



Woodmen Road Addition No. 3 Annexation

CITY COUNCIL

FORMAL MEETING – NOVEMBER 10, 2025



WOODMEN ROAD ADDITION NO. 3

QUICK FACTS

Location:

Northeast of West Woodmen Road and
Cedar Valley Lane Intersection

Zoning and Overlays

Current: N/A

Proposed: N/A

Site Area

0.11 acres

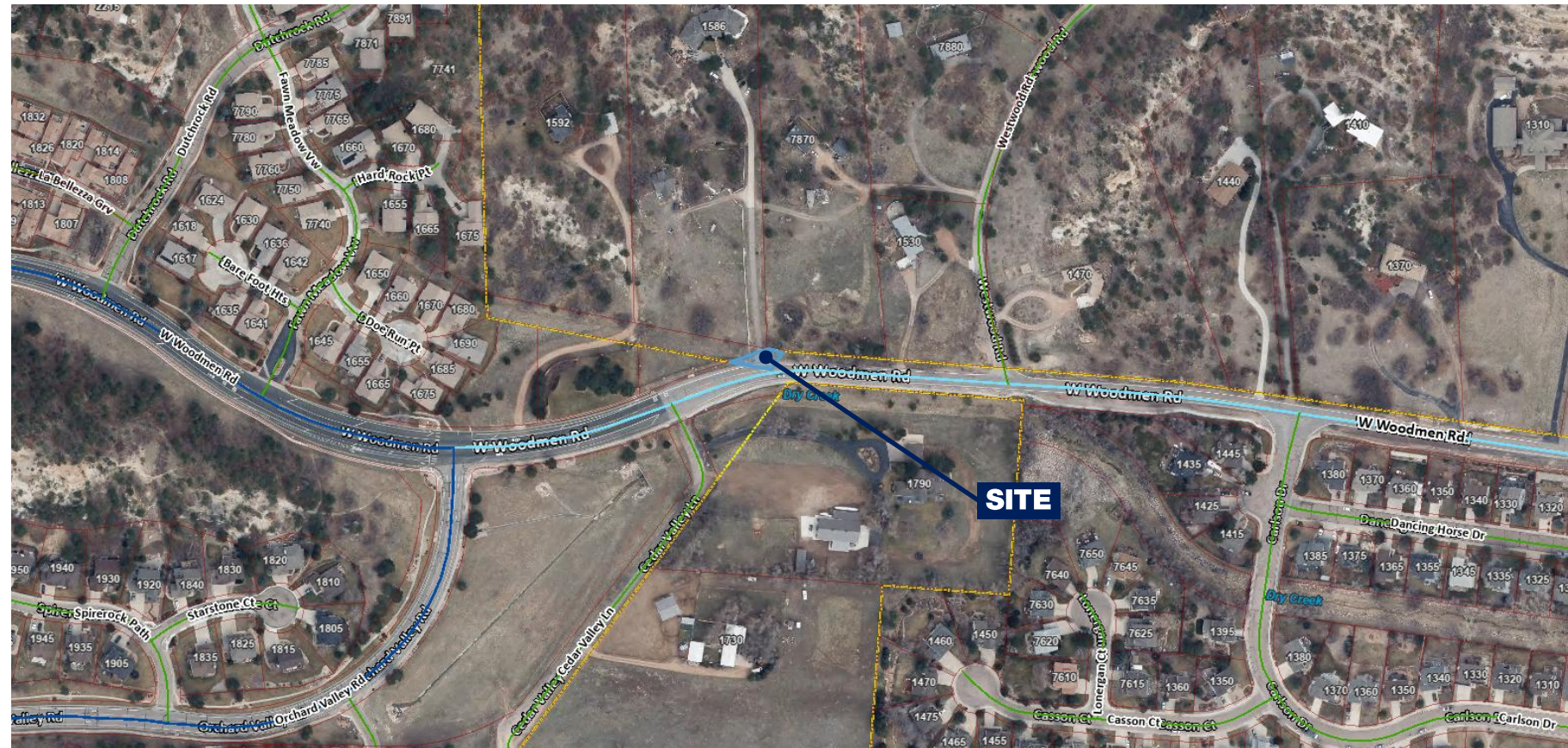
Proposed Land Use

Public Right-Of-Way

APPLICATIONS

Annexation

VICINITY MAP



WOODMEN ROAD ADDITION NO. 3

PROJECT SUMMARY

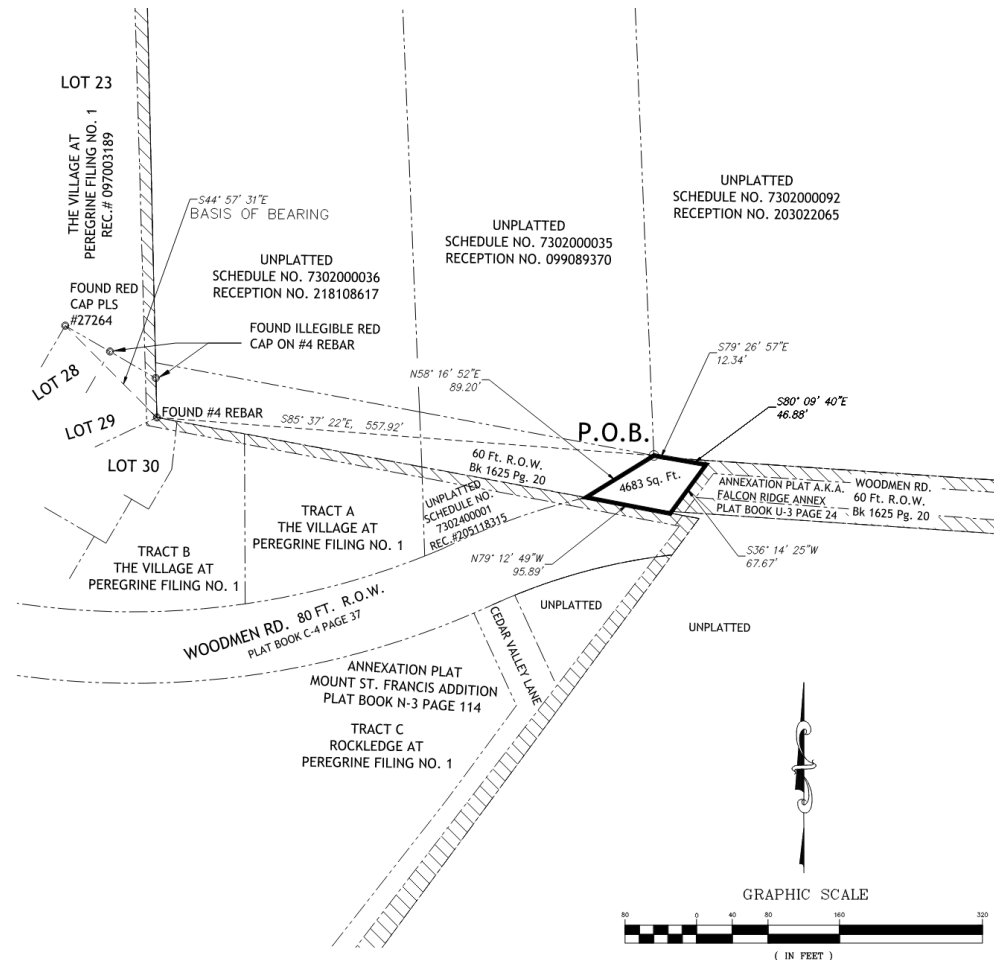
File #(s):

ANEX-24-0014

Project Proposal:

- This is a City initiated annexation by Public Works Department.
- Annexation of 0.11 acres of City-owned right-of-way containing a portion of West Woodmen Road.
- Woodmen Road is planned roadway improvements as part of a 2C project planned for 2026. This related funding is permitted for property within in City jurisdiction.
- NOTE: Right-of-way annexation do not require the establishment of a zone district. Additionally, a land use plan is not required.

SITE PLAN



TIMELINE OF REVIEW

Petition Acceptance	April 8, 2025
Initial Submittal Date	April 25, 2025
Number of Review Cycles	3
Item(s) Ready for Agenda	August 15, 2025
City Planning Commission	September 10, 2025
City Council Resolution Setting the Hearing Date	September 23, 2025
City Council 1 st Reading	November 10, 2025
City Council 2 nd Reading	November 25, 2025

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	114 Postcards
Number of Comments Received	3 Comments Received

PUBLIC ENGAGEMENT

- All comments provided were inquiries about the City's intent upon annexation. All comments were addressed by City Staff.

AGENCY REVIEW

Traffic Engineering

No comments received during review.

SWENT

No comments received during review.

Engineering Development Review

No comments received during review.

Colorado Springs Utilities

CSU comments were provided and addressed during the review..

Fire

No comments received during review.

USAFA-O

No comments received during review.

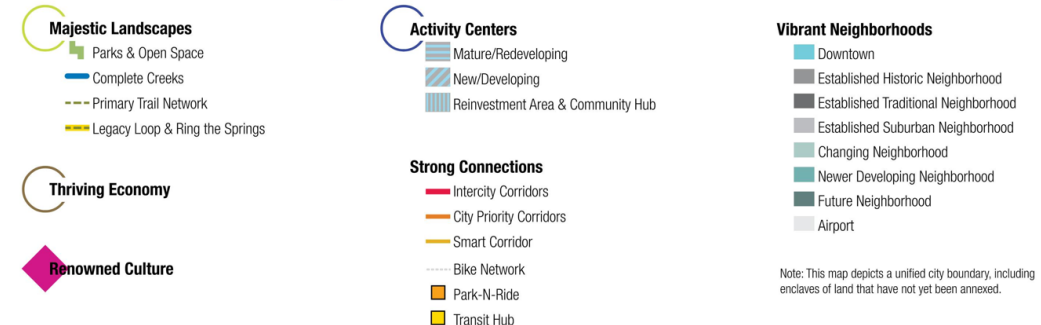
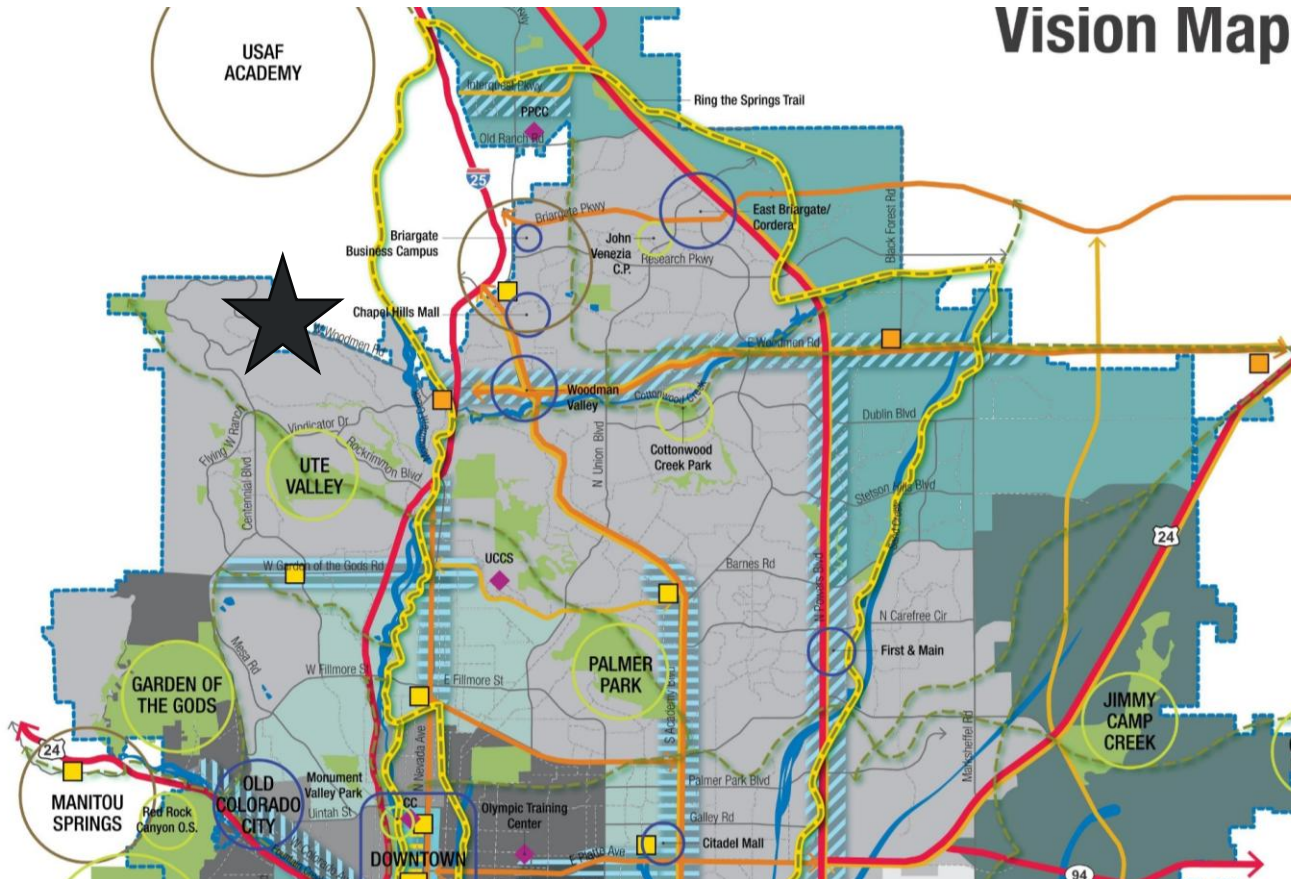
PlanCOS COMPLIANCE

PlanCOS MAP IMAGE

PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.

★ SITE LOCATION



APPLICATION REVIEW CRITERIA

7.5.701 Condition for Annexation

1. *The area proposed to be annexed is a logical extension of the City's boundary;*
2. *The development of the area proposed to be annexed will be beneficial to the City. Financial considerations, although important, are not the only criteria and shall not be the sole measure of benefit to the City;*
3. *There is a projected available water surplus at the time of request;*
4. *The existing and projected water facilities and/or wastewater facilities of the City are expected to be sufficient for the present and projected needs for the foreseeable future to serve all present users whether within or outside the corporate limits of the City;*
5. *The annexation can be effected at the time the utilities are extended or at some time in the future;*
6. *The City shall require as a condition of annexation the transfer of title to all groundwater underlying the land proposed to be annexed. Should such groundwater be separated from the land or otherwise be unavailable for transfer to the City, the City, at its discretion, may either refuse annexation or require payment commensurate with the value of such groundwater as a condition of annexation. The value of such groundwater shall be determined by the Utilities based on market conditions as presently exist;*
7. *All rights of way or easements required by the Utilities necessary to serve the proposed annexation, to serve beyond the annexation, and for system integrity, shall be granted to the Utilities. Utilities, at the time of utility system development, shall determine such rights of way and easements;*
8. *If the proposed annexation to the City overlaps an existing service area of another utility, the applicant shall petition the PUC (Public Utilities Commission) or other governing authority to revise the service area such that the new service area will be contiguous to the new corporate boundary of the City.*
9. *After the foregoing have been studied in such depth as the City Council shall require, the City Council in its discretion may annex or not annex the proposed area. In the event the City Council chooses to annex, it may require a contemporary annexation agreement specifying the installation and the time of installation of certain public and utility improvements, both on site and off site, that are required or not required under this Zoning Code. City Council may specify such other requirements, as it deems necessary. In the event the City Council chooses not to annex, utilities shall not be extended unless Council is assured that an agreement for annexation can be enforced, and that the remaining provisions of this section for annexation subsequent to extension of utilities have been met.*

Statement of Compliance

ANEX-24-0014

After evaluation of the Woodmen Road Addition No. 3 Annexation the application meets the review criteria .

CITY COUNCIL OPTIONAL MOTIONS

Optional Motions

ANEX-24-0014 – Woodmen Road Addition No. 3 Annexation

Motion to approve:

Approve the annexation of 0.11 acres as the Woodmen Road Addition No. 3 Annexation based upon the findings that the annexation complies with the Conditions for Annexation, as set forth in City Code Section 7.5.701.

Motion to Deny:

Deny the annexation of 0.11 acres as the Woodmen Road Addition No. 3 Annexation based upon the findings that the annexation does not comply with the Conditions for Annexation, as set forth in City Code Section 7.5.701.



Questions?

