



Quick Facts

Applicant

Kyle Campbell - Classic Consulting

Property Owner

Greenways Investments LLC

Developer

Classic Homes

Address / Location

Southeast of N Carefree Circle and Tutt Boulevard

TSN(s)

5331200055;

Zoning and Overlays

Current: PDZ, SS-O, AP-O

Proposed: PK, SS-O, AP-O

Site Area

45.328 acres

Proposed Land Use

Public Park

Applicable Code

UDC

Project Summary

This application is for a zone change from PDZ/AP-O/SS-O (Planned Development Zone with Airport and Streamside Overlays) to PK/AP-O/SS-O (Public Park with Airport and Streamside Overlays) (see "Project Statement" attachment).

File Number	Application Type	Decision Type
ZONE-23-0016	Zone Map Amendment	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Springs Ranch Addition	10/1/1984
Subdivision	Unplatted – New subdivision reviewed administratively as a separate application	NA
Master Plan	Springs Ranch Master Plan	1/22/2020
Prior Enforcement Action	NA	NA

Site History

- The subject property is part of the Springs Ranch Master Plan. This master plan was approved in 1984. There have been several amendments to this master plan with the most recent one approved by the city in 2020. This master plan was privately initiated and is operative.
- The Greenways at Sand Creek Concept Plan was originally approved in 2020 and amended in 2021 and 2022. In all versions of the concept plan this area is proposed to be developed as a park and open space.
- The site was re-zoned to PDZ/AP-O/SS-O (Planned Development Zone with Streamside and Airport Overlays) in 2020. On the approved zoning exhibits, this area is shown to be developed as a park.

Applicable Code

The subject application was submitted after the implementation date (06/05/2023) of the ReTool project, and as such, the application is required to be reviewed under the Unified Development Code. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code.

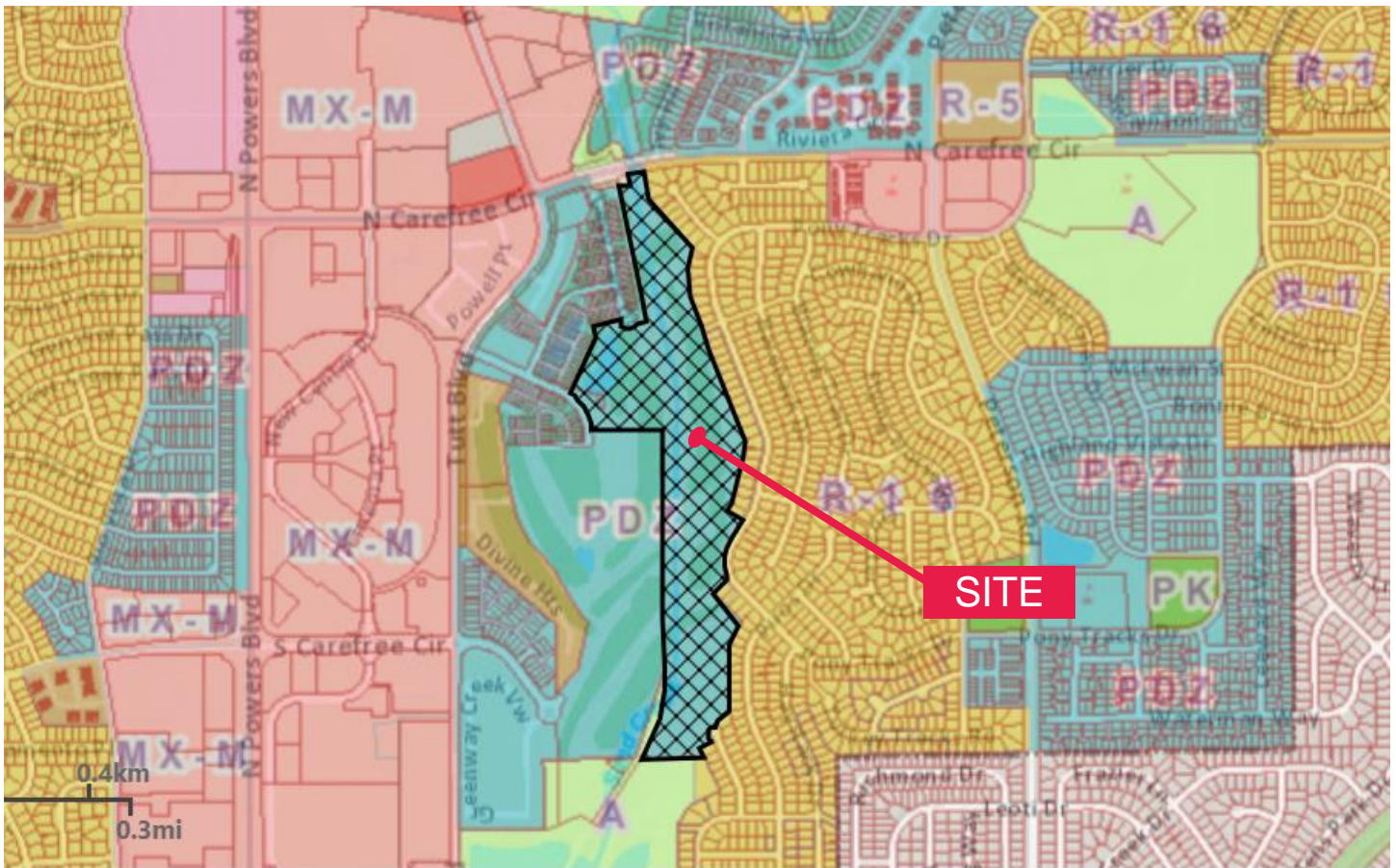
Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	PDZ/AP-O/SS-O (Planned Development Zone, Vacant (drainage) and Airport Overlay, Streamside Overlay)	residential land uses	NA

West	PDZ/AP-O and R-5/AP-O (Planned Development Zone, Airport Overlay and Multi-Family Residential, Airport Overlay)	Single-family residential and multi-family residential	New residential lots are currently being platted and new homes built immediately west of the subject property
South	A/AP-O/SS-O (Agricultural, Airport Overlay, Streamside Overlay)	Vacant	City owned parcel intended as a regional detention site.
East	R1-6/DF-O/AP-O (Single-Family Residential, Design Flexibility Overlay, Airport Overlay)	Single-Family Residential	NA

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Internal review / Planning Commission Public Hearing
Postcard Mailing Radius	1000'
Number of Postcards Mailed	688
Number of Comments Received	9

Public Engagement

- **No neighborhood meeting was held for this entitlement request.**
- **Nine public comments were received related to the zone change request. The comments were largely supportive of the request, but listed concerns related to parking, park design and maintenance.**

Timeline of Review

Initial Submittal Date	June 21, 2023
Number of Review Cycles	2
Item Ready for Agenda	November 15, 2023

Agency Review

Traffic Impact Study

A traffic impact study is not required for the zone map amendment request.

School District

No comments received.

Parks

Parks is supportive of the zone map amendment request.

SWENT

No comments received.

Colorado Springs Utilities

No comments received.

Zone Map Amendment

Summary of Application

In accordance with UDC Section 7.5.704.A, the purpose of a zoning map amendment is to establish standards and provide a mechanism for the City to review and decide on an application to rezone property within the City's jurisdiction, where the City has determined that rezoning of those areas is appropriate. An application to establish or change the boundaries of any zone district is required to include a Land Use Plan unless waived or a development plan is submitted in conjunction with the zone map amendment request. The applicant requested a Land Use Plan waiver by submitting a Land Use Statement demonstrating that a Land Use Plan would not serve the purposes of the UDC because one or more of the criteria for a waiver outlined in UDC Section 7.5.514.B.3.a.(1)-(6) are met (see "Project Statement_Land Use Statement" attachment).

- (1) The land area under review is less than ten (10) acres and is planned to be developed in a single phase;

Staff Analysis: Not applicable

- (2) The land is contained in and subject to a previously approved Master or Concept Plan;

Staff Analysis: The parcel is part of a concept plan approved in 2020 and amended in 2022. The 45-acre site was planned to be a neighborhood park and open space to support the proposed residential development in the Greenways at Sand Creek redevelopment project.

- (3) The land is included in a Development Plan application;

Staff Analysis: Not applicable

- (4) The land area is part of an established surrounding development pattern;

Staff Analysis: The surrounding land use pattern consists of single-family and multi-family residential to the north, east and west, and vacant land to the south. The 45-acre site is proposed to be a neighborhood park and open space which will serve the surrounding existing and future neighborhoods.

- (5) The proposed zoning pattern for the land aligns with adjacent existing zoning or development; and/or

Staff Analysis: The proposed rezone to PK (Public Park) aligns with the adjacent existing zoning in all directions of the site. The primary use in all directions includes existing or proposed single-family or multi-family residential uses. The proposed Public Park zoning will support the previously planned Greenways neighborhood park and open space.

- (6) Major infrastructure or urban services for the land including but not limited to access points and roadway systems, have already been established and are not proposed to be changed.

Staff Analysis: There are no proposed changes to major infrastructure or urban services.

Staff finds that the request to waive the requirements for a Land Use Plan has been met in accordance with UDC Section 7.5.514.B.3.

Application Review Criteria

UDC Code Section 7.5.704.D

An application for an amendment to the zoning map shall be subject the following criteria for approval:

1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).

Staff Analysis: The proposed zone map amendment application has been evaluated for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. The proposed zone change and land use statement are substantially in compliance with the goals, policies and strategies within PlanCOS as addressed below. The PK (Public Park) zone-district accommodates public recreation and open

space related uses. This zone-district “may also be reserved for natural or environmental reasons, such as preservation of wildlife, vegetation, or significant natural, cultural, or historic resources.”

2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
Staff Analysis: The request to rezone the 45-acre site from residential PDZ (Planned Development Zone) is not expected to be detrimental to the public interest, health, safety, convenience, or general welfare. The proposed zoning is consistent with the adjacent PDZ (Planned Development Zone), R1-6 (Single-Family Residential), and R-5 (Multi-Family Residential) zone districts. The existing and proposed residential uses in the surrounding area will be supported by the proposed neighborhood park and open space at the site.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
Staff Analysis: As noted, the zone change to PK (Public Park) is an appropriate zoning as this zone district is compatible with the zoning of the adjacent existing and proposed residential uses. PK (Public Park) zone district allows for public recreation and open spaces.
4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.
Staff Analysis: The property proposed to be rezoned is a 45-acre site which will consist of a future neighborhood park and open space. The site is compatible with the surrounding uses and will not have significant impacts to existing infrastructure.
5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.
Staff Analysis: The proposed rezone does not create a dislocation of tenants or occupants, as the site is currently vacant. The requested rezone is not in conflict with PlanCOS goals. The rezone will secure the 45-acre site as a public park and open space to support the existing and proposed residential uses in the surrounding area.
6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514.C.3 (Land Use Plan Criteria).
Staff Analysis: This criterion is not applicable as the applicant has submitted an accompanying Land Use Statement.
7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.
Staff Analysis: An amendment to the Greenways at Sand Creek PUD (Planned Unit Development) concept plan was approved in 2022 that plans for this 45-acre site to be rezoned and developed as a public park and open space.
8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607_D (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.

Staff Analysis: The zone map amendment is not for an ADS-O district.

- If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.

Staff Analysis: The zone map amendment is not to a PDZ district.

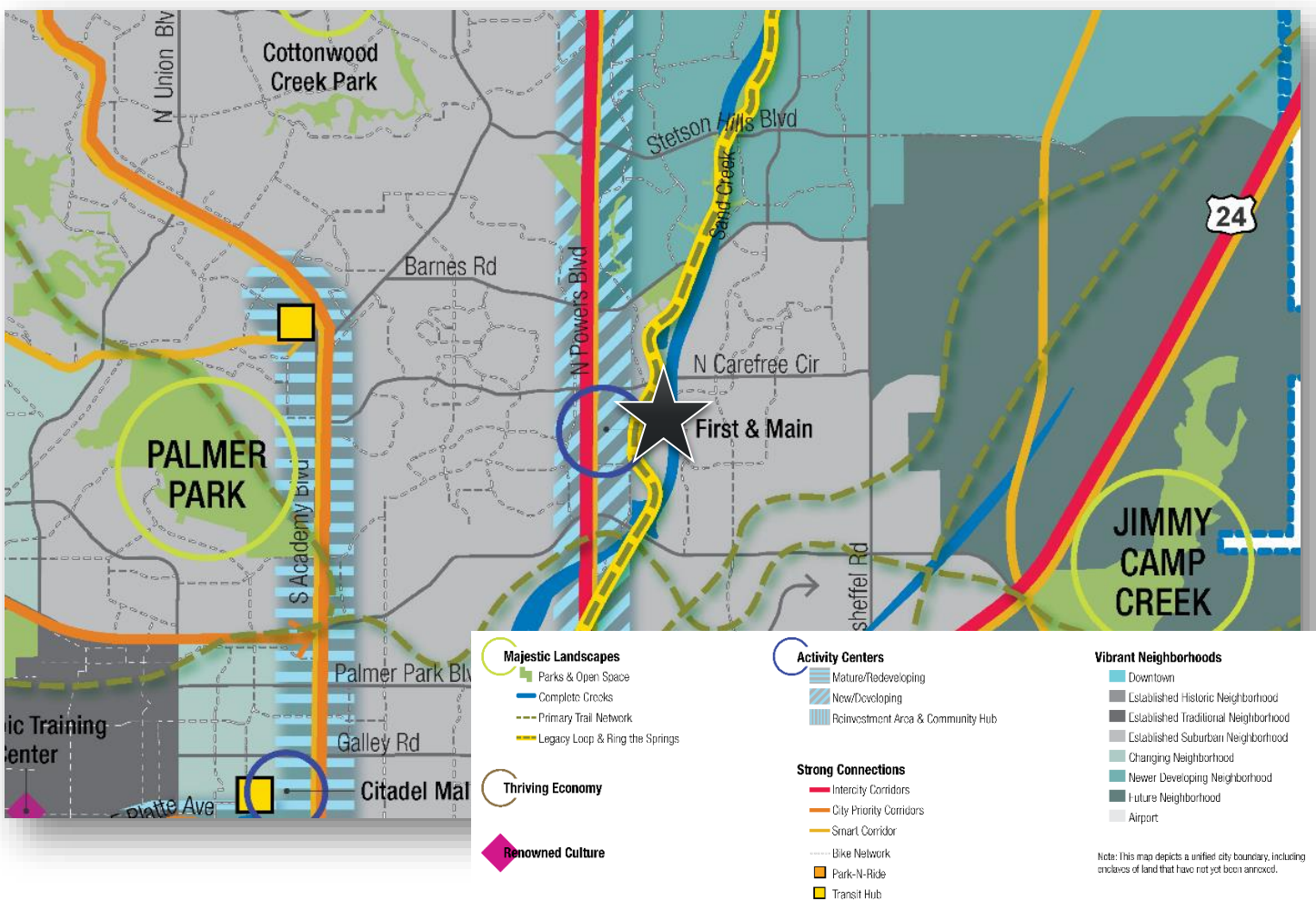
- Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).

Staff Analysis: The subject property is within the Streamside Overlay (SS-O) and Airport Overlay (AP-O) districts. The proposed future use (Public Park) is consistent with the goals and standards set forth in these overlay districts.

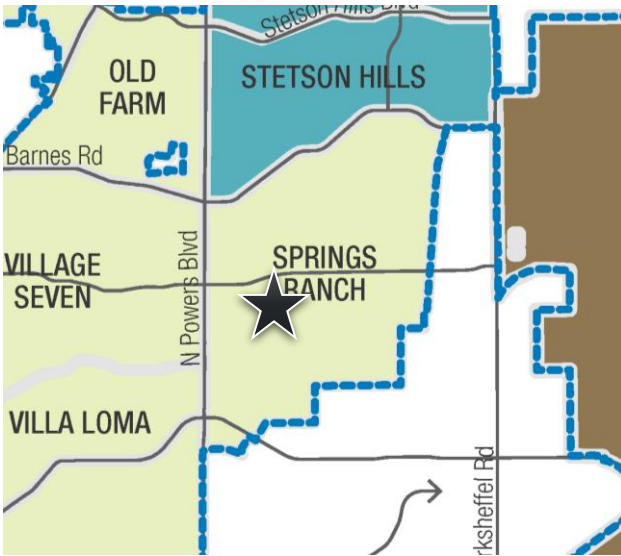
After evaluation of the zone map amendment for the Greenways Neighborhood Park project the application meets the review criteria.

Compliance with PlanCOS

PlanCOS Vision



The proposed zone map amendment application has been evaluated for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is within an "Established Suburban Neighborhood" and is near a "New/Developing" activity center along Powers Blvd and Tutt Blvd. The goal of this neighborhood typology is to "recognize, support, and enhance the existing character of these neighborhoods, while supporting their ongoing investment and improved adaptation. New



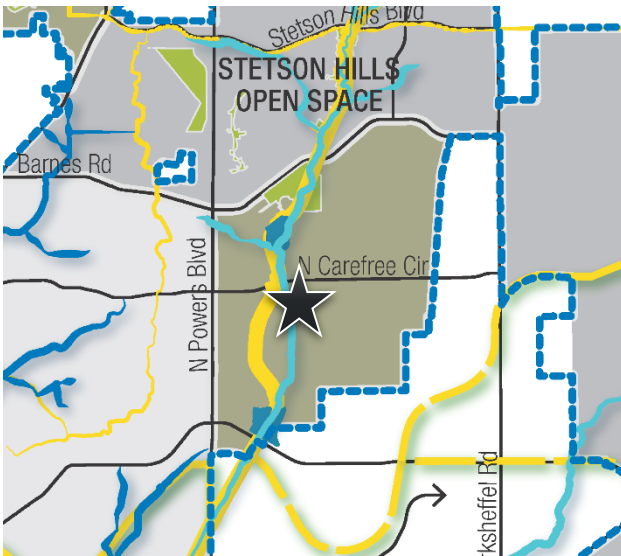
Predominant Typology



Vibrant Neighborhoods

The project site is within the Springs Ranch neighborhood which is considered an Established Suburban Neighborhood

- Policy VN-3.A: Preserve and enhance the physical elements that define a neighborhood’s character
- Strategy VN-3.A-3: Incorporate existing natural features into project design by providing amenities such as trail connectivity, outdoor dining areas, promenades, and plazas.



Predominant Typology



Majestic Landscapes

The project site is along a major trail corridor and a complete greenway. The area’s predominant typology is sports and active recreation

- Strategy ML-1.A-3: Use partnerships, grants, private donations, and businesses to leverage dedicated revenue sources and fund strategic parks, facility adoption programs, streetscape, open space, recreation, and trails priority projects.

Statement of Compliance

ZONE-23-0016

After evaluation of the zone map amendment for the Greenways Neighborhood Park project, Staff finds that the application meets the required review criteria.