



Legislation Text

File #: ANEX-23-0009R, **Version:** 1

A resolution finding a petition for annexation of the area known as Karman Line Addition No. 1-6 Annexation consisting of 1,912.62 acres to be in substantial compliance with section 31-12-107(1), C.R.S. and setting a hearing date of January 14, 2025, for the Colorado Springs City Council to consider the annexation of the area.

(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

Presenter:

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

Summary:

Owner/Developer: Norris Ranch Joint Venture, LLC

Representative: Vertex

Location: Northwest of Bradley Road and Curtis Road intersection

This is a request to approve a resolution finding the Karman Line Addition No. 1-6 petitions 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. The annexation area is 1,912.62 acres and located northwest of Bradley Road and Curtis Road intersection.

Previous Council Action:

On September 27, 2022, City Council accepted the original petition for annexation, and accepted an updated petition on December 10, 2024.

Background:

The Colorado Municipal Annexation Act of 1965 (the "Act") provisions require that once a petition has been reviewed and is found to be in substantial compliance with the requirements of C.R.S. 31-12-107(1), the City Council must set a hearing to consider the annexation and publish notice of the annexation hearing for four (4) weeks prior to the public hearing. In addition, the hearing date must be no less than thirty (30) days or more than sixty (60) days after the effective date of the resolution setting the hearing. City staff has reviewed the Karman Line Addition No. 1-6 Annexation Petitions and have found them to be in substantial compliance with C.R.S. section 31-12-107(1). City staff recommends that City Council find the petition to be in substantial compliance, set a hearing date on the petition, and direct the Clerk to give notice in accord with C.R.S. section 31-12-108, as required by the Act. The notice of the annexation hearing can be published on the following dates: December 14, 2024, December 21, 2024, December 28, 2024, and January 4, 2025, to adhere to the statute

requirements for the January 14, 2025, City Council meeting. Approving the resolution and setting a public hearing for the proposed annexation does not obligate the City Council to approve the annexation in the future.

Financial Implications:

Not applicable at this time. A fiscal impact analysis has been prepared and will be provided to the City Council with the annexation hearing information packet.

Board/Commission Recommendation:

N/A

Alternatives:

City Council can approve, modify or deny the resolution finding the petition to be in substantial compliance, setting the hearing date and directing the Clerk to give notice of the public hearing for the annexation. If the resolution is not approved and the hearing is not scheduled, the annexation cannot be considered.

Proposed Motions:

Move to approve the resolution finding the petition for annexation to be in substantial compliance with C.R.S. section 31-12-107(1), setting the hearing date of January 14, 2025, for consideration of the Karman Line Addition No. 1-6 Annexation, and directing the Clerk to provide notice in accord with C.R.S. section 31-12-108.

N/A