



**Cheyenne Mtn State Park Addition No. 1 and Rock
Creek Mesa Addition No. 1-6**

City Council

January 28, 2025



Cheyenne Mtn State Park Addition No. 1 and Rock Creek Mesa Addition No. 1-6



QUICK FACTS

VICINITY MAP

Location:
West of highway 115 and south of Cheyenne Mountain State Park

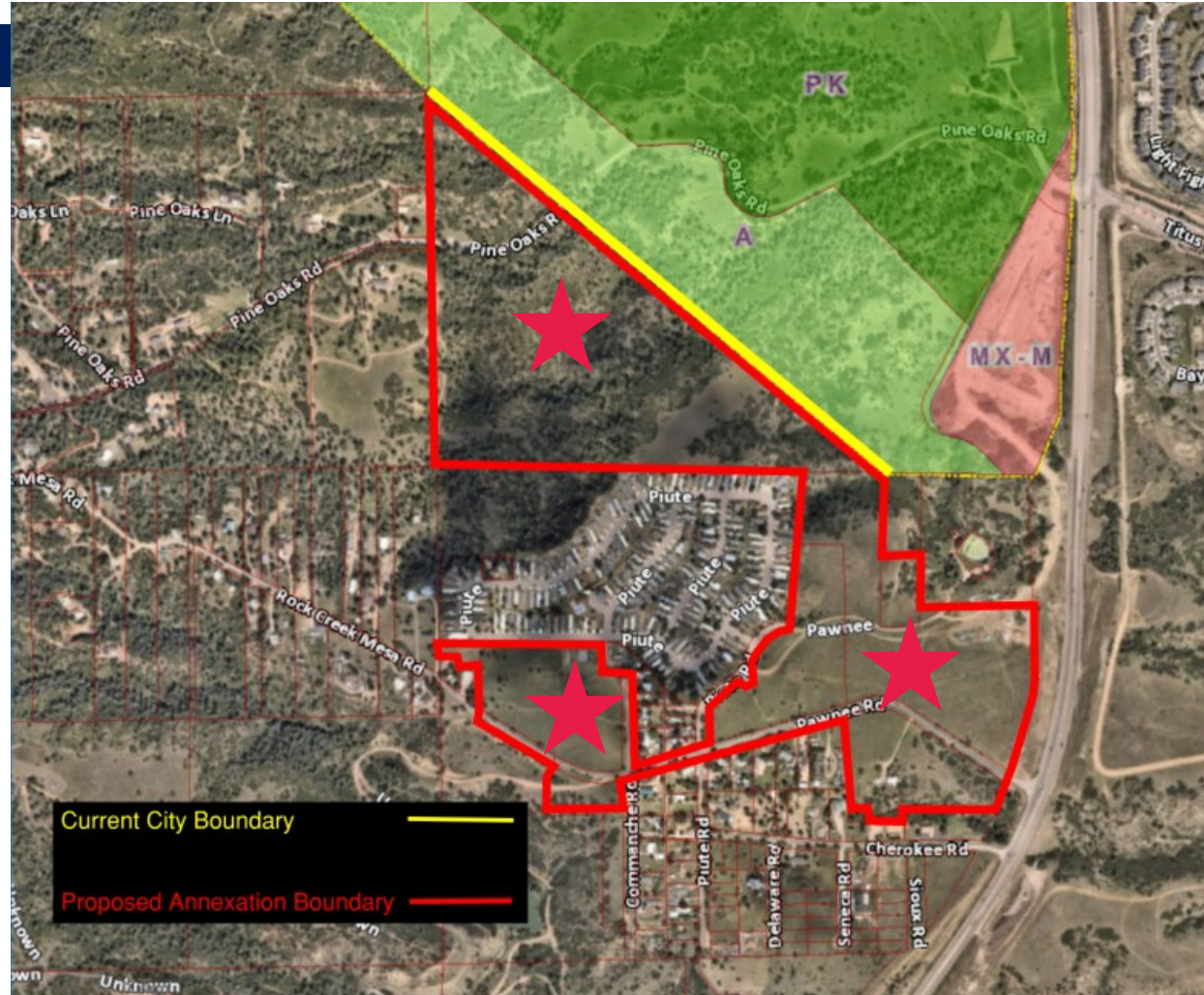
Zoning and Overlays
Current: Unincorporated El Paso County
Proposed: PK (Public Parks), R-Flex-Med (R-Flex Medium), R-Flex-Med/HS-O (R-Flex Medium with Hillside Overlay), all will be designated as Wildland Urban Interface Overlay as well.

Site Area -108.86 acres

Proposed Land Use - Public Park, Multi-Family Residential

APPLICATIONS

7 Annexations, 3 Zone Establishments, Land Use Plan



Cheyenne Mtn State Park Addition No. 1 and Rock Creek Mesa Addition No. 1-6

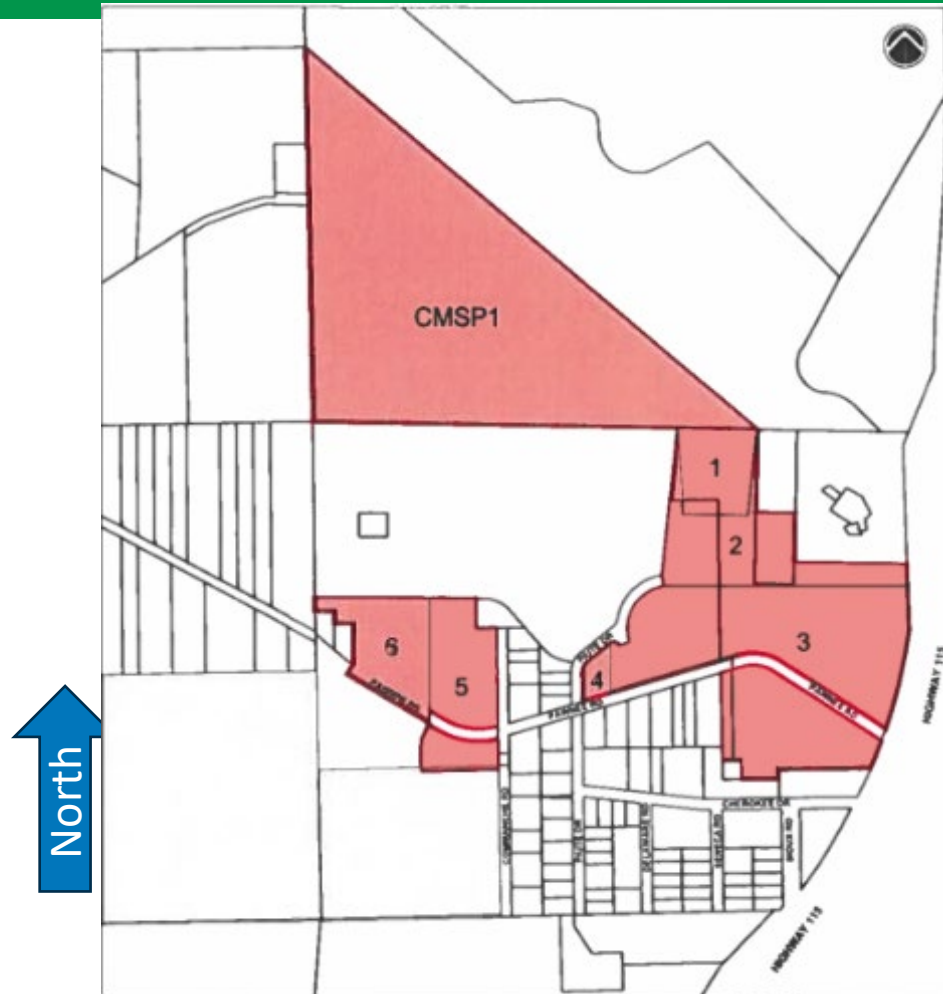


Annexation Plat

This project includes concurrent applications for annexation, establishment of zoning, and a Land Use Plan for the associated 108.86-acres west of Highway 115 and south of Cheyenne Mountain State Park.

In order for the developer to obtain any contiguity, the city owned property is required to be the start of the serial annexation. This property is not being sold, conveyed, nor transferred to any developer, and will continue to be owned and maintained by the City of Colorado Springs.

State Statute permits multiple avenues to gain contiguity, such as serial annexations, flagpole annexations, jumping State or Federal lands, etc. The proposed annexation consists of a serial annexation that is permitted to gain required contiguity of 1/6 of the perimeter boundary, regardless of ownership as it lies within the 3-mile buffer that is also a requirement within State Statute.

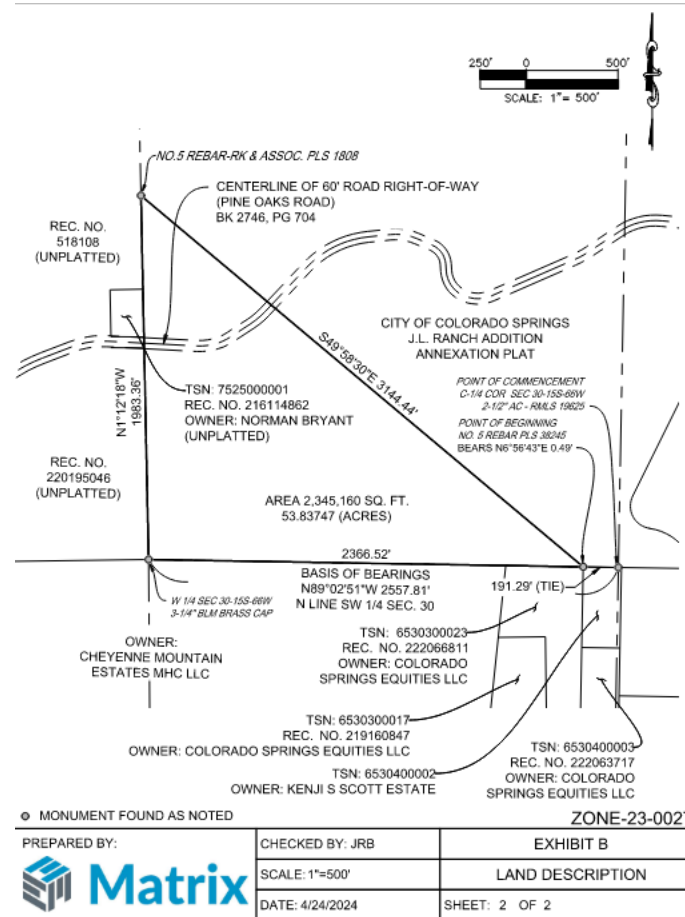


Cheyenne Mtn State Park Addition No. 1 and Rock Creek Mesa Addition No. 1-6



Zone Establishment – PK/WUI-O

- 53.84 acres as PK/WUI-O (Public Parks with Wildland Urban Interface Overlay)

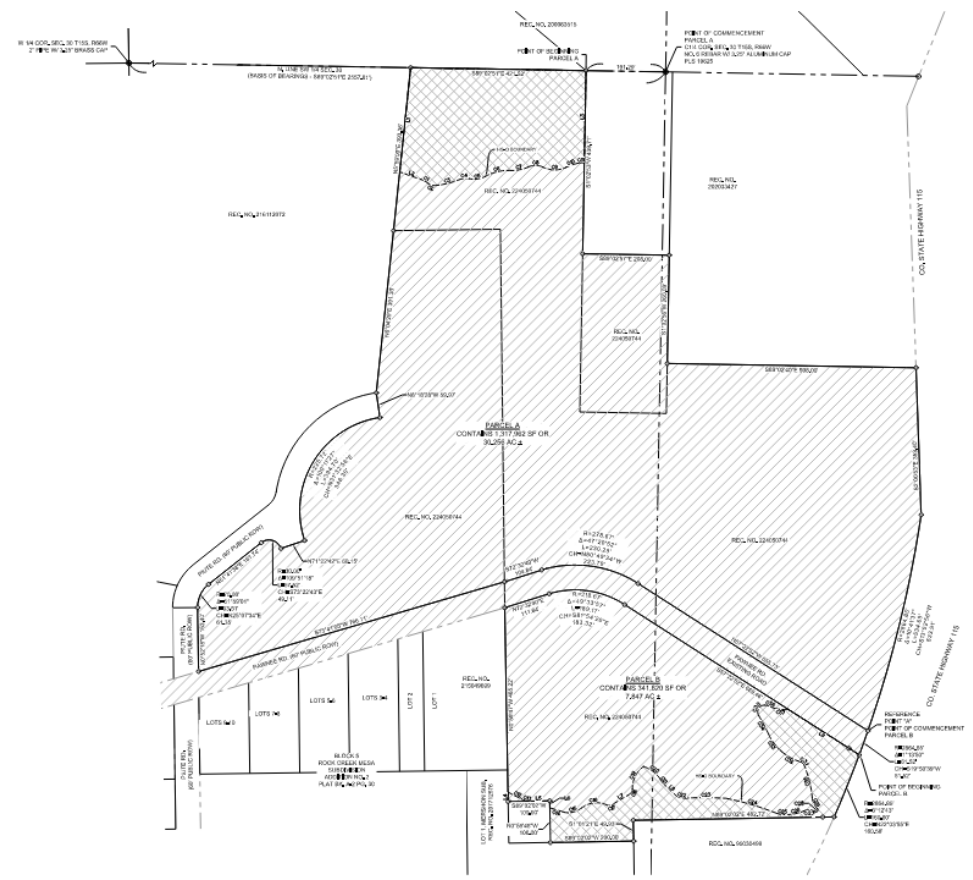


Cheyenne Mtn State Park Addition No. 1 and Rock Creek Mesa Addition No. 1-6



Zone Establishment – R-Flex-Med/HS-O/WUI-O

- 38.11 acres as R-Flex-Med/HS-O/WUI-O (R-Flex Medium with Hillside and Wildland Urban Interface Overlay)
- Crossed hatching depicts the location of Hillside Overlay.

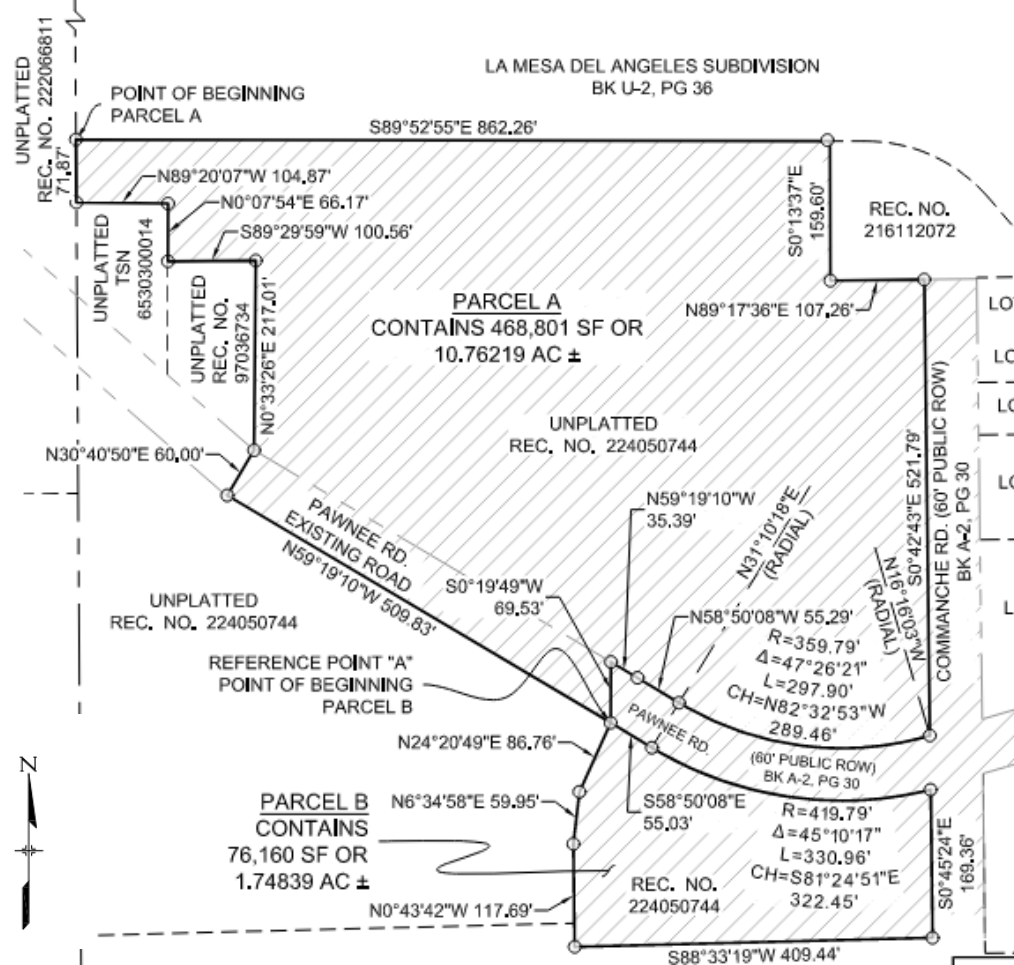


Cheyenne Mtn State Park Addition No. 1 and Rock Creek Mesa Addition No. 1-6



Zone Establishment – R-Flex-Med

- R-Flex-Med/WUI-O (F-Flex Medium with Wildland Urban Interface Overlay)



TIMELINE OF REVIEW



City Council Petition Acceptance	August 8, 2023
Initial Land Use Submittal	September 21, 2023
Neighborhood Meeting	January 10, 2024
City Council Annexation Checkpoint Worksession	October 7, 2024
City Planning Commission	November 13, 2024

This item was heard before City Planning Commission on November 13, 2024 as part of the New Business, Public Hearing agenda. The Planning Commission voted on a 7-2 to recommend approval, with Commissioners Rickett and Gigiano voting against. Those voting against had the following objections; Commissioner Rickett – Response time for Fire and Police and not having an additional area set aside for a future station, therefore he felt the application did not meet Criteria two (2); Commissioner Gigiano – concerns over the are not having their own police and fire services.

STAKEHOLDER INVOLVEMENT



PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Neighborhood Meeting/Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	76 Postcards
Number of Comments Received	81 correspondence emails

PUBLIC ENGAGEMENT

- Concerns were raised to evacuation, traffic, roadway considerations, Fort Carson considerations, school capacity, wildlife.
- All comments and responses are in the formal packet for Planning Commission carried forward to City Council

AGENCY REVIEW



Traffic Engineering

Traffic Engineering reviewed the Traffic Impact Study (TIS) and determined that the TIS was complete and provided the adequate information and analyses per the requirements of the Traffic Criteria Manual and Traffic Engineering staff. The applicant will be responsible for the TIS recommended traffic mitigation measures and roadway improvements.

SWENT

SWENT has reviewed and recommended approval of this annexation proposal. Future development plans will require final drainage reports to be reviewed and approved by SWENT prior to land disturbance.

Colorado Springs Utilities

All comments resolved and future development plans would be required to continue to be reviewed by CSU.

Public Works

There is a section of Pawnee Road that is not a platted right-of-way, this section would be required to be deeded to the City of Colorado Springs, and the entirety of Pawnee Road through the proposed annexation shall be constructed to City of Colorado Springs standards and dedicated as public right-of-way. A Condition of Approval has been added that prior to recordation of the annexation plats, that the necessary section of Pawnee Road be conveyed to the City first.

Fire

No objections from Fire for the applications as proposed. Any specific issues with individual buildings will be addressed during development plan review. The proposed development will be designated as part of the WUI-O. All development will be required to meet additional standards.

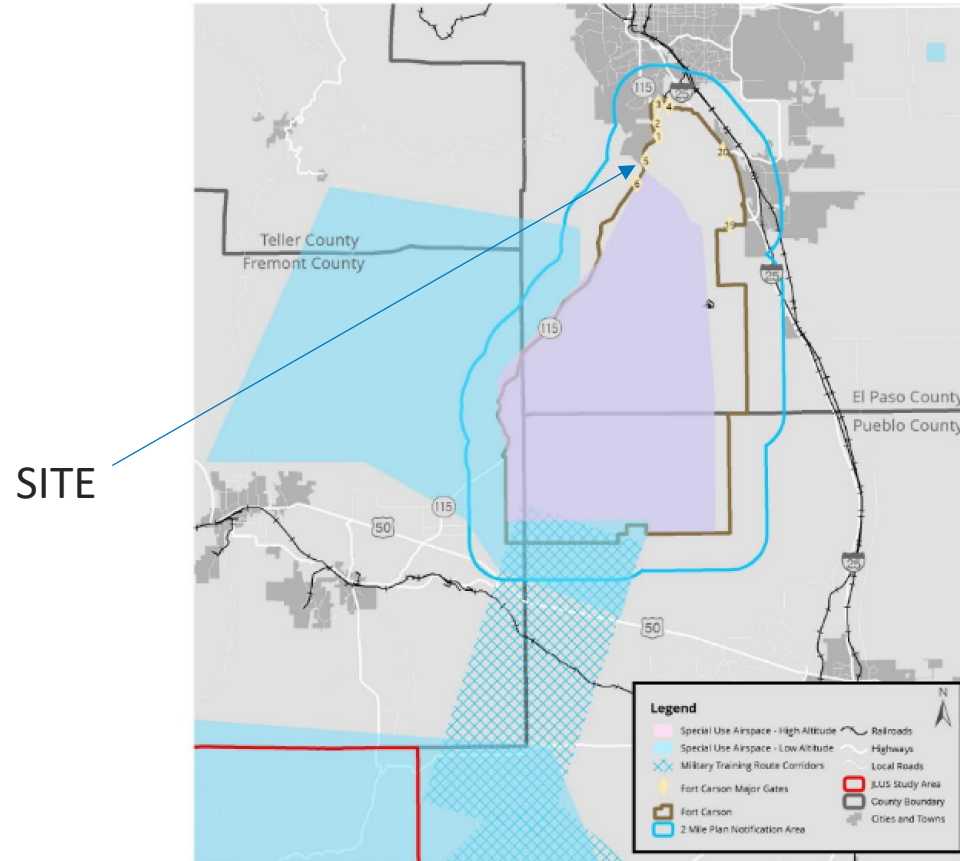
Parks

The currently owned Cheyenne Mountain State Park will continue to be owned and maintained by the City of Colorado Springs and is not being developed nor conveyed to the developer. The remaining residential development triggers the Park Land Dedication Ordinance, City Code 7.4.307. The total neighborhood park land obligation of 2.31 acres is to be met by the Type I metro district owned neighborhood park option of alternative compliance at 100% of the neighborhood park land dedication requirement (7.4.307.F.2.a). The community park obligation of 2.8 acres is to be met through fees in lieu to be utilized for community parks as detailed by code (7.4.307.G.2). The additional 4.37 acres of park land/trail/open space shown on the Land Use Plan is considered a benefit to the community and is not considered towards PLDO calculations.

School District 8

School District 8 was sent a referral. The applicant and the school district entered a Memorandum of Agreement (see "Memorandum of Agreement" attachment). The agreement determines timing of possible school district land at a time of 200 units built out and if determined for a school site or fees and lieu of would be required.

Figure 69
FORT CARSON AIRSPACE



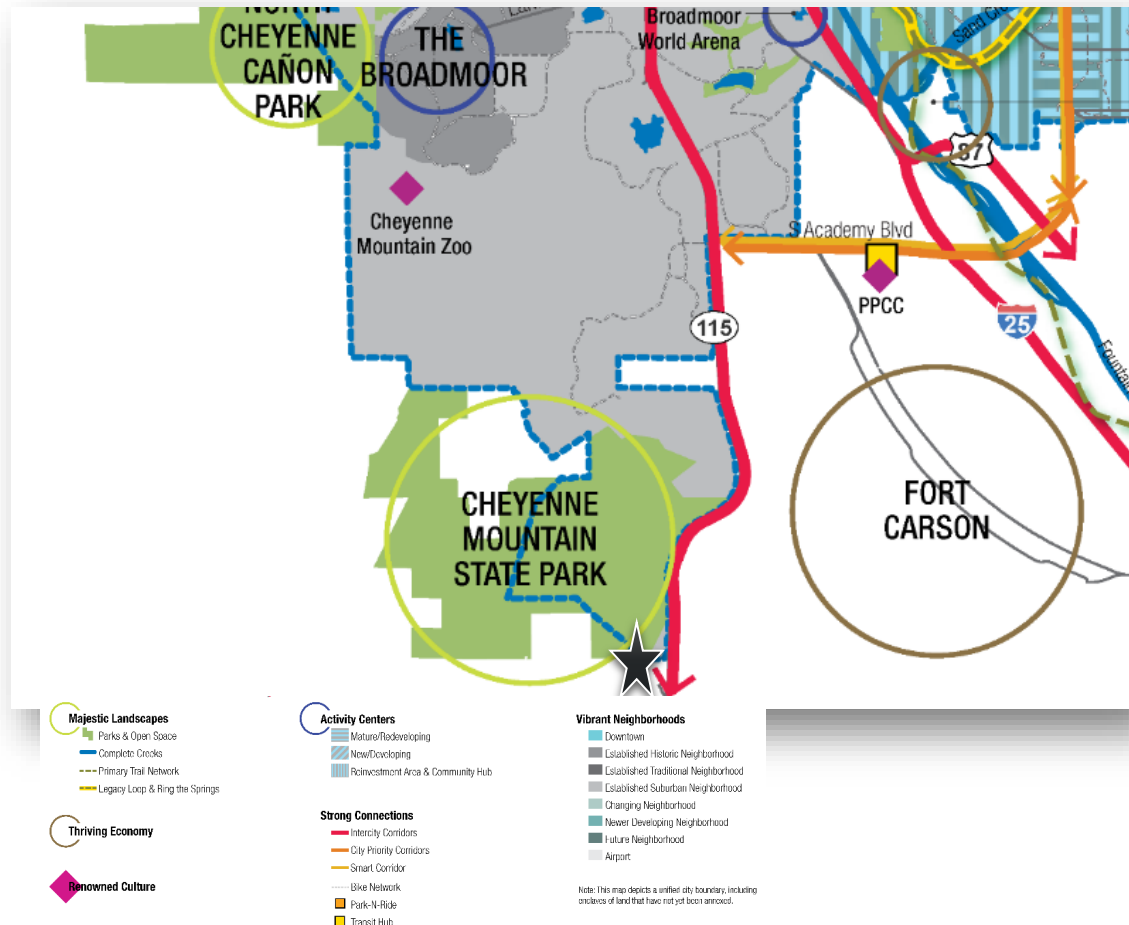
SITE

Data Source: FAA, Fort Carson, PPACG

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE

PlanCOS Compliance



The overall intent of annexation is to benefit the City and occur in a manner that ensures a logical extension of the City's boundary.

Chapter 8 of PlanCOS provides broad policy direction for annexation;

- annexations will occur in accordance with State law;
- support of economic development objectives of the City and will be a fiscal benefit;
- development will be consistent with long range plans;
- and avoid creating enclaves while proactively work at incorporating existing enclaves into the City.

Staff has evaluated the proposed annexation and determined its eligibility in accordance with State law to be acceptable. The annexation is a logical extension of city boundary.

APPLICATION REVIEW CRITERIA



7.5.701 Annexation

Conditions for Annexation

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-24-0001, 0002, 0003, 0004, 0005, 0006, 0007

After evaluation of the associated annexation the application meets the applicable Colorado Revised Statutes for annexation and the considerations for annexation.

APPLICATION REVIEW CRITERIA



7.5.704 Zone Change

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. *Impacts of the permitted 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.47.5.702 (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-23-0026, 0027, 0030

After evaluation of the proposed Zone Establishment(s) the application meets the review criteria.

APPLICATION REVIEW CRITERIA



7.5.514 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

MAPN-23-0009

After evaluation of the Land Use Plan the application meets the review criteria.

City Council Optional Motions



Optional Motions

ANEX-24-0001RF – Cheyenne Mountain State Park Addition No. 1

Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Cheyenne Mountain State Park Addition No. 1.

Deny a resolution adopting findings of fact and conclusions of law based thereon and determining ineligible for an annexation of property known as Cheyenne Mountain State Park Addition No. 1.

ANEX-24-0001 – Cheyenne Mountain State Park Addition No. 1

Adopt an ordinance annexing into the City of Colorado Springs the area known as Cheyenne Mountain State Park Addition No. 1 consisting of 53.84 acres based upon the findings that the annexation complies with the Conditions for Annexation Criteria, as set forth in City Code Section 7.5.701.

Deny an ordinance annexing into the City of Colorado Springs the area known as Cheyenne Mountain State Park Addition No. 1 consisting of 53.84 acres based upon the findings that the annexation does not comply with the Conditions for Annexation Criteria, as set forth in City Code Section 7.5.701.

City Council Optional Motions



Optional Motions

ANEX-24-0002RF – Rock Creek Mesa Addition No. 1

Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Rock Creek Mesa Addition No. 1 and approving an Annexation Agreement.

Deny a resolution adopting findings of fact and conclusions of law based thereon and determining ineligible for an annexation of property known as Rock Creek Mesa Addition No. 1 and denying an Annexation Agreement.

ANEX-24-0002 – Rock Creek Mesa Addition No. 1

Adopt an ordinance annexing into the City of Colorado Springs the area known as Rock Creek Mesa Addition No. 1 consisting of 4.02 based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Section 7.5.701, with one (1) Condition of Approval

- The applicant shall seek Board of County Commissioners' approval of the deeds of transfer for rights-of-way along Pawnee Road prior to recordation.

Deny an ordinance annexing into the City of Colorado Springs the area known as Rock Creek Mesa Addition No. 1 consisting of 4.02 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.

City Council Optional Motions



Optional Motions

ANEX-24-0003RF – Rock Creek Mesa Addition No. 2

Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Rock Creek Mesa Addition No. 2 and approving an Annexation Agreement.

Deny a resolution adopting findings of fact and conclusions of law based thereon and determining ineligible for an annexation of property known as Rock Creek Mesa Addition No. 2 and denying an Annexation Agreement.

ANEX-24-0003 – Rock Creek Mesa Addition No. 2

Adopt an ordinance annexing into the City of Colorado Springs the area known as Rock Creek Mesa Addition No. 2 consisting of 8.35 acres based upon the findings that the annexation complies with the Conditions for Annexation Criteria, as set forth in City Code Section 7.5.701.

Deny an ordinance annexing into the City of Colorado Springs the area known as Rock Creek Mesa Addition No. 2 consisting of 8.35 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.

City Council Optional Motions



Optional Motions

ANEX-24-0004RF – Rock Creek Mesa Addition No. 3

Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Rock Creek Mesa Addition No. 3 and approving an Annexation Agreement.

Deny a resolution adopting findings of fact and conclusions of law based thereon and determining ineligible for an annexation of property known as Rock Creek Mesa Addition No. 3 and denying an Annexation Agreement.

ANEX-24-0004 – Rock Creek Mesa Addition No. 3

Adopt an ordinance annexing into the City of Colorado Springs the area known as Rock Creek Mesa Addition No. 3 consisting of 25.55 acres based upon the findings that the annexation complies with the Conditions for Annexation Criteria, as set forth in City Code Section 7.5.701.

Deny an ordinance annexing into the City of Colorado Springs the area known as Rock Creek Mesa Addition No. 3 consisting of 25.55 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.

City Council Optional Motions



Optional Motions

ANEX-24-0005RF – Rock Creek Mesa Addition No. 4

Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Rock Creek Mesa Addition No. 4 and approving an Annexation Agreement.

Deny a resolution adopting findings of fact and conclusions of law based thereon and determining ineligible for an annexation of property known as Rock Creek Mesa Addition No. 4 and denying an Annexation Agreement.

ANEX-24-0005 – Rock Creek Mesa Addition No. 4

Adopt an ordinance annexing into the City of Colorado Springs the area known as Rock Creek Mesa Addition No. 4 consisting of 4.06 acres based upon the findings that the annexation complies with the Conditions for Annexation Criteria, as set forth in City Code Section 7.5.701.

Deny an ordinance annexing into the City of Colorado Springs the area known as Rock Creek Mesa Addition No. 4 consisting of 4.06 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.

City Council Optional Motions



Optional Motions

ANEX-24-0006RF – Rock Creek Mesa Addition No. 5

Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Rock Creek Mesa Addition No. 5 and approving an Annexation Agreement.

Deny a resolution adopting findings of fact and conclusions of law based thereon and determining ineligible for an annexation of property known as Rock Creek Mesa Addition No. 5 and denying an Annexation Agreement.

ANEX-24-0006 – Rock Creek Mesa Addition No. 5

Adopt an ordinance annexing into the City of Colorado Springs the area known as Rock Creek Mesa Addition No. 5 consisting of 7.43 acres based upon the findings that the annexation complies with the Conditions for Annexation Criteria, as set forth in City Code Section 7.5.701.

Deny an ordinance annexing into the City of Colorado Springs the area known as Rock Creek Mesa Addition No. 5 consisting of 7.43 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.

City Council Optional Motions



Optional Motions

ANEX-24-0007RF – Rock Creek Mesa Addition No. 6

Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Rock Creek Mesa Addition No. 6 and approving an Annexation Agreement.

Deny a resolution adopting findings of fact and conclusions of law based thereon and determining ineligible for an annexation of property known as Rock Creek Mesa Addition No. 6 and denying an Annexation Agreement.

ANEX-24-0007 – Rock Creek Mesa Addition No. 6

Adopt an ordinance annexing into the City of Colorado Springs the area known as Rock Creek Mesa Addition No. 6 consisting of 5.61 acres based upon the findings that the annexation complies with the Conditions for Annexation Criteria, as set forth in City Code Section 7.5.701.

Deny an ordinance annexing into the City of Colorado Springs the area known as Rock Creek Mesa Addition No. 6 consisting of 5.61 acres based upon the findings that the annexation does not comply with the Conditions for Annexation Criteria, as set forth in City Code Section 7.5.701.

City Council Optional Motions



Optional Motions

ZONE-23-0026 – R-Flex-Med/HS-O/WUI-O Zone Establishment

Approve an ordinance establishing 38.11 acres as R-Flex-Med/HS-O/WUI-O (R-Flex Medium Scale with Hillside and Wildland Urban Interface Overlay) zone district based upon the findings that the request complies with the criteria for zoning establishment as set forth in City Code Section 7.5.704.

Deny an ordinance establishing 38.11 acres as R-Flex-Med/HS-O/WUI-O (R-Flex Medium Scale with Hillside and Wildland Urban Interface Overlay) zone district based upon the findings that the request does not comply with the criteria for zoning establishment as set forth in City Code Section 7.5.704.

City Council Optional Motions



Optional Motions

ZONE-23-0027 – PK/WUI-O Zone Establishment

Adopt an ordinance establishing 53.84 acres as PK/WUI-O (Public Parks with Wildland Urban Interface Overlay) zone district based upon the findings that the request complies with the criteria for zoning establishment as set forth in City Code Section 7.5.704.

Deny an ordinance establishing 53.84 acres as PK/WUI-O (Public Parks with Wildland Urban Interface Overlay) zone district based upon the findings that the request does not comply with the criteria for zoning establishment as set forth in City Code Section 7.5.704.

City Council Optional Motions



Optional Motions

ZONE-23-0030 – R-Flex-Med/WUI-O Zone Establishment

Adopt an ordinance establishing 12.51 acres as R-Flex-Med/WUI-O (R-Flex Medium Scale with Wildland Urban Interface Overlay) zone district based upon the findings that the request complies with the criteria for zoning establishment as set forth in City Code Section 7.5.704.

Deny an ordinance establishing 12.51 acres as R-Flex-Med/WUI-O (R-Flex Medium Scale with Wildland Urban Interface Overlay) zone district based upon the findings that the request does not comply with the criteria for zoning establishment as set forth in City Code Section 7.5.704.

City Council Optional Motions



Optional Motions

MAPN-23-0009 – Rock Creek Mesa Addition No. 1-6 and Cheyenne Mountain State Park Addition No. 1 – Land Use Plan

Approve the Rock Creek Mesa Addition No. 1-6 and Cheyenne Mountain State Park Addition No. 1 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.

Deny the Rock Creek Mesa Addition No. 1-6 and Cheyenne Mountain State Park Addition No. 1 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.



Questions?

