



Legislation Text

File #: CPC ZC 17-00024, **Version:** 3

Ordinance No. 17-41 amending the zoning map of the City of Colorado Springs pertaining to 8.6 acres located at 707 Cresta Road from R1-9 (Single-Family Residential) to PK (Parks).

(Quasi-Judicial)

Presenter:

Lonna Thelen, Principal Planner, Planning & Community Development
Peter Wysocki, Planning and Community Development Director

Summary:

Applicant: Parks, Recreation and Cultural Services
Owner: City of Colorado Springs
Location: 707 Cresta Road

This project includes an application for a zone change from R1-9 (Single-Family Residential) to PK (Parks). The site is 8.6 acres located at 707 Cresta Road.

Previous Council Action:

On April 25, 2017, this item was approved at City Council on the Consent Calendar.

Background:

The Parks, Recreation and Cultural Services Department of the City of Colorado Springs acquired this property through the land exchange that they entered into with the Broadmoor in 2016. The property is directly south of the existing Bear Creek Park that is owned by El Paso County. Within this new portion of Bear Creek Park, the character of the land will stay as passive recreational use. The existing house on the property will be removed in 2017. There will be no active recreational uses such as ball fields or playgrounds within the property. At some point, the Parks, Recreation and Cultural Services Department may work with El Paso County Parks to extend soft surface trails into this portion of Bear Creek Park, however, there are no proposed trails at this time. The request to rezone the property allows the Parks, Recreation and Cultural Services Department to include the property into the PK (Parks) zone district. A rezone to the PK zone district does not require a concept plan submittal; a concept statement is allowed per City Code Section 7.5.501.C. If future development activities associated with this property must occur in accordance with the parks master plan and be reviewed and approved at a public hearing by the Parks and Recreation Advisory Board.

This item supports the City's strategic goal relating to building community and collaborate relationships by expanding our parks and trails amenities for the city.

Please see the attached City Planning Commission staff report for additional detailed analysis.

Financial Implications:

N/A

Board/Commission Recommendation:

At their meeting on March 16, 2017 the Planning Commission, as part of their consent calendar, voted unanimously to recommend approval of all three applications to the City Council. Please reference the minutes from the hearing for a detailed record.

Stakeholder Process:

The public process included posting the site and sending postcards on two separate occasions to 159 property owners within 1,000 feet. No public comments were received.

Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included City Engineering and City Traffic. This site is not within the Airport Overlay and was not seen by the Airport Advisory Committee and is outside of the buffer for review by USAFA.

Alternatives:

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration

Proposed Motion:

CPC ZC 17-00024 - ZONE CHANGE

Adopt an ordinance changing the zoning of 8.6 acres from R1-9 (Single-Family Residential) to PK (Parks), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603.

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 8.6 acres located 707 Cresta Road from R1-9 (Single-Family Residential) to PK (Parks).