

ANNEXATION IMPACT REPORT

FOR

MONUMENT RIDGE WEST, LLC ANNEXATION INTO THE
TOWN OF PALMER LAKE

PROJECT NO.

DATE: NOVEMBER 13, 2024

PREPARED PURSUANT TO COLORADO REVISED STATE
STATUTE 31-12-108.5

PREPARED BY:

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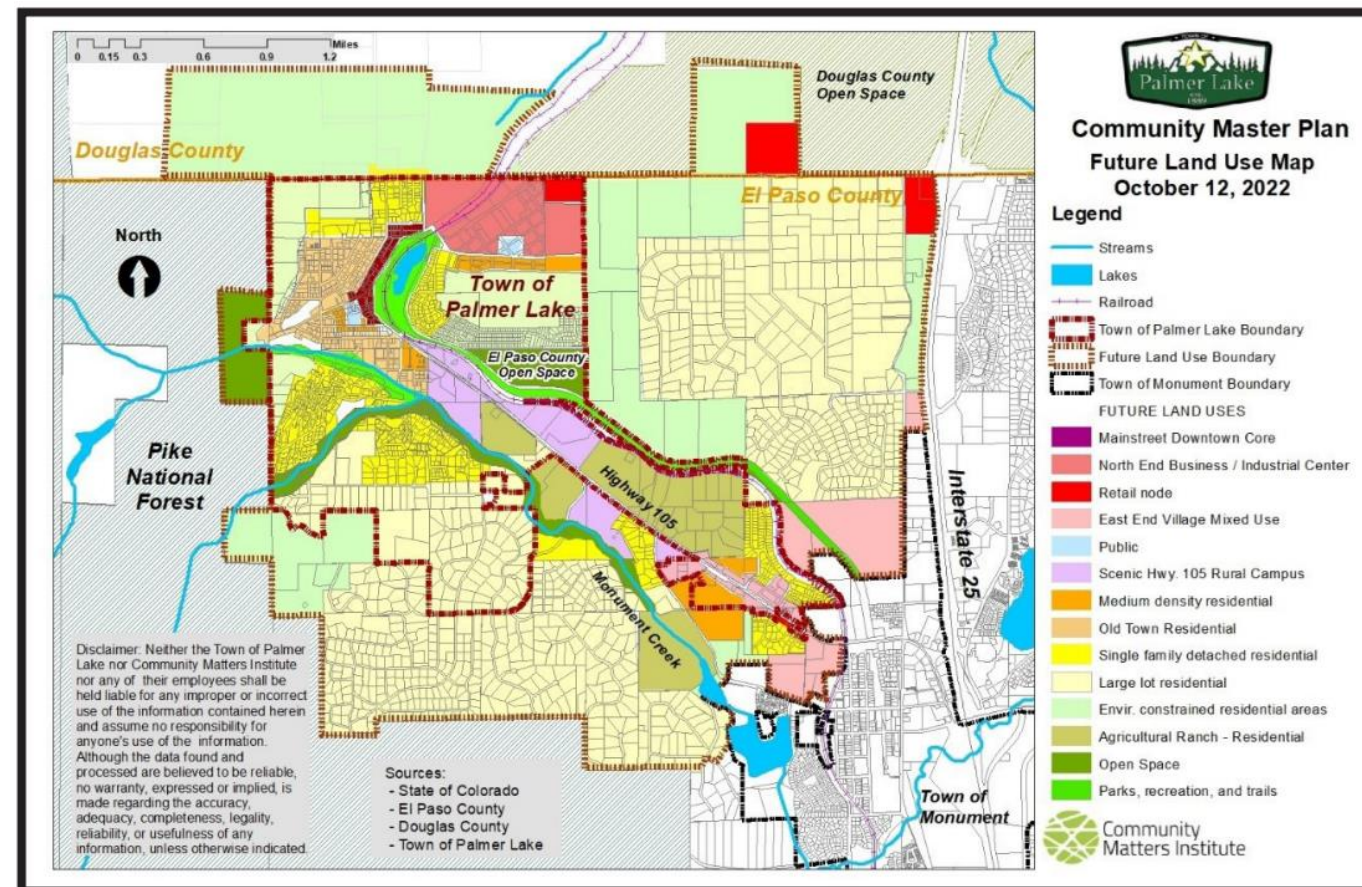
PURPOSE

This Annexation Impact Report (AIR) has been prepared pursuant to Colorado Revised Statute 31-12-108.5 regarding the Buc-ee's Travel Center Annexations 1-6 proposed by the Monument Ridge West LLC (Property Owner) and Buc-ee's (Developer). The data and information in this AIR is, in part, based on the documentation prepared to date by the Developer annexation team regarding this property which is proposed for annexation. Due to the limited scope of the initial annexation petition, final and exact data may not be known at this time and generalizations and assumptions have been made where appropriate to address the needs of this AIR.

BACKGROUND

Based on the documents received, the proposed area to be annexed is approximately 33.46 acres in size. The land lies south of County Line Road, West of Interstate 25, and east of Beacon Lite Road. The parcels included in the annexation are presently zoned CC (Commercial Community) and C-1 (Commercial Obsolete) and, once annexed, are proposed to be rezoned to PUD in accordance with the Town of Palmer Lake zoning ordinances. The area included within the annexation petitions has a proposed future land use for a family travel center which will explicitly prohibit tractor-trailer ("18 Wheeler") access other than those delivering to the development.

The Buc-ee's Travel Center Annexations 1-6 is included in the Palmer Lake Three-Mile Plan as potential area for annexation. The Palmer Lake Community Master Plan has identified this land as a "Retail Node" in the Future Land Use Map (see below).



The following exhibits have been included at the end of this AIR to illustrate the pertinent details of the area proposed for annexation: **Exhibit 1** illustrates the existing corporate boundaries of the Town of Palmer Lake as well as the boundary of the proposed area to be annexed. **Exhibit 2** displays the current roadways and water mains within the vicinity of the area to be annexed. If provided by public systems, sanitary sewer service will be provided through the Monument Sanitation District, electric service will be provided by CORE Electric Cooperative, and natural gas service will be provided by Black Hills Energy. **Exhibit 3** is a zoning map exhibit illustrating the current and proposed zoning and land uses of the area to be annexed and the immediately adjacent lands.

ANNEXATION AGREEMENT

The Town of Palmer Lake is a statutory town in El Paso County, Colorado. Current Town Municipal Codes prescribe the process and requirements associated with the annexation of property into the Town of Palmer Lake. One of those requirements is an Annexation Agreement by and between the Town of Palmer Lake and the Developer. As this process is in its preliminary stages, an annexation agreement is an early step once the annexation petition is accepted by the Town Board of Trustees, followed by a Development Agreement. The draft agreement will be negotiated and refined as the annexation process proceeds. A final annexation agreement, as statutorily approved by the Board of Trustees, will be completed in accordance with the annexation process requirements (“Annexation Agreement”).

PUBLIC SERVICES

The following public services are currently provided by the Town of Palmer Lake to its citizens, administrative services, police protection, fire protection, roadway maintenance and snow plowing, drainage maintenance for public facilities within public rights-of-way, and potable water service. Due to the proposed commercial use indicated by the Property Owner of the area to be annexed, extension of the Town's public services to the area can be accommodated.

No site plan or conceptual development plan has been officially submitted to the Town of Palmer Lake. The Town does not require such plans until after the annexation petitions have been accepted. However, initial correspondence between the potential annexor and the Town’s Development Review Team indicates a sizable water extension will be required, as contemplated in the 2022 Water System Improvements prepared for the Town of Palmer Lake by GMS, Inc. The estimated water demand for the proposed development is 860,000 gallons per month. The Town of Palmer Lake will work with the Developer on a Water Resources Report to verify the Town has adequate water to serve the proposed development. It is anticipated that the Developer will participate in the design of the water system and contribute to the construction of the necessary infrastructure. All new infrastructure required to serve potable water to the area to be annexed must be designed and installed according to Town standards. The financing of any such new infrastructure would be the responsibility of the Developer and defined in a forthcoming Annexation Agreement.

Regarding police protection services, the Town currently employs seven full-time police officers. These full-time officers are also supported by reserve officers. Buc-ee’s locations of a comparable size and location to that being proposed experience an average of 4-6 calls for service per month. The current staffing and facilities of the Palmer Lake Police Department are believed to be more than adequate to accommodate service to the proposed area to be annexed. Similarly, the Palmer Lake Fire Department employs five full-time staff, three part-time staff and several volunteers. Statistical information maintained for the Department over the years indicates that in 2022 the average response time for arrival on the scene was just over five minutes. Such an excellent response time indicates that the Department is well staffed and is not stretched beyond their capabilities; and therefore, can adequately serve the proposed area to be annexed.

The proposed development is accessed from Beacon Lite Road. The developer will design and construct any necessary offsite roadway improvements called for in the anticipated Traffic Impact Study. The developer will maintain all onsite roadways and drainage facilities. Regarding the public services of administration, roadway maintenance and snow plowing, drainage maintenance and potable water service, the area to be annexed will not impact these services. The administrative efforts required to serve the new development would include the same services currently provided by the Town’s administrative personnel. As a result, this would be a very minor addition to current workloads and can be accommodated by the current staffing. The Town may assume maintenance responsibility of that portion of County Line Road that abuts the area proposed for annexation. In that instance, the Town’s current staffing and equipment are fully capable of assuming that responsibility, as they are currently performing the same maintenance roles on portions of County Line Road that already lie within the Town’s corporate boundary. Additionally, the additional tax revenue being generated by the proposed development will supplement the Town budget, allowing for additional staffing and equipment if it is determined to be needed.

The Town, in accordance with current Municipal Codes, will not be required to finance any new infrastructure required by the new development. Any measurable impact of the proposed annexation on the Town’s current ability to adequately perform the public services described herein shall be adequately mitigated by the Developer as required by the Annexation Agreement. Whether additional staff or equipment will be needed for the Town's police department, fire department, or administrative staff are matters that will be negotiated as part of the annexation agreement between the Town and the developer. The Town will be undertaking an independent fiscal impact analysis and independent traffic impact analysis.

ADDITIONAL CONSIDERATIONS FOR FUTURE DEVELOPMENT

In accordance with the Town of Palmer Lake Municipal Codes and standard protocol for development reviews and processing, a complete drainage study will be required for this area prior to the approval of any development and/or building permits. The Town has been issued a Municipal Separate Storm Sewer System (MS4) permit by the Colorado Department of Public Health and Environment, Water Quality Control Division. Under this permit, the Town is obligated to meet certain water quality standards of stormwater that is collected within the corporate boundaries and discharged to local water bodies. Once annexed, the proposed area would be included within the corporate boundaries of the Town, and subject to the Town’s MS4 regulations. The appropriate drainage evaluations and recommended improvements must be addressed in a drainage study to ensure the Town will remain compliant with their MS4 permit.

In addition to the drainage study, a traffic impact study will also be required prior to the approval of any development and/or building permits. This, too, is part of the Town’s Municipal Code protocol for developments. The traffic study must evaluate the existing traffic conditions and the subsequent impact to those conditions should the area be fully developed as described. The appropriate recommendations will be made by the study, and approved by the appropriate jurisdictional authority, in order to address the added traffic volumes and provide for the appropriate level of service and safety for traffic through the area. The proposed annexed area abuts the southern right-of-way of County Line Road, and will impact the maintenance scope of County Line Road, which currently lies with El Paso County. The area is adjacent to the I-25 / County Line Road interchange and may also require additional considerations for the potential impact to that interchange and the existing CDOT infrastructure serving the interchange. Accordingly, the El Paso County Engineering Department and the Colorado Department of Transportation will have their respective jurisdictional authority to review and approve the drainage study, the traffic impact study, and the plans for any mitigating improvements required by these studies.

SPECIAL DISTRICTS AND PUBLIC SCHOOLS

The area proposed to be annexed into the Town of Palmer Lake does not currently include any known existing special districts within its borders. The area is contained within the boundaries of Lewis-Palmer School District 38. According to the school district's website, the area to be annexed will be served by the Palmer Lake Elementary School, the Lewis Palmer Middle School and the Palmer Ridge High School. However, housing is not proposed within the boundaries of the annexation area therefore creating no impact to the School District. The property is within the Monument Sanitation District service area. Upon preliminary review the Monument Sanitation District has identified they have capacity to serve the proposed development.