



## Legislation Details (With Text)

**File #:** ZONE-23-0009      **Version:** 2      **Name:** Karman Line - Zone Establishment

**Type:** Planning Case      **Status:** Mayor's Office

**File created:** 11/14/2024      **In control:** City Council

**On agenda:** 1/28/2025      **Final action:** 1/28/2025

**Title:** Ordinance No. 25-17 establishing a A/SS-O (Agriculture with Streamside Overlay) zone district for 1,760.74 acres located northwest of the Bradley Road and Curtis Road intersection. (Legislative)

Related Files: ANEX-23-0009RF, ANEX-23-0009, ANEX-23-0010RF, ANEX-23-0010, ANEX-23-0011RF, ANEX-23-0011, ANEX-23-0012RF, ANEX-23-0012, ANEX-23-0013RF, ANEX-23-0013, ANEX-23-0014RF, ANEX-23-0014, ZONE-23-0009, MAPN-23-0002

Not currently located within a Council District, however, if approved it would be anticipated to be within Council District 4.

**Presenter:**  
Gabe Sevigny, Planning Supervisor, Planning Department  
Kevin Walker, Planning Director

**Sponsors:** Planning Department

**Indexes:**

**Code sections:**

**Attachments:** 1. 7.5.704 ZONING MAP AMENDMENT (REZONING), 2. Zoning Ordinance-Karman Line.pdf, 3. Exhibit A and B - Zone Establishment, 4. Signed Ordinance No. 25-17.pdf

Date	Ver.	Action By	Action	Result
1/28/2025	2	City Council	finally passed	Pass
1/14/2025	2	City Council	approved on first reading	Pass
12/11/2024	1	Planning Commission	approved	Pass

Ordinance No. 25-17 establishing a A/SS-O (Agriculture with Streamside Overlay) zone district for 1,760.74 acres located northwest of the Bradley Road and Curtis Road intersection. (Legislative)

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Gabe Sevigny, Planning Supervisor, Planning Department  
Kevin Walker, Planning Director

### Summary:

Owner: Rights-of-Way owned by City of Colorado Springs; private property owned by Norris Ranch Joint Venture, LLC

Representative: Vertex

Location: Along existing Bradley Road and northwest of the Bradley Road and Curtis Road intersection.

This project includes concurrent applications for annexation, establishment of zoning, and a Land Use Plan for the associated 1,912.62-acres located northwest of the Bradley Road and Curtis Road intersection. The land use plan illustrates the proposed land use configuration, access and circulation, intended infrastructure and overall intent. The proposed zoning will establish an A/SS-O (Agriculture with Streamside Overlay) zone district as a holding zone with the overall annexation to allow for a flag-pole annexation consisting of 151.88 acres as City owned rights-of-way and 1,760.74 of the developer owned property.

### **Background:**

Please see the attached City Planning Commission Staff Report for a complete analysis of the proposed applications.

### **Review Criteria:**

The review criteria for a Zoning Establishment, file numbers: ZONE-23-0009 as set forth in City Code Section 7.5.704 (UDC) are noted below.

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. 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)).

Planning Commission and Staff finds the proposed applications meet the review criteria for a Zone Establishment.

**Previous Council Action:**

On September 27, 2022, City Council accepted the original petition for annexation. On October 7, 2024 an information presentation for the Annexation Policy Checkpoint was held with City Council. On December 10, 2024, City Council accepted an updated Petition. On December 10, 2024, City Council approved a resolution finding the Karman Line Addition No. 1-6 Annexation petition(s) to be in substantial compliance with C.R.S. section 31-12-107, setting a public hearing date of January 14, 2025 to consider the annexation, and directing the City Clerk to provide notice of the hearing in accordance with C.R.S. section 31-12-108.

**Financial Implications:**

See the attached Fiscal Impact Analysis. The FIA shows a positive cashflow for the 10-year timeframe.

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

This item was heard before City Planning Commission on December 11, 2024 as part of the New Business, Public Hearing agenda. The Planning Commission voted on a 4-3-1-1 to recommend approval, with Commissioners Cecil, Gigiano, and Slattery voting against, Commissioner Sipilovic recused, and Commissioner Foos 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.

**Proposed Motion:**

Adopt Ordinance No. 25-17 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.

An ordinance annexing to the City of Colorado Springs that area known as Karman Line Addition No. 1 consisting of 0.73 acres located along existing Bradley Road.

An ordinance annexing to the City of Colorado Springs that area known as Karman Line Addition No. 2 consisting of 1.57 acres located along existing Bradley Road.

An ordinance annexing to the City of Colorado Springs that area known as Karman Line Addition No. 3 consisting of 4.65 acres located along existing Bradley Road.

An ordinance annexing to the City of Colorado Springs that area known as Karman Line Addition No. 4 consisting of 11.60 acres located along existing Bradley Road.

An ordinance annexing to the City of Colorado Springs that area known as Karman Line Addition No. 5 consisting of 17.83 acres located along existing Bradley Road.

An ordinance annexing to the City of Colorado Springs that area known as Karman Line Addition No. 6 consisting of 1,760.74 acres located northwest of the Bradley Road and Curtis Road intersection.

An ordinance amending the Zoning Map of the City of Colorado Springs relating to 1,760.74 acres located northwest of the Bradley Road and Curtis Road intersection establishing an A/SS-O (Agriculture with Streamside Overlay) zone district.