

# Hartsuiker and Bowen

## Annexations

Hartsuiker Annexation:

CPC A 16-00107R, CPC A 16-00107, CPC  
ZC 16-00108

Bowen Annexation:

CPC A 16-00109R, CPC A 16-00109, CPC  
ZC 16-000110

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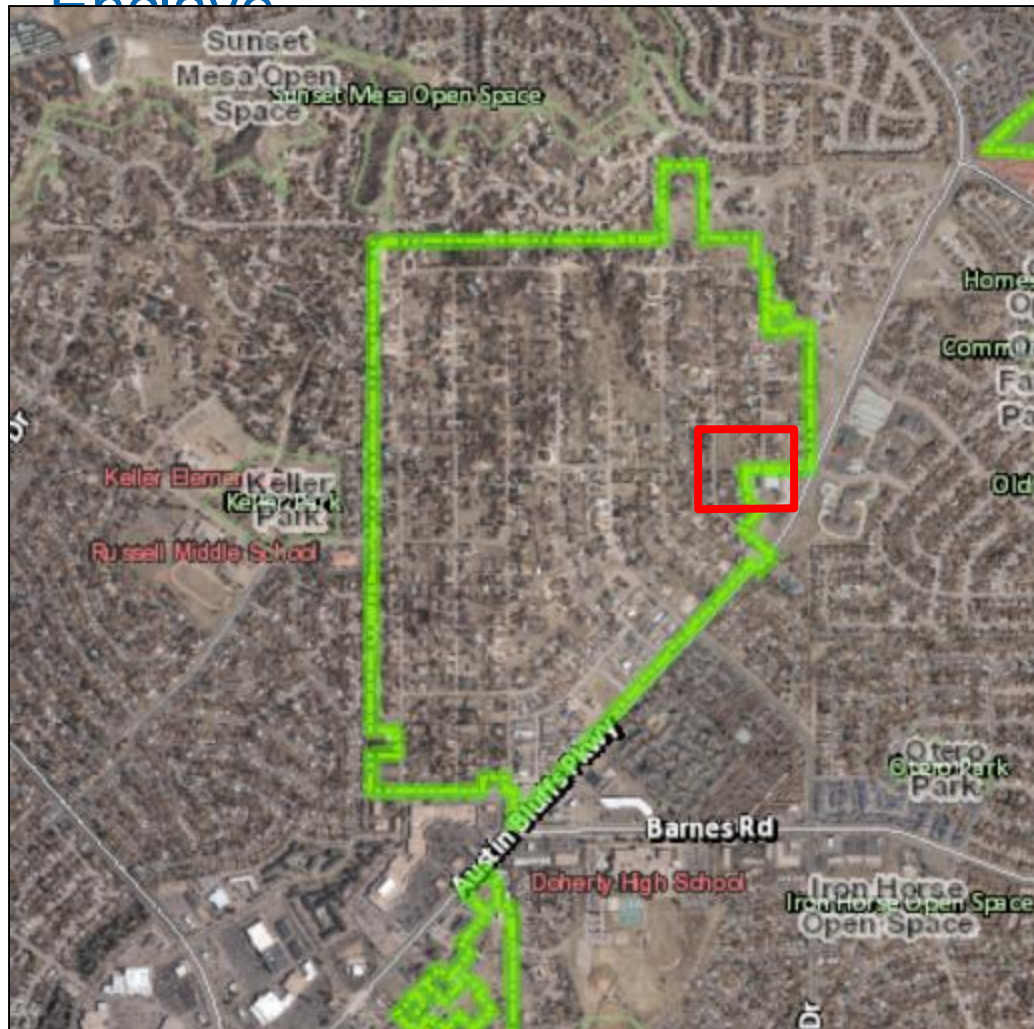


# Hartsuiker and Bowen Annexations



## Park Vista Estates

### Enclave



Park Vista enclave classified as “complex”; area characterized by multiple ownership, complex land use relationships and substandard infrastructure

### Recent Annexations within Park Vista Estates

- 1998 – Austin Bluffs Assembly
- 1998 – Sullivan Annexation
- 2008 – Cheyenne Village Addition
- 2011 – Scholl Annexation

# Hartsuiker and Bowen Annexations

## Location



# Hartsuiker and Bowen Annexations



## Application Information

### Hartsuiker Annexation

- 1.134 acres (.523 acres consists of the subject property and .611 acres consists of a portion of Ruby Drive right-of-way)
- Existing use: single-family residential
- Proposed zoning: R-2/AO (Two-family Residential with Airport Overlay) – serve as transition zone between uses along Austin Bluffs Parkway and neighborhood, allow accessory dwelling unit (ADU)

### Bowen Annexation

- .849 acres (does not include any right-of-way)
- Existing use: single-family residential
- Proposed zoning: R-2/AO (Two-family Residential with Airport Overlay) – serve as transition zone between uses along Austin Bluffs Parkway and neighborhood, allow accessory dwelling unit (ADU)

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- Water connection: Both properties seeking Colorado Springs Utilities water service due to failing well systems; no immediately connect to CSU wastewater.
- A number of properties within the Park Vista Estates enclave have connected to CSU water and/or wastewater through pre-annexation agreements.
  - Properties immediately adjacent to City boundary are required to seek annexation for utility services.
- No pending development or redevelopment of subject properties - no concept plan or development required.

# Hartsuiker and Bowen Annexations

## City Planning Commission (CPC)



### Hartsuiker Annexation and Establishment of Zone

CPC approved annexation : 9-0 vote.

CPC approved R-2 zone with the condition of record: 8-1 vote  
Condition of record added due to opposition of use R-2 zoning  
(opposing vote was against attaching a condition of record).

- Condition of record: Only permitted uses are one (1) single family dwelling detached and one (1) accessory dwelling unit (ADU)

### Bowen Annexation and Establishment of Zone

CPC approved annexation: 9-0 vote.

CPC approved R-2 zone with the condition of record: 8-1 vote  
Condition of record added due to opposition of use R-2 zoning  
(opposing vote was against attaching a condition of record).

- Condition of record: Only permitted uses are one (1) single family dwelling detached and one (1) accessory dwelling unit (ADU)

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- Fiscal Impact Analysis (FIA): City Budget Office concluded that the annexations would not have a negative impact to City services.
- Application of Assent with SECWCD approved.
- Avigation easements in process, will be recorded with annexation.
- Annexation Agreements:
  - Hartsuiker Annexation: Applicant signed, pending mortgage company signature (as of 2/17).
  - Bowen Annexation: Agreement signed.

# Hartsuiker and Bowen Annexations



**QUESTIONS?**