



Legislation Text

File #: ZONE-24-0008, **Version:** 2

Establishment of the the A (Agricultural) zoning district for the Amara Annexation, consisting of 3172.796 acres, generally located near the northeast corner of Squirrel Creek Road and Link Road, south of Bradley Road. (Legislative)

Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services
Peter Wysocki, Director of Planning + Neighborhood Services

Summary:

Owner: Tee Cross Ranches LLC
Developer: La Plata Cruz Holdings LLC
Representative: La Plata Communities
Location: Northeast of Squirrel Creek Road and Link Road, and south of Bradley Road.

The proposed project includes concurrent applications for the Amara Annexation of approximately 3,200 acres (Annexation Addition No. 1-23), establishment of the A (Agricultural) zoning district, and establishment of the Amara Master Plan.

Background:

Please see the attached City Planning Commission Staff Report for a complete analysis of the proposed application(s).

Review Criteria:

City Code Section 7.5.603

Establishment Or Change Of Zone District Boundaries: A proposal for the establishment or change of zone district boundaries may be approved by the City Council only if the following findings are made:

- 1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.*
- 2. The proposal is consistent with the goals and policies of the Comprehensive Plan.*
- 3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request.*
- 4. For MU zone districts the proposal is consistent with any locational criteria for the establishment of the zone district, as stated in Article 3, "Land Use Zoning Districts", of this chapter. (Ord. 94-107; Ord. 97-111; Ord. 01-42; Ord. 03-157; Ord. 12-76)*

Staff finds that the proposed zone change meets the review criteria.

Previous Council Action:

On November 23, 2021, the City Council accepted the original petition for the Amara Annexation. As part of the new City Council Annexation Checkpoint policy the annexation and the fiscal impact

analysis were presented to the City Council at the March 11, 2024, Work Session. On April 23, 2024, City Council took action to pass a resolution for the Amara Annexations 1-23 to set a hearing date for May 28, 2024.

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

At the April 16, 2024, City Planning Commission Hearing the Amara Annexation Additions 1-23 and the Amara Master Plan were voted on with a 7-2-0 vote to recommend approval (with Commissioners McMurray and Hente opposed). The zone change application was recommended for approval with a vote of 8-1-0 (with Commissioner Hente opposed).

Optional Motions:

Motions for approval and denial are provided below.

1. Motion to Approve

Approve the establishment of the A (Agriculture) zoning district for the Amara Annexation, based upon the findings that the request complies with the criteria set forth in City Code Chapter 7 Section 7.5.603.B

2. Motion to Deny

Deny the establishment of the A (Agriculture) zoning district for the Amara Annexation, based upon the findings that the request does not comply with the criteria set forth in City Code Chapter 7 Section 7.5.603.B

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 3172.796 ACRES LOCATED NEAR THE NORTHEAST CORNER OF SQUIRREL CREEK ROAD AND LINK ROAD, AND SOUTH OF BRADLEY ROAD ESTABLISHING THE A (AGRICULTURAL) ZONE DISTRICT