

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development

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Colorado Springs, CO 80910

Board of County Commissioners

Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners
FROM: Planning & Community Development
DATE: 10/24/2024
RE: ANX2410; PTAA Addition No. 1 Sands Annexation

Project Description

Acknowledgement of an Annexation Impact Report for PTAA Addition No.1 Sands Annexation. An annexation application request was submitted to the City of Colorado Springs consisting of 14.12 acres located southeast of Stetson Hills Boulevard and North Marksheffel Road intersection. The 14.12 acres are zoned RR-5 CAD-O (Residential Rural, Commercial Airport Overlay District), and are proposed to be rezoned to MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay).

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 City of Colorado Springs provided El Paso County with an Annexation Impact Report on September 16, 2024. The project is scheduled for consideration by the City of Colorado Springs' City Council on November 12, 2024.

Authority of Board of County Commissioners

The Board of County Commissioners may forward written comments to the annexing municipality, time permitting, or designate an authorized representative to present the Board of County Commissioners' comments at the annexation hearing.

Attachments

1. Memo from City of Colorado Springs
2. Annexation Impact Report
3. Land Use Plan



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
Land Use Review Division

DATE: September 16, 2024
TO: Clerk to the Board of County Commissioners
El Paso County Development Services Department
FROM: Gabe Sevigny, Planning Supervisor
RE: PTAA Addition No. 1 Annexation

Pursuant to CRS 31-12-108.5 please find enclosed a copy of the Annexation Impact Report for the Sands Annexation located southeast of the Stetson Hills Boulevard and North Marksheffel Road intersection consisting of 14.12 acres. No County action is required or deemed necessary. This project is scheduled for consideration by City Council on November 12, 2024. Should you have any questions please feel free to contact me.

Gabe Sevigny
Planning Supervisor - South
p: 719.385.5088
e: gabe.sevigny@coloradosprings.gov

C: ANEX-23-0027

Enclosure: Annexation Impact Report

RECEIVED

Name (Print) - Signature

Date

**PTAA ADDITION NO. 1 ANNEXATION
ANNEXATION IMPACT REPORT**

SEPTEMBER 16, 2024

The Annexor and property owner, SSS Education Corp, have submitted an annexation application request to the City of Colorado Springs consisting of 14.12 acres located southeast of the Stetson Hills Boulevard and North Marksheffel 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 (November 12, 2024 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 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 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 the area to the east is vacant, to the north is larger lot single-family residential still within El Paso County, to the west is higher density single-family residential, and to the south is storage also located in El Paso County. If approved, the application will be to allow for a future charter school.

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

Attached find the most recent draft of the PTAA Addition No. 1 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:

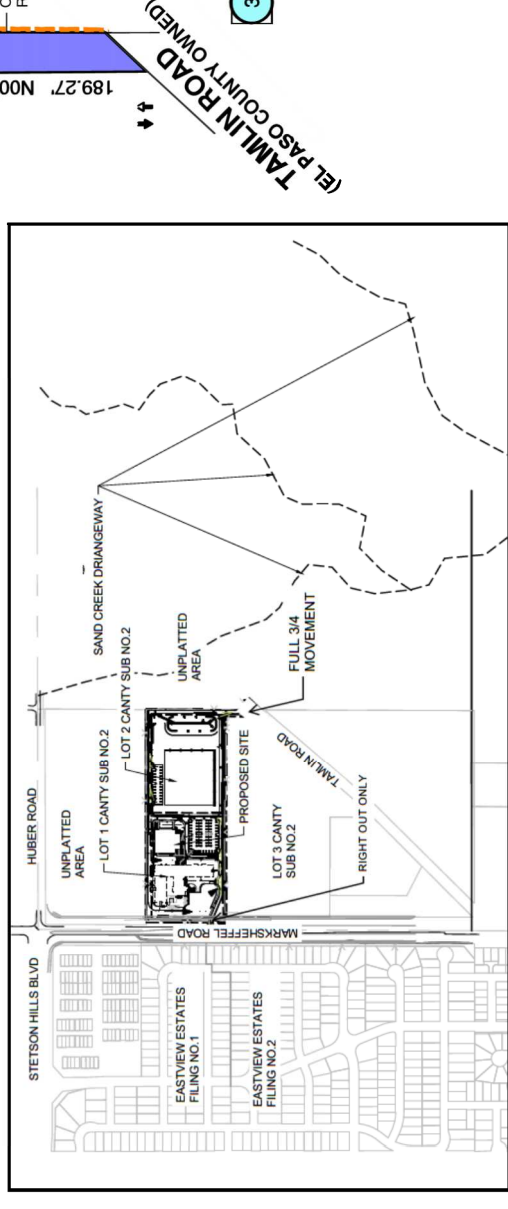
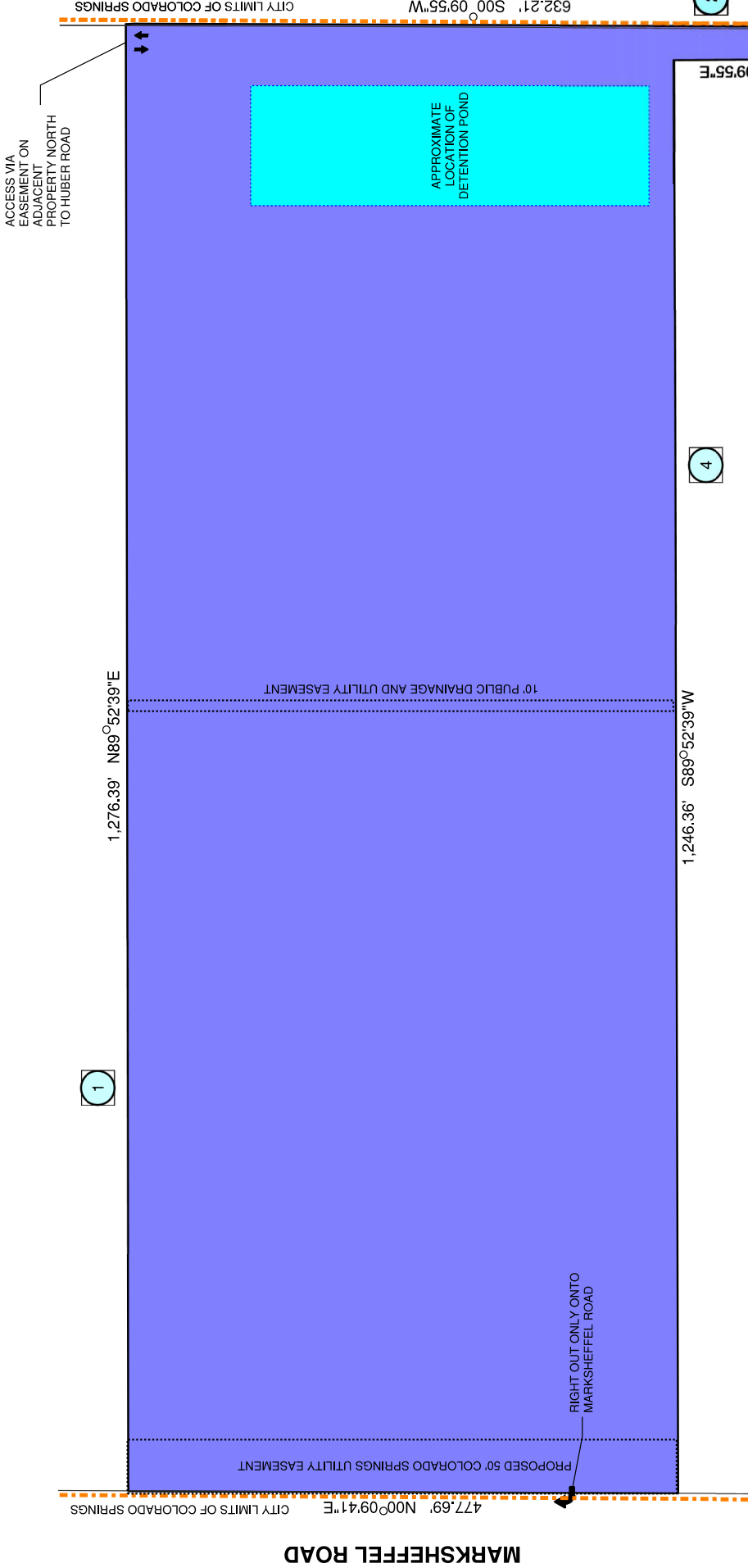
- Falcon School District 49;
- Pikes Peak Library District;
- Southeastern Colorado Water Conservancy District;
- Falcon Fire Protection District

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.

The proposal is for a future charter school for the D-49 School District, no new students would be generated with the proposal. D-49 as provided a letter of support for the project.

PTAA CHARTER SCHOOL LAND USE PLAN

LOT 1 AND LOT 2, CANTY SUBDIVISION FILING NO. 2, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



Adjacent Property Ownership		
Tax ID Number	Ownership	Zoning
1 5321001003	Southwest Equity Assoc	County RR-5
2 5300000760	BLH NO 2 LLC	RL-6
3 5321002001	Tamlin Storage LLC	County CS
4 5321001005	Stetson Hills Property Owner LLC	County CC

PROJECT DESCRIPTION
This project proposes to annex 14.115 acres of land into the City of Colorado Springs. The Land Use Plan proposes a charter school. The goal of the project is to provide quality education.

Site Data	
Owner/Applicant:	SSS Education Corp 6464 Peterson Road Colorado Springs, CO 80923
Site Address:	5304 Tamlin Road
Tax ID Numbers:	5321001008, 5321001009
Current Zoning:	El Paso County RR-5
Proposed Zoning:	MX-MAP-O
Total Site Area:	14.115 Ac
Existing Land Use:	Vacant
Proposed Land Use:	D49 Charter School
Maximum Height Allowance:	60 FT
Anticipated Height:	33.5 FT
Anticipated Structure Size:	76,000 SQ FT
Master Plan:	NA
Development Schedule:	Spring 2025

GENERAL NOTES

- PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON TRACTS, ACCESS DRIVES, PRESERVATION AREAS, AND SCAPES ADJACENT TO THEIR PROPERTY.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN COMPLIES WITH ALL DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE, COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA AND ANY OTHER FEDERAL STATE AND LOCAL LAWS OR REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WAS RECORDED ON APRIL 19, 1983 IN BOOK 3707 AT PAGE 571.
- THE MINERAL ESTATE OWNER, MINERAL RIGHTS DEVELOPMENT WAS SUBMITTED AND CAN BE FOUND IN FILE LUPL-24-0005. THE APPLICANT HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNERS IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
- AN ANALYSIS AND A CALCULATION OF TOTAL COSTS TO THE CITY TO PROVIDE INFRASTRUCTURE FOR A PERIOD OF AT LEAST 10 YEARS.
- ROAD ALIGNMENTS AND ACCESS POINTS WILL BE DETERMINED WITH THE DEVELOPMENT PLAN.
- PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, A DEVELOPMENT GRADING PLAN MUST BE PREPARED.
- THE PROPOSED DEVELOPMENT IS SUBJECT TO AGENCY FLOOD INSURANCE RATE MAP NO. 08041005-650, EFFECTIVE DATE DECEMBER 7, 2018. INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 2% ANNUAL CHANCE FLOOD HAZARD).
- THE WATER QUALITY/RETENTION FACILITY(IES) WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- THE PROPERTY IS SUBJECT TO A GAS LINE EASEMENT RECORDED IN BOOK 2123 ON PAGE 741.

NO.	REVISION/ISSUE	DATE

PTAA CHARTER
SCHOOL LAND USE
PLAN

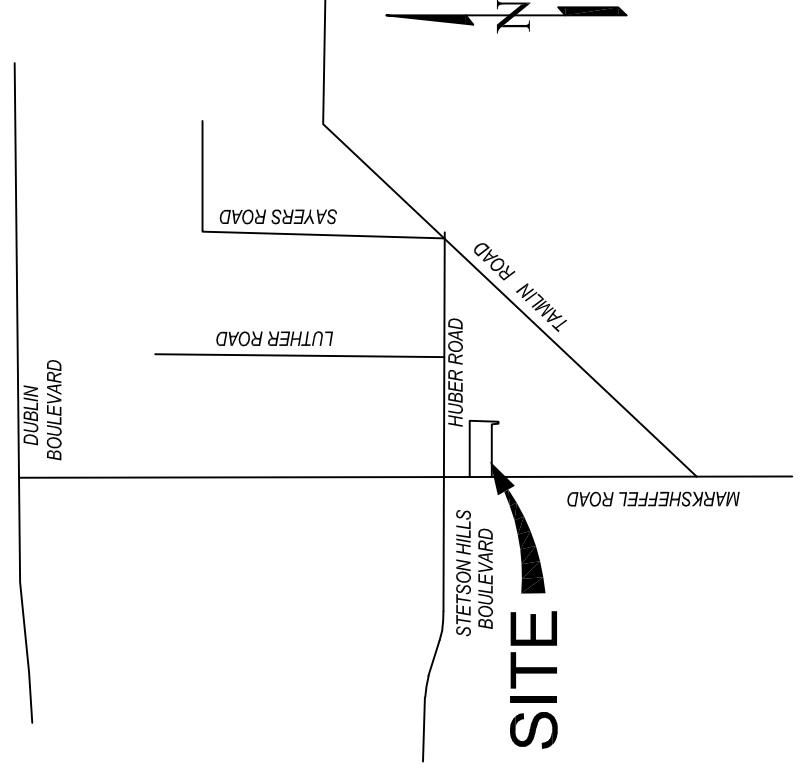
VERTEX
Consulting Services
455 E. Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

PROJECT NO. LUPL-24-0005	SHEET 1 of 1
DATE 02/17/2024	
PREPARED NRR	APPROVED CAD

ANNEXATION PLAT

PTAA ADDITION NO. 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH RANGE 65 WEST, OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

BE IT KNOWN BY THESE PRESENTS:
THAT PNC PARTNERS 80-20, LLC, BEING THE PETITIONER OF THE ANNEXATION OF THE FOLLOWING TRACT OF LAND TO WIT:

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH BOUNDARY LINE OF CANTY SUBDIVISION NO. 2 AS RECORDED UNDER RECEPTION NUMBER 988075, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE EAST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18891" AND AT THE EAST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18891" AT GROUND LEVEL, ASSUMED TO BEAR N89°52'39"E A DISTANCE OF 1,276.39 FEET.

LOT 1 AND LOT 2, CANTY SUBDIVISION NO. 2 AS RECEPTION NUMBER 988075, RECORDS OF EL PASO COUNTY, STATE OF COLORADO,
CONTAINING A CALCULATED AREA OF 614,855 SQUARE FEET OR 14.115 ACRES MORE OR LESS.

IN WITNESS WHEREOF:

THE AFOREMENTIONED PNC PARTNERS 80-20, LLC, _____ DAY OF _____, 2022, EXECUTIVE DIRECTOR, HAS EXECUTED THIS INSTRUMENT.

BY: SHUBHAM PANDY, EXECUTIVE DIRECTOR, PNC PARTNERS 80-20, LLC

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

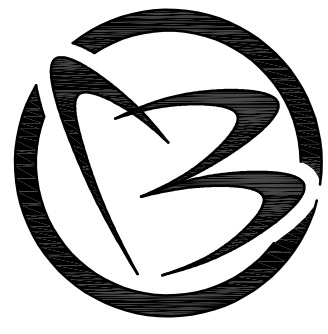
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D., BY _____, EXECUTIVE DIRECTOR, PNC PARTNERS 80-20, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206
4732 Eagleidge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TWP 13S R65W
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

ANNEXATION PLAT PTAA ADDITION NO. 1

NO.	REVISIONS	DESCRIPTION	DATE

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2451-00
DATE CREATED	8/14/2023
DATE ISSUED	DRAFT
SHEET NO	1
OF	2

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT PTAA ADDITION NO. 1"

CITY PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO THE ORDINANCES OF THE CITY OF COLORADO SPRINGS, COLORADO, BY THE ACTIONS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON THE _____ DAY OF _____, 2022.

CITY CLERK _____ DATE _____

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE-DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-QUARTER (1/4) OF THE PERIMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS WITH THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

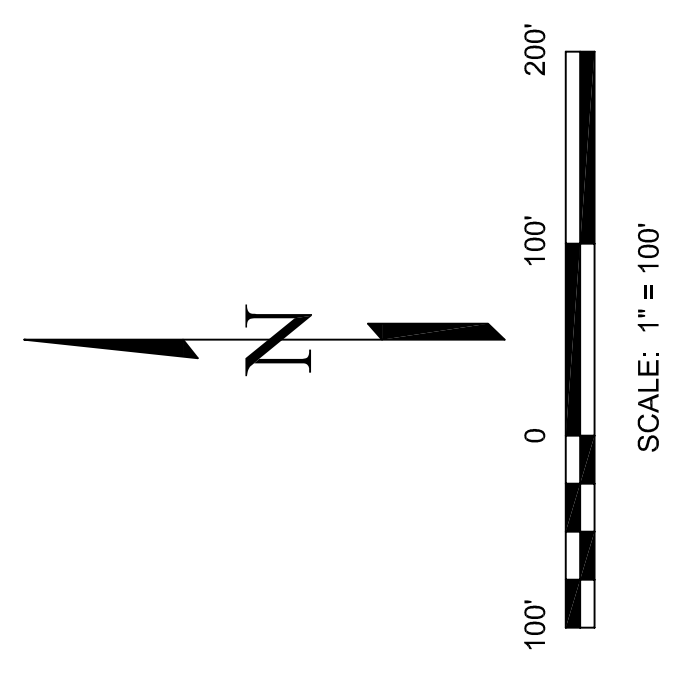
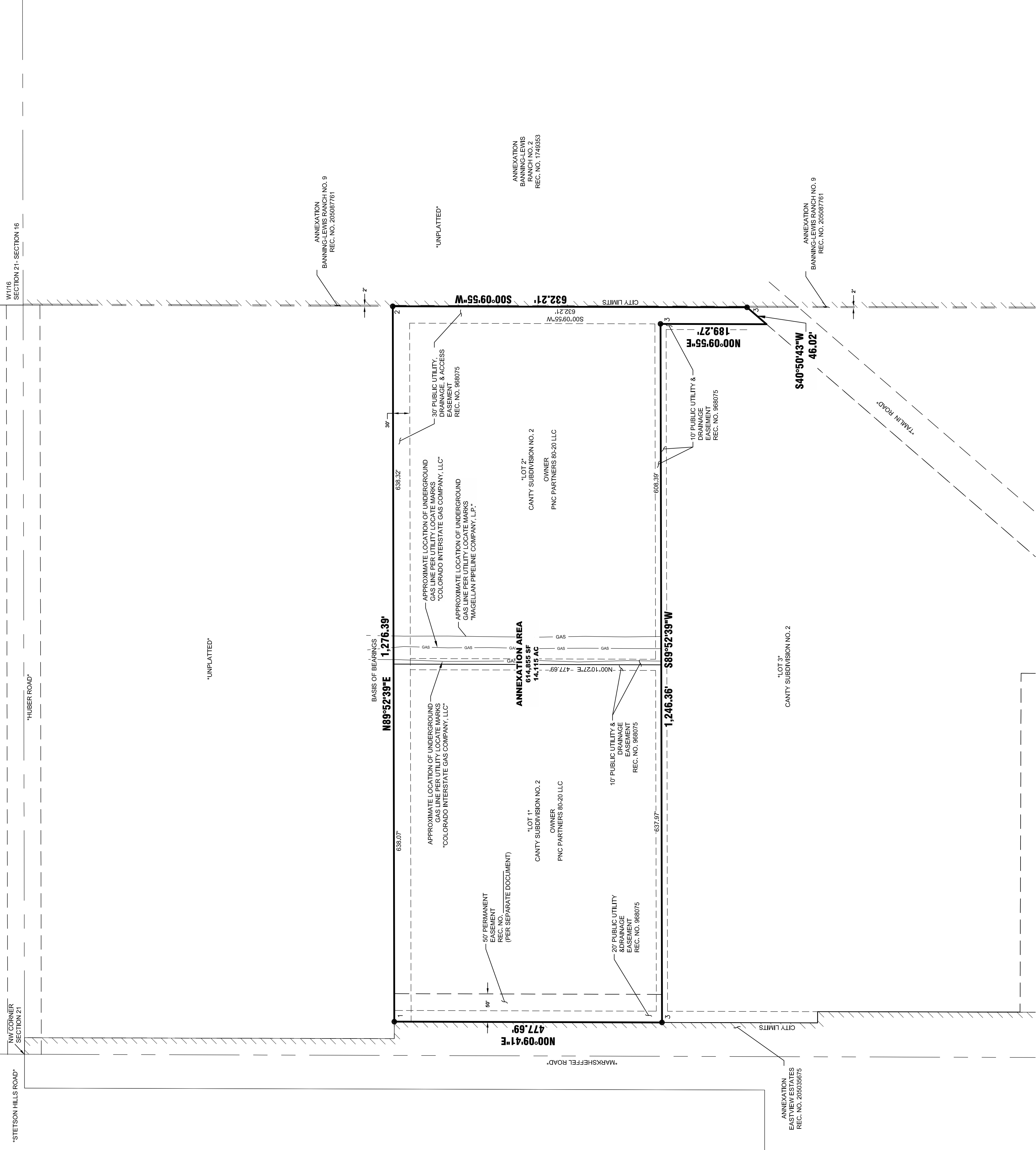
I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 2022, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____ STEVE SCHLEIKER, RECORDER
SURCHARGE: _____ BY: _____ DEPUTY

ANNEXATION PLAT

PTAA ADDITION NO. 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH RANGE 65 WEST,
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND:**
- 1 FOUND REBAR AND WHITE PLASTIC CAP STAMPED FOUR SQUARE PLS 18981" AT GROUND LEVEL
 - 2 FOUND NO. 4 REBAR AND 1-1/4" WHITE PLASTIC CAP STAMPED FOUR SQUARE PLS 18981" AT GROUND LEVEL
 - 3 FOUND NO. 4 REBAR AT GROUND LEVEL
 - AREA IS NOT PART OF THIS SURVEY
- EXISTING CITY LIMITS
 ANNEXATION BOUNDARY
 EXISTING LOT LINES
 SECTION LINE

ANNEXATION PLAT
PTAA ADDITION NO. 1
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TWP 13S R65W
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2451-00
DATE CREATED	8/14/2023
DATE ISSUED	DRAFT
SHEET NO.	2 OF 2

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
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Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247

NO.	REVISIONS	DESCRIPTION	DATE