

**KARMAN LINE ADDITION NO. 1-6  
ANNEXATION IMPACT REPORT**

**November 22, 2024**

The Annexor and property owner, Norris Joint Ventures, LLC, have submitted an annexation application request to the City of Colorado Springs consisting of 1,912.62 acres located northwest of the Bradley Road and Curtis Road intersection. The State of Colorado requires that an Annexation Impact Report (A.I.R.) be prepared and submitted to the Board of County Commissioners of El Paso County prior to being heard by the City Council of Colorado Springs. The required elements of the A.I.R. are as follows:

**31-12-108.5. Annexation Impact Report**

The municipality shall prepare an impact report concerning the proposed annexation at least twenty-five days before the date of the hearing (January 14, 2025 City Council Regular meeting) established pursuant to section [31-12-108](#) and shall file one copy with the board of county commissioners governing the area proposed to be annexed within five days thereafter. Such report shall not be required for annexations of ten acres or less in total area or when the municipality and the board of county commissioners governing the area proposed to be annexed agree that the report may be waived.

Such report shall include, as a minimum:

- a) A map or maps of the municipality and adjacent territory to show the following information:
  - (I) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;
  - (II) The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and
  - (III) The existing and proposed land use pattern in the areas to be annexed;
- b) A copy of any draft or final pre-annexation agreement, if available;
- c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;
- d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;
- e) A statement identifying existing districts within the area to be annexed; and
- f) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

The applicant has prepared the Sands Master Plan, which is attached and which provides most of the requested information. The remainder of this report will answer the specifically listed A.I.R. checklist information.

- a) **A map or maps of the municipality and adjacent territory to show the following information:**
  - (I) **The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;**  
The attached Land Use Plan and Annexation Plats are contextual maps of the proposed annexation, which shows the site, City and County boundaries, and current zoning in both jurisdictions.
  - (II) **The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and**  
The attached Land Use Plan shows the location of major existing and proposed streets, City utility, public improvements and drainage infrastructure and facilities.
  - (III) **The existing and proposed land use pattern in the area to be annexed;**  
The attached Land Use Plan shows the proposed land use pattern for the area being annexed. Currently there are three single-family residences located within the area. If approved, the proposed 141 single-family detached residential lots will be allowed.
- b) **A copy of any draft or final pre-annexation agreement, if available;**

Attached find the most recent draft of the Karman Line Annexation Agreement.

- c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;**

If the annexation is approved by the City Council, all municipal services (utilities, fire, police, streets, etc.) will be provided by the City of Colorado Springs.

- d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;**

This property will be subject to standard annexation agreement provisions regarding extension of public facilities and utilities. Generally, the owner/developer is responsible for extending these services into the annexed land.

- e) A statement identifying existing districts within the area to be annexed; and**

According to El Paso County Assessor records, the subject property is in the following districts:

- Ellicott School District 22;
- Pikes Peak Library District;
- Central Colorado Conservation District
- Ellicott Fire Protection District;
- Ellicott Metro District

- f) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.**

See attached letter of support from Ellicott School District 22. At the upper end of the expected density is 8,265 units. The applicant has depicted school sites within the land use plan also attached.