



# Karman Line Annexation

CITY COUNCIL

MEETING – JANUARY 14, 2025



# Karman Line Annexation

## QUICK FACTS

**Location:** Northwest of the Bradley Road and Curtis Road intersection, southwest of Shriever Space Force Base

**Zoning and Overlays:**

Current: Unincorporated El Paso County  
Proposed: A/SS-O (Agriculture with Streamside Overlay)

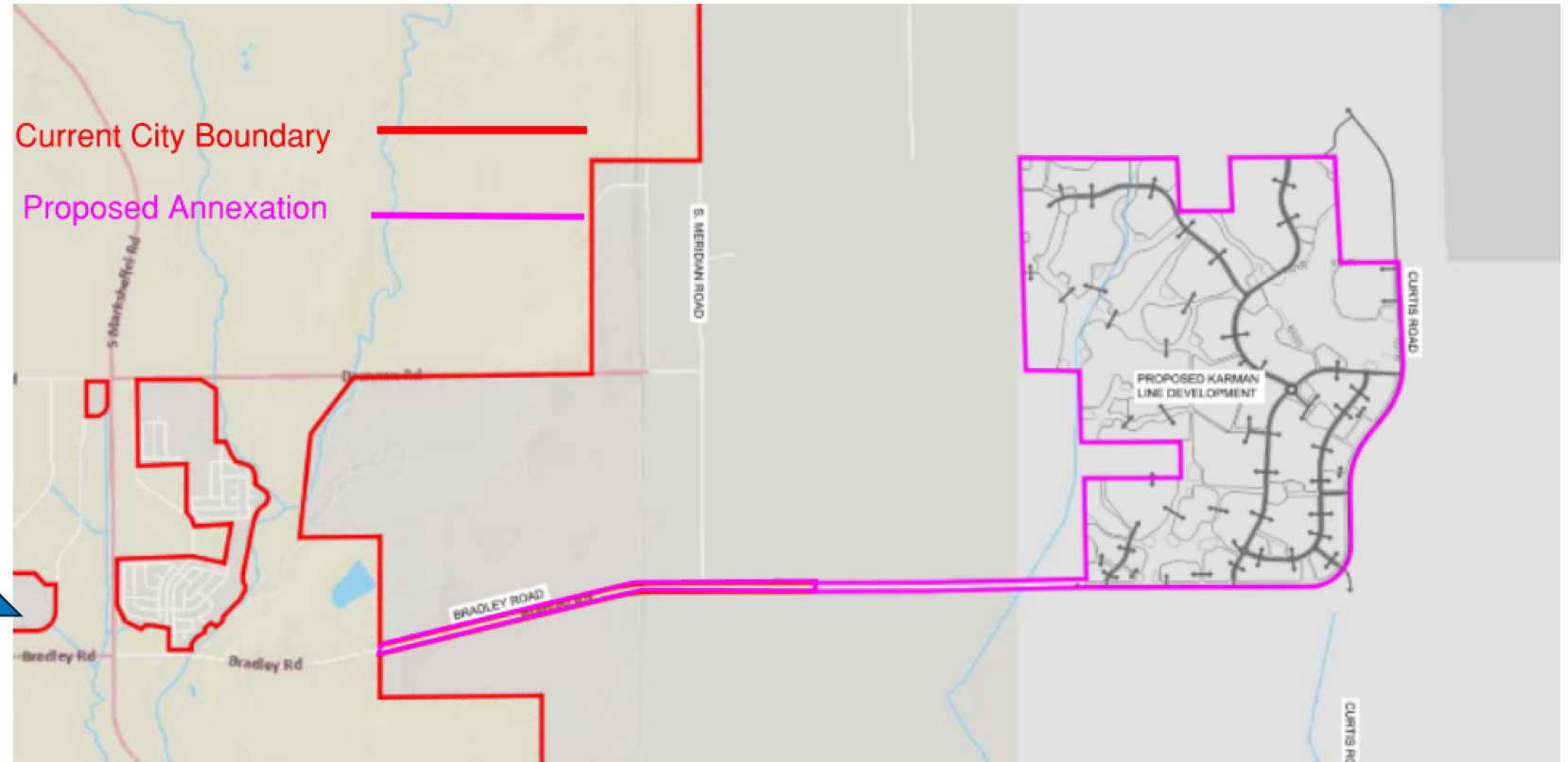
**Site Area:** 1,912.62 acres

**Land Use:** Residential – Low, Medium and High Density, Mixed-Use, Commercial, Light Industrial, Civic, Open Space, Parks, Public Safety

## APPLICATIONS

Serial Annexation, Zone Establishment, Land Use Plan

## VICINITY MAP



NORTH

# Karman Line Annexation

## PROJECT SUMMARY

File #(s):

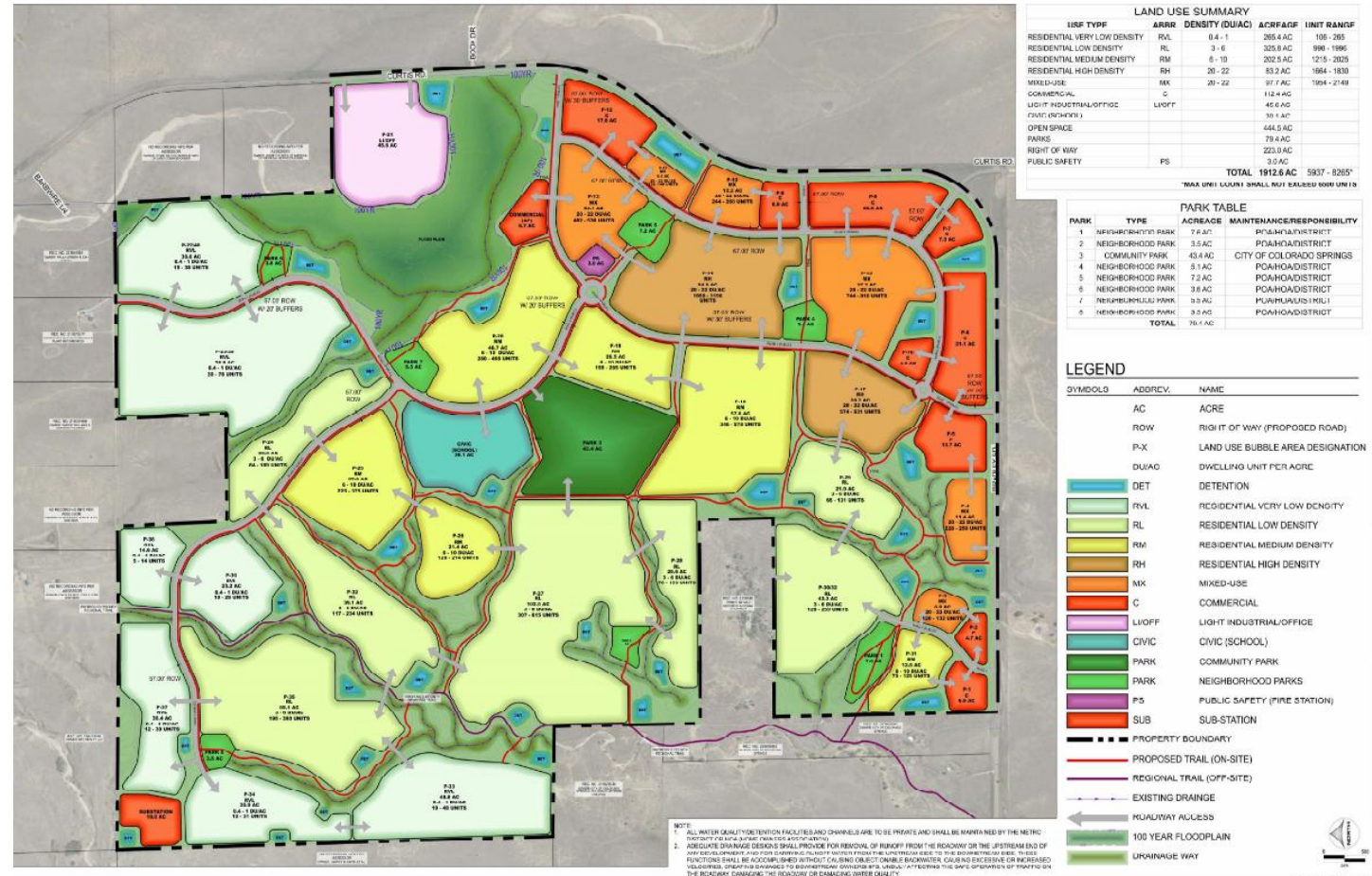
ANEX-23-0009-0014, ZONE-23-0009, MAPN-23-0009

Project Proposal:

A serial annexation to include a flag-pole of Bradley Road owned by the City of Colorado Springs, and the owner's property for future multi-use development.

The area in question is not currently within a Council District, however if approved it would be expected to be within Council District 4.

## SITE PLAN



# TIMELINE OF REVIEW

Initial Petition Acceptance

September 27, 2022

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Post-Petition Submittal Date

April 5, 2023

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Annexation Checkpoint

October 7, 2024

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Updated Petition Acceptance

December 10, 2024

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Number of Review Cycles

7

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Item(s) Ready for Agenda

November 19, 2024

# TIMELINE OF REVIEW

## Planning Commission

December 11, 2024

4-3-1-1, with Commissioners Cecil, Gigiano, and Slattery voting against, Commissioner Sipilovic was recused, and Commissioner Foos was absent.

Those voting against had the following objections;

- Commissioner Cecil - the logical extension of the City boundary and utilizing rights-of-way to 'leap frog' and possibly creating enclaves;
- Commissioner Gigiano - police response time, neighbors that do not want this in the area;
- Commissioner Slattery - while a flag-pole is allowed by State Statutes does not necessarily make it logical, compatibility with surrounding area as the area is mostly rural, response times.

There were also citizens that spoke during the public portions of the Hearing. Concerns were raised to notices given, traffic, compatibility, water, among other issues.

# Karman Line Annexation

## Applications

- **Annexation**

Serial annexation that includes Add. No. 1 -6 (6 separate annexation plats)

Total annexation 1,912.62 acres

- **Land Use Plan**

Establishes outline of the land use pattern

Mix of commercial, institutional, single-family, multi-family residential, and civic uses

- **Zone Establishment**

Proposed A(Agricultural) as 'holding zone'

Future zone changes required to establish specific densities and uses

# Karman Line Annexation

## FLAGPOLE ANNEXATION

(Colorado Revised Statute 31-12-105(e.3))

- Real property no contiguity with City boundary
- Use roadway as a 'flagpole' to gain contiguity (Add. No. 1 – 5 and a portion of No. 6)

# Karman Line Annexation

## SERIAL ANNEXATION

### (Colorado Revised Statute 31-12-105)

- Allows to “portion-off” pieces of the whole annexation boundary
- If the portion does not meet the state statute required contiguity
- Additions 1 – 6 (total petitions needed for whole boundary)
- All portions meet the required contiguity



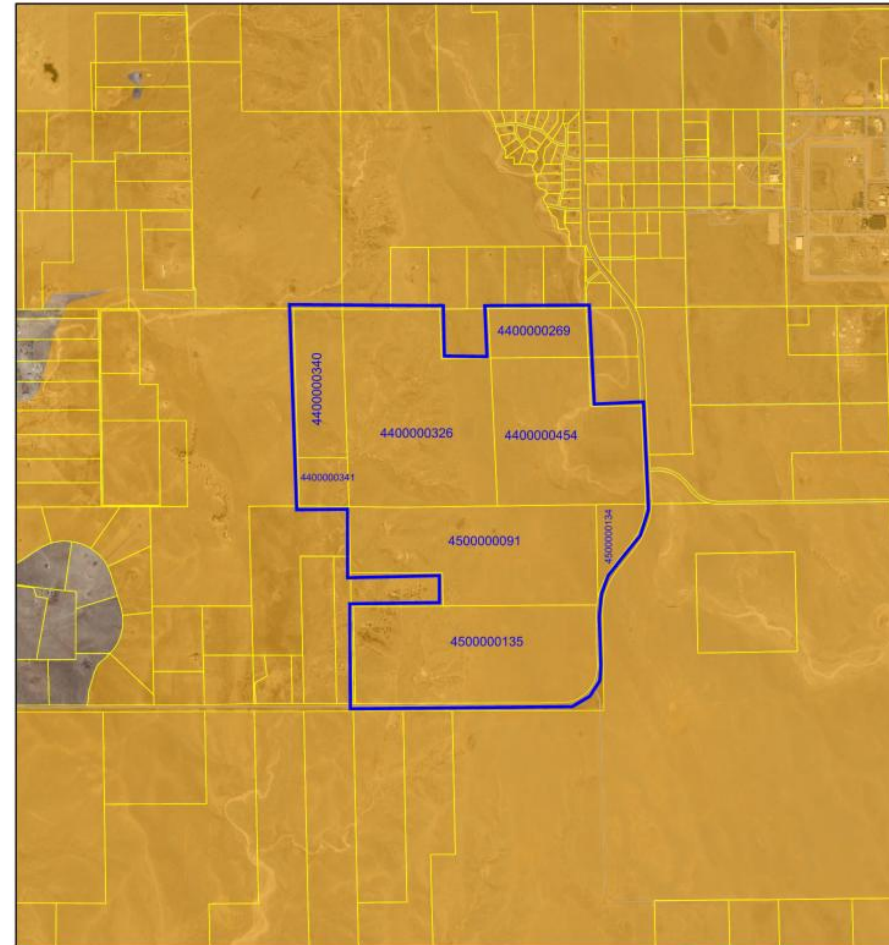
# Karman Line Annexation

## 3-MILE BUFFER

(Colorado Revised Statute 31-12-105)

- Does state that no annexation may take place that would extend the municipal boundary more than 3 miles in any direction from any point of such municipal boundary in any one year.
- However, such 3-mile buffer may be exceeded for the annexation of an enterprise zone.

Pikes Peak Enterprise Zone Map - Karman Line



# ANNEXATION PLAN + PlanCOS

## CITY ANNEXATION PLAN

- This 2006 plan does not contemplate the subject site for a potential annexation into the City of Colorado Springs.
- Points to the comprehensive plan, PlanCOS
- City is currently underway with AnnexCOS, the annexation plan update

## PlanCOS

- Did not contemplate an annexation scenario comparable to this
- PlanCOS does recommend an update of the City's Annexation Plan

# 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.
- Bradley Road will need to be eventually 6 lanes with the finishing of this project, and Curtis Road will be required to built to City standards. The developer is required for these improvements, as illustrated within the Annexation Agreement.
- Future traffic report will be needed to analyze future phases and associated roadway improvements.

## SWENT

Future development plans will require final drainage reports to be reviewed and approved by SWENT prior to land disturbance. Further coordination between the applicant, the City of Colorado Springs, and El Paso County to determine the appropriate scope of subsequent drainage studies and reports is expected.

## Colorado Springs Fire Department

The proposed Karman Line annexation has been reviewed by the fire department and discussions have been on-going that include the likely need for a temporary fire station as well as one to possibly two fire stations at a time to be determined by the Colorado Springs Fire Department. Property for the temporary station will be jointly determined by the fire department and the developer when services are deemed necessary. At the time the temporary station is no longer required due to the construction of a permanent station, the land will be reverted back to the developer. Land will be provided by the developer for the construction of said permanent stations with the physical station, equipment and staffing to be provided by the City. At the time this development is annexed, the fire department will provide services as necessary. Due to this property's location, response times will be significantly increased until resources are placed within the development per the annexation agreement language.

## Parks

This Land Use Plan went before Parks Advisory Board on November 9th and December 14th 2023, with Parks Advisory Board voting to recommend approval of the Karman Line Land Use Plan, reflecting 79.3 acres of Park Land Obligation, as detailed by PLDO code 7.4.307, with seven metro district owned neighborhood parks and one community park to be dedicated to the City provided to satisfy the obligation. Separate from the Park Land Obligations, the Jimmy Camp Creek Regional Trail, currently a future El Paso County Regional Trail, is proposed to run through the Karman Line Land Use Plan. The Karman Line Metro District proposes to build, own, and maintain the regional trail detailed to the Parks Department trail standards, while providing public access via easements.

## Colorado Springs Utilities

Springs Utilities has completed an extensive four-service utility (water, wastewater, natural gas and electric) analysis to determine how the Karman Line property and proposed development would be best served upon annexation. Provision of Springs Utilities' four services would entail design and construction of significant infrastructure and facilities, with associated costs shared by Springs Utilities and the applicant. Springs Utilities would primarily be responsible for providing resources and funding, design and constructing regional improvements. Currently, Springs Utilities is preparing a Financial Impact Analysis, which will be presented at the upcoming City Council hearings. Additionally, Springs Utilities has attempted to address and mitigate identified risks, including water quality concerns, stranded assets and required reduction of Greenhouse Gas Emissions by establishing corresponding requirements and providing constructive notice to the applicant in the Annexation Agreement.

## Colorado Springs Police Department

CSPD continues to have concerns about response times to annexation plats, with long distances from existing police sectors and resources. Response times cannot be calculated at this time; however, it must be noted that they may be lengthy even for higher priority calls. Attention to police staffing, both sworn, and civilian, must be a continual priority. Our ability to respond to questions accurately regarding police services in proposed annexation areas is directly affected by the number of personnel we have available to respond to requests for police services. As our city continues to grow, both in population and land size, we are committed to keeping our community safe and providing excellent police services.

# 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-23-0009 through ANEX-23-0014

After evaluation staff recognizes that the proposed annexation meets the eligibility requirements set forth in Colorado Revised Statutes; however, determination of compliance with Conditions of Annexation as set in City Code is at the discretion of City Council.

# 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-23-0009

After evaluation of the proposed Zone Establishment 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-23-0002

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

# CITY COUNCIL OPTIONAL MOTIONS

## Optional Motions

Karman Line Addition No. 1 Annexation

ANEX-23-0009RF

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

ANEX-23-0009

Adopt an ordinance annexing into the City of Colorado Springs the area known as Karman Line Addition No. 1 consisting of 0.73 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 Karman Line Addition No. 1 consisting of 0.73 acres, based upon the findings that the annexation does not comply with the Conditions for Annexations Criteria as set forth in City Code Section 7.5.701.

# CITY COUNCIL OPTIONAL MOTIONS

## Optional Motions

Karman Line Addition No. 2 Annexation

ANEX-23-0010RF

Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Karman Line Addition No. 2.

Deny a resolution adopting findings of fact and conclusions of law based thereon and determining ineligible for an annexation of property known as Karman Line Addition No. 2.

ANEX-23-0010

Adopt an ordinance annexing into the City of Colorado Springs the area known as Karman Line Addition No. 2 consisting of 1.57 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 Karman Line Addition No. 2 consisting of 1.57 acres, based upon the findings that the annexation does not comply with the Conditions for Annexations Criteria as set forth in City Code Section 7.5.701.



# CITY COUNCIL OPTIONAL MOTIONS

## Optional Motions

Karman Line Addition No. 3 Annexation

ANEX-23-0011RF

Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Karman Line Addition No. 3.

Deny a resolution adopting findings of fact and conclusions of law based thereon and determining ineligible for an annexation of property known as Karman Line Addition No. 3.

ANEX-23-0011

Adopt an ordinance annexing into the City of Colorado Springs the area known as Karman Line Addition No. 3 consisting of 4.65 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 Karman Line Addition No. 3 consisting of 4.65 acres, based upon the findings that the annexation does not comply with the Conditions for Annexations Criteria as set forth in City Code Section 7.5.701.

# CITY COUNCIL OPTIONAL MOTIONS

## Optional Motions

Karman Line Addition No. 4 Annexation

ANEX-23-0012RF

Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Karman Line Addition No. 4.

Deny a resolution adopting findings of fact and conclusions of law based thereon and determining ineligible for an annexation of property known as Karman Line Addition No. 4.

ANEX-23-0012

Adopt an ordinance annexing into the City of Colorado Springs the area known as Karman Line Addition No. 4 consisting of 11.60 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 Karman Line Addition No. 4 consisting of 11.60 acres, based upon the findings that the annexation does not comply with the Conditions for Annexations Criteria as set forth in City Code Section 7.5.701.

# CITY COUNCIL OPTIONAL MOTIONS

## Optional Motions

Karman Line Addition No. 5 Annexation

ANEX-23-0013RF

Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Karman Line Addition No. 5.

Deny a resolution adopting findings of fact and conclusions of law based thereon and determining ineligible for an annexation of property known as Karman Line Addition No. 5.

ANEX-23-0013

Adopt an ordinance annexing into the City of Colorado Springs the area known as Karman Line Addition No. 5 consisting of 17.83 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 Karman Line Addition No. 5 consisting of 17.83 acres, based upon the findings that the annexation does not comply with the Conditions for Annexations Criteria as set forth in City Code Section 7.5.701.

# CITY COUNCIL OPTIONAL MOTIONS

## Optional Motions

Karman Line Addition No. 6 Annexation

ANEX-23-0014RF

Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Karman Line 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 Karman Line Addition No. 6 and denying an Annexation Agreement.

ANEX-23-0014

Adopt an ordinance annexing into the City of Colorado Springs the area known as Karman Line Addition No. 6 consisting of 1,760.74 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 Karman Line Addition No. 6 consisting of 1,760.74 acres, based upon the findings that the annexation does not comply with the Conditions for Annexations Criteria as set forth in City Code Section 7.5.701.

# CITY COUNCIL OPTIONAL MOTIONS

## Optional Motions

ZONE-23-0009 – Zone Establishment

### **Motion to Approve**

Adopt an ordinance establishing 1,760.74 acres as A/SS-O (Agriculture with Streamside Overlay) zone district, based upon the findings that the zone establishment request complies with the criteria for granting a zone establishment as set forth in City Code Section 7.5.704.

### **Motion to Deny**

Deny an ordinance establishing 1,760.74 acres as A/SS-O (Agriculture with Streamside Overlay) zone district, based upon the findings that the zone establishment request does not comply with the criteria for granting a zone establishment as set forth in City Code Section 7.5.704.

# CITY COUNCIL OPTIONAL MOTIONS

## Optional Motions

MAPN-23-0002 – Karman Line Land Use Plan

### **Motion to Approve**

Approve the Karman Line 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.

### **Motion to Deny**

Deny the Karman Line 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?

