



## Legislation Text

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**File #:** 22-783, **Version:** 1

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Introduction of the Unified Development Code (RetoolCOS) and the setting of a public hearing date of January 10, 2023, for consideration of its adoption.

(Legislative)

**Presenter:**

Morgan Hester, Planning Supervisor  
Mike Tassi, Assistant Planning Director  
Peter Wysocki, Director of Planning and Community Development

**Summary:**

Pursuant to Colorado Revised Statutes Section 31-16-203, the governing body of any municipality must schedule a public hearing upon introduction of an ordinance adopting a code by reference.

This item sets the public hearing date for January 10, 2023, and allows the City Clerk to publish notice of the hearing in compliance with C.R.S. Section 31-16-203.

**Previous Council Action:**

In 2001, the City Council adopted the Chapter 7 Zoning and Subdivision Ordinance of the City Code of Ordinances and has subsequently adopted amendments thereto at various times.

**Background:**

Per C.R.S., upon introduction of an ordinance proposing the adoption of a code by reference, City Council shall set a hearing date and cause notice of the hearing date to be published twice, once at least 15 days prior to the hearing and a second time at least eight (8) days prior to the hearing. As a result, at the December 13, 2022, Council meeting, the adopting ordinance will be “introduced”. City Council will then be asked to set a public hearing date of January 10, 2023, and to take no action on the ordinance at that time. The City Clerk will publish notice in accord with Council’s direction, and first reading on the ordinance adopting the Unified Development Ordinance will be at the public hearing during the January 10, 2023, formal City Council meeting.

With the RetoolCOS project being one of the six directives of PlanCOS, the resulting Unified Development Code supports the established vision and goals from the 2019 Council-adopted comprehensive plan.

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

On October 28, 2022, the Planning Commission unanimously recommended approval to the City

Council with an 8-0 vote (with Commissioner Briggs excused).

**Stakeholder Process:**

Throughout the course of the RetoolCOS project, Staff has publicly provided 82 project updates to various groups which includes the 7 public open houses; 48 presentations to City Boards and Commissions including the Planning Commission, City Council (including today's discussion), Historic Preservation Board, Downtown Review Board, CSURA Board, Food Policy Advisory Board, and Public Arts Commission; 9 updates to USAFA and/or Airport-focused Committees, including the AAC (Airport Advisory Committee) and JLUS (Joint Land Use Study) Committee; and 18 updates to community organizations including PPAR (Pikes Peak Association of Realtors), SCCB (Southern Colorado Commercial Brokers), and organized neighborhood groups or HOAs. In addition to the 82 project updates to outside entities, project Staff has had over 400 internal meetings with various City Departments/Divisions, Colorado Springs Utilities, and PPRBD.

**Alternatives:**

Decline to set the hearing date or set the public hearing for another date.

**Proposed Motion:**

Move to set a public hearing date of January 10, 2023, during the regular City Council Meeting, for consideration of an ordinance repealing the current Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, and adopting the Unified Development Code by reference.

N/A