

2025 City Planning Commission Annual Report

Purpose/Mandate as defined by City Ordinance:

The City of Colorado Spring Unified Development Code (herein “UDC”) enables the establishment of the City’s Planning Commission. The Planning Commission (also referred to as “Commission” or “CPC”) consists of nine (9) members and two (2) alternates appointed by City Council. (UDC Section 7.5.502.A.1) The CPC, per UDC Section 7.5.502.C *Powers and Duties*, is charged with performing certain regulatory functions within the City’s Charter but largely conducts reviews of comprehensive planning and development applications and proposals, some of which are later considered by the City Council. The Commission hears both legislative and quasi-judicial items. The legislative items the Commission provides City Council with recommendations include Annexations, Zone Map Amendments (Rezoning and Establishment), Amendments to UDC Text and Use Variances.

As specified in the UDC, the CPC through the execution of their duties outlined in Table 7.5.1-A perform the following:

1. Engage in cooperative planning programs with the planning agencies, officials, and representatives of other governmental units and with private agencies and organizations to encourage, coordinate, and unify planning of the urban metropolitan area centering on the City.
2. Call upon any officer or employee of the City for any services, advice, or consultation the Commission deems necessary.
3. Request outside consultants or other entities to assist the Commission in performing its functions, provided City Council has appropriated funds for those expenses.

Through the actions of the Planning Commission, it is the intent of the City to have available all powers of a home rule municipality under Colorado law to control land uses, land development, and the impacts of land use and development, which support the balanced change and growth of the City.

MEETING INFORMATION

Meeting Frequency and Location:

The Planning Commission meets monthly in the Hearing Room at the Pikes Peak Regional Development Center (2880 International Circle). The Commission also holds work session meetings, typically monthly or as scheduled, in Room 102 of the City Administration Building (30 S. Nevada Avenue).

Number of Meetings Held or Cancelled:

In 2025, the Planning Commission held 12 regular or special meetings and 12 work session meetings. Indicate the total number of meetings held during the year. During this calendar year, no meetings were cancelled.

I. YEAR IN REVIEW

a. Accomplishments

The Commission engaged in the review, recommendation and decision-making on 102 land use applications for the City of Colorado Springs in 2025. Of the items heard, CPC held public hearings on a number of major land use items in 2025, including:

- Accessory Dwelling Unit (ADU) Ordinance Update
- Colorado Springs Temple Development Plan
- Miller Down at Wyoming Lane Addition No. 1 Annexation
- Parkside Historic District Establishment
- Percheron Rezoning
- Prospect Village a Tiny House Community
- School District 11 Palmer High School Expansion
- Sign Ordinance Update
- Southern Colorado Rail Park Annexation
- The Southeast Strong Neighborhood Plan

b. Challenges and Solutions

None

c. Partnerships and Collaborations

The Commission has representations on various appointed bodies of the City, such as the Downtown Review Board and Development Review Enterprise Advisory Committee. As community members and industry professionals, many Commission members also participate in community associations and organizations. Through their service and community relationships, Commissioners enhance outreach, build trust, and fosters inclusivity, which can promote engagement and transparency.

I. BUDGET AND POLICY RECOMMENDATIONS TO CITY COUNCIL

The Commission has no budgetary or policy recommendations for City Council to consider.

II. APPENDICES

None