



KETTLE CREEK ADDITION NO. 1 ANNEXATION

CITY PLANNING COMMISSION
FORMAL MEETING – April 8, 2026



KETTLE CREEK ADDITION NO. 1

QUICK FACTS

Address:

2060 Old Ranch Road, 10455 Kettle Creek Road, 10515 Kettle Creek Road, Kettle Creek Road Right-of-way

Location:

Northeast of Old Ranch Road and Voyager Parkway

Zoning and Overlays

Current: RR-5, RR-2.5 (County)
 Proposed: R-Flex Medium/SS-O/AF-O (Residential Flex Medium Scale with Streamside and United State Air Force Academy Overlays)

Site Area

19.88 acres

Proposed Land Use

Single-Family Res. Attach and Detached

APPLICATIONS

Annexation, Zoning Map Amendment, Land Use Plan

VICINITY MAP



KETTLE CREEK ADDITION NO. 1

PROJECT SUMMARY

File #(s):

ANEX-25-0002

Project Proposal:

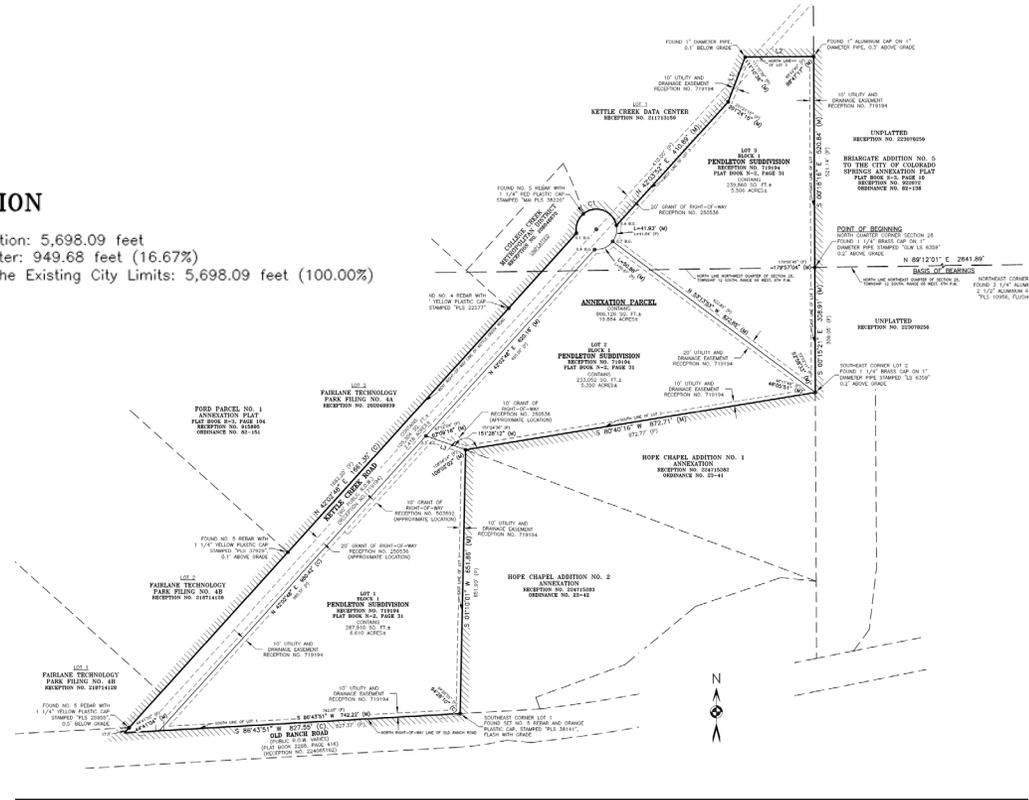
- A request to annex 19.884 acres including 2 Single-Family Residential property, 1 vacant property and Kettle Creek Road Right-of-way.
- All provided information was determined to meet general requirements for annexation
- Annexation of private property is subject to an Annexation Agreement. A working draft agreement is provided in the agenda packet.
- Kettle Creek Road is owned by El Paso County which will be transferred to the City of Colorado Springs as part of this annexation.

SITE PLAN

ANNEXATION PARCEL
CONTAINS
866,126 SQ. FT.±
19.884 ACRES±

CONTIGUITY CALCULATION

Total perimeter of the Area of Annexation: 5,698.09 feet
One-Sixth (1/16) of the Total Perimeter: 949.68 feet (16.67%)
Perimeter of the Area Contiguous to the Existing City Limits: 5,698.09 feet (100.00%)



KETTLE CREEK ADDITION NO. 1

PROJECT SUMMARY

File #(s):

ZONE-25-0028

Project Proposal:

The request is to establish R-Flex-Medium/SS-O/AF-O (Residential Flex Medium Scale with Streamside and United States Air Force Academy Overlays)

DIMENSIONAL STANDARDS

Density: 5-16 Dwelling Units Per Acre

Lot Area (min): 1,500sf/du

Lot Width (min): 20ft/du

Setback General: 10ft

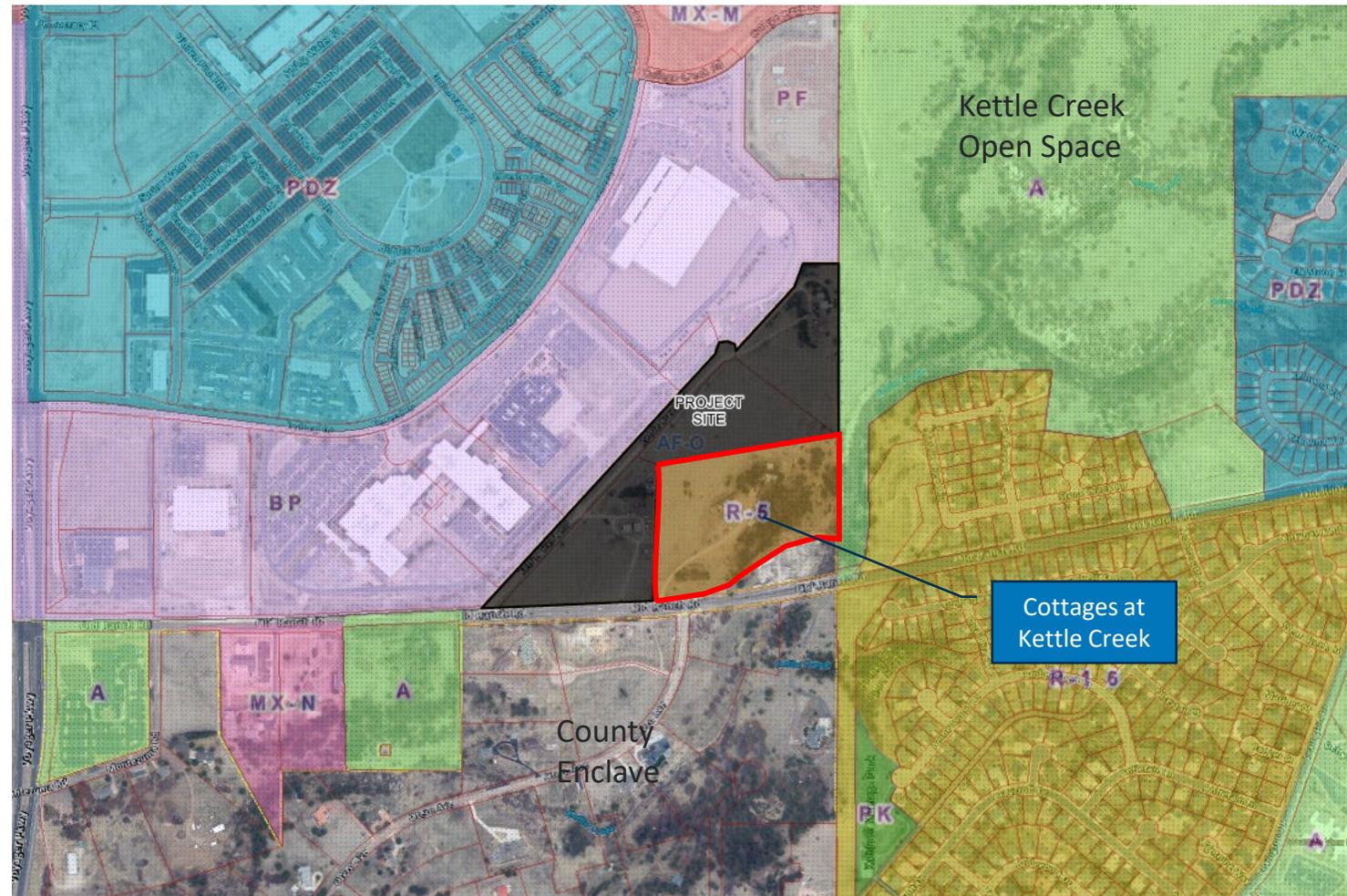
Side (min): 6ft combined / 0ft if attached

Corner Lot Side (min): 15ft

Rear (min): 10ft

Building Height (max): 45ft

SITE PLAN



TIMELINE OF REVIEW

Initial Submittal Date	08/05/2025
Number of Review Cycles	5
Item(s) Ready for Agenda	03/12/2026
Planning Commission	04/08/2026

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	111 Postcards
Number of Comments Received	6 Comments Received

PUBLIC ENGAGEMENT

Comments in Support:

- There were no comments received in support of this project.

Comments Against:

- Increased Traffic onto Old Ranch Road due to approved neighboring residential development plus the traffic from this project if it gets approved.
- Pedestrian safety concerns for students that walk from Challenger Middle School and Pine Creek High School when there are limited sidewalks in the area.

AGENCY REVIEW

Traffic Engineering

Traffic Engineering reviewed the Traffic Impact Study (TIS) and determined that the TIS was complete and provided adequate information and analyses per the requirements of the Traffic Criteria Manual and Traffic Engineering staff. The developer will be responsible for the recommended TIS traffic mitigation measures and roadway improvements. The developer will be responsible for the construction of the eastbound left turn lane at the Old Ranch Road/Kettle Creek Road intersection. This turn lane will need to contain a 155-foot eastbound left-turn lane and a 160-foot-long transition taper. The developer shall dedicate 13 feet of ROW and an 8-foot public improvement easement along the south edge of the site on Old Ranch Road. The developer will be responsible for constructing Kettle Creek Road and any internal public roads to a city standard classification. Any onsite or offsite improvements should be incorporated into the Civil Drawings and conform to the City of Colorado Springs standards and the Manual on Uniform Traffic Control Devices (MUTCD).

Parks

This project creates a new park land obligation based upon the proposed (123) residential units being created, City Code 7.4.307. In cases of limited dedication acreage obligated, park fees in lieu are an acceptable alternative in meeting code requirements. Park Fees will be evaluated with the future development plan, and due at time of building permit. Existing Homes in the County to be removed will not be considered towards future Park, School, or CDI fees due.

School District 20

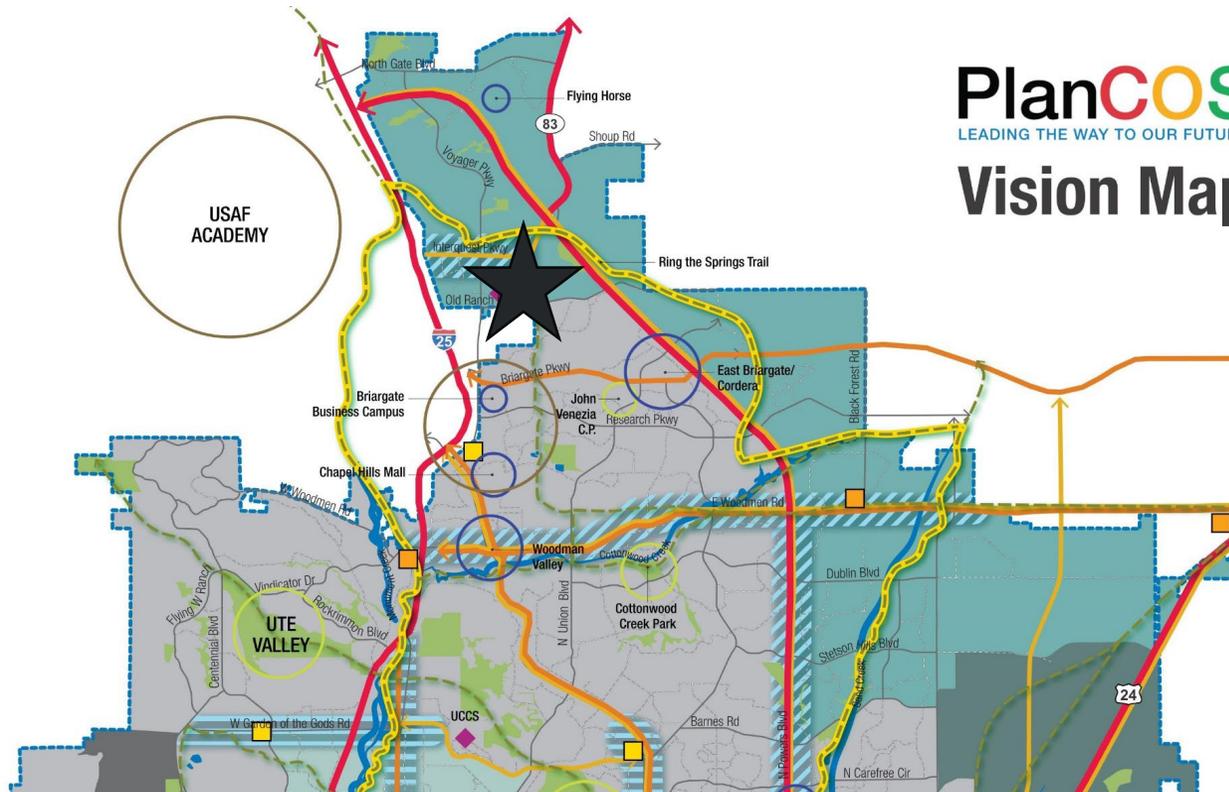
The district is requesting fees in lieu of land dedication per existing City Code for all residential units within this development. The district is experiencing ongoing residential development. The district gained approximately 12,000 new residential units between 2018 and 2024 which included 5,278 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 can serve each student who is a resident of District 20.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE

PlanCOS Compliance

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



PlanCOS
LEADING THE WAY TO OUR FUTURE
Vision Map

★ SITE LOCATION

- Majestic Landscapes**
 - Parks & Open Space
 - Complete Creeks
 - Primary Trail Network
 - Legacy Loop & Ring the Springs
- Thriving Economy**
- Renowned Culture**
- Activity Centers**
 - Mature/Redeveloping
 - New/Developing
 - Reinvestment Area & Community Hub
- Strong Connections**
 - Intercity Corridors
 - City Priority Corridors
 - Smart Corridor
 - Bike Network
 - Park-N-Ride
 - Transit Hub
- Vibrant Neighborhoods**
 - Downtown
 - Established Historic Neighborhood
 - Established Traditional Neighborhood
 - Established Suburban Neighborhood
 - Changing Neighborhood
 - Newer Developing Neighborhood
 - Future Neighborhood
 - Airport

Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

APPLICATION REVIEW CRITERIA

7.5.701 Annexation

Criteria for Approval

- 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;
- 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.
- i) 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-25-0002

After evaluation of the Annexation for Kettle Creek Addition No. 1 the application meets the review criteria .

APPLICATION REVIEW CRITERIA

7.5.704 Zone Map Amendment (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

Statement of Compliance

ZONE-25-0028

After evaluation of the Zone Map Amendment for Kettle Creek Addition No. 1 the application meets the review criteria .

APPLICATION REVIEW CRITERIA

7.5.XXX Land Use Plan

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-25-0014

After evaluation of the Land Use Plan for Kettle Creek Addition No. 1 the application meets the review criteria .

PLANNING COMMISSION OPTIONAL MOTIONS

Optional Motions

ANEX-25-0002 – Kettle Creek Addition No. 1 Annexation

Motion to Approve

Recommend approval to City Council of the annexation of 19.88 acres as the Kettle Creek Addition No. 1 Annexation based upon the finding that the annexation complies with the Conditions for Annexation set forth in City Code Section 7.5.701.

Motion to Deny

Recommend denial to City Council of the annexation of 19.88 acres as the Kettle Creek Addition No. 1 Annexation based upon the finding that the annexation does not comply with the Conditions for Annexation set forth in City Code Section 7.5.701.

ZONE-25-0028 – Kettle Creek Addition No. 1 Zone Establishment

Motion to Approve

Recommend approval to City Council of the establishment of 19.88 acres as a R-Flex-Medium/SS-O/AF-O (Residential Flex Zone Medium Scale with Streamside and United States Air Force Academy Overlays) zone district based upon the finding that the request complies with the criteria for a Zone Map Amendment set forth in City Code Section 7.5.704.

Motion to Deny

Recommend denial to City Council of the establishment of 19.88 acres as a R-Flex-Medium/SS-O/AF-O (Residential Flex Zone Medium Scale with Streamside and United States Air Force Academy Overlays) zone district based upon the finding that the request does not comply with the criteria for a Zone Map Amendment set forth in City Code Section 7.5.704.

LUPL-25-0014 – Kettle Creek Annexation Land Use Plan

Motion to Approve

Recommend approval to City Council the Kettle Creek Annexation Land Use Plan based upon the finding that the proposal complies with the review criteria for Land Use Plans set forth in City Code Section 7.5.514.

Motion to Deny

Recommend denial to City Council the Kettle Creek Annexation Land Use Plan based upon the finding that the proposal does not comply with the review criteria for Land Use Plans set forth in City Code Section 7.5.514.



QUESTIONS?

