Acres Detention Facilities
- 7.5 Acres Open Space / Green Space
- 100' Right-of-Way Dedication to Tutt Blvd
- Establishment of R-Flex-Low/SS-O/AP-O
- 2 Phases of Development

SITE PLAN

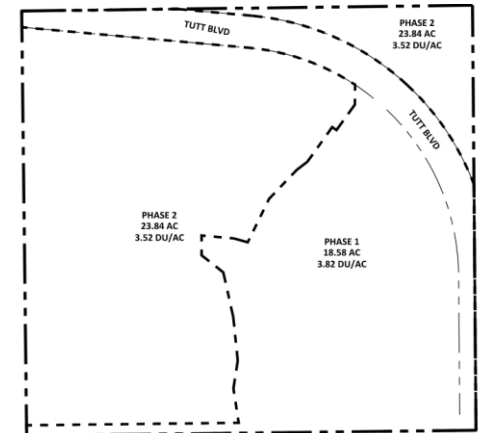


Proposed Uses

Residential:	33.2 AC
Detention:	1.7 AC
Open Space/Green Space:	7.5 AC

Zone District Allowances

Maximum Density:	6 du/AC
Proposed Density:	3.66 du/AC
Building Height	
Residential:	35'-0"
Minimum Lot Size:	2,000 sf
Minimum Lot Width:	10' per du



TITLE

Future Roadway: Tutt Boulevard Connection



TIMELINE OF REVIEW

Petition Acceptance	December 10, 2024
Initial Submittal Date	December 17, 2024
City Council Checkpoint	January 27, 2025
Number of Review Cycles	4
Item(s) Ready for Agenda	May 15, 2025

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing / Prior to City Council Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	404 Postcards
Number of Comments Received	8 Comments Received

PUBLIC ENGAGEMENT

- Burden on existing infrastructure and resources.
- Increased traffic in the neighborhood and not wanting to see Tutt Boulevard connected.
- Environmental damage, destruction of natural habitats, and protection of stream systems.
- Replacing green space with more development.
- Quality of life concerns with increased noise and safety.

AGENCY REVIEW

Traffic Engineering / EDRD

Applicant is required to dedicated 100 feet of right-of-way to complete the Tutt Boulevard connection and Developer is responsible to build Tutt Boulevard to City Standards.

SWENT

Comments received and address during review.

Colorado Springs Utilities

Comments received and address during review

School District 20

The District is requesting fees in lieu of land dedication per the existing City Code for all residential units within this development. The District is experiencing ongoing residential development. The District gained approximately 12,000 new residential units between 2018 and 2024 which included 5,278 Single Family, 1,156 Single Family Attached, and 5,576 Apartments as reported to the District by local developers. During that same timeframe, the District only experienced a total membership increase of 138 students. This information is updated annually in October. A drop in the birth rate plus the significant increase in the cost of housing has contributed to the slowed student growth in the District. The District is able to serve each student who is a resident of District 20.

Fire

No comments received during review.

Planning Landscape

No comments received during review.

Parks

Comments received and address during review.

Enumerations

Comments will be provided once the DP/FP is submitted.

Overlay District(s)

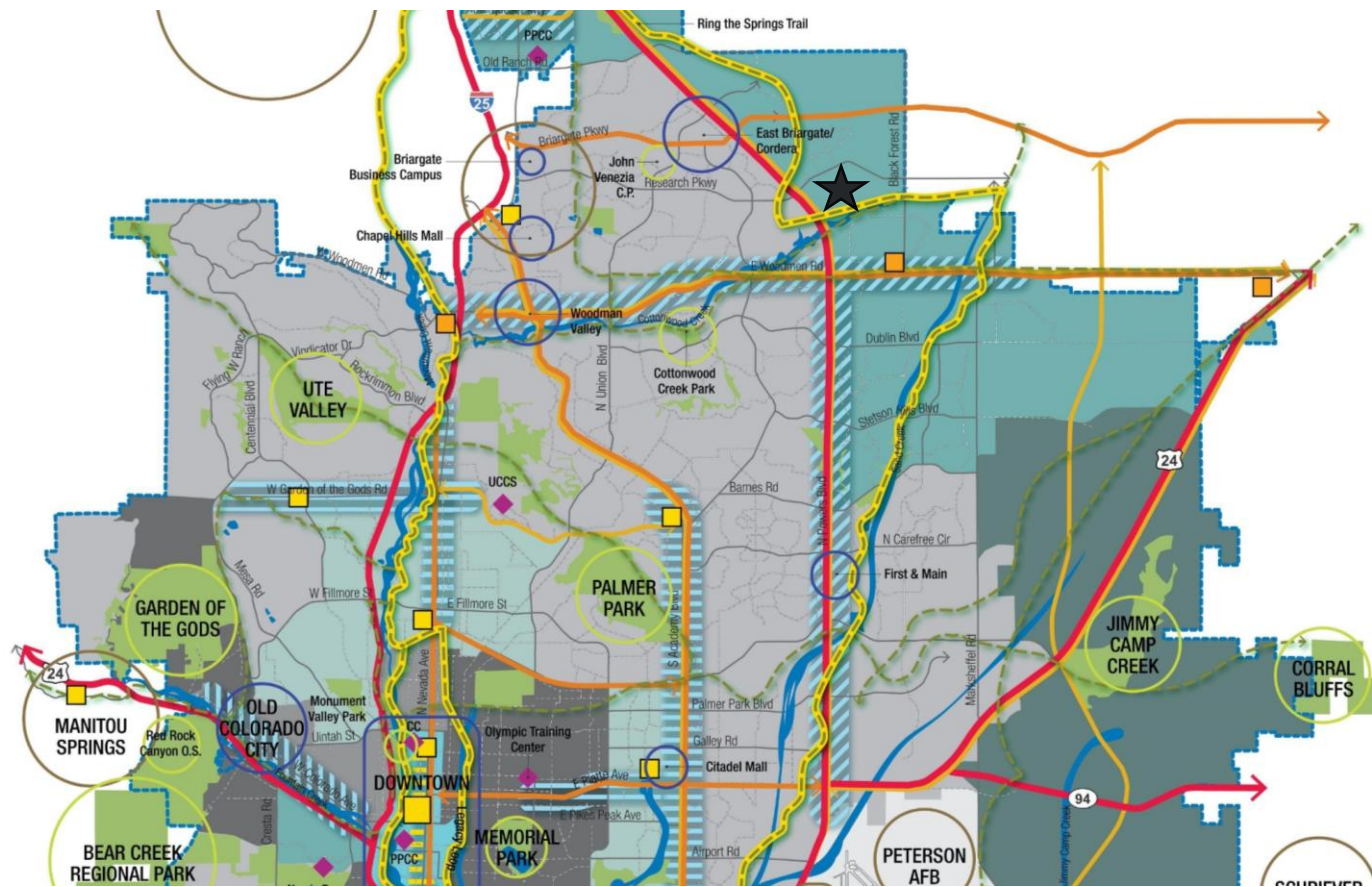
Comments received and addressed during review.

Airport

Comments received and addressed during review.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE

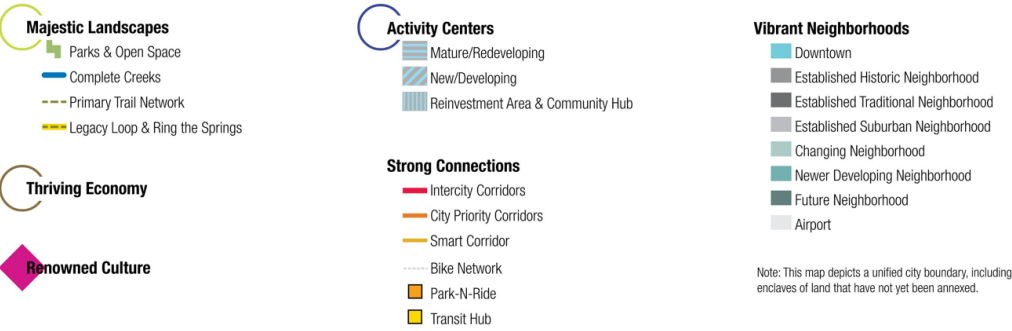


PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.



SITE LOCATION



APPLICATION REVIEW CRITERIA

7.5.701 Annexation

Criteria for Approval

1. The area proposed to be annexed is a logical extension of the City's boundary;
2. 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;
3. There is a projected available water surplus at the time of request;
4. 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;
5. The annexation can be effected at the time the utilities are extended or at some time in the future;
6. 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;
7. 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;
8. 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.
9. After the foregoing have been studied in such depth as the City Council shall require, the City Council in its discretion may annex or not annex the proposed area. In the event the City Council chooses to annex, it may require a contemporary annexation agreement specifying the installation and the time of installation of certain public and utility improvements, both on site and off site, that are required or not required under this Zoning Code. City Council may specify such other requirements, as it deems necessary. In the event the City Council chooses not to annex, utilities shall not be extended unless Council is assured that an agreement for annexation can be enforced, and that the remaining provisions of this section for annexation subsequent to extension of utilities have been met.

Statement of Compliance

ANEX-24-0012

After evaluation of the Peach Ranch Addition No. 1 Annexation, the application meets the review criteria.

APPLICATION REVIEW CRITERIA

7.5.704 Zone Change (Establishment)

Criteria for Approval

1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district.
2. The rezoning will not be detrimental to the public interest, health, safety, convenience or general welfare.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.
5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.
6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).
7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that the approved Concept Plans have been classified as implemented and do not have to be amended to be considered consistent with an amended zoning map.
8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.4 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.
9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.
10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).

Statement of Compliance

ZONE-24-0024

After evaluation of the Peach Ranch Addition No. 1 - Zone Establishment, the application meets the review criteria.

APPLICATION REVIEW CRITERIA

7.5.701 Annexation

Criteria for Approval

1. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;
2. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;
3. Compatibility with the land uses and development intensities surrounding the property;
4. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;
5. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;
6. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;
7. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.

Statement of Compliance

LUPL-24-0017

After evaluation of the Peach Ranch Addition Land Use Plan, the application meets the review criteria.

CITY COUNCIL OPTIONAL MOTIONS

Optional Motions

ANEX-24-0012 – Peach Ranch Addition No. 1 Annexation

Motion to Approve

Approve the annexation of 42.43 acre as the Peach Ranch Addition No. 1 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Section 7.5.701.

Motion to Deny

Deny the annexation of 42.43 acre as the Peach Ranch Addition No. 1 Annexation based upon the findings that the annexation does not comply with the Conditions for Annexation, as set forth in City Code Section 7.5.701.

ZONE-24-0024 – Peach Ranch Addition No. 1 Zone Establishment

Motion to Approve

Approve the establishment of 42.43 acres as a R-Flex-Low/SS-O/AP-O (Residential Flex Zone Low with Streamside and Airport Overlays) zone district based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.

Motion to Deny

Deny the establishment of 42.43 acres as a R-Flex-Low/SS-O/AP-O (Residential Flex Zone Low with Streamside and Airport Overlays) zone district based upon the findings that the request does not comply with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.

LUPL-24-0017 – Peach Ranch Land Use Plan

Motion to Approve

Approve the Peach Ranch Land Use Plan based upon the findings that the proposal complies with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514.

Motion to Deny

Deny the Peach Ranch Land Use Plan based upon the findings that the proposal does not comply with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514.

