

T5 Addition No 1

ANEX-22-0012, ZONE-22-0009, COPN-22-0026

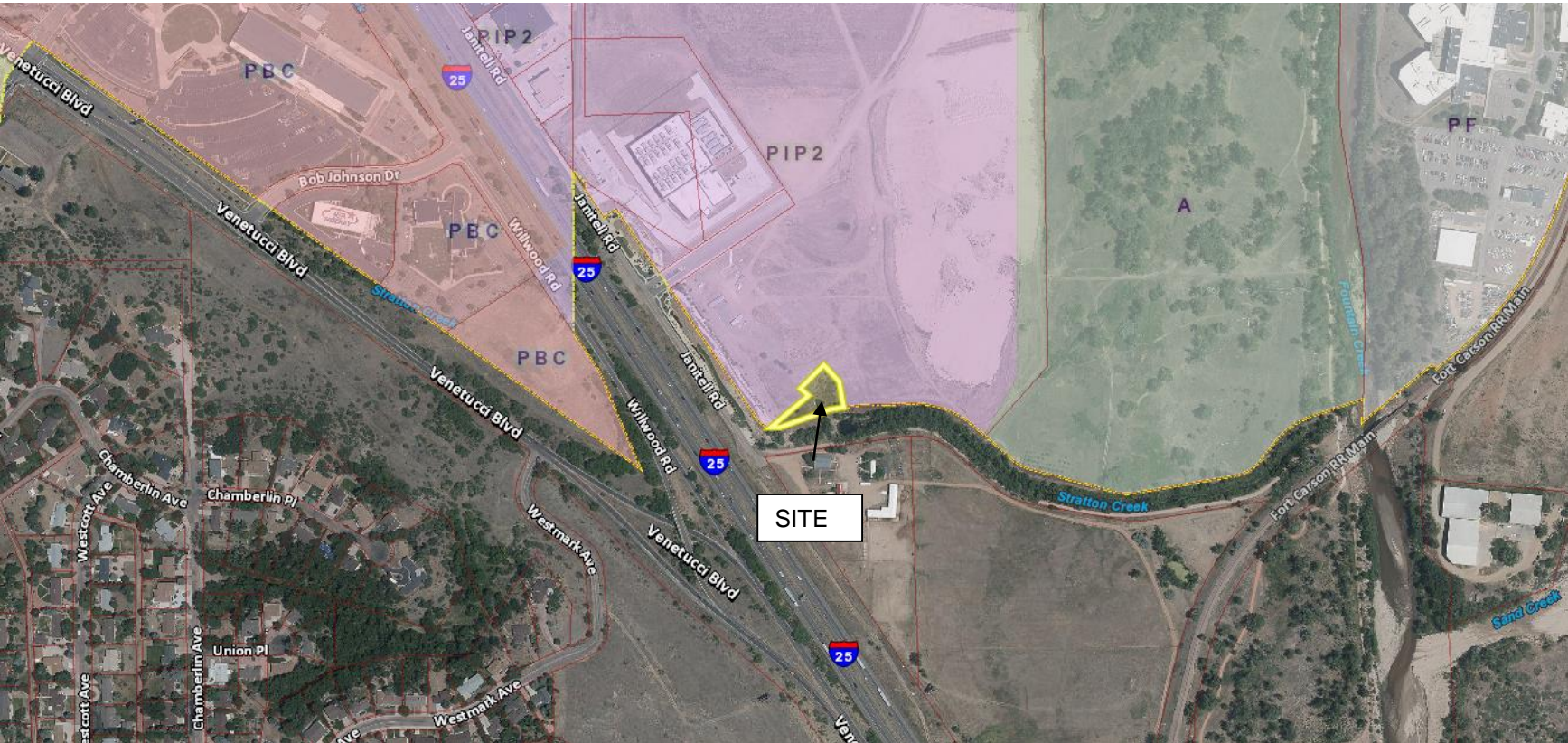
City Council

July 25, 2023

Gabe Sevigny, Planning Supervisor



SITE LOCATION



T5 Schedule



- Petition for Annexation: May 24, 2021
- Land Use Review Submittal: September 27, 2022
- City Council Budget Committee: December 27, 2022
- City Planning Commission Public Hearing: January 11, 2023 - unanimous recommendation for approval
- Utilities Board Recommendation: May 17, 2023 – unanimous recommendation for approval
- Resolution Setting Hearing for Annexation: June 13, 2023
- City Council Public Hearing for Annexation

BACKGROUND

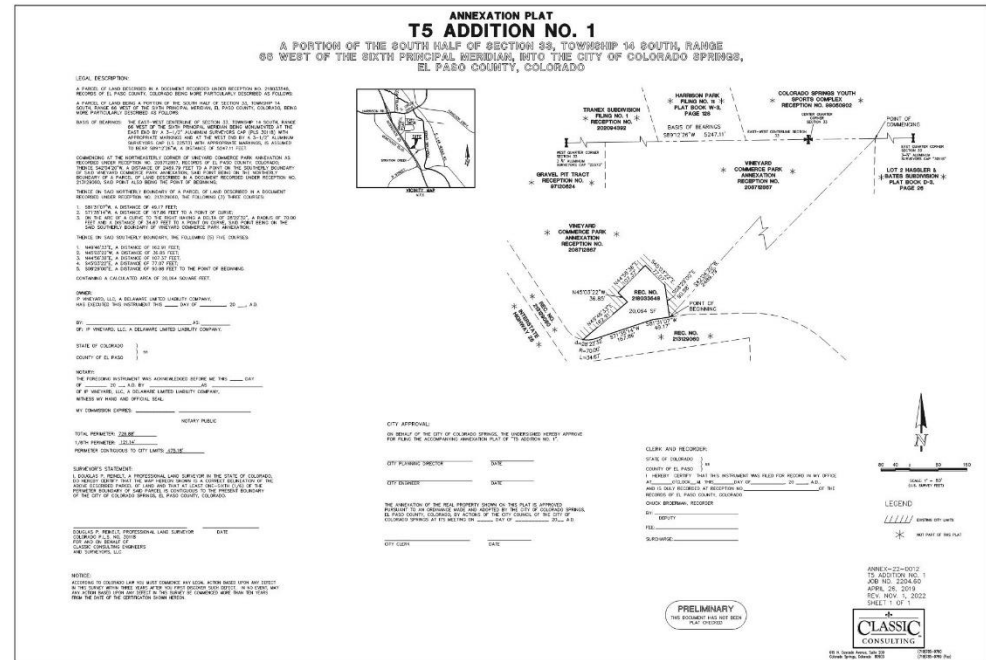


CURRENTLY UNINCORPORATED EL PASO COUNTY

- Currently zoned A-5 (El Paso County zoning Agricultural)
- Currently vacant

PROPOSED APPLICATIONS

- Annexation – T5 Addition No. 1, consisting of 20,064 square feet
- Establishment of zoning for PIP-2 (Planned Industrial Park) consisting of 20,064 square feet
- Concept Plan illustrates the proposed area for stormwater related requirements, a fence, and a fire access road.



ANNEXATION



ANNEXATION

Proposed serial annexation of 20,064 square feet

- The proposed annexation is located within the near enclave as the general area is surrounded on three sides and the remaining southern boundary is Stratton Creek, which presents characteristics of an enclave.
- The subject property meets the requirements of contiguity of the 1/6th rule (1/6th of the entire perimeter must have contiguity with city boundary)
- The annexation is voluntary
- The annexation would be required in order to allow for final approval of the final drainage report associated with Lot 1, T5 @ Colorado Springs Filing No. 3, DEPN-22-0104, therefore allowing for the full development of 3819 Janitell Road.

Southeastern Colorado Water Conservancy District

- The property was determined to be located within the SECWCD and no further action was required.

Fiscal Impact Analysis

- The annexation does not meet the criteria for a full fiscal impact analysis:
 - Any change/size from nonresidential to residential development
 - Minimum of 20 acres for all other changes
 - Maximum of 400 acres before marginal fiscal analysis recommended

Annexation Agreement

- An annexation agreement is located within your packet and indicates certain dedications and improvements that are the responsibility of the owners.

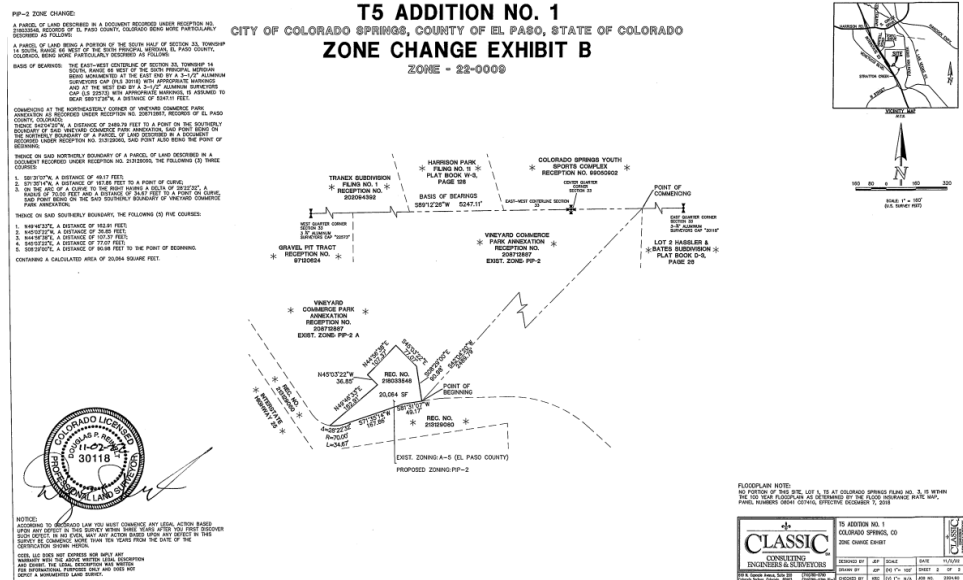
Zone Establishment



Zoning

Proposed to establish zoning of 20,064 square feet.

- The proposed zone district is PIP-2 (Planned Industrial Par) to allow Industrial use development.



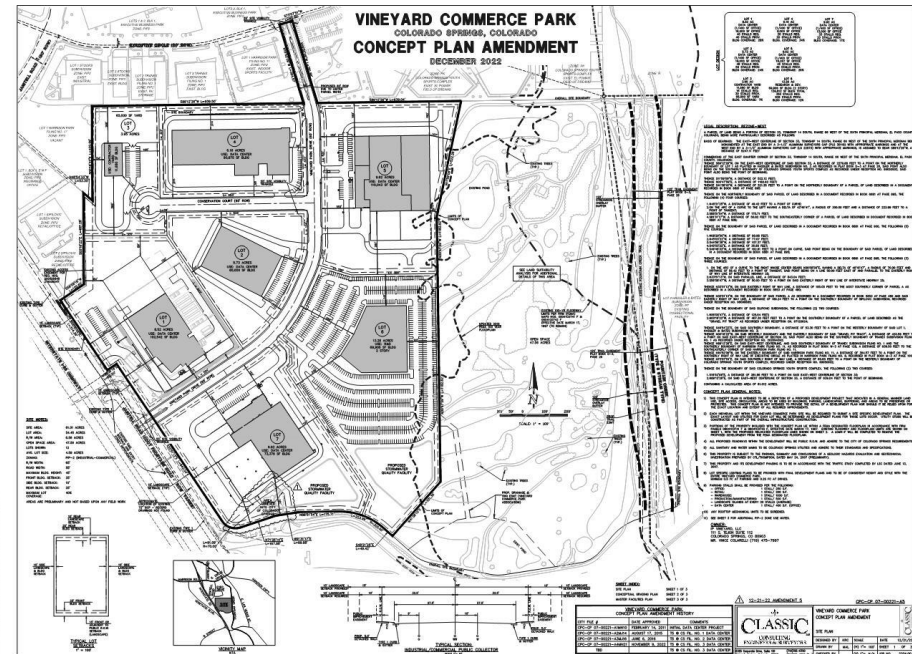
Concept Plan



Concept Plan

Proposed concept plan for 20,064 square feet

- The proposed concept plan amendment is a part of a greater area concept plan, the Vineyard Commerce Park Concept Plan.
- The concept plan identifies the area to be used for stormwater requirements, a fence, and a fire access road.



STAKEHOLDER PROCESS



PUBLIC POSTING AND NOTIFICATION

- Postcards sent to 10 property owners within 1000-foot buffer
 - Internal review and prior to public hearings
- Posters were required on the site for each of the cycles above

PUBLIC PARTICIPATION COMMENTS

- No comments were received with this proposal



RECOMMENDATION

Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as T5 Addition No. 1 and approving an annexation agreement.

ANEX-22-0012 – Annexation

Adopt an ordinance annexing into the City of Colorado Springs the area known as the T5 Addition No. 1 Annexation, based upon the findings that the annexation complies with all of the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203.

ZONE-22-0009 – Establishment of Zoning

Adopt an ordinance establishing 20,064 square feet as BP (Business Park) zoned district, based upon the findings that the change of zone request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B).

COPN-22-0026 – Concept Plan

Approve the Vineyard Commerce Park Concept Plan Amendment, based upon the findings that the Concept Plan Amendment meets the review criteria for a Concept Plan Amendment as set forth in City Code Section 7.5.503.C and the Concept Plan criteria as set forth in City Code Section 7.5.501.E.

Questions?

