

Title

A resolution finding a petition for annexation of the area known as Amara Addition No. 1 – 23 Annexation consisting of 3,172.796 acres to be in substantial compliance with section 31-12-107(1), C.R.S. and setting a hearing date of May 28, 2024, for the Colorado Springs City Council to consider the annexation of the area.

(Legislative)

Presenter:

Katie Carleo, Land Use Planning Manager, Planning + Neighborhood Services
Peter Wysocki, Director of Planning + Neighborhood Services

Summary:

Applicant: La Plata, LLC

Owners: Tee Cross Ranches, LLC – Bobby Norris

This is a request to approve a resolution finding the Amara Addition No. 1 -23 Annexation petitions to be in substantial compliance with C.R.S. section 31-12-107, setting a public hearing date of May 28, 2024 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 3172.796 acres located south of Bradley Road and northeast of Squirrel Creek Road and Link Road.

Previous Council Action:

On November 23, 2021, City Council accepted the original petition for the Amara Annexation. As part of the new City Council Annexation Checkpoint policy the annexation and the fiscal impact analysis were presented to City Council at the March 11, 2024, Work Session.

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 Amara Addition No. 1 – 23 Annexation Petitions and has found it 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: May 4, 2024, May 11, 2024, May 18, 2024 and May 25, 2024, to adhere to the statute requirements for the May 28, 2024, 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

Stakeholder Process:

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 Motion:

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 May 28, 2024, for consideration of the Amara Addition No. 1 -23 Annexation, and directing the Clerk to provide notice in accord with C.R.S. section 31-12-108.

Summary of Ordinance Language

N/A