



**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**  
**Land Use Review Division**

**DATE:** October 12, 2021

**TO:** Clerk to the Board of County Commissioners  
El Paso County Development Services Department

**FROM:** Katie Carleo, Planning Manager

**RE:** Black Canyon Quarry Addition No. 1 Annexation – Annexation Impact Report

Pursuant to CRS 31-12-108.5 please find enclosed a copy of the Annexation Impact Report for the Black Canyon Quarry Addition No. 1 Annexation located northwest of Black Canyon Road and Garden Drive consisting of 91.11 acres. No County action is required or deemed necessary. This project is scheduled for consideration by City Council on November 9, 2021. Should you have any questions please feel free to contact me.

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C: File

Enclosure: Annexation Impact Report  
Black Canyon Quarry Addition No. 1 Annexation Plat

**BLACK CANYON QUARRY ADDITION NO. 1 ANNEXATION  
ANNEXATION IMPACT REPORT**

**OCTOBER 12, 2021**

The Annexor and property owner, City of Colorado Springs, have submitted an annexation application request to the City of Colorado Springs consisting of 91.11 acres located northwest of Black Canyon Road and Garden Drive. 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 (November 9, 2021 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 Annexation Plat 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 proposed annexation is only for existing open space and parkland and will not have any of the above-mentioned extensions.
  - (III) **The existing and proposed land use pattern in the area to be annexed;**

The associated annexation will annex only that area of parkland and open space. The site sits directly west of the Cedar Heights neighborhood with a vast amount of existing trails and open space. The intent of this annexation is not to change any trail systems or existing open space and the existing land use as such will remain the same.

**b) A copy of any draft or final pre-annexation agreement, if available;**

This annexation is of City owned property and does not require an 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 provisions regarding extension of public facilities and utilities.

**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:

- Manitou Springs School District 14
- Pikes Peak Library 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.**

There will be no student generation from the associated annexation since the property is for the sole purpose of parkland and open space.

