



Legislation Text

File #: 22-083, **Version:** 1

A resolution of the City of Colorado Springs approving a Service Plan for the Rock Metropolitan District located east of Rangewood Drive and south of Lee Vance Drive

(Legislative)

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Development Department
Peter Wysocki, Director of Planning and Community Development

Summary:

This service plan would allow the formation of the Rock Metropolitan District (“District”) formerly known as the Rock Family Church Metropolitan District. The primary purpose of the District will be to finance the construction of public improvements; and to provide ongoing operations and maintenance services for streets, sidewalks, drainage facilities, other amenities, and landscaping. The proposed district is comprised of one, eight-acre parcel intended for multi-family land uses with no other areas outlined for inclusion. No deviations from the Special District Policy or model service plan are being requested.

This item was discussed by the City Council Budget Committee on January 25, 2022 and at City Council Work Session on February 7, 2022. Further description of these meetings is in the following sections of this memo.

The proposed district is located within City Council District 2.

Background:

The proposed metropolitan district would provide financing for public improvements, operations, and maintenance of a single eight-acre parcel located east of Rangewood Drive and south of Lee Vance Drive. The parcel is intended for 124 multi-family units which would take the form of townhomes. Included as attachments are a clean copy of the proposed service plan including exhibits, along with a “redline” showing edits to the Model Service Plan.

For the anticipated district, the proposed service plan allows a Gallagher-adjusted mill levy cap of up to 30.0 mills for residential land uses and allows a Gallagher-adjusted operating mill levy cap of 10.0 mills which align with the maximums outlined in the Special District Policy. No exceptions to the policy are being sought as part of the subject proposal.

The combined maximum debt authorization for these District is proposed to be \$5,000,000. A public improvements cost summary has been provided (attached) which estimates that public improvements to cost approximately \$3,998,366.71. Exhibit D of the service plan authorizes the proposed District to perform ongoing operations and maintenance functions for these improvements.

Language prohibiting the adoption of an ordinance, resolution, rule, or other regulation that restricts an authorized permittee from carrying a concealed handgun in a building under the control of the District has been included.

Colorado State Statutes (Section 32-1-203(2)) require new metropolitan districts and their proposed service plans meet a set of four required criteria. The four criteria are as follows:

- *There is sufficient existing and projected need for organized service in the area to be serviced by the District;*
- *The existing service in the area to be served by the District is inadequate for present and projected needs;*
- *The District is capable of providing economical and sufficient service to the area within its proposed boundaries; and*
- *The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.*

Justification for the creation of this metropolitan district is provided by the petitioners in their submittal letter (attached).

This item was presented to the City Council Budget Committee at the January 25, 2022 meeting. City Councilors which were present asked for clarification on the metro district's name and if the church had any affiliation with the development. The district's representative, Megan Murphy, clarified that the affiliation was in name only and the church would not be tied to the proposed development. Upon resubmittal of the Service Plan, the petitioner had changed the name of the proposed district to Rock Metropolitan District. The item was then presented at the February 7, 2022 City Council Work Session meeting where there were no additional questions or concerns presented.

Previous Council Action:

N/A

Financial Implications:

There are no direct implications to general City taxpayers and ratepayers outside of the boundaries of this District.

Board/Commission Recommendation:

N/A

Stakeholder Process:

This item was presented to the City Council Budget Committee at the January 25, 2022 meeting.

Alternatives:

- Approve the resolution as presented
- Deny the resolution

- Approve the resolution with changes to the service plan

Proposed Motion:

Move to approve a resolution establishing a service plan allowing for the creation of the Rock Metropolitan District.

N/A