



Legislation Text

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An informational presentation for the Annexation Policy Checkpoint on the proposed Extol Park Vista Addition No. 2 Annexation, annexing 0.659 acres located at 4401 Siferd Boulevard.

Presenter:

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Peter Wysocki, Director of Planning + Neighborhood Services
Extol Homes, LLC, Brad Griebenow
Land Development Consultants, Inc, Dave Hostetler

Summary:

Owner: Extol Homes, LLC, Brad Griebenow
Representative: Land Development Consultants, Inc, Dave Hostetler
Location: 4401 Siferd Boulevard

The purpose of this work session is to follow the new annexation procedures, Annexation Policy Checkpoint, recently accepted by the City Council, which require the annexor to informally present the proposed annexation, and for the City Council to provide feedback to the annexor and City staff. It is important to note that this Work Session is not a decision on the Extol Park Vista Addition No. 2 Annexation - this is *Step #3 Policy Checkpoint* of the newly implemented annexation process. A formal public hearing will be scheduled for a later City Council Regular Meeting, after Planning Commission review and recommendation.

Background:

The proposed project includes concurrent applications for an annexation of approximately 0.659 acres, establishment of zoning, and establishment of the Extol Park Vista Subdivision No. 2 Preliminary and Final Plat. The property is located at 4401 Siferd Boulevard; within the enclave known as Park Vista.

The initial petition for annexation was accepted by City Council on September 14, 2021. The City's authority to annex land is established by Colorado Revised Statutes (C.R.S. 31-12-101), which sets requirements and procedures which municipalities must follow. A property is eligible for annexation if the contiguity requirement is met; not less than one-sixth the perimeter of the proposed area for annexation is contiguous with the existing boundary of the annexing municipality, and that area of the proposed annexation has more than 50% ownership within a 3-mile radius of the municipality's exterior boundary. It was determined that the Extol Park Vista Addition No. 2 Annexation meets both requirements.

Although no decision is to be rendered at this Work Session, for reference, UDC Section 7.5.701.C, establishes the following Conditions for Annexation:

Conditions for Annexation

1. To assist the City Council in its decision, each proposal for annexation shall be studied to determine whether:
 - 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 <https://online.encodeplus.com/regs/coloradosprings-co/doc-view.aspx?pn=0&ajax=0&secid=2076> 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 <https://online.encodeplus.com/regs/coloradosprings-co/doc-view.aspx?pn=0&ajax=0&secid=1716> 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 <https://online.encodeplus.com/regs/coloradosprings-co/doc-view.aspx?> 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.

In addition to the Conditions for Annexation ratified in the UDC, the City Council recently accepted the following "guidelines" to further aid in analyzing annexations:

1. Offers housing diversity
2. Sufficiency of existing or planned roadway infrastructure
3. Sufficiency of existing or planned public safety staffing
4. Proximity/opportunity to serve employment centers
5. Diversity of development (commercial/industrial/residential)
6. Economic impact on city
7. Reasonable utilities cost recovery / ROI projections
8. Connectivity / Proximity to transportation options
9. Desirable parkland/open space
10. Ability to fund / offset costs for needed public facilities

Previous Council Action:

Other than accepting the initial petition for annexation, the Council has not held any formal meetings or hearings on the Extol Park Vista Addition No. 2 Annexation or the other related applications.

Financial Implications:

The proposed annexation was sent to the City of Colorado Springs Budget Office for the Fiscal Impact Analysis (FIA) to be completed. It was determined that the request did not meet the criteria for a FIA as the site is .659 acres, and the minimum for the FIA is 20 acres.

City Council Appointed Board/Commission/Committee Recommendation:

The Planning Commission has not yet held a hearing on the Annexation or the other related applications.

Proposed Motion:

N/A