

Cumbre Vista Project Statement

The City Parks, Recreation and Cultural Services (PRCS) Department requests a zone change from R1-6 DF AO (Single-Family-Medium with Design Flexibility and Airport Overlay) to PK AO (Public Parks with an Airport Overlay). The site is master planned for a park per the Powerwood Master Plan 3-6. The property for Cumbre Vista was purchased in 2025 with Park Land Dedication Ordinance (PLDO) Funds. The land was purchased to meet the level of service needs for neighborhood parks and is planned to be constructed as a neighborhood park in the future. PRCS currently manages the property.

The entitlement and construction process for a property owned by the PRCS Department differs from the standard review process for private development. Once the PRCS Department owns a property, PRCS is required to complete a Park Master Plan (a framework to accommodate a variety of recreational uses while also taking care of the land, its history and its natural environment) prior to construction. In this case, the Park Master Plan has not been completed but will be prior to construction on the site. PRCS also strives, but is not required, to rezone all properties owned by the PRCS Department to the PK zone district. A rezoning requires a Land Use Statement to be submitted in lieu of a Land Use Plan per City Code 7.5.514.B.3.a. For this rezoning application a Land Use Statement has been provided to comply with City Code requirements. The property is planned to be rezoned to PK and will await funding availability to begin the Park Master Plan process.

Justification:

Per City Code 7.3.201, Parks are allowed in all residential and mixed-use zone districts to include the R1-6 zone district. The Public Park (PK) Zone district is intended for land set aside for use as public recreation and open space. This application is a request to rezone land owned by the PRCS Department into a zone district that is specifically set aside for public recreation and open space use to ensure long term clarity on the use and function of the property.

Park System Master Plan:

The first recommendation of the Parks System Master Plan is that the PRCS Department “take care of what we have”, meaning that we focus on the existing land within the PRCS ownership and ensure that it meets the needs of the citizens. Rezoning PRCS property into the PK zone district meets the goals of taking care of what we have because it zones the property into a zone district for land set aside for use as public recreation and open space.

Other Park System Master Plan recommendations include broadening, enhancing and promoting recreation opportunities, continuing open space conservation in advance of development, building our community with the understanding that parks, open spaces and trails create great neighborhoods, and managing parks for better useability and greater enjoyment. All of these goals support the rezoning request for this project.

Zone Change Review Criteria

The review of a rezone to PK must comply with 7.5.704.D and 7.2.503.B. This application meets the review criteria for 7.5.704.D and 7.2.503.B.

7.5.704.D. Approval Criteria: 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).

This application is consistent with the goals and policies of the Colorado Springs Comprehensive Plan. The PRCS Department supports the Comprehensive Plan in multiple ways, a few of which include creating Unique Places and Majestic Landscapes. Policy 1.A in Unique Places emphasizes placemaking throughout the City with design and programming that supports a distinctive identity and experience. The PRCS Department creates unique places and placemaking in all of the parks, trails and open spaces that are provided to our Citizens. Under the Majestic Landscapes policy, a goal is to provide parks, trees and trails for the people with policy ML-1.A, noting that the City should ensure adequate and sustainable funding for Parks, Recreation Urban Fores and Open Space Assets. PRCS agrees and supports the goal of providing parks, trees and trails for people. This rezoning application allows the property to be rezoned to PK to support these Comprehensive Plan goals.

This application is consistent with the PK: Public Park purpose statement. 7.2.503.A Purpose of PK: Public Parks - The PK zone district is intended for land set aside for use as, for example, public recreation and Open Space. Land uses are as indicated in [Table 7.3.2-A: Base and NNA-O District Use Table](#). These parks may include playground equipment, athletic fields, sport courts, swimming pools, and other

facilities and programmed activities normally associated with public parks. Parks 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.

The requested rezoning will not be detrimental to public interest, health, safety convenience or general welfare and the location of the lands in the zoning map area proposed for amendment are appropriate for the rezoning requested. The request will enhance the public interest, health, safety, convenience and general welfare by creating a place for citizens to be and enjoy the outside.

3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).

The property is currently owned and managed by the City of Colorado Springs and has been set aside for purposes of the Park, Recreation and Cultural Services Department.

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.

This criteria does not apply to this application.

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.

This criteria does not apply to this application.

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 7.5.514C.3 (Land Use Plan Criteria).

This application does not include a land use plan. Land Use Statement has been included as this application complies with 7.5.514.B.3.

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.

This site is part of the implemented Powerwood 3-6 Master Plan, CPC MPA 05-00230-A1MJ13 and is called as a school/park site. This 5.75 acre park site was acquired from School District 20 in 2025 for the purpose of a public park, following PLDO Supplemental appropriation approved by City Council, Resolution 25-227.

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 [7.2.607D.47.5.702](#) (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.

This criteria does not apply to this application.

9. 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.

This criteria does not apply to this application.

10. 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)). (Ord. 23-03)

This application complies with the PK zone district criteria and the Airport Overlay.

7.2.503.B

B. Establishment and Development of a PK Zone: The establishment of a PK zone district shall follow procedures outlined for a rezoning of land in Article 7.5: Administration and Enforcement. Subsequently, all development activities associated with a particular PK zone district shall comply with a Park Master Plan for that zone district that shall be reviewed and approved at a public hearing by the Parks and Recreation Advisory Board. The decision of the Board may be appealed to the appropriate governmental agency. The Board or the City Council may add protective restrictions regarding setbacks from adjacent uses or property lines or the location and amount of parking to the approval of the Park Master Plan. Amendments to the Park Plan shall follow the procedure required for the original plan.

C. Dimensional Standards: All development activities and standards shall be determined by the approved Park Master Plan.

D. Review Criteria: Where Land Use Plan approval pursuant to Section [7.5.514](#) (Land Use Plan) is required, it shall be reviewed for compliance with the following review criteria:

1. Minimize impacts of scale, traffic, and parking on surrounding residential zone districts;
2. Compliance with the Park System Master Plan; and
3. Compliance with the City's Comprehensive Plan. (Ord. 23-03)

This application meets the review criteria listed above. The property was purchased in 2025 and a Park Master Plan will be completed prior to construction on the site. A Land Use Plan was not required and a Land Use Statement has been submitted per 7.5.514.B.3.a.