

Space Village Annexation

CPC A 21-00153, CPC ZC 21-00165, CPC CP 20-00137-A1MJ21

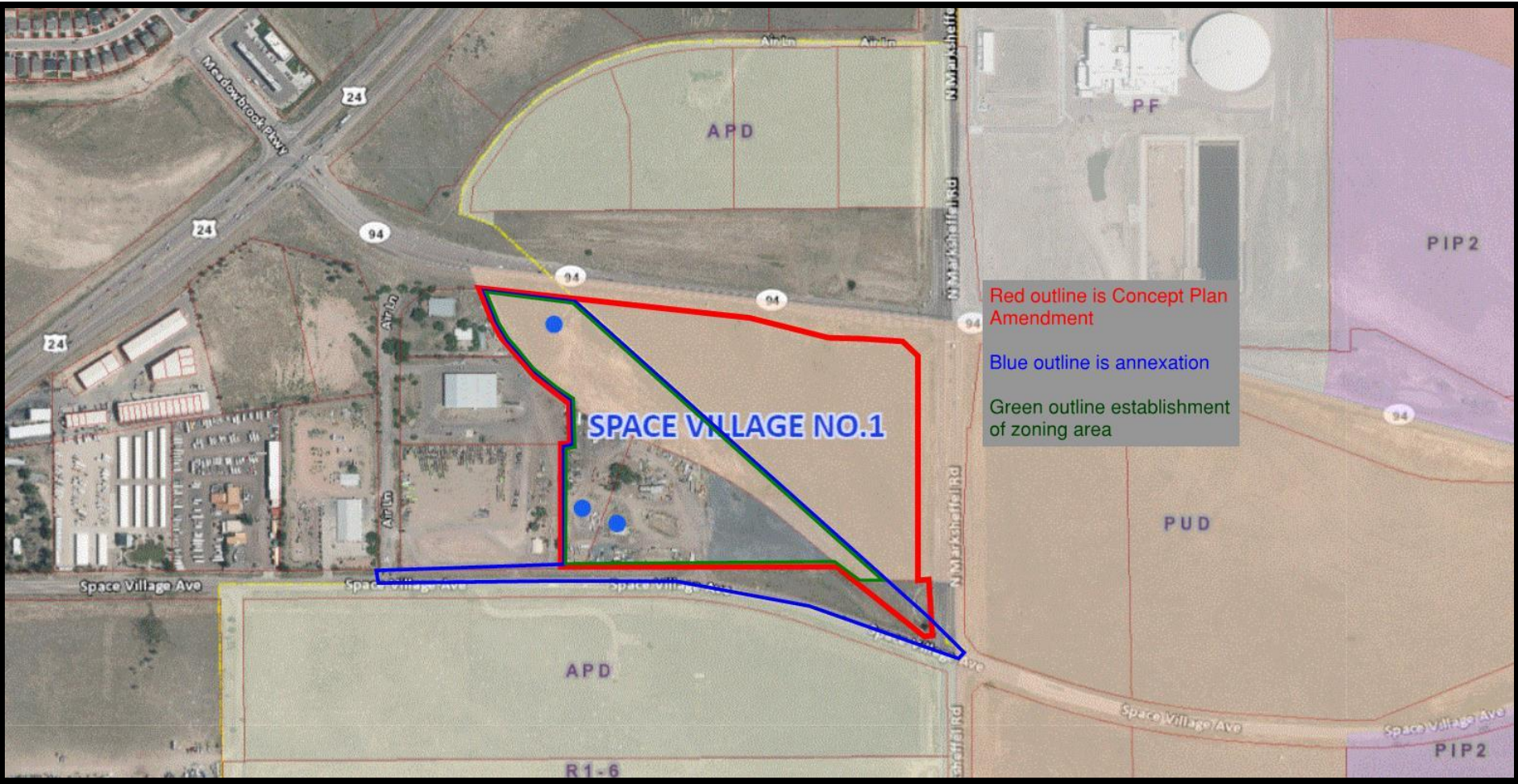
City Council

June 28, 2022

Gabe Sevigny, Planning Supervisor



SITE LOCATION



BACKGROUND



CURRENTLY UNINCORPORATED EL PASO COUNTY

- Partially Vacant, Partial uses of contractor's equipment yard

PROPOSED APPLICATIONS

Annexation: Voluntary Annexation
by property owner

Zone Change: PIP-2/APZ2/AO
(Planned Industrial Park/Accident
Potential Subzone 2 with Airport
Overlay)

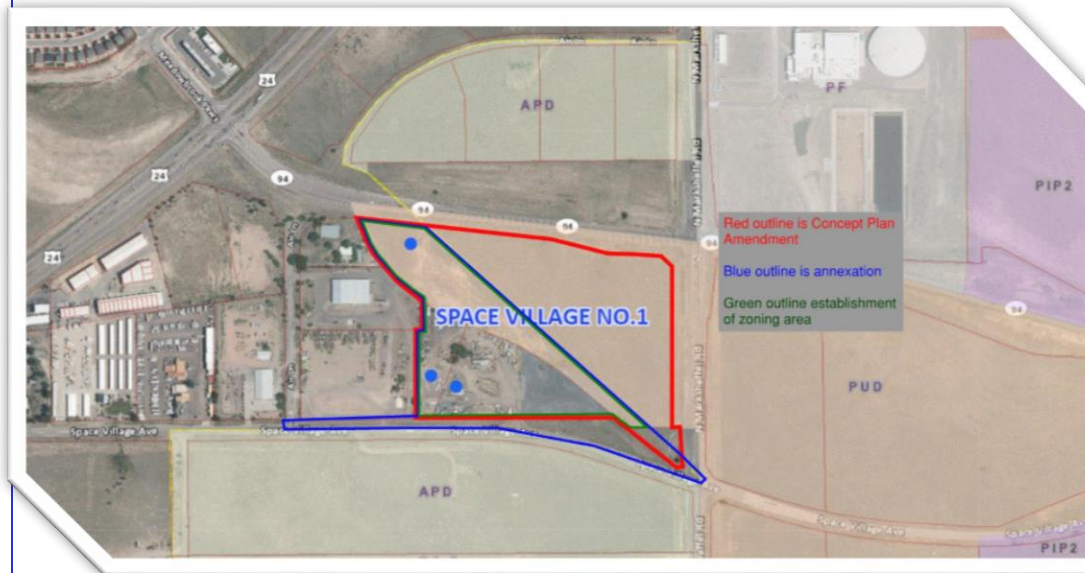


ANNEXATION

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Proposed 21.82-acre annexation

- Remnant CDOT ROW to Air Lane and remnant piece owned by the City of Colorado Springs
- Zone establishment in concurrent review, the zone change only accounts for 14.6 acres of the overall annexation.
- An amendment to the Reagan Ranch Master plan is also concurrent with this proposal that would include areas that are already within City boundaries and the proposed zone change.
- Use if for an office/industrial



STAKEHOLDER PROCESS



PUBLIC POSTING AND NOTIFICATION

- Postcards sent to 11 property owners within 1000-foot buffer
 - Internal review and prior to public hearing

PUBLIC PARTICIPATION COMMENTS

- No comments received



RECOMMENDATION

Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Space Village Addition No. 1 and approving an annexation agreement.

CPC A 21-00153

Adopt an ordinance annexing into the City of Colorado Springs the area known as Space Village Addition No.1, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203.

CPC ZC 21-00165

Adopt an ordinance establishing 14.665 acres as PIP2/APZ2/AO (Planned Industrial Park/Accident Potential Zone 2/Airport Overlay) zoned district, based upon the findings that the change of zone 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 CP 20-00137-A1MJ21

Approve the Reagan Ranch Concept Plan Amendment, based upon the findings the proposal meets the review criteria for concept plan amendment as set forth in City Code Section 7.5.503(C) and criteria for concept plan set forth in City Code Section 7.3.501(E).

FISCAL IMPACT ANALYSIS



FISCAL IMPACT ANALYSIS: Completed November 17, 2021

- Required for all annexation requests
- Completed by the City Budget Office
- Fiscal review of City costs related to infrastructure and service for a 10-year timeframe

FIA Determinations

- This proposal falls below the threshold for a full fiscal impact analysis based on the acreage of 14.6 acres for the zone change.