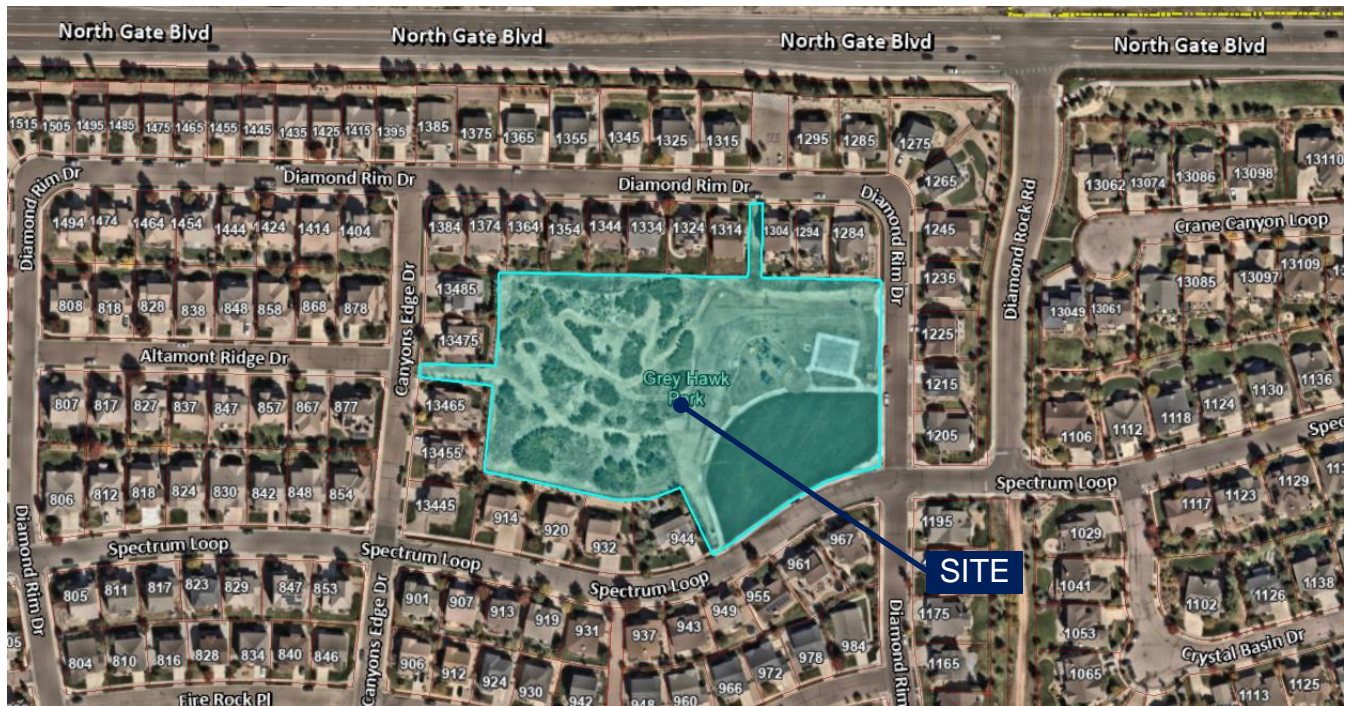




GREY HAWK PARK – ZONE CHANGE

Planning Commission February 11, 2026

Staff Report by Case Planner: Allison Stocker



Quick Facts

Applicant

City of Colorado Springs Parks,
Recreation, and Cultural Services
Department

Property Owner

City of Colorado Springs

Address / Location

950 Spectrum Loop

TSN

6208207024

Zoning and Overlays

Current: PDZ (Planned Development
Zone)

Proposed: PK/AF-O (Public Park with
United States Air Force Academy
Overlay)

Site Area

4.48 acres

Proposed Land Use

Public Park

Applicable Code

UDC

Council District

District 2

Project Summary

A Zone Map Amendment (Rezone) consisting of 4.5 acres, known as Grey Hawk Park, from PDZ (Planned Development Zone) to PK/AF-O (Public Park with United States Air Force Academy Overlay) located at 950 Spectrum Loop.

File Number

ZONE-25-0033

Application Type

Zone Map Amendment with Land
Use Statement

Decision Type

Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Northgate Annexation #4 (Ord. 85-191)	January 10, 1985
Subdivision	Grey Hawk at North Glen Subdivision Filing No. 1	February 8, 2006
Master Plan	Northgate Master Plan	September 29, 2005
Prior Enforcement Action	N/A	

Site History

The subject property consists of a 4.48-acre parcel that has just recently completed construction of the Grey Hawk Park. In 1985 the property was annexed into the City where it stayed vacant for a number of years. It was not until 2005 (Ord. 05-115) that the property had a Zone Map Amendment to establish a Planned Development Zone (PDZ) district. This PDZ allows for single-family detached and a public park to be maintained by the City. The park design was completed prior to this application.

The Zone Map Amendment is being requested for Grey Hawk Park to allow the site's zone district to be consistent with the current and future use as a park. The proposed zone district of PK (Public Park) will limit the allowable uses and further preserve this space for future enjoyment as a Park. The City's Parks, Recreation, and Cultural Services Department already completed the Grey Hawk Park Master Plan, and through that process the park's design, amenities and layout. At this time, no further development or construction is planned in association with this Zone Map Amendment application.

Applicable Code

The subject application was submitted after the implementation date (June 5, 2023) of the ReTool project. 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/AF-O (Planned Development Zone with United States Air Force Academy Overlay)	Single-Family Residential	
West	PDZ/AF-O (Planned Development Zone with United States Air Force Academy Overlay)	Single-Family Residential	

South	PDZ/AF-O (Planned Development Zone with United States Air Force Academy Overlay)	Single-Family Residential
East	PDZ/AF-O (Planned Development Zone with United States Air Force Academy Overlay)	Single-Family Residential

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Administrative Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 Feet
Number of Postcards Mailed	340 Postcards

Number of Comments Received

0 comments received

Public Engagement

No public comments received.

Timeline of Review

Initial Submittal Date

October 22, 2025

Number of Review Cycles

3 cycles

Item(s) Ready for Agenda

January 12, 2025

Agency Review

Traffic Engineering

City Traffic Engineering reviewed this application and had no comments.

Parks

The City's Parks, Recreation and Cultural Services (PRCS) Department initiated the zone map amendment request as a part of the PRCS Department's goal to rezone all PRCS owed properties to PK (Public Park).

Stormwater Enterprise (SWENT)

SWENT reviewed this application and had no comments.

Colorado Springs Utilities (CSU)

Colorado Springs Utilities has no comment for the proposed zone change application..

Colorado Springs Police Department

Colorado Springs Police Department reviewed this application and made no comments.

United States Air Force Academy

USAFA has reviewed this application and as a part of the USAFA standard requirements have requested an USAFA Agivation Easement for the property. The City is unable, per the City of Colorado Springs' City Charter, to issue easement to other entities. As such, Staff is having ongoing discussions to find an alternative to their request. Further clarification is anticipated prior to City Planning Commission's hearing date.

City Engineering

City Engineering reviewed this application and had no comments.

Zone Map Amendment

Summary of Application

PRCS submitted a Zoning Map Amendment (Rezone) application and requested waiver of a Land Use Plan submittal by Land Use Statement (refer to Attachment 1 – Land Use Statement), which is permitted through City Code Section 7.5.514.B.3, which states that *"The Manager may waive the requirement for approval of a Land Use Plan would not serve the purposes of this Section or UDC because:*

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

- (2) *The land is contained in and subject to a previously approved Master or Concept Plan;*
- (3) *The land is included in a Development Plan application*
- (4) *The land area is part of an established surrounding development pattern;*
- (5) *The proposed zoning pattern for the land aligns with adjacent existing zoning or development; and/or*
- (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 change.*

Per City Code Section 7.2.503, the PK zone district is intended for land to be used as, for example, public recreation and open space. These parks may include both active and/or passive recreation but may also be reserved for natural or environmental reasons. When establishing a PK zone district, the property shall comply with a Park Master Plan which is reviewed by Parks and Recreation Advisory Board. PRCS reviewed and approved the Grey Hawk Parks Master Plan.

The proposed Zone Map Amendment seeks to rezone approximately 4.48 acres on a single platted parcel to PK (Public Park). The applicant is pursuing a zone district that would allow the site's current use as a Public Park to align with its zoning district. The motivation to amend the zoning map is to provide further protect and guide the use of PRCS properties which is the expressed purpose of the PK zone district as laid out in City Code Section 7.2.503. Further discussion on how the applicant believes the proposed Zone Map Amendment meets the review criteria can be reviewed in the project statement (refer to Attachment 2 – Project Statement).

Pursuant to City Code Section 7.4.502, a Geologic Hazard Study is only required with a Zone Map Amendment when the Manager or City Engineer determines that a geologic hazard is present. This site has no known geologic hazards and as such was not required to submit a geologic hazard report through this application process. Since the Zone Map Amendment has no impact on site drainage, no stormwater related reports or exhibits are being requested by the Stormwater Enterprise. Per City Code Section 7.4.601, regarding Garding and Erosion Control measures, a Grading and Erosion Control permit, City Stormwater Management Plan (CSWMP), and related inspections are not required until prior to and during construction as these items are all dependent on the final site design. When disturbance over an acre occurs, a Drainage Report will be required by the Stormwater Enterprise. Since impervious surface area and disturbance calculations are required to determine the need for a Drainage Report and no site design has been finalized, a Drainage Report is not required with the Zone Map Amendment Application. The City Planning Department collaborates with City Traffic Engineering to determine when a Traffic Impact Study (TIS) is required for an application or project. City Traffic Engineering utilizes the Traffic Criteria Manual when determining whether a TIS is required. Traffic Engineering has determined that the potential traffic generated by this use will be negligible, and as such no TIS is required.

Application Review Criteria

Section 7.5.704: Zone Map Amendment

- 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).***

See below for a detailed discussion on the zone map amendment's compliance with PlanCOS.

- 2. *The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.***

The proposed amendment benefits the City by preserving public park space. Public parks are necessary for the City's public health and wellbeing as they provide a safe, accessible public space for outdoor recreation, community building, and contribute to the City's overall sense of wellbeing. Completing the proposed amendment will limit future uses, preserving its status as a public park and ensuring continued enjoyment for years to come.

- 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 included within this subject Zone Map Amendment has been previously identified as a park site on the PDZ Development Plan. As such, the land is being used as previously identified and the development patterns surrounding the park were developed with the park site in mind.

This requested Zone Map Amendment is to amend the zone district to be further in line with the future park use. PRCS is seeking to ensure all public parks within the City are under the PK (Public Park). If the Zone Map Amendment is approved, the proposed land use will be in alignment with the site's zone district.

- 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.***

The proposed Zone Map Amendment proposes to change the site's zoning district to PK (Public Park). This proposed zone and current Public Park use is anticipated to have minimal impact on the neighborhood as the park use will not bring in any large structures and will primarily be to the benefit of the neighborhood. Most park visitors are expected to be local residents, generating minimal additional traffic.

- 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.***

The proposed zone change from PDZ (Planned Development Zone) to PK/AF-O (Public Park with United States Air Force Academy Overlay) does not alter the current land use, will not dislocate any residents or tenants, or have any impacts on the 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 7.5.514C.3 (Land Use Plan Criteria).***

Not applicable.

- 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.***

Not applicable.

- 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.***

Not applicable.

- 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.***

Not applicable.

- 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)***

The property can comply with City Code Section 7.2.503 and all the standards applicable to the PK (Public Park) zone district. The United States Air Force Academy Overlay has determined through coordination with the USAFA and City Airport that no further actions or requirements will be imposed on this site because of the Zone Map Amendment.

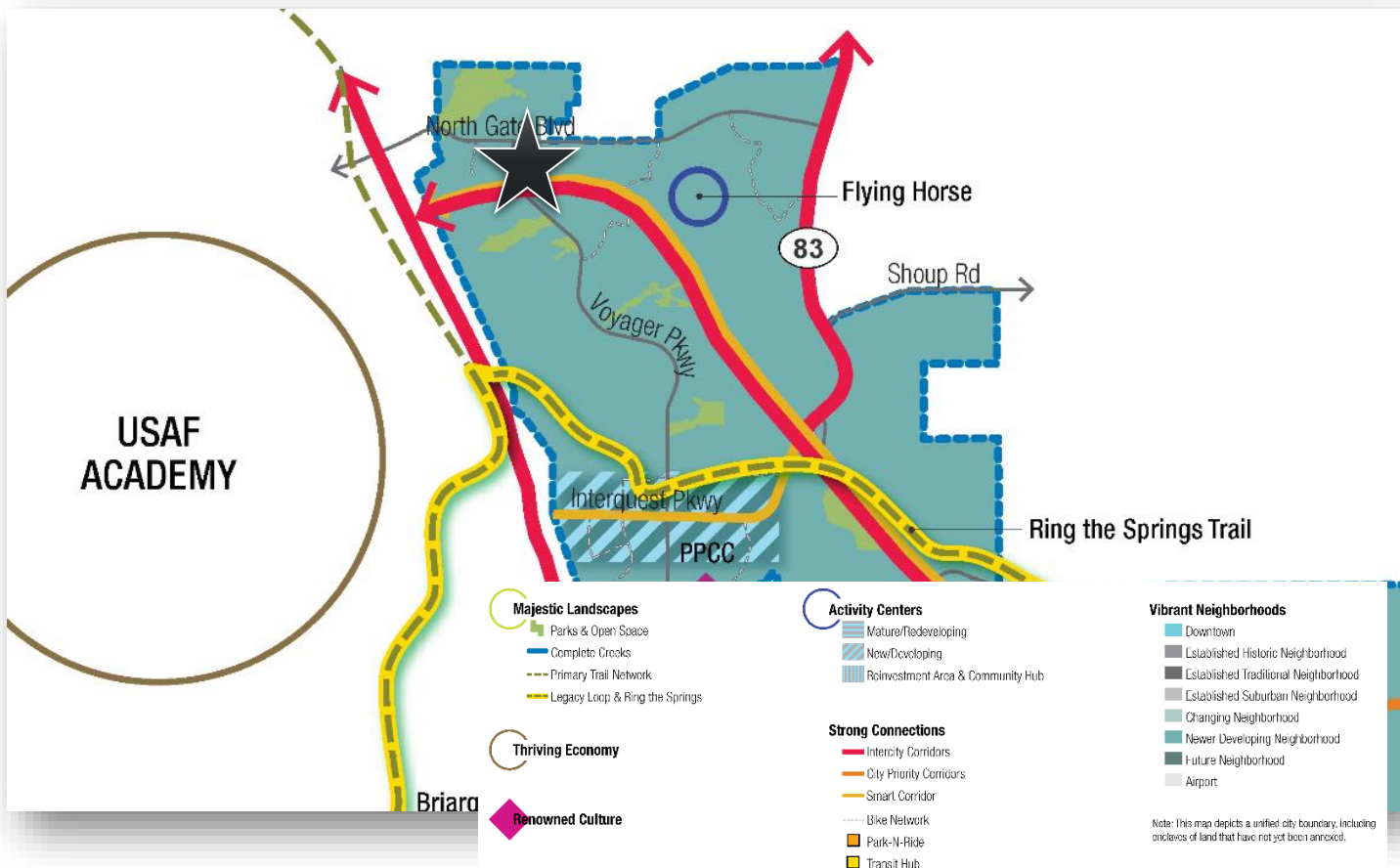
After evaluation of the Grey Hawk Park Zone Map Amendment, the application meets the review criteria.

Compliance with Relevant Guiding Plans and Overlays

The site is within the Northgate Master Plan which called out this property for single-family residential uses. The proposed use of the site as a Public Park is compatible with the intent of the Master Plan. Additionally, the site is within the United States Air Force Academy Overlay and USAFA has found the request acceptable within the overlay.

Compliance with PlanCOS

PlanCOS Vision



The subject site is located within PlanCOS Visions Map's typology of "New Developing Neighborhood". This typology is used to describe areas where increasing infill and expansion is occurring outside of established areas of the City. The proposed zone map amendment supports PlanCOS through the following policy alignment:



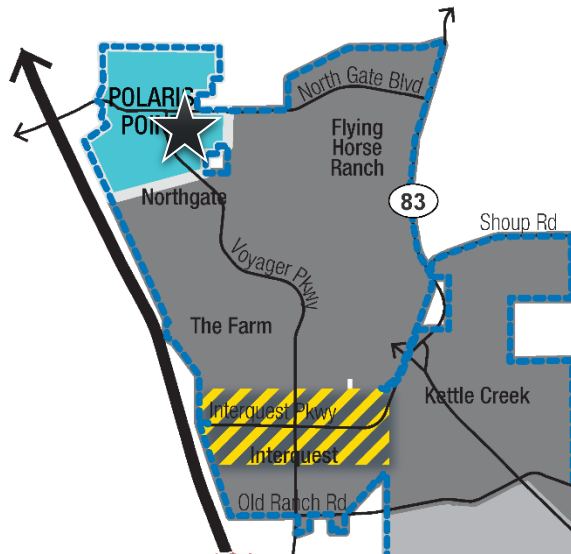
Predominant Typology

Downtown	Established Traditional Neighborhood
Newer Developing Neighborhood	Established Suburban Neighborhood
Changing Neighborhood	Airport
Established Historic Neighborhood	Future Neighborhood

Vibrant Neighborhoods

The proposed Zone Map Amendment furthers PlanCOS through its compliance with Policy VN-3.A which sets out to preserve and enhance neighborhoods by recognizing the importance of certain physical spaces such as community parks and open spaces.

Policy VN-3.A: *Preserve and enhance the physical elements that define neighborhood's character*



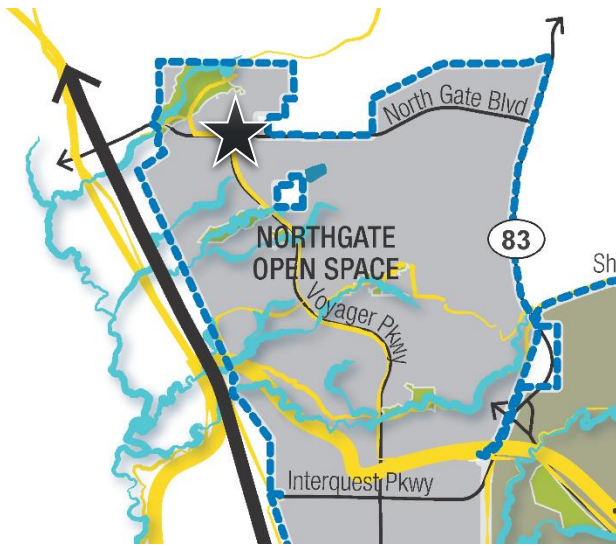
Predominant Typology

Neighborhood Centers	Mature/Redeveloping Corridors
Community Activity Centers	New/Developing Corridors
Entertainment and Commercial Centers	Reinvestment Area and Community Hub
Regional Employment and Activity Centers	
Downtown	

Unique Places

The proposed Zone Map Amendment emphasizes the need for placemaking by creating a community space that can be utilized for various formal programming along with informal community experiences.

Policy UP-1.A: *Emphasize placemaking throughout the City with design and programming that supports a distinctive identity and experience.*



Predominant Typology

- | | |
|---|------------------------|
| Neighborhood Greenspace | Trails and Connections |
| Sports and Active Recreation | Major Trail Corridors |
| Natural Resources and Regional Recreation | Complete Urban Creeks |
| Community Education Landscapes | Complete Greenways |

Majestic Landscapes

Preservation of existing parks and establishment of new ones is a key tenet of the Majestic Landscape chapter of PlanCOS. This Zone Map Amendment is for the expressed purpose of expanding and preserving access to a public park in an underserved part of Colorado Springs.

ML-1: Provide for accessible, safe, engaging, and sustainable parks and open space systems and facilities for all city residents and visitors

Goal ML-2: Activate and expand sustainable community use and interaction with open spaces, parks, and cultural resources.

Statement of Compliance

ZONE-25-0033 – Grey Hawk Park Zone Map Amendment

After evaluation of the Zone Map Amendment, the application meets the review criteria.