

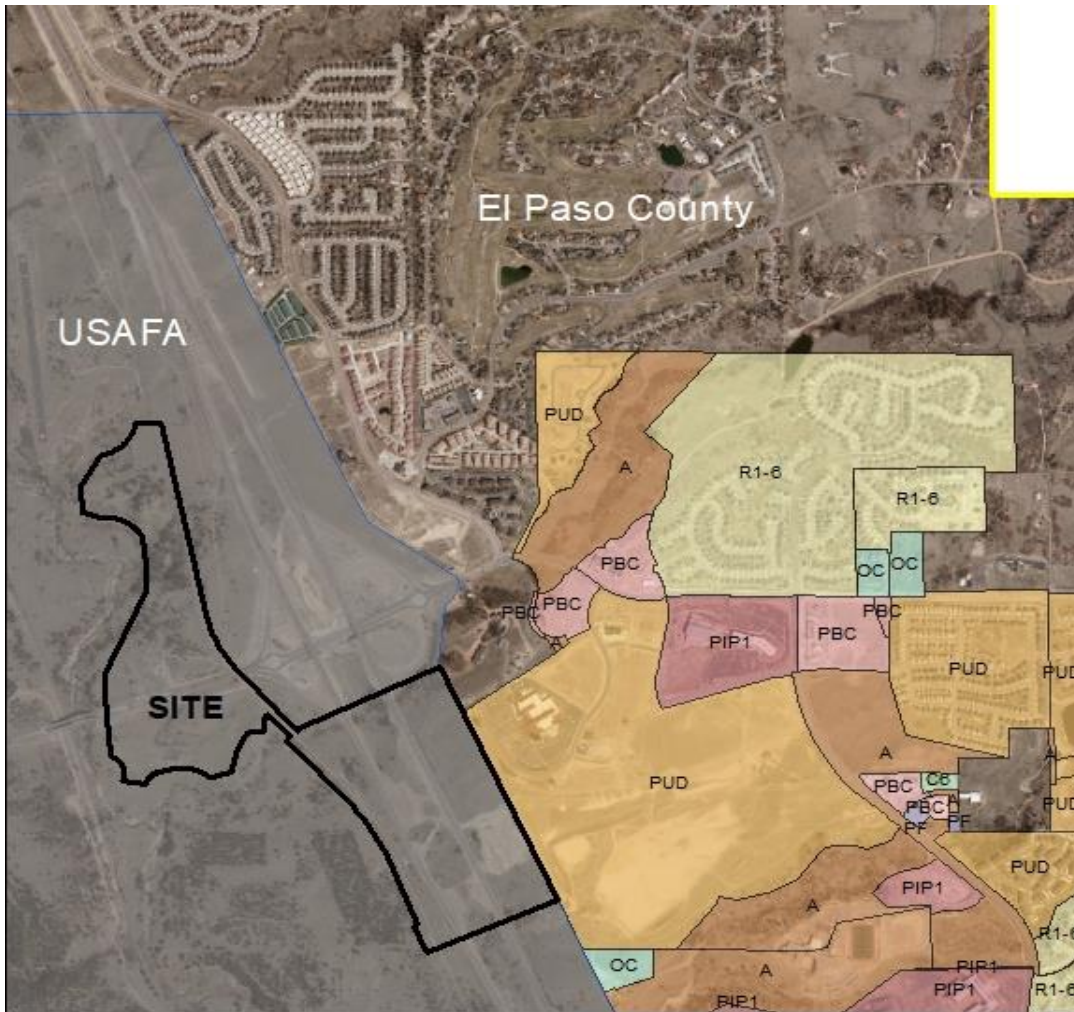
CITY PLANNING COMMISSION AGENDA
January 17, 2019

STAFF: KATIE CARLEO

FILE NO(S):

- A. CPC A 18-00124 – LEGISLATIVE
- B. CPC A 18-00125 – LEGISLATIVE
- C. CPC MP 18-00138 – LEGISLATIVE
- D. CPC PUZ 18-00137 – LEGISLATIVE
- E. CPC PUP 18-00177 – QUASI-JUDICIAL

PROJECT: TRUE NORTH COMMONS – USAFA ANNEXATION
OWNER: UNITED STATES AIR FORCE
DEVELOPER: BLUE & SILVER DEVELOPMENT PARTNERS, LLC
CONSULTANT: MATRIX DESIGN GROUP



PROJECT SUMMARY

1. Project Description: This project includes concurrent applications for annexation, master plan, zoning, and concept plan for the associated 183.14 acres located southwest of North Gate Boulevard and Interstate 25. The associated master plan and concept plan illustrate the proposed land use configuration, access and circulation, intended infrastructure and overall intent; this includes 57.84 acres of developable land and 125.30 acres of open space. Proposed zoning will establish a PUD (Planned Unit Development) zone district. This specific PUD will allow a mix of Commercial, Office, Retail, Hospitality, and Open Space with height and dimensional controls governed by the True North Commons Master Plan (CPC MP 18-00138)
2. Applicant's Project Statement: **(Refer to FIGURE 1)**
3. Planning and Development Team's Recommendation: Staff recommends approval of the applications.

BACKGROUND

1. Site Address: This site is currently vacant and with no associated addresses.
2. Existing Zoning/Land Use: The property is currently in unincorporated El Paso County. The property is vacant as part of the United States Air Force Academy property.
3. Surrounding Zoning/Land Use: North: RR-5 (Rural Residential) within El Paso County as vacant USAFA property.

South: RR-5 (Rural Residential) within El Paso County as vacant USAFA property.

East: Portions of the site are adjacent RR-5 (Rural Residential) El Paso County, Western Museum of Mining and Industry and some portions remaining as USAFA property; remaining portions are adjacent PUD (Planned Unit Development, Commercial) within the City, Polaris Pointe Commercial Development.

West: RR-5 (Rural Residential) within El Paso County as vacant USAFA property.
4. Comprehensive Plan/Designated 2020 Land Use: There is no existing 2020 Land Use Designation because the site is not within City limits; with the adoption of PlanCOS there will no longer be a 2020 Land Use Map designation.
5. Annexation: The property is not yet annexed
6. Master Plan/Designated Master Plan Land Use: A master plan is being established along with the annexation of this property into the City.
7. Subdivision: The associated properties are currently not subdivided.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The majority of the proposed annexation area is vacant with Interstate 25 traversing the eastern edge of the property and North Gate Boulevard running through the property from east to west. Some areas of the property experience greater than 15% slopes in grade. There are few areas of wetlands but some do exist dispersed throughout the property along with some significant vegetation, mainly focused on the western side of the proposed annexation area.

True North Commons is located along the west side of Interstate 25 along North Gate Boulevard. The site is owned by the United States Air Force Academy (USAFA) but is proposed to be developed by Blue & Silver Development Partners under a long-term lease agreement with USAFA. The site is proposed to be developed with a mix of uses intended to support the development of the new Visitors Center for the USAFA, complimented by supporting market driven private sector commercial and office uses intended to create a destination activity center. The site is envisioned with distinct districts for development which are fully explained in the Developer's project statement **(FIGURE 1)**.

The proposed annexation coincides with the City initiative for the new Visitors Center which received funding through the Regional Tourism Grant granted for the City for Champions projects. The annexation will bring the property into the City limits and support the Visitors Center and associated adjacent development. The City has been working with the United States Air Force to appropriately site the Visitors Center. The associated applications detail the scope of development and infrastructure associated with the overall project.

STAKEHOLDER PROCESS AND INVOLVEMENT

The public process included posting the site and sending postcards to all property owners within a 1000-foot buffer at application submittal. Similar mailings will be sent prior to each scheduled public hearing.

As part of the initial mailing, staff received one email of concern from an adjacent property owner; the Western Museum of Mining and Industry. **(FIGURE 2)** Comments included concerns with overall traffic volumes, the impact to the Powers Boulevard connection, and the future trail system. Staff has spoken with the Museum and discussed the development, as well as provided a response letter to the Museum from the Developer. It is recognized that earlier plans depicted the potential alignment of the future Powers Boulevard corridor. However, the future corridor design and location is not part of the scope of this project and those details have been removed. The Developer completed an overall traffic study that was reviewed and accepted by the City Traffic Division. In addition the existing trail system will remain with proposed improvements; these full details are explained further below. The Developer has prepared a detailed response **(FIGURE 3)** addressing the comments raised by the Museum, to date no further communication has been received.

Staff input is outlined in the following sections of this report. Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, School District 20, Police and E-911, and El Paso County Development Services. The applications were transmitted per our standard review to the USAFA Community Planning and Civil Engineer Squadron for review. As the property owner for the proposed applications the City did not receive any formal comment from this division but did receive communication of acknowledgement of the transmittal and communication the Civil Engineer Squadron would not be submitting comment. **(FIGURE 4)**

Comments were received from El Paso County Development Services Division **(FIGURE 5)** which included questions of increased traffic volumes and traffic patterns near North Gate Boulevard and Interstate 25, along with comments related to utility infrastructure required to be installed within North Gate Boulevard. The proposed True North Commons Master Plan recognizes that future development will need to accommodate the increase in traffic and improvements will be considered at the development plan phases. A full traffic study was completed and reviewed by the City Traffic Division. Further details are discussed below as it relates to traffic. El Paso County was included on resubmittals of the plans. At this time all comments have been addressed from this agency. The Developer has also drafted a response letter detailing information addressing these concerns which is included as **FIGURE 6**.

ANALYSIS OF REVIEW CRITERIA; COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE

1. Review Criteria / Design & Development

a. Annexation

This annexation application contains two serial annexations. A serial annexation allows property owners petitioning a municipality to portion off the intended whole annexation boundary into separate annexations if the whole portion does not meet the State Statute required one-sixth contiguity with the current city boundary. The USAFA Annexation Addition No. 1 **(FIGURE 7)** will annex 85.23 acres and the USAFA Annexation Addition No. 2 **(FIGURE 8)** will annex the remaining 97.90 acres. The total annexation consists of 183.14 acres as a request to annex the property into the municipal limits of the City of Colorado Springs. The property is intended for a mix of commercial, retail, office, institutional, hospitality and open space within the City. Addition No. 2 will also annex a portion of North Gate Boulevard west of Interstate 25.

Land owners seeking voluntary annexation must petition the municipality to request annexation into the City. The Annexation Petition for this property was heard and accepted by City Council on October 23, 2018 (**FIGURE 9**). The City's authority to annex land is established by Colorado Revised Statutes (C.R.S. 31-12-101) which sets requirements and procedures which municipalities must follow. A property is eligible for annexation if the contiguity requirement is met; not less than one-sixth the perimeter of the proposed area for annexation is contiguous with the existing boundary of the annexing municipality.

In this case, a serial annexation is needed to facilitate the annexation of land where the proposed development will occur. This area of land does not currently have contiguity with the current City boundary. A serial annexation allows the property owner to configure a series of annexations that meet the state statute required contiguity. (**FIGURE 10**) With the proposed serial annexation configuration the property is eligible for annexation.

Although the subject site is not identified on the City Annexation Plan staff supports that the area proposed for annexation meets all associated review criteria and the overall intent for annexation. The proposed site is a logical extension of the City's boundary with the implications for the development of the area to be largely beneficial to the City. Further details of the financial impact can be seen below as well as a discussion on consistency with the City Annexation Plan (Section 3).

The draft annexation agreement is attached as **FIGURE 11**. Dedication and improvements with this annexation are fully outlined in the agreement. The standard Police and Fire service fees will be collected for the developable acres.

i. Fiscal Impact Report

A Fiscal Impact Analysis (FIA) is required for all annexation requests and is completed by the City Budget Office. The FIA was completed on November 8, 2018. The fiscal review criteria of the City Code states city costs related to infrastructure and service levels shall be determined for a ten-year time horizon for the appropriate municipal funds. This is a standard FIA modeling by the City Budget Office and does not reflect any potential supplemental funding mechanisms the Developer may gain towards the overall development of the project.

The FIA methodology reviewed City units projected increase in marginal cost of providing services to the development for 2019-2028. The FIA states most departments indicated there were no identifiable costs of providing services to this development. Some agencies as reported in the FIA identified marginal increases in operation costs annually. The result of the FIA is a positive cumulative cash flow for the City during the 10-year timeframe. The Summary of Expenditures and Revenues is attached, along with the Expenditure and Revenue Notes to provide the methodology for calculating the expenditures and revenues. (**FIGURE 12**)

b. Establishment of Planned Unit Development Zoning

The proposed zoning request will establish a Planned Unit Development (PUD) zoning district for the entirety of the annexing acres (183.14 acres). It is required by City Code that any annexed property establish a city zoning designation. This PUD zone will allow for Commercial, Office, Retail, Institutional, Hospitality and Open Space land uses. The governing PUD establishes the land use type, density, and allowable building height. This PUD zone district will be governed by the associated Ture North Master Plan which details the maximum lot coverage, setbacks and maximum building height. The establishment of this zone district will allow for the development of the City for

Champions Visitors Center and fosters opportunity for supporting commercial, retail and office development within the City.

c. Master Plan

A land use master plan is required to accompany any request for annexation that exceeds 30 acres. This proposal establishes the envisioned land use designations for the entire 183.14 acres (**FIGURE 13**). The plan identifies the area for development, approximately 57.84 acres, as well as the surrounding 125.30 acres established with Open Space designation. A large portion of the total annexation area is identified as Open Space. This designation is established for those undevelopable portions of the subject site which include areas of steep slope, an Open Space buffer around the developable acres, as well as the large access easement dedicated to Interstate 25.

The remaining portions of the subject site establish the opportunity for a mix of commercial, retail, office, institutional, and hospitality development. North Gate Boulevard will remain as exists with a new full movement signalized intersection established within the new development. North Gate Boulevard as well as all other internal roadways will remain private roadways constructed and maintained by the Developer.

Staff believes the proposed development shows appropriate compatibility when evaluated with the established surrounding land use pattern, as well as the Comprehensive Plan 2020 Land Use Map, supporting the establishment of the intended land use associated with this annexation.

d. Concept Plan

As required by City Code Section 7.3.603(A) the establishment of a PUD (Planned Unit Development) zoning district shall be accompanied by a concept plan. A concept plan illustrates the intention of future development pattern, access, and dimensional controls for the associated land uses. The concept plan document is not required to show specific landscaping, screening and buffering, lighting or other site design aspects. That type of detail is specific to a development plan. The subject site has proposed a combined master plan and concept plan creating one governing document that meets all applicable review criteria as set in City Code for the establishment of a master plan and concept plan. Any future request for building permits within the proposed development area will require the submission of a development plan, which will be reviewed administratively per City Code Section 7.3.606.

e. Traffic Analysis and Access

At the request of the City Traffic Division, a Traffic Impact Study was completed. According to the findings of the report, the development is expected to increase traffic along the surrounding roadways. The projected operation of these roadways will be at a satisfactory level of service assuming traffic control measures and roadway designs are developed as analyzed. The proposed and exiting roadways within the annexation boundary, including the portion of North Gate Boulevard west of Interstate 25, are proposed as private roads. North Gate Boulevard at this location must remain private due to the USAFA security needs.

The study area was analyzed for the development opening year (2020) and the horizon year of 2040. All intersections will operate at acceptable level of service (LOS) during both the opening year and horizon year with and without the project. The City Traffic Engineering Division supports private roads to serve this development. The vicinity of the proposed project is surrounded by CDOT road (I-25), and county road (North Gate Blvd from Struthers Road to Air Force Academy boundary). After review the Traffic Division supports all findings from the traffic study.

Improvement to North Gate Boulevard shall include the construction of a new full movement intersection with a new traffic signal at the proposed location shown on the Master Plan. Intersection improvements include the construction of a new westbound left turn lane and a new westbound right turn lane along North Gate Boulevard. Construction of all improvements shall be the responsibility of the Owner. All improvements shall be maintained by the Owner.

i. Colorado Department of Transportation (CDOT)

A portion of the proposed annexation will capture an area of land with existing Interstate 25. This roadway currently exists within an easement for the roadway from the Department of the Air Force (as noted on the master plan and concept plan). The easement will remain as exists and all agreements for safety response will remain as existing prior to the annexation. Staff has submitted the associated documents for review with the Colorado Department of Transportation but as of the time of this report have not received any comments.

f. Land Suitability Analysis

As required by City Code the Developer has prepared a Land Suitability Analysis (LSA) for the subject property. **(FIGURE 14)** Land Suitability Analysis (LSA) was completed and included with the master plan to identify suitability of the proposed development and potential constraints. Information reflecting slopes, vegetation and geological conditions were evaluated. This analysis identifies the areas of Preble's Meadow Jumping Mouse (PMJM) habitat within the annexation area which are seen to be largely outside any of the developable land areas. In addition, the LSA identifies areas with slopes exceeding 15%; these areas will be mitigated through construction with no further hazards seen pertaining to slope stability. There are some small areas of wetlands within the developable area that are not seen as significant. The developable land is outside of the 100-year floodplain and any steep slopes associated with the adjacent Monument Creek. Further investigation was completed with a Geological Hazard Study review by the Colorado Geological Service, further details below.

i. Colorado Geological Survey

This property was subject to a required Geological Hazard Study per City Code 7.5.403 which requires a study be conducted when property is annexed into the City. The study was completed November 6, 2018 and reviewed by City Engineering and the Colorado Geological Survey (CGS) Senior Engineering Geologist. Per the comment letter provided by CGS **(FIGURE 15)** the site does not contain, nor is it exposed to, geological hazards that would preclude the proposed annexation and development. The subject property is set back an adequate distance from steep slopes associated with Monument Creek and provided study recommendations are adhered to CGS has no objection to approval of the subject applications.

g. Water Resource/ Floodplain

A Master Development Drainage Plan has been reviewed by City Engineering Water Resource Division. Future development will follow standard process and comply with all drainage criteria and will require a Final Drainage Report prior to any approval of a development plan.

Unique to this annexation application the subject property is currently located within the coverage area of the National Pollutant Discharge Elimination System Permit. This permit covers all areas of the Municipal Separate Storm Sewer System (MS4) within the exterior boundary of the Air Force Academy. The proposed annexation will not change the exterior boundary of the academy as it relates to this permit; and will therefore not change the coverage of the permit. A Memorandum of Understanding (MOU) between the City and USAFA stating that the subject property will remain under the coverage of

this permit, and will not be covered under the City's MS4 permit, will be required prior to the approval of any development plans within the subject property.

- h. Southeastern Colorado Water Conservancy District (SECWCD)
The subject property has been submitted for the required inclusion request to the Southeastern Colorado Water Conservancy District (SECWCD) through the Bureau of Reclamation. The associated Environmental Assessment supports compliance with the Endangered Species Act and FEMA regulation as associated with the Bureau of Reclamation and proposed approval of this property as part of the SECWCD. The District's Board Meeting will be held on January 17, 2019 with recommendation then forwarded to the Bureau of Reclamation. Final inclusion will be recorded upon final decision of the annexation.
 - i. Parks/ Trails
The associated development does not include any residential uses and thus does not trigger the City Park Land Dedication Ordinance for any dedication of parkland. The proposed master plan does include improvements to the existing public trail.

The public trail (New Santa Fe Trail, aka: Pikes Peak Greenway) will remain as an El Paso County trail easement. Any updates to the existing trail easement and maintenance agreements that may be necessary due to these applications are between El Paso County and the U.S. Air Force Academy (USAFA), regardless if they fall within the City of Colorado Springs boundary. As part of the proposed Visitor's Center project the existing trail head will be improved and relocated as seen on the proposed master plan.
 - j. United States Fish and Wildlife Service
As part of an Environmental Assessment being conducted for the proposed development the consultant has completed a Biological Assessment for the subject property that includes an assessment of Preble's Meadow Jumping Mouse (PMJM) habitat. The Biological Assessment has undergone two reviews by the US Fish and Wildlife Service (USFWS) and a final draft is expected to be submitted to the USFWS regional office as part of the final NEPA process. The Biological Assessment concluded that approximately 1.50 acres of Preble's habitat would be temporarily impacted by the proposed project and about 0.03 acres would be permanently impacted. A preliminary determination has concluded that the impacts associated with construction activities may adversely affect PMJM habitat in the near term but does not impact critical habitat or result in long-term impacts.
 - k. Districts
A business improvement district (BID) known as the Air Force Academy Visitor's Center BID has been authorized by City Council and created in anticipation of being used for aspects of the financing and maintenance of this project. Because BIDs cannot include property outside of municipalities, the boundaries of this district have been initially created on a property in the Briargate area. Once the subject properties are annexed, the BID will be "moved" from the Briargate properties to this property. In the event the subject properties are not annexed by the City, the Council-approved Operating Plan and Budget for the BID requires that the district will undertake the process of dissolution.
2. Conformance with the City Comprehensive Plan
The current Comprehensive Plan was established and adopted in 2001. The City is currently finalizing the newly completed Comprehensive Plan, PlanCOS, which is slated for final adoption by City Council on January 22, 2019. The proposed annexation and associated documents will be seen before City Council just after the final adoption of the new plan. Staff has evaluated the proposed applications in conformance with both the current Comprehensive Plan and the proposed to be adopted.

The current Comprehensive Plan identifies several policies related to the annexation of property into the City of Colorado Springs as well as the establishment of zoning and master planning for the land use pattern to be created. The subject property is not located within the existing City limits and thus is not indicated with a land use designation on the 2020 Land Use Map. Several policies support the establishment of development with positive connections between a mix of development, supportive intergovernmental cooperation and the establishment of development that will foster economic and community growth.

The current Comprehensive Plan states the regional growth and planning objective to include coordinating action of the City with other governments and agencies, both in the Pikes Peak region and at the state and federal level, as the first step toward effective regional planning. The City is working closely with the USAFA for the proposed development. The efforts of this proposed project allow for opportunity that will enhance the thriving Academy community and create a northern entry to the City with overarching economic benefits to the City.

The objective for annexation, as identified in the current Comprehensive Plan, is to benefit the City and occur in a manner that ensures a logical extension of the City's boundary. The current Comprehensive Plan's Land Use Pattern Policy LU 201 establishes a focus on promoting new growth and development in contiguous area to the City. The proposed development allows for extension along two major roadways with logical opportunity for commercial growth. The proposed development can be seen as a potential activity center that will serve the Colorado Springs community and attract others outside the City.

The Comprehensive Plan identifies four policies for annexation; 1) Annexations will occur in accordance with State law; 2) Annexation will be a benefit to the City; 3) Development will be consistent with long range plans; and 4) Avoid creating enclaves and eliminate existing enclaves. Staff has evaluated the proposed annexation and determined its eligibility in accordance with State law to be acceptable. The new growth opportunity will be a benefit to the City as discussed with economic findings and logical establishment for commercial growth. Lastly, the proposed annexation does not create an enclave with the City as this is not supported by the Comprehensive Plan or the City Annexation Plan.

An area of focus for the 2001 Comprehensive Plan is the encouragement of mixed uses in activity centers. The Comprehensive Plan defines several different types of activity centers, none of which individually provide a perfect match for this particular set of circumstances. However, the location of this project and its combination of proposed land uses clearly meet the overall definition and intent for a type of activity center as envisioned and supported by the 2001 Plan. Relative to the size and importance of this project infrastructure and utilities are reasonably available or can be provided in an effective manner that will benefit this project and/or the ongoing sustainability of the larger USAFA property.

In the 2001 Comprehensive Plan there is also an emphasis on fiscal sustainability. The non-residential uses within this development, coupled with its importance as a national tourism destination and its partnership importance to the Air Force Academy, all combine to make a strong case for the importance of this project for the economic benefit of the City and region.

PlanCOS, the City's pending newly adopted Comprehensive Plan, is a high level and visionary document. Although PlanCOS purposefully does not include site-specific map-based recommendations regarding land use or annexations, there are multiple areas of alignment between the Plan and this proposed annexation and project. Foundationally, PlanCOS is theme based. Three of its six themes are particularly pertinent to and aligned with this annexation and entitlement requests; Unique Places, Thriving Economy and Renowned Culture. A detailed analysis of the proposed project's alignment with PlanCOS is included as **FIGURE 16** prepared by the City Comprehensive Planning Manager.

PlanCOS lists ten common contributing elements for Unique Places. This proposed annexation and development plan aligns, or has the potential to align with many or all of these. As a unique and iconic building and gathering place, the Visitors Center itself will certainly qualify as a unique place and contribute positively to the big idea within the theme of Unique Places to 'be a City of places'. The Visitors Center will be identifiable nationally and internationally, both physically and with its connection to the Academy. The ancillary uses within the larger project have the potential to contribute to integrated, connected and walkable placemaking. Although there will not be any permanent residents, the likely combination of lodging, restaurants, other retail and business uses, create potential for a place that is activated year round and throughout the day and evening. Forward thinking planning, design and adaptability will be critical in this project. Future details for the planning, design and adaptability of this project will be import to its ultimate full alignment with this PlanCOS theme.

Another theme identified from the Plan focuses on Thriving Economy. Again, many of the common desired elements for this theme are well aligned with the proposed project. Within this theme there are five established 'big ideas' that all have substantial applicability; Brand as the Best, Expand our Base, Think and Act Regionally, Embrace Sustainability, and Become a Smarter Cities Leader. The annexation and project would advance the first 3 ideas directly, by advancing the City's brand, leveraging our relationship with the military and enhancing economic development via partnerships. Arguably, this project will also result in a net fiscal benefit to the City, and it presents a potential for sustainability.

One of the more unique themes and elements of PlanCOS focuses on Renowned Culture. This annexation and project (particularly the Visitors Center) coincide very well with all the big ideas identified for this theme. The Air Force Academy is now very much a historical and cultural asset. This will be a partnership project. At the future programming level, it has the potential to promote cross cultural connections and to strengthen educational resources. In the case of Renowned Culture there are several typologies from PlanCOS that are pertinent; the most driving force being Cultural and Tourist Attractions particularly applicable and consistent with the proposed applications.

PlanCOS purposefully does not address annexation policy or site-specific options in detail, and instead recommends a systematic update of the City's current (2006) City Annexation Plan. PlanCOS anticipates changes that would focus on the kinds of strategic, logical, targeted and fiscally effective annexations such as this one.

It is the finding of the Planning and Development Department that the USAFA annexations; associated zoning, master plan and concept plan substantially conform to the existing City Comprehensive Plan and as well as the PlanCOS goals and objectives.

3. City Annexation Plan

The City Annexation Plan was last updated in 2006 and is an advisory document. It was drafted and adopted without benefit or knowledge of the current circumstances associated with this unique and strategic planned use and development of this site, in partnership with the Air Force, and on federally owned property. Moreover, because the property was then (and will remain) in federal ownership; in 2006 there was no expectation that there would be a need to consider the potential for annexation. **(FIGURE 17)** Therefore, it was assumed at the time that the property would not be annexed, and it is not designated on the Potential for Annexation Areas Map (Map 3.1) as a potential annexation area. However, in view of current circumstances a strong case can be made in support of the spirit and intent of the 2006 Plan. In particular, the Annexation Plan lays out the cornerstone evaluation criteria from the City's 2001 Comprehensive Plan to be used in evaluating potential annexations. In view of current circumstances and conditions, several of these now strongly apply in support of this proposed annexation. The following most applicable criteria are directly quoted from the 2006 Annexation Plan:

- The short and long term benefit of expanding City services;

- The impact a development area may have upon the City if it is not annexed;
- Any necessary capital improvements and anticipated revenues generated by the proposed development;
- Employment opportunity;
- Diversification of the economic base; (and)
- The efficiencies of adding the annexation to the City.

On this basis, staff recommends this annexation as consistent with the original intent of the 2006 Plan. The City Annexation Plan (2006) also includes a Future Land Use 3 Mile Plan (Map 2.1) with designations of potential future land use for properties then within three miles of current City limits. The designation for this property is 'Major Institutional' which was (and would remain) consistent with a joint use project on Air Force Academy property.

Finally, the new City Comprehensive Plan (PlanCOS) is anticipated to be adopted by City Council on January 22, 2019. As currently drafted, it recommends an update of the 2006 Annexation Plan with some broad direction. One of these areas of direction for the anticipated update is the encouragement of strategic future annexations such as this example; with clear economic benefits to the City, region and our military partners.

4. Conformance with the Area's Master Plan: There is no existing master plan for the proposed site. This project proposes annexation into the City of Colorado Springs and establishes The True North Commons Master Plan.

STAFF RECOMMENDATION

CPC A 18-00124 – ANNEXATION

Recommend approval to City Council the annexation of the USAFA Addition No.1 Annexation based upon the findings that the annexation complies with all of the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203.

CPC A 18-00125 – ANNEXATION

Recommend approval to City Council the annexation of the USAFA Addition No.2 Annexation based upon the findings that the annexation complies with all of the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203.

CPC MP 18-00138 – MASTER PLAN

Recommend approval to the City Council the True North Commons Master Plan, based upon the findings that the proposal meets the review criteria for master plans as set forth in City Code Section 7.5.408.

CPC PUZ 18-00137 – ESTABLISHMENT OF ZONING

Recommend approval to City Council the establishment of the PUD (Planned Unit Development; Commercial, Office, Retail, Institutional, Hospitality, Open Space) zone district, based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B) as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603.

CPC PUP 18-00177 – PUD CONCEPT PLAN

Recommend approval to City Council the True North Commons PUD Concept Plan, based upon the findings that the proposal meets the review criteria for concept plans as set forth in City Code Section 7.5.501(E) and criteria for PUD concept plans set forth in City Code Section 7.3.605.