



Legislation Text

File #: MAPN-23-0002, **Version:** 2

Establishment of the Karman Line Land Use Plan for proposed Residential Very Low Density, Residential Low Density, Residential Medium Density, Residential High Density, Mixed-Use, Commercial, Light Industrial, Civic, Open Space, Parks, Public Safety, and Streets/Utility Rights-of-Way consisting of 1,912.62 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

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 Land Use Plan, file number: MAPN-23-0002 as set forth in City Code Section 7.5.514 (UDC) are noted below:

1. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;
2. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;
3. Compatibility with the land uses and development intensities surrounding the property;
4. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;
5. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;
6. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;
7. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.

Planning Commission and Staff finds the proposed application meets the review criteria for a Land Use Plan.

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:

Approve the Karman Line Land Use Plan based upon the findings that the proposal complies with the

review criteria for Land Use Plans as set forth in City Code Section 7.5.514.

Deny the Karman Line Land Use Plan based upon the findings that the proposal does not comply with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514.

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.