



## Legislation Text

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**File #:** 23-600, **Version:** 4

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Ordinance No. 23-66 annexing to the City of Colorado Springs that area known as North Gate Boulevard Addition No. 8 annexation consisting of 1.37-acres located at North Gate Boulevard and Struthers Road intersection.

(Legislative)

**Presenter:**

Katelynn Wintz, Planning Supervisor, Planning and Neighborhood Services  
Peter Wysocki, Director, Planning and Neighborhood Services

**Summary:**

Owner: City of Colorado Springs  
Location: North Gate Boulevard and Struthers Road

The proposed annexation of North Gate Boulevard is for the purpose to bring City-owned property into the municipal limits, in accordance with the Memorandum of Understanding (MOU) between the City of Colorado Springs and El Paso County. The parcels proposed for annexation are for right-of-way and therefore do not require any associated entitlement applications to support the annexation request.

This application is reviewed under the Chapter 7 zoning code.

**Background:**

Please see document titled "StaffReport\_Northgate ANEX" for a complete analysis of the proposed annexation.

**Review Criteria:**

The Conditions for Annexation Criteria are set forth in City Code Section 7.6.203 (Chapter 7).

- 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.

Planning Commission and staff find that the proposed annexation substantially meets the review criteria.

**Previous Council Action:**

The Council voted unanimously on April 12, 2022, to accept the annexation petition. On October 10, 2023, voted unanimously to set the public hearing for this annexation.

**Financial Implications:**

The proposed annexation is 1.37-acres. The City Budget Office policy for preparation of a full Financial Impact Analysis for annexations is a minimum of 20-acres, therefore a Financial Impact Analysis is not required.

**City Council Appointed Board/Commission/Committee Recommendation:**

City Planning Commission voted unanimously to recommend approval of the annexation at their September 13, 2023, meeting on consent. (7-0-2, Commissioners McMurray and Raughton absent)

**Stakeholder Process:**

N/A

**Proposed Motion:**

Adopt Ordinance No. 23-66 annexing to the City of Colorado Springs that area known as North Gate Boulevard Addition No. 8 based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203.

An ordinance annexing to the City of Colorado Springs that area known as North Gate Boulevard Addition No. 8 annexation consisting of 1.37-acres located at North Gate Boulevard and Struthers Road intersection.