



## **PTAA ADDITION NO. 1 ANNEXATION – POLICY CHECKPOINT**

CITY COUNCIL  
WORK SESSION MEETING – September 9, 2024



# PTAA Addition No. 2

## QUICK FACTS

### Location:

Southeast of the Stetson Hills Boulevard and North Marksheffel Road intersection.

### Zoning and Overlays

Current: Unincorporated El Paso County

Proposed: MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay)

### Site Area

14.12

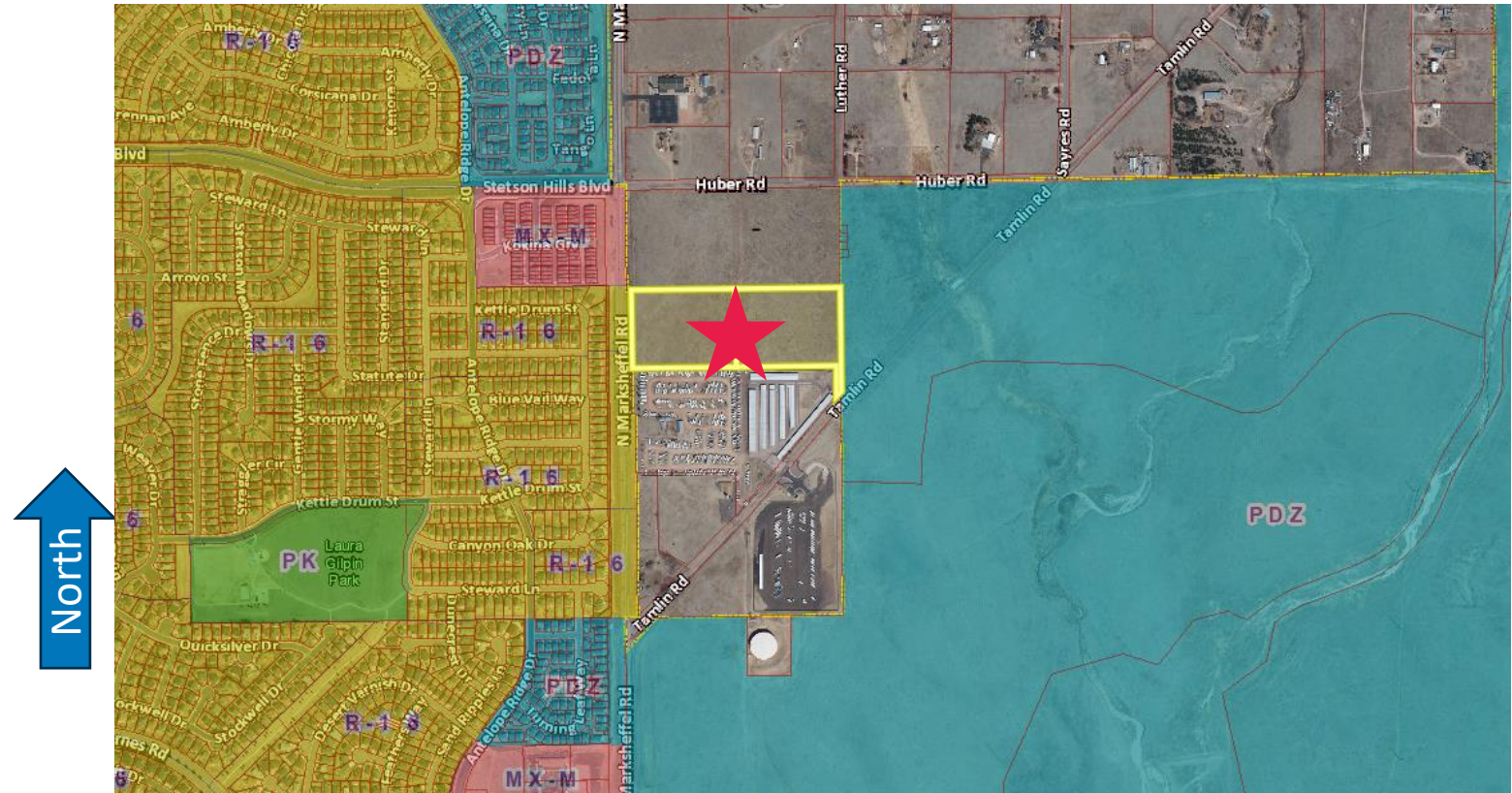
### Proposed Land Use

Charter School

## APPLICATIONS

Annexation, Zone Establishment, Land Use Plan

## VICINITY MAP



# Guidelines



1. Offers housing diversity
2. Sufficiency of existing or planned roadway infrastructure
3. Sufficiency of existing or planned public safety staffing
4. Proximity/opportunity to serve employment centers
5. Diversity of development (commercial/industrial/residential)
6. Economic impact on city
7. Reasonable utilities cost recovery / ROI projections
8. Connectivity / Proximity to transportation options
9. Desirable parkland/open space
10. Ability to fund / offset costs for needed public facilities