



FORMAL AGENDA ITEM

COUNCIL MEETING DATE: October 27, 2009

TO: Honorable Mayor and Members of City Council

VIA: Penelope Culbreth-Graft, DPA - City Manager

FROM: Nancy Johnson, Assistant City Manager *Nancy Johnson*
Lisa Bigelow, Economic Development Director *LB*
Craig Blewitt, Comprehensive Planning Manager *Craig Blewitt*
David Litzelman, Senior Planner *DL*

Subject: Requested Withdrawal of the Sterling Ranch Annexation Petitions and Plats

Strategic Goal this item supports:



SUMMARY:

On August 24, 2006 the property owners of the 1,521 acres known as the Sterling Ranch requested annexation. The City Council accepted the petitions and annexation plats and referred them for review. No development applications have been filed with the City. After three years of no activity, it is time to withdraw the petitions and plats.

PREVIOUS COUNCIL ACTION:

On October 24, 2006, the City Council referred the Sterling Ranch 1-4 annexation petitions and plats to the administration for review and recommendation.

BACKGROUND:

The Sterling Ranch is a 1,521 acre site located north of the Woodmen Road and generally east of Vollmer Road. Following City Council's October 24, 2006 referral of the annexation petitions and plats, no development applications for annexation, master plan or zoning have been submitted to the City. Instead the landowner has proceeded to gain approval of development in unincorporated El Paso County. A sketch plan (equivalent to a City master plan) has been approved by El Paso County and more detailed development applications are currently being reviewed by El Paso County.

FINANCIAL IMPLICATIONS:

None

BOARD/COMMISSION RECOMMENDATION:

Since no development applications were submitted there is no Planning Commission recommendation.

STAKEHOLDER PROCESS:

On September 25, 2009 letters were sent to the two property owners informing them of the City's desire to have the petitions and plat withdrawn by the City Council at its October 27, 2009 meeting. No opposition to the proposed withdrawal has been received.

ALTERNATIVES:

Keep the petitions active.

RECOMMENDATION:

City Council should withdraw the Sterling Ranch annexation petitions and plats.

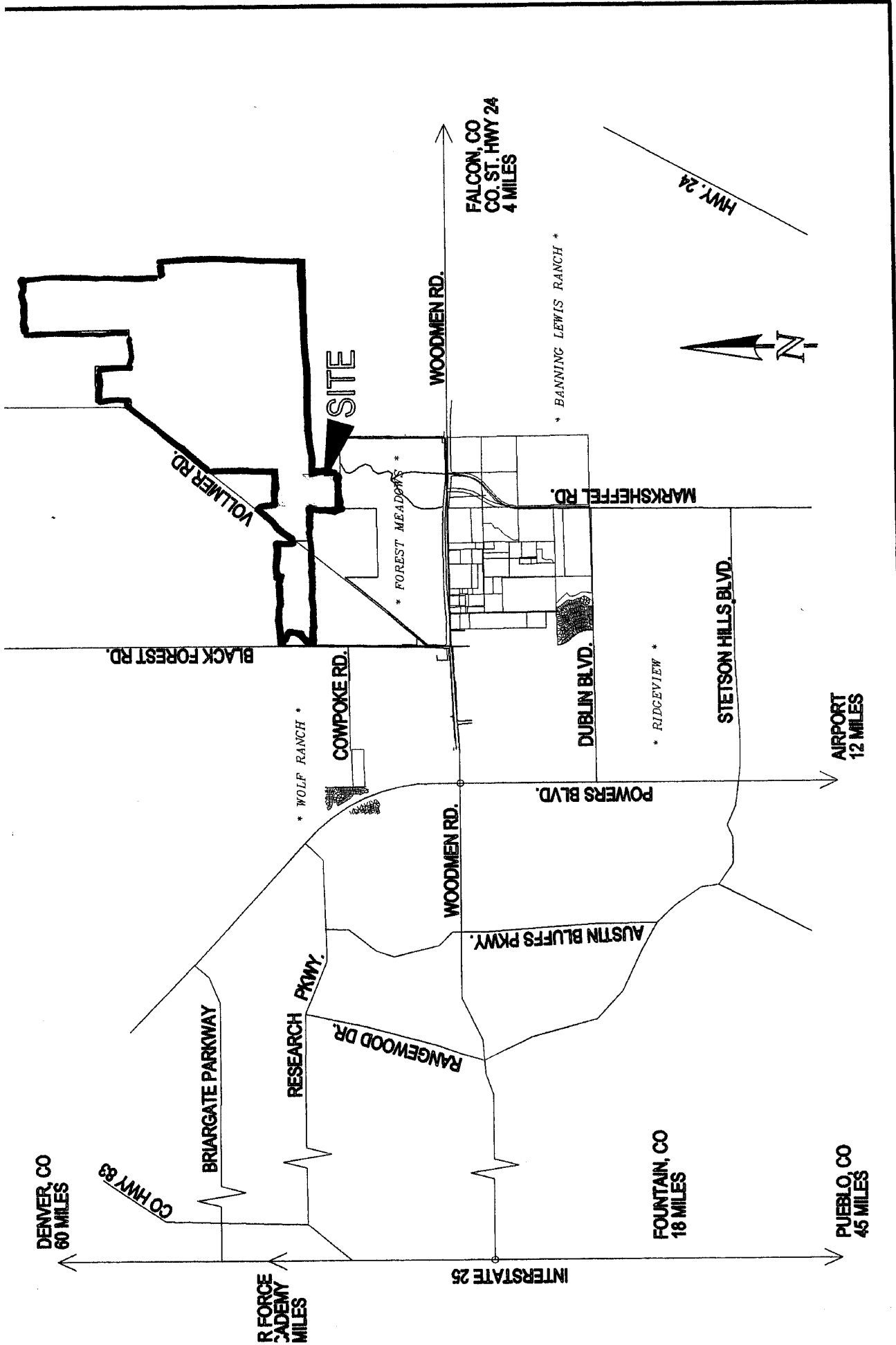
PROPOSED MOTION:

Move to withdraw Sterling Ranch 1-4 annexation petitions and plats.

c: Wynetta Massey, Deputy City Attorney / Municipal
Dick Anderwald, Land Use Review Manager
Sue Skiffington-Blumberg, Public Communications Manager

Attachments:

Vicinity Map
October 24, 2006 City Council Minutes
Letter sent to Petitioners



DENVER, CO
60 MILES

CO HWY 89

BRIARGATE PARKWAY

R FORCE
CADEMY
MILES

RESEARCH PKWY.

RANGWOOD DR.

INTERSTATE 25

AUSTIN BLUFFS PKWY.

WOODMEN RD.

POWERS BLVD.

DUBLIN BLVD.

FOUNTAIN, CO
18 MILES

STETSON HILLS BLVD.

* RIDGEVIEW *

PUEBLO, CO
45 MILES

AIRPORT
12 MILES

FALCON, CO
CO. ST. HWY 24
4 MILES

WOODMEN RD.

* BANNING LEWIS RANCH *

MARKSHEFFEL RD.

* FOREST MEADOWS *

SITE

VOLMER RD.

BLACK FOREST RD.

* WOLF RANCH *

COWPOKE RD.



HWY. 24

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motorist do not like bicyclists on streets, considers them fair game; pothole on Willamette Avenue.

The City Attorney will look into where bicycles are illegal/legal.

Sherry Neese, Vice President, Historic Preservation Alliance of Colorado Springs, presented City Council with paperwork nominating Monument Valley Park to the National Historic Register.

Addy Hansen stated her son enlisted in the United States Army and left for Iraq last week; in honor of her son, wants City Council to "focus" on doing a good job; thanked City Council and Administration for their hard work.

Sandra Damron thanked City Council for putting a handicapped parking spot in front of the El Paso County building; pedestrian bump is needed.

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Councilmember Radford was excused.

5. Motion by Purvis, second by Heimlicher, that the Minutes of the Regular Council meeting of October 10, 2006 be approved as written. The motion unanimously carried. Absent, Councilmember Radford.

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Councilmembers Gallagher and Hente were excused.

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**CONSIDERATION OF ITEMS CALLED UP FROM
CONSENT CALENDAR SECTION**

- 3-B-1. **The City Clerk reported that on August 24, 2006 there was filed with her a petition for the annexation of Sterling Ranch Addition No. 1. She stated that she has examined or caused to be examined the above mentioned petition and has determined that the petition is in substantial compliance with Section 31-12-107(1), C.R.S. The City Clerk herewith communicated such to City Council and recommended that the petition be referred to the City Administration for review and recommendation.**

Motion by Purvis, second by Small, that the petition be referred to the City Administration for review and recommendation. The motion unanimously carried. Absent, Councilmembers Gallagher, Hente and Radford.

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3-B-2. **The City Clerk reported that on August 24, 2006 there was filed with her a petition for the annexation of Sterling Ranch Addition No. 2. She stated that she has examined or**

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caused to be examined the above mentioned petition and has determined that the petition is in substantial compliance with Section 31-12-107(1), C.R.S. The City Clerk herewith communicated such to City Council and recommended that the petition be referred to the City Administration for review and recommendation.

Motion by Purvis, second by Small, that the petition be referred to the City Administration for review and recommendation. The motion unanimously carried. Absent, Councilmembers Gallagher, Hente and Radford.

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- 3-B-3. The City Clerk reported that on August 24, 2006 there was filed with her a petition for the annexation of Sterling Ranch Addition No. 3. She stated that she has examined or caused to be examined the above mentioned petition and has determined that the petition is in substantial compliance with Section 31-12-107(1), C.R.S. The City Clerk herewith communicated such to City Council and recommended that the petition be referred to the City Administration for review and recommendation.

Motion by Purvis, second by Small, that the petition be referred to the City Administration for review and recommendation. The motion unanimously carried. Absent, Councilmembers Gallagher, Hente and Radford.

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- 3-B-4. The City Clerk reported that on August 24, 2006 there was filed with her a petition for the annexation of Sterling Ranch Addition No. 4. She stated that she has examined or caused to be examined the above mentioned petition and has determined that the petition is in substantial compliance with Section 31-12-107(1), C.R.S. The City Clerk herewith communicated such to City Council and recommended that the petition be referred to the City Administration for review and recommendation.

Motion by Purvis, second by Small, that the petition be referred to the City Administration for review and recommendation. The motion unanimously carried. Absent, Councilmembers Gallagher, Hente and Radford.

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Councilmembers Gallagher and Hente returned.

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- 3-B-5. Resolution No. 181-06 was presented: "A RESOLUTION AUTHORIZING FREE ON-STREET METERED PARKING SATURDAY, DECEMBER 9, 2006; SATURDAY, DECEMBER 16, 2006; AND SATURDAY, DECEMBER 23, 2006".

Councilmember Heimlicher requested future contact be made with the Old Colorado City merchants and the Downtown Partnership for free on-street parking schedules during the holiday season; requested that December 2, 2006 be added to the resolution.



CITY OF COLORADO SPRINGS

September 25, 2009

L. Steven Weiner, Vice President
Edward C. Levy Co.
8800 Dix Avenue
Detroit, MI 48209

RE: Withdrawal of annexation petition and plat for Sterling Ranch Addition No. 4.

Dear Mr. Weiner:

On August 24, 2006, you submitted a petition and plat requesting the annexation of Sterling Ranch Addition No. 4. On October 24, 2006, the City Council referred the annexation petition and plat for Sterling Ranch Addition No. 4 to the City Administration for review and recommendation. Since that October City Council meeting there has not been any applications submitted and thus your file remains inactive.

The Comprehensive Planning Division is going to ask the City Council to withdraw the petitions and plats because of inactivity. This request will be made at the October 27 City Council meeting.

If you wish to comment, please send either a letter stating your position or attend the City Council meeting and state your opinion in person for the record. If you want your written comments to be included in the City Council agenda, they must be received in our office by October 8.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Litzelman', with a long horizontal flourish extending to the right.

David Litzelman, Senior Planner

C File