



Vertex Consulting Services, LLC
455 Pikes Peak Avenue, Suite 101
Colorado Springs, CO 80903-3672
719-733-8606

Project Statement

February 17, 2024

City of Colorado Springs
Planning and Development Department
30 S. Nevada Avenue, Suite 701
Colorado Springs, CO 80903

Re: Pioneer Technology & Arts Academy (PTAA) Charter School – Land Use Plan Project Statement

To the City of Colorado Springs Planning and Development Department,

Please accept this document as the Project Statement for the Annexation (Post-Petition) application pursuant to the Annexation (Post-Petition) Application Submittal Checklist for the PTAA Charter School.

1. Description of the Proposed Development

The site is proposed to be developed as a new 800 student Pioneer Technology & Arts Academy (PTAA) charter school serving as a secondary school for grades 6 through 12. The owner of the property, which is SSS Education Corp., is proposing to develop a Science, Technology, Engineering, Art & Math (STEAM) charter school known as Pioneer Technology & Arts Academy (PTAA) on the site. More specifically, the school site is anticipated to include the following:

- A 47,000 square-foot charter school building serving 800 students within grades 6 through 12
- A 23,600 square-foot detached gymnasium
- Two onsite parking lots totaling 155 parking spaces
- Pick up and drop off drive aisles,
- A small 10,000 square-foot outdoor play area adjacent to the charter school building, and
- One onsite full spectrum water quality and detention facilities.

An existing PTAA primary/elementary charter school located at the southwest corner of Peterson Road and Dublin Boulevard is proposed to be the primary feeder school to the proposed secondary school.

The site is currently part of an existing County enclave and is located southeast of the Marksheffel Road and Stetson Hills Boulevard intersection along the east side of Marksheffel Road. The property is adjacent to vacant land to the north zoned RR-5 (Residential Rural) which is within the same County enclave as the subject site and vacant land to the east located within the City of Colorado Springs, which zoned PDZ, Planned Development Zone, as part of the overall Banning Lewis Ranch development. The property located to the south, which is also within the same County enclave as the subject site, includes an existing RV storage and self-storage facility and is currently zoned CC (Commercial Community) by El Paso County. Across Marksheffel Road to the west is the Eastview Estates single-family detached neighborhood which is zoned R-1 6, Single-Family Medium. See Exhibit 1 below for current City zoning in the area.

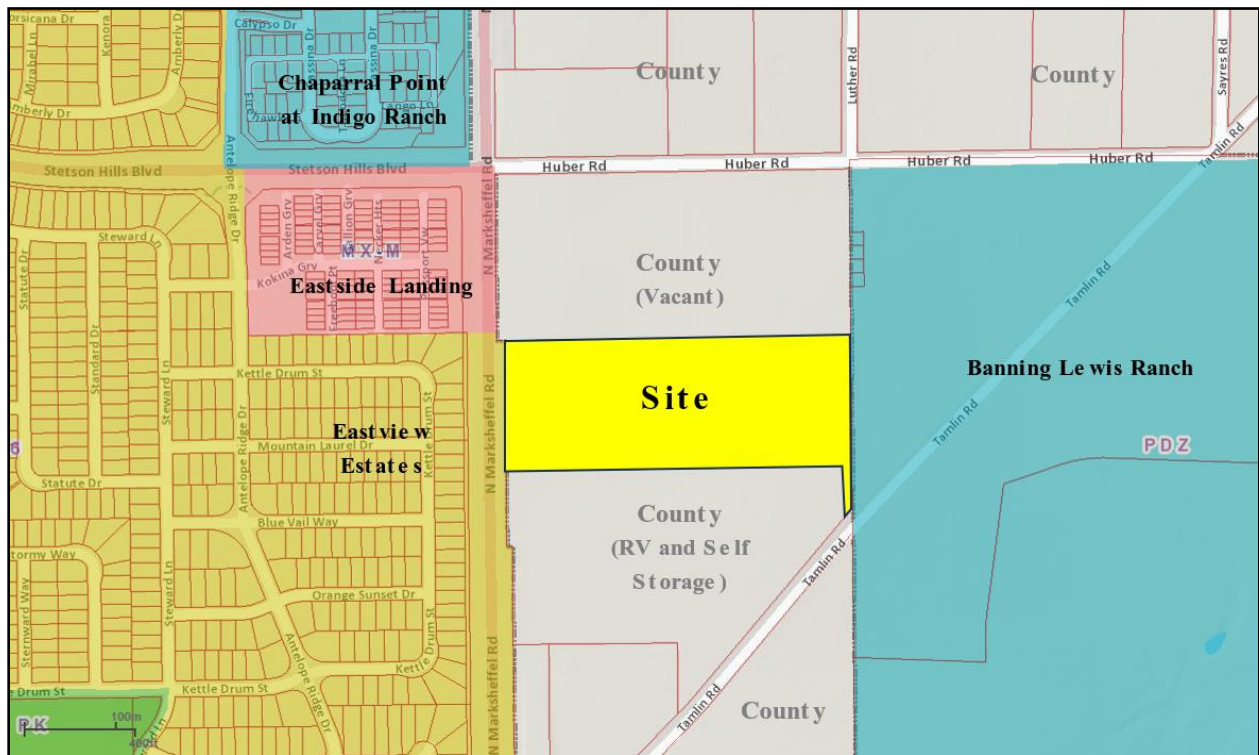


Exhibit 1. Map of Existing City Zoning and Development in the Vicinity of the PTAA Site

As mentioned above, the PTAA site is part of an enclave of County land surrounded by properties that are already within the incorporated boundaries of the City of Colorado Springs (see Exhibit 2 below). The site is currently vacant and is encumbered by relatively large utility easements, particularly along the western portion of the property near Marksheffel Road.

The site is currently vacant and is generally comprised of open areas of native vegetation. The western portion of the property slopes from north-northeast to south-southwest generally towards Marksheffel Road and the eastern portion of the property slopes from north-northwest to south-southeast generally towards Tamlin Road. The property is located in the upper reaches of the East Fork of Sand Creek drainage basin, which ultimately drains into Sand Creek approximately seven (7) miles to the south near the Academy Boulevard and East Fountain Boulevard intersection. The western portion of the East Fork basin has been developed both within the City of Colorado Springs as well as within

unincorporated El Paso County. The eastern portion of the basin is less developed but contains significant developable acreage particularly within Banning Lewis Ranch. Onsite stormwater management will be required and the required connections to existing City stormwater infrastructure will occur with development of the property.

Proposed access into the site is via an easement to the north ultimately connecting to the future Stetson Hills extension and proposed access leaving the site is via a right-out only access on Marksheffel Road at the southwest corner of the site.



Exhibit 2. Map of the PTAA site (Project Site) and overall El Paso County Enclave

The property owner is requesting approval for this map amendment (rezoning) following approval of annexation into the City of Colorado Springs. The property owner is also seeking approval of a concurrently submitted development plan application.

2. Justification for Approval based on the Review Criteria

The following is an analysis of how the requested annexation meets the “Annexation Policy Checkpoint Guidelines” as well as the Annexation review criteria included within Section 7.5.2701.A.C, Conditions for Annexation, of the UDC.

Page six of the “Annexation Policy Checkpoint Guidelines” identifies the following guidelines to be reviewed when determining if an annexation should be approved:

Requirements (UDC)		<input checked="" type="checkbox"/>
Logical Extension of City Boundary <input type="checkbox"/>	Water Ordinance requirements	<input type="checkbox"/>
Beneficial to city (see guidelines) <input type="checkbox"/>	Sufficient existing or projected utilities across four services	<input type="checkbox"/>
Utilities / PUC Service Territory Requirements <input type="checkbox"/>	Groundwater / easement requirements	<input type="checkbox"/>
Guidelines & Other Considerations		<input type="checkbox"/>
Offers housing diversity <input type="checkbox"/>	Sufficiency of existing or planned roadway infrastructure	<input type="checkbox"/>
Sufficiency of existing or planned public safety staffing <input type="checkbox"/>	Proximity/opportunity to serve employment centers	<input type="checkbox"/>
Diversity of development (commercial/industrial/residential) <input type="checkbox"/>	Economic impact on city	<input type="checkbox"/>
Reasonable utilities cost recovery / ROI projections <input type="checkbox"/>	Connectivity / Proximity to transportation options	<input type="checkbox"/>
Desirable parkland/open space <input type="checkbox"/>	Ability to fund / offset costs for needed public facilities (PD/FD/Public Works)	<input type="checkbox"/>

REQUIREMENTS

1. Logical Extension of City Boundaries.

As mentioned in the project description above, the property proposed for annexation is within an enclave surrounded by land already within the City limits of Colorado Springs. The property is immediately adjacent to the current City of Colorado Springs boundaries along the east and west property lines. The property is already within the Colorado Springs Utilities (CSU) gas and electric service areas. Additionally, CSU has existing water and wastewater infrastructure along Marksheffel Road as well as existing stormwater infrastructure capable of handling additional historically-released developed flows from the proposed development.

2. Benefit to the city (see guidelines)

Beneficial Elements “Opportunities”

(For Council consideration during step 3 of proposed process)

- Meets the needs of current and future residents
 - Provides opportunity for housing diversity to include Affordable & attainable.
 - Can reasonably be served by existing or planned public safety and public works infrastructure.
 - City has necessary staffing to provide key city services in the area.
- Improves the City’s economic environment
 - Serves military bases & other employment centers
 - Includes diverse retail/Industrial elements
 - Adds jobs beyond construction timeline
 - Has positive or net-zero impact on city budget (to include TABOR considerations)
 - Financially sustainable for utilities (cost recoup / proximity to existing or planned infrastructure)
- Positively impacts the quality of life of our residents
 - Proximity to transit or investment to build
 - Includes desirable parkland, open space or connectivity

The proposed annexation is for a new charter school in a growing area of the City along the Marksheffel corridor. There are numerous existing, new, and planned housing developments in the immediate vicinity. The proposed school will support the diverse housing stock within the vicinity. The traffic study prepared by SM Rocha and submitted in support of the annexation, zoning, land use plan, and development plan identifies that the surrounding City Road network can serve the development.

The Charter School will provide additional employment opportunities for educators, landscapers, and maintenance specialists. The school will finance all necessary improvements, both onsite and offsite (e.g. water line extensions, roadway improvements, etc.). A memo prepared by Kortne Deloney, City Budget Office, dated August 9, 2024 states:

“A Fiscal Impact Analysis will be completed by the Budget Office for annexations or amendments that meet the following criteria:

- 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

The proposal annexes a 14.115-acre property in the City. Therefore, this annexation/amendment does not meet the above criteria, and a full fiscal impact analysis is not required.”

This is a small portion of an enclave of the City of Colorado Springs. City Police, Fire, and Public Works respond to the needs of all those properties immediately adjacent. The subject are within the Falcon Fire District, but Colorado Springs Fire may respond to emergencies in the area through mutual aid agreements.

3. Utilities/PUC Service Territory Requirements

The property is immediately adjacent to the current City of Colorado Springs boundaries to the east and west. The property is already within the Colorado Springs Utilities (CSU) gas and electric service areas. In addition, CSU has existing water and wastewater infrastructure along Marksheffel.

4. Water Ordinance Requirements

Section B. of Ordinance 23-02 identifies specific findings that should be made in order for the City of Colorado Springs to be compelled to annex new land. Item 3 of subsection B identifies that enclaves should be annexed and states:

“The area is an enclave (as defined by State Law), or the area is owned or leased by the City, or extension of water service to the area will have a de-minimis impact on the overall City’s available water supply.”

The subject parcel is an enclave and meets the Water Ordinance criteria of approval.

5. Sufficient existing or projected utilities across four services

The property is immediately adjacent to the current City of Colorado Springs boundaries to the east and west. The property is already within the Colorado Springs Utilities (CSU) gas and electric service areas. In addition, CSU has existing water and wastewater infrastructure in the immediate vicinity.

6. Groundwater/easement requirements

All groundwater rights will be deeded to the City of Colorado Springs upon annexation. Colorado Springs Utilities has identified the need for a 50 foot utility easement along the western property boundary. This easement is to be established via a separate instrument following the approval of the annexation, but prior to recording the annexation plat.

GUIDELINES AND OTHER CONSIDERATIONS

1. *Offers housing diversity*

The proposed development does not provide housing, but will support the surrounding neighborhoods through the provision of a new school in the area.

2. *Sufficiency of existing or planned public safety staffing*

This is a small portion of an enclave of the City of Colorado Springs. City Police, Fire, and Public Works respond to the needs of all those properties immediately adjacent. City Fire and Police respond to these parcels when needed through inter-governmental agreements. There is adequate staffing to serve the proposed school.

3. *Diversity of development (commercial/industrial/residential)*

The proposed development does not include any commercial or industrial land; however, the proposed school will provide a necessary service to the surrounding community.

4. *Reasonable utility cost recovery/ROI projections*

The anticipated fiscal impacts to the City were negligible, therefore, a Fiscal Impact Analysis was not required. The property owner will fully fund the development of the site and necessary utility connections.

5. *Desirable parkland/open space*

Colorado Springs Parks has not identified any park or open space being required for this proposed development. The proposed school site will include recreation and open space, to include a planned track and athletic fields.

6. *Sufficiency of existing or planned roadway infrastructure*

The traffic study prepared by SM Rocha and submitted in support of the annexation, zoning, land use plan, and development plan identify that the surrounding City Road network can serve the development. It will be the developer's responsibility to construct any required improvements for ultimate acceptance by the City of Colorado Springs.

7. *Proximity/opportunity to serve employment centers*

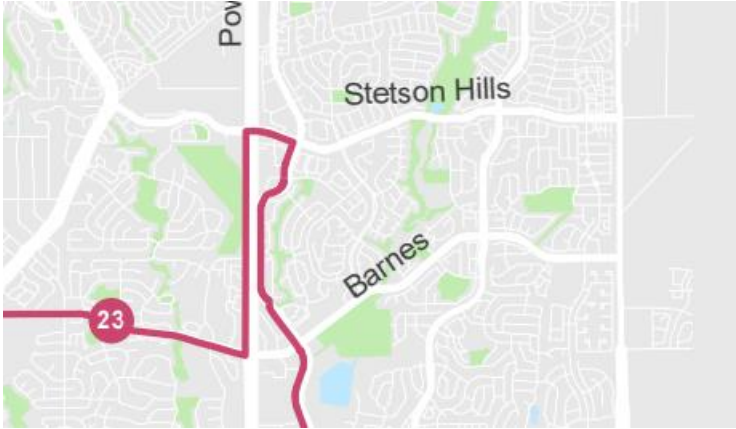
The proposed development is adjacent to the Marksheffel Corridor, which includes multiple employment centers.

8. *Economic impact on city*

The anticipated fiscal impacts to the City were negligible, therefore, a Fiscal Impact Analysis was not required. The property owner will fully fund the development of the site and necessary utility connections.

9. *Connectivity/proximity to transportation options*

The proposed development is in proximity to multiple modes of transportation to include personal vehicle, public transportation, bicycle, and walking. The Mountain Metro has several routes within close proximity to the proposed development, including the Barnes Rd-Tutt Blvd line which runs on Powers. Please see the bus route map below.



In addition to a nearby bus routes, there are also numerous bike paths in the vicinity. Please see the Colorado Springs City Bicycling Map below.



10. Ability to find/offset costs for needed public facilities (PD/FD/Public Works)

This is a small portion of an enclave of the City of Colorado Springs. City Police, Fire, and Public Works respond to the needs of all those properties immediately adjacent. City Fire and Police respond to these parcels when needed through inter-governmental agreements. The anticipated fiscal impacts to the City were negligible, therefore, a Fiscal Impact Analysis was not required.