



Legislation Text

File #: ZONE-23-0016, **Version:** 3

Ordinance No. 24-02 amending the zoning map of the City of Colorado Springs relating to 45.33 acres located southeast of N Carefree Circle and Tutt Blvd 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).

(Quasi-Judicial) (Second Reading and Public Hearing)

Presenter:

Ann Odom, Planner II, Planning + Neighborhood Services.
Peter Wysocki, Director, Planning + Neighborhood Services

Summary:

Owner: Greenways Investments LLC
Developer: Classic Homes
Representative: Kyle Campbell, Classic Consulting
Location: Southeast of Tutt Blvd and N Carefree Circle

The requested zone change application proposes to rezone a 45.33-acre parcel 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) for the purpose of developing a new park and open space. The previously approved Greenways at Sand Creek concept plan illustrates this area as a future park and this rezone application is the next step toward creating the park. The new park and open space will serve the existing and proposed surrounding residential developments.

Background:

Please see the attached City Planning Commission Staff Report for a complete analysis of the proposed application.

Review Criteria:

The review criteria for a Zone Map Amendment as set forth in City Code Section 7.5.704.D (UDC) are noted below.

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).
2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
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.

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.
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).
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.
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](#) https://codelibrary.amlegal.com/codes/coloradospringsco/latest/coloradosprings_co/0-0-0-D.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.
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.
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))

Staff finds that the proposed application meets the review criteria.

Previous Council Action:

On May 12, 2020 the City Council approved the Greenways at Sand Creek PUD concept plan that shows this area to be developed as a park and open space.

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

City Planning Commission voted unanimously to approve the Zone Map Amendment at the December 13, 2023 meeting. (The application was approved on the consent calendar on an 8-0 vote. Commissioner McMurray was absent.)

Proposed Motions:

Should the City Council wish to approve the Zone Map Amendment application, the following motion is suggested:

Adopt Ordinance No. 24-02 establishing 45.33 acres as a PK/AP-O/SS-O (Public Park with Airport and Streamside Overlays) zone district based upon the findings that the request complies with the criteria for establishing a zone district as set forth in City Code Section 7.5.704.

Should the City Council wish to deny the Zone Map Amendment application, the following motion is suggested.

Deny Ordinance No. 24-02 establishing 45.33 acres as a PK/AP-O/SS-O (Public Park with Airport and Streamside Overlays) zone district based upon the findings that the request does not comply with the criteria for establishing a zone district as set forth in City Code Section 7.5.704.

An ordinance amending the zoning map of the City of Colorado Springs relating to 45.33 acres located southeast of N Carefree Circle and Tutt Blvd 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).