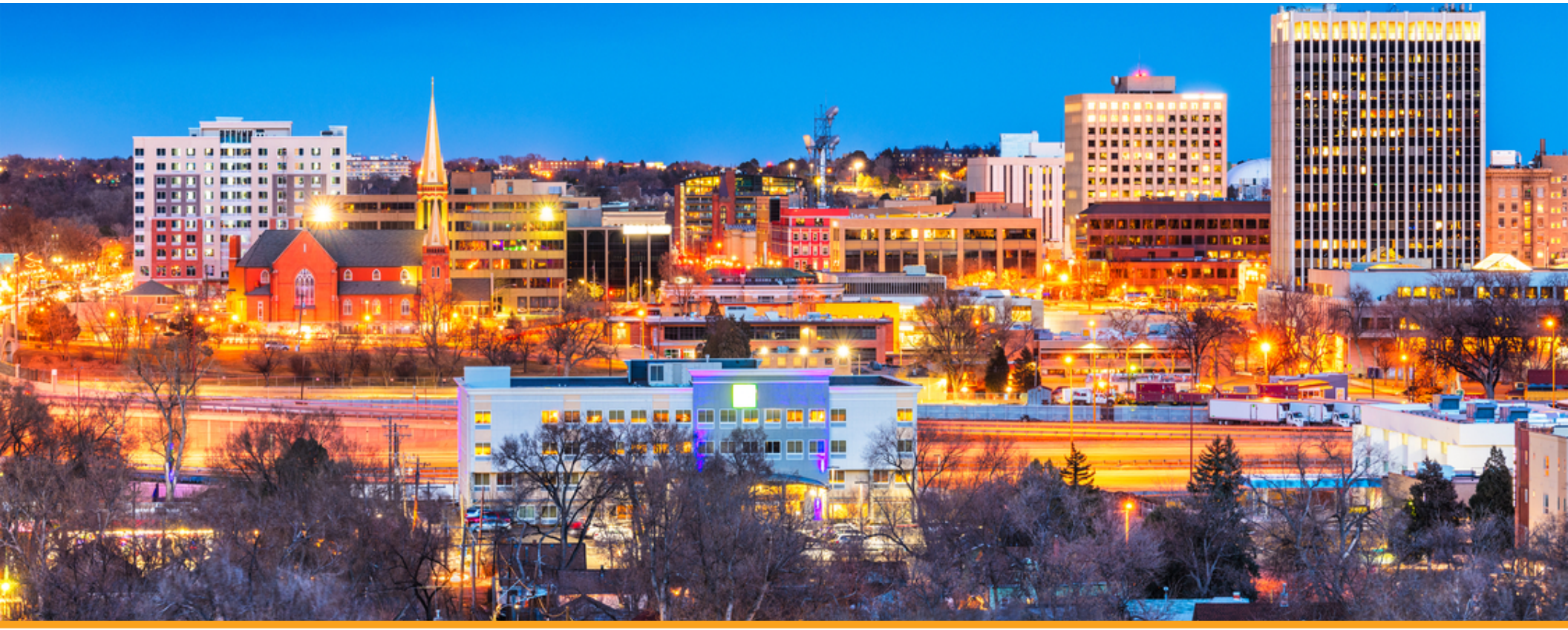


Black Forest Road Addition No. 2 Annexation

City Council

April 23, 2024

COLORADO SPRINGS
OLYMPIC CITY USA

Black Forest Road Add 2

QUICK FACTS

Location:

Along existing Black Forest Road south of Old Ranch Road to the intersection with Research Parkway.

Site Area

21.879

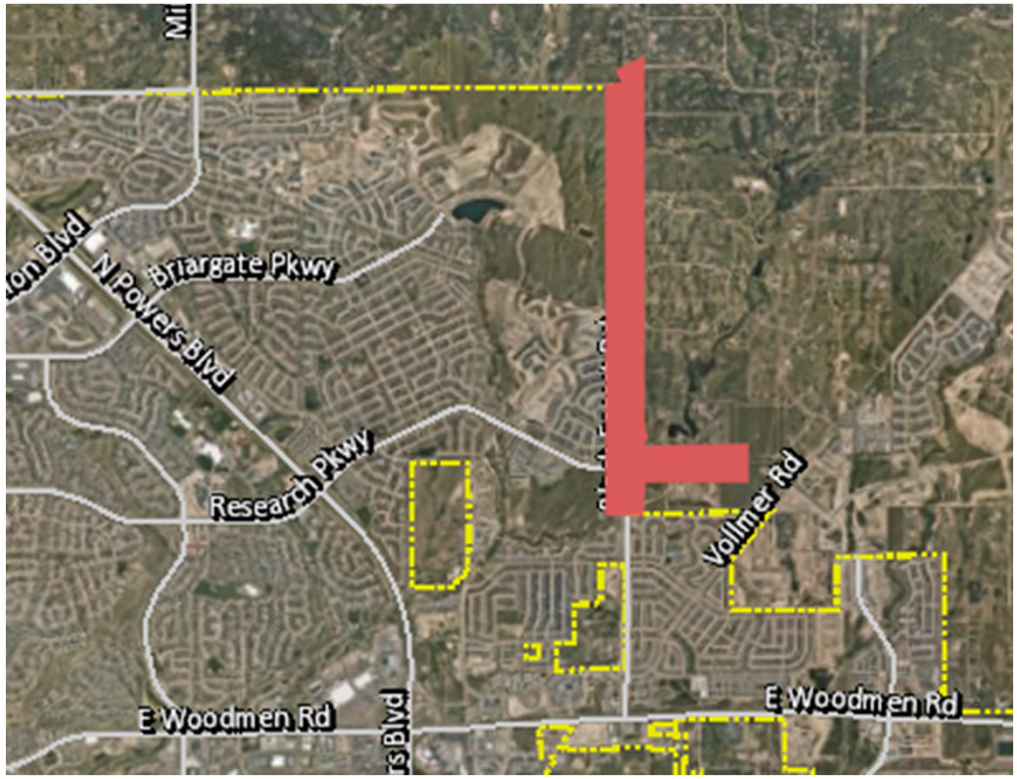
Proposed Land Use

City right-of-way only

APPLICATIONS

Annexation – ANEX-23-0017

VICINITY MAP



STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences *(Posters / Postcards)*	Internal Review / Prior to Planning Commission Hearing, poster only
Postcard Mailing Radius	N/A
Number of Postcards Mailed	Not applicable for City Owned rights-of-way
Number of Comments Received	22 as of January 24, 2024

PUBLIC ENGAGEMENT

- The application was noticed with three posters along the stretch of City-owned right of way proposed for annexation on two occasions, once during initial review and again prior to the public hearing at City Planning Commission. Several residents of the area expressed concerns about annexation. The comments received are predominantly from residents of Black Forest, located in El Paso County. The concerns are related to growth, encroachment into rural El Paso County, increased traffic, and impacts to wildlife.
- City Public Works held several public meetings related to the Black Forest Road Construction Project. The first was a public meeting related to a corridor widening plan in February 2020. An in-person and virtual meeting, scheduled on April 11 and April 12, 2022, respectively, highlighting the project overview, schedule, and construction impacts. This meeting included information that the project would receive Pikes Peak Regional Transportation Authority (PPRTA) funding. The proposed annexation was noted at those meetings as Segment 2 of the overall road widening project.

OUTSIDE AGENCY COMMENTS

Traffic Engineering

No concerns were expressed

Engineering Development Review

Proposal for annexation is to utilize PPRTA funds, recommend approval

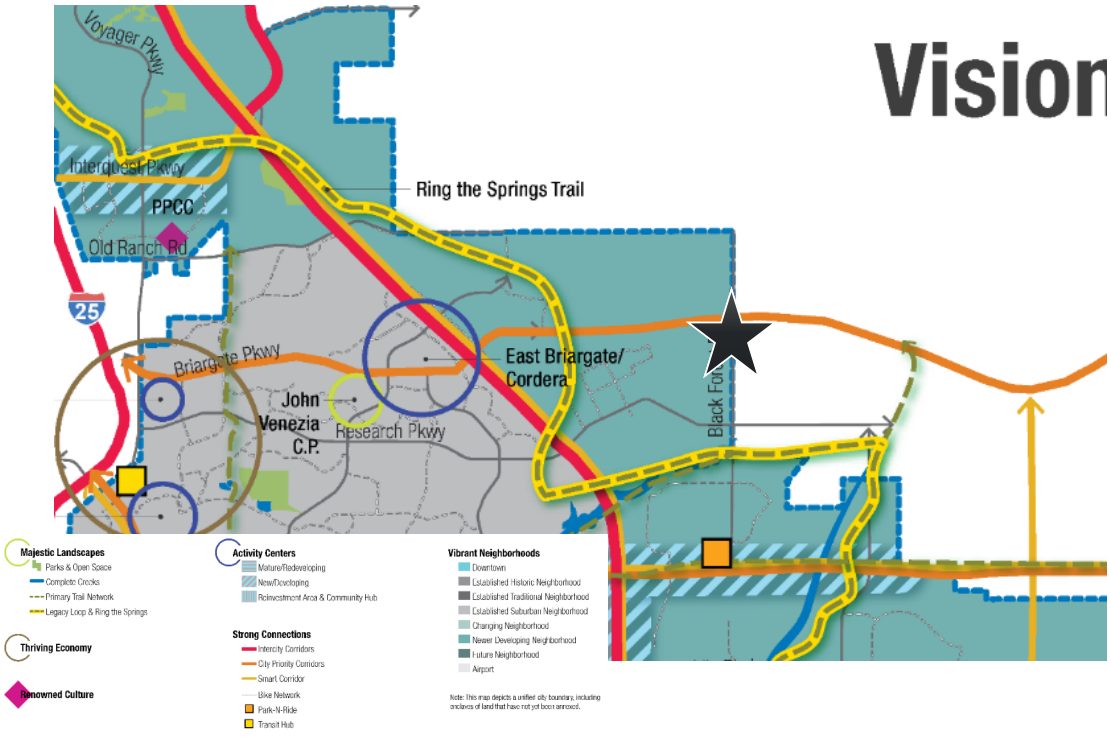
Colorado Springs Utilities

CSU requested that the applicant provide an inventory of well permits and water rights, existing utility services and list of the utility providers for each available service associated with the property. The applicant confirmed that there are no wells, water rights, or existing utility services provided in the proposed annexation area.

The project was presented to the Utilities Board on January 17, 2024, where the board found that criteria per the Water Ordinance are met.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

The overall intent of annexation is to benefit the City and occur in a manner that ensures a logical extension of the City's boundary. Chapter 8 of PlanCOS provides broad policy direction for annexation; annexations will occur in accordance with State law; support of economic development objectives of the City and will be a fiscal benefit; development will be consistent with long range plans; and avoid creating enclaves while proactively work at incorporating existing enclaves into the City. Staff has evaluated the proposed annexation and determined its eligibility in accordance with State law to be acceptable. The annexation is a logical establishment; removing the remnant right-of-way cleans up City – County boundaries.

APPLICATION REVIEW CRITERIA

7.5.701 ANNEXATION

Criteria for Approval

a. The area proposed to be annexed is a logical extension of the City's boundary;

b. The development of the area proposed to be annexed will be beneficial to the City. Financial considerations, although important, are not the only criteria and shall not be the sole measure of benefit to the City;

c. There is a projected available water surplus at the time of request;

d. The existing and projected water facilities and/or wastewater facilities of the City are expected to be sufficient for the present and projected needs for the foreseeable future to serve all present users whether within or outside the corporate limits of the City;

e. The annexation can be effected at the time the utilities are extended or at some time in the future;

f. The City shall require as a condition of annexation the transfer of title to all groundwater underlying the land proposed to be annexed. Should such groundwater be separated from the land or otherwise be unavailable for transfer to the City, the City, at its discretion, may either refuse annexation or require payment commensurate with the value of such groundwater as a condition of annexation. The value of such groundwater shall be determined by the Utilities based on market conditions as presently exist;

g. All rights of way or easements required by the Utilities necessary to serve the proposed annexation, to serve beyond the annexation, and for system integrity, shall be granted to the Utilities. Utilities, at the time of utility system development, shall determine such rights of way and easements;

h. If the proposed annexation to the City overlaps an existing service area of another utility, the applicant shall petition the PUC (Public Utilities Commission) or other governing authority to revise the service area such that the new service area will be contiguous to the new corporate boundary of the City.

Statement of Compliance

ANEX-23-0017

After evaluation of the Black Forest Road Addition No. 2 annexation the application meets the review criteria.

MJP0

CITY COUNCIL OPTIONAL MOTIONS

COLORADO SPRINGS
OLYMPIC CITY USA

Optional Motions

[File no.] – [Application type/name]

Motion to approve:

- Approve an ordinance annexing to the City of Colorado Springs that area know as Black Forest Addition No. 2 Annexation consisting of 21.879 acres located along existing Black Forest Road south of Old Ranch Road to the intersection with Research Parkway.

Motion to Deny:

- Deny an ordinance annexing to the City of Colorado Springs that area know as Black Forest Addition No. 2 Annexation consisting of 21.879 acres located along existing Black Forest Road south of Old Ranch Road to the intersection with Research Parkway.

Slide 7

MJP0 Lock text - change to Planning Commission Optional Motions
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