



# Amara Annexation

CITY COUNCIL

July 23, 2024

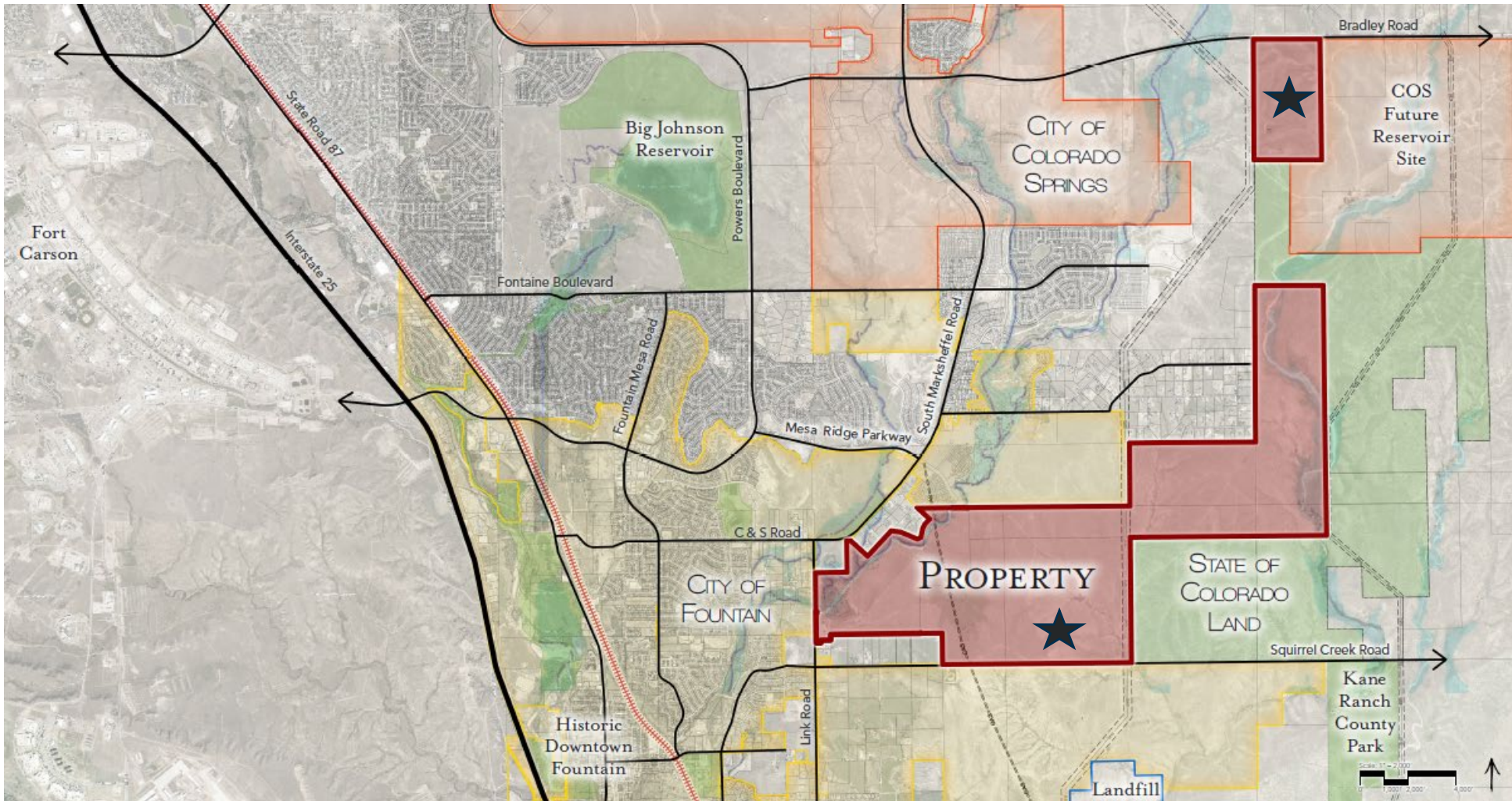




# AMARA ANNEXATION



## VICINITY MAP



## QUICK FACTS

### Location:

South of east Bradley Rd.  
Northeast of Link Rd. and  
Squirrel Creek Rd.

### Site Area

3172.796 acres

### Proposed Land Use

Commercial, Industrial, Civic,  
Residential, Parks and Open  
Space

### Applicable Code

Chapter 7

## APPLICATIONS

- Annexation  
(Addition No. 1 – 23)
- Master Plan
- Zone Establishment of  
A (Agricultural)

# TIMELINE OF REVIEW



<b>Initial Petition Submittal</b>	October 12, 2021
<b>City Council Petition Acceptance</b>	November 23, 2021
<b>Initial Land Use Submittal</b>	December 13, 2021 (Six review cycles)
<b>Parks, Recreational, and Cultural Services Advisory Board</b>	June 9, 2022
<b>City Council Annexation Work Session</b>	October 10, 2022
<b>Public Townhall Meeting</b>	October 25, 2022
<b>Utilities Board</b>	June 21, 2023
<b>City Council Annexation Checkpoint Policy Work Session</b>	March 11, 2024
<b>City Planning Commission</b>	April 16, 2024

# AMARA ANNEXATION



## APPLICATIONS

- Annexation
  - Serial annexation that includes Add. No. 1 -23 (23 separate annexation plats)
  - Total annexation ~3200 acres
- Master Plan (req. per City Code Section 7.5.403)
  - Establishes outline of the land use pattern
  - Mix of commercial, institutional, single-family, multi-family residential, and civic uses
  - Proposed 9500-unit maximum dwelling cap
- Zone Establishment
  - Proposed A(Agricultural) as 'holding zone'
  - Future zone changes required to establish specific densities and uses



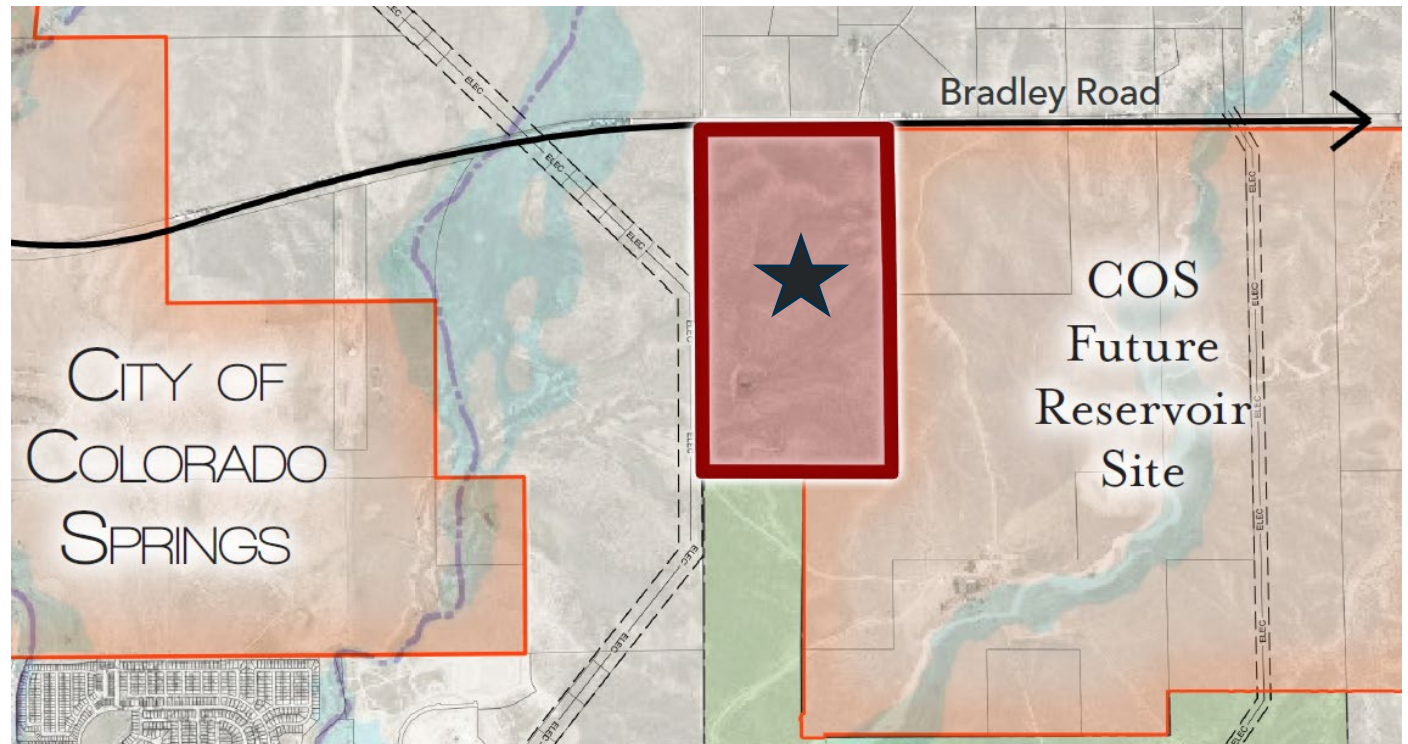
# AMARA ANNEXATION



## FLAGPOLE ANNEXATION

(Colorado Revised Statute 31-12-105(e.3))

- Real property no contiguity with City boundary
- Use roadway as a 'flagpole' to gain contiguity (Add. No. 1 – 10)



# AMARA ANNEXATION

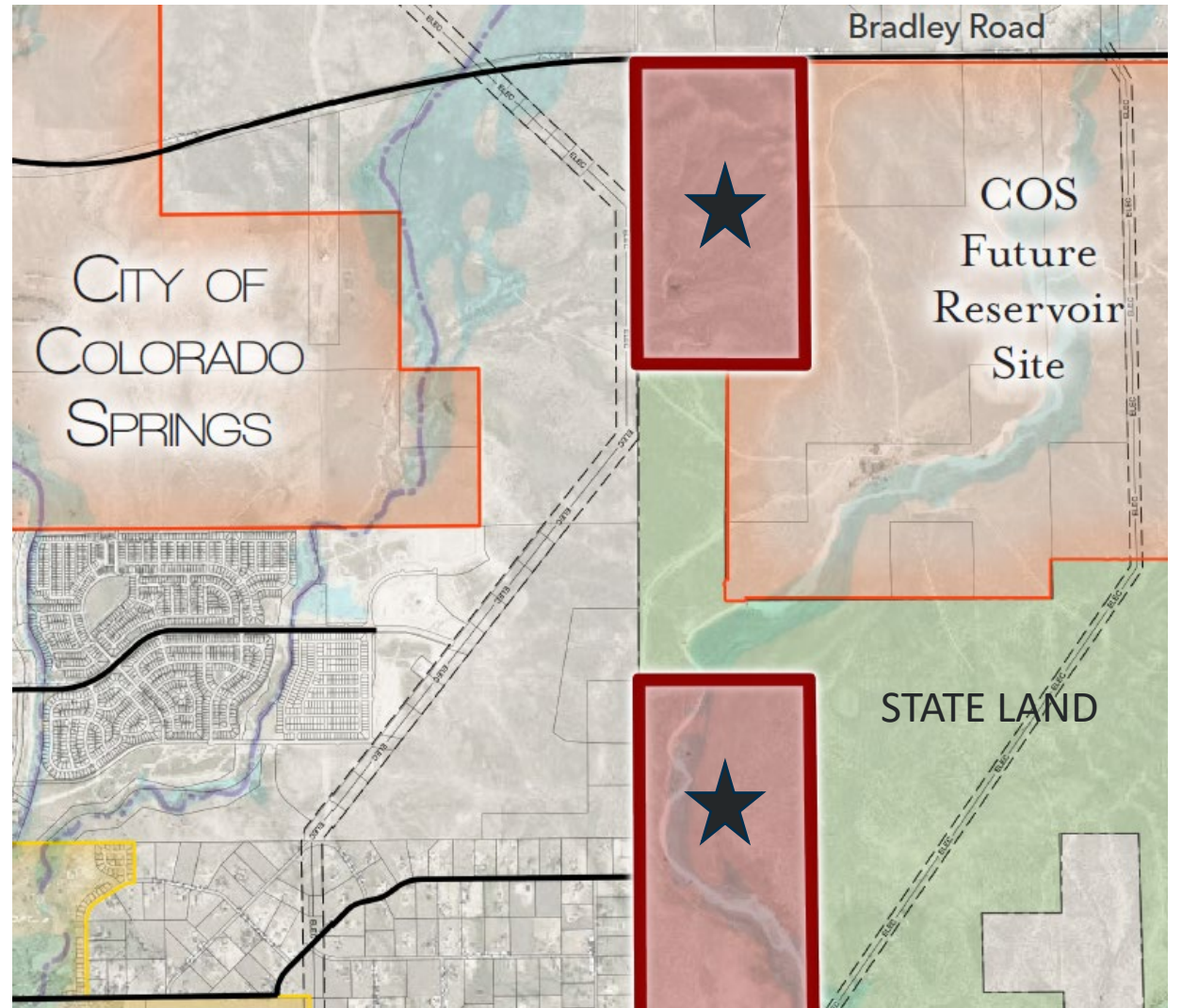


## PUBLIC LANDS

(C.R.S. 31-12-104(a))

“contiguity shall not be affected by the existence of... public lands, whether owned by the state, the United States or an agency thereof.”

- Proposed annexation incorporates this provision and ‘jumps’ state lands between Add. No. 13 - 14
- Contiguity is not affected
- Remaining lands continue to establish the required one-sixth contiguity in the serial annexation configuration



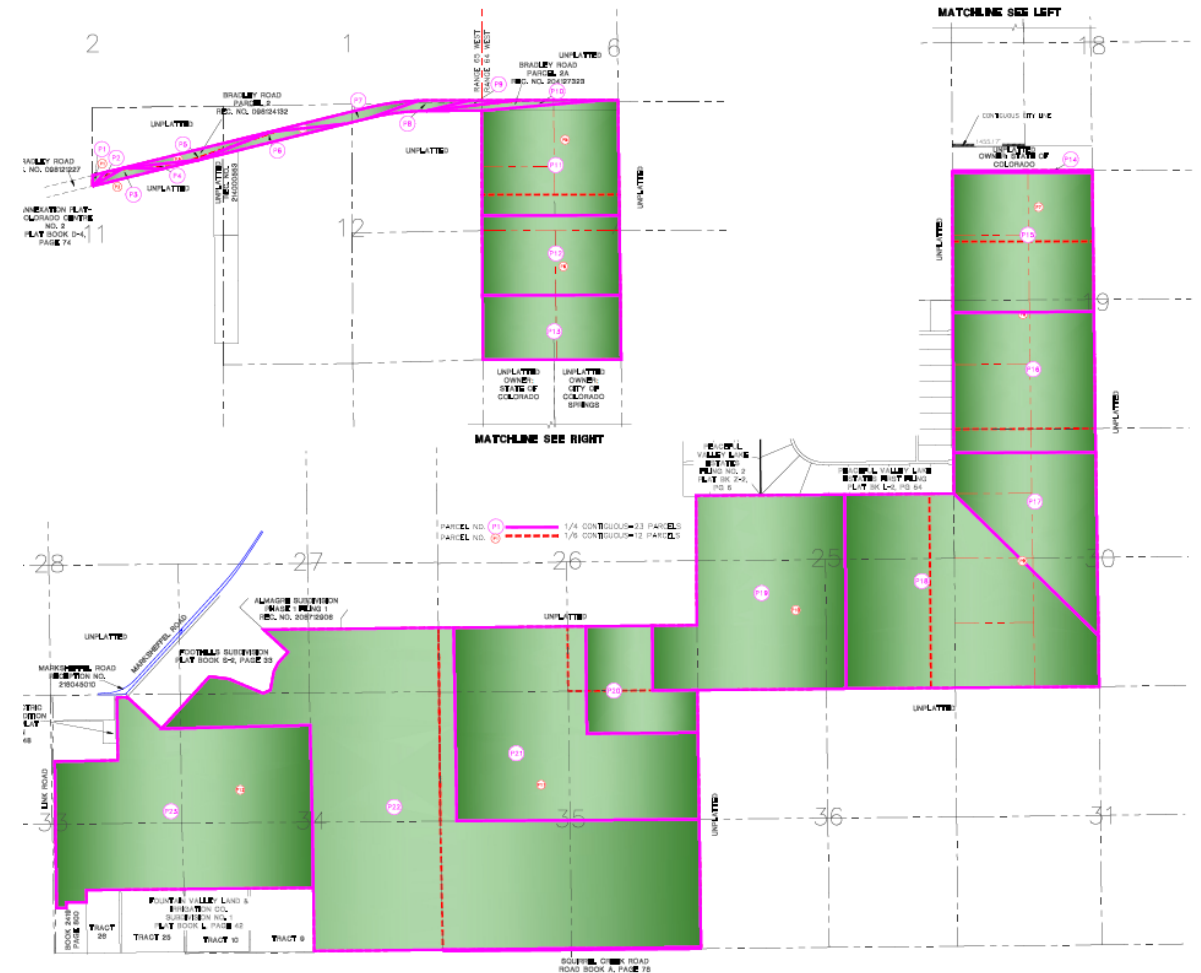
# AMARA ANNEXATION



## SERIAL ANNEXATION

(Colorado Revised Statute 31-12-105)

- Allows to “portion-off” pieces of the whole annexation boundary
- If the portion does not meet the state statute required contiguity
- Additions 1 – 23 (total petitions needed for whole boundary)
- All portions meet the required contiguity



# ANNEXATION PLAN + PlanCOS



## **CITY ANNEXATION PLAN**

- This 2006 plan does not contemplate the subject site for a potential annexation into the City of Colorado Springs.
- Points to the comprehensive plan, PlanCOS
- City is currently underway with AnnexCOS, the annexation plan update

## **PlanCOS**

- Did not contemplate an annexation scenario comparable to this
- PlanCOS does recommend an update of the City's Annexation Plan



# AGENCY REVIEW



## **Colorado Springs Utilities**

Completed full analysis.

Utilities Board June 21, 2023

## **Colorado Springs Fire Department**

Two permanent fire station locations and one temporary location established on the master plan.

## **Colorado Springs Police Department**

No station location requested within Amara

## **School District(s)**

Fountain Fort Carson District 8

Widfield District 3

Ellicott District 22

Provided nine school sites (125 acres) across the master planned area.

## **Parks**

Reviewed and approved by Parks Board

127.6 acres reflected in master plan

## **Public Works . Traffic Engineering**

In depth analysis for existing and future infrastructure

# CONDITIONS FOR ANNEXATION



## City Code Section 7.6.203 establishes:

- 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.*

# REVIEW CRITERIA



## **City Code Section 7.5.408: Master Plans**

- A. *Comprehensive Plan*
- B. *Land Use Relationships*
- C. *Public Facilities*
- D. *Transportation*
- E. *Environment*
- F. *Fiscal*

## **City Code Section 7.5.603: Zone Establishment**

1. *The action will not be detrimental to the public interest, health, safety, convenience or general welfare.*
2. *The proposal is consistent with the goals and policies of the Comprehensive Plan.*
3. *Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request.*
4. *For MU zone districts the proposal is consistent with any locational criteria for the establishment of the zone district, as stated in ARTICLE 3, "Land Use Zoning Districts", of this chapter. (Ord. 94-107; Ord. 97-111; Ord. 01-42; Ord. 03-157; Ord. 12-76)*



# OPTIONAL MOTIONS



## Items for review and consideration:

### **Annexation, City Code Section 7.6.203**

Annexation Ordinance

Annexation Resolution Findings of Fact to accept the Annexation Agreement

### **Mater Plan, City Code Section 7.5.408**

### **Zone Establishment, City Code Section 7.5.603**

Zoning Ordinance



# Questions?

