

# CUMBRE VISTA PARK – ZONE CHANGE

## Planning Commission February 11, 2026

Staff Report by Case Planner: Allison Stocker



### Quick Facts

#### Applicant

Colorado Springs Parks, Recreation and Cultural Services Department

#### Property Owner

City of Colorado Springs

#### Address / Location

7915 Hunter Peak Trail

#### TSN

5306304002

#### Zoning and Overlays

Current: R-1 6/DF/AP-O (Single-Family, Medium with Design Flexibility Overlay and Airport Overlay)

Proposed: PK/AO (Public Park with Airport Overlay)

#### Site Area

5.75 acres

#### Proposed Land Use

Public Park

#### Applicable Code

UDC

#### Council District

District 2

### Project Summary

A Zone Map Amendment (Rezone) of 5.75 acres (known as Cumbre Vista Park) from R-1 6/DF/AP-O (Single-Family Residential, Medium with Design Flexibility Overlay and Airport Overlay) to PK/AO (Public Park with Airport Overlay) located at 7915 Hunter Peak Trail.

File Number	Application Type	Decision Type
ZONE-25-0032	Zone Map Amendment with Land Use Statement	Quasi-Judicial

## Background

### Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Powerwood No. 3 Addition (Ord. 05-151)	November 10, 2005
Subdivision	Cumbre Vista Subdivision Filing No. 1	March 22, 2006
Master Plan	Powerwood 3-6 Master Plan	November 20, 2007
Prior Enforcement Action	N/A	

### Site History

The subject property consists of a 5.75-acre vacant parcel. Since its annexation into the City in 2005, the site has been zoned R-1 6/DF/AP-O (Single-Family, Medium with Design Flexibility Overlay and Airport Overlay), consistent with surrounding properties annexed at the same time. The site was initially dedicated to School District 20 and planned as a combined school and park site during the 2005 master planning process. However, in 2025 the property was sold to the City for the express purpose of developing a new public park as the School District 20 no longer had a need for the property. This action was approved through a PLDO Supplemental Appropriation by City Council, per Ordinance 25-227.

This Zone Map Amendment is being requested for the Cumbre Vista Park to allow the site's zone district to be consistent with the proposed 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 intend to initiate the Park's Master Plan process in the coming years, which will determine the park's design, amenities, and layout. Currently, no 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	PK/AP-O (Public Park with Airport Overlay)	Metropolitan District Park	
West	R-1 6/AP-O (Single-Family, Medium with Airport Overlay)	Single-Family	
South	PDZ/AP-O (Planned Development Zone with Airport Overlay)	Single-Family	
East	R-1 6 (Single-Family, Medium with Airport Overlay)	Single-Family	



## 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

668 Postcards

Number of Comments Received

4 comments received

Public Engagement

All commentators who initially expressed concerns supported the proposed zone change to PK (Public Park) after understanding the intent to maintain the property as a park. Several members of the community expressed their excitement about the project and provided additional ideas and offers of assistance for the future Park’s construction.

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).

SWENT

SWENT reviewed this application and had no comments.

Colorado Springs Utilities

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

Colorado Springs Police Department

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

Colorado Springs Airport

The Airport reviewed this application, and their comments were limited to a request for information.

City Engineering

City Engineering reviewed this application and had no comments.

Zone Map Amendment

Summary of Application

PRCS submitted this 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.

The proposed Zone Map Amendment requests the conversion to the PK (Public Park) zone for approximately 5.75 acres on a single platted parcel. The applicant is pursuing the PK zone district as it would most align with the site's future land use. 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 determine 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 Zone Map Amendment is to the benefit of the City overall. 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. By formally completing the proposed Zone Map Amendment, the subject property will be limited in its potential future uses, thus preserving its status as a public park space and ensures 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 area has been previously identified to be a School District 20 school site. The property has since been sold to the City to be utilized as a public park. While a park is not the original intended land use, a public park generally creates less impact on its surroundings than a school.

This requested Zone Map Amendment is to amend the zone district to be further in line with the future park use. The City's Parks, Recreation and Cultural Services Department 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. The proposed zone and future land use are anticipated to have minimal impact on the neighborhood, as the public park use is not expected to introduce large structures and will primarily benefit the neighborhood. Most visitors to the park are expected to live in the neighborhood, generating limited new traffic which will be offset by future parking provided on site compared to the prior identified use of a school. As such, this use is anticipated to be less intense and generate less impact on the immediate area.

- 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 R-1 6/DF/AP-O (Single-Family, Medium with Design Flexibility Overlay and Airport Overlay) to PK/AP-O (Public Park with Airport Overlay) does not alter the proposed future land use, will not dislocate any residents or tenants, or have any impacts on the area due to the site's smaller size.

- 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 is able to comply with City Code Section 7.2.503 and all of the standards applicable to the PK (Public Park) zone district. Additionally, the Airport Overlay has determined that no further actions or requirements will be imposed on this site as a result of the zone map amendment.

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

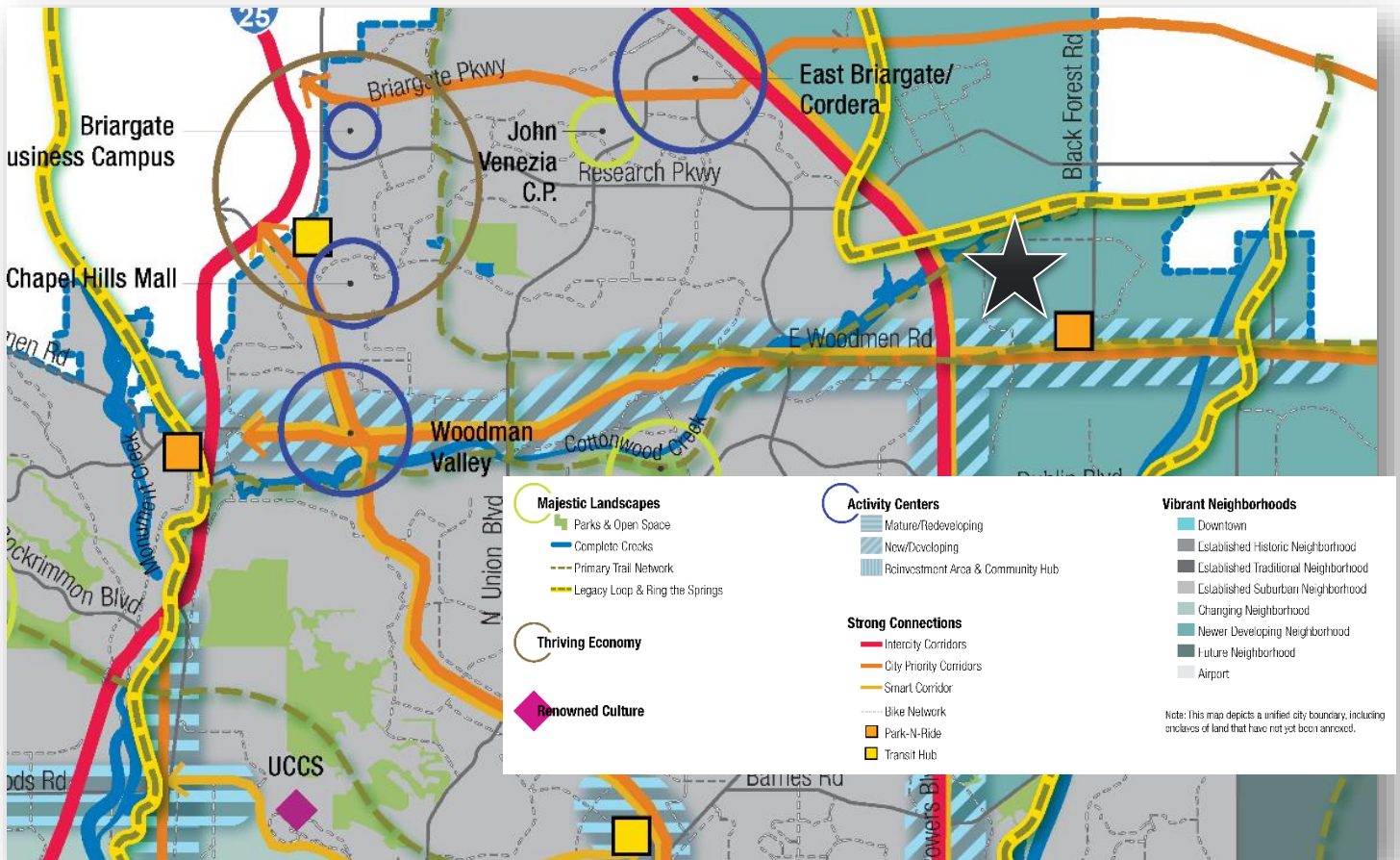
## Compliance with Relevant Guiding Plans and Overlays



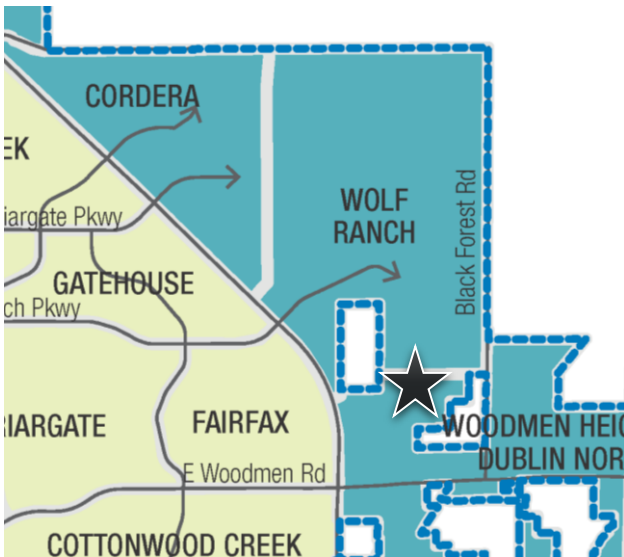
The site is within the Powerwood 3-6 Master Plan which called out this property for future use as a school and park site. The proposed use of the site as a Public Park is compatible with the intent of the Master Plan. Additionally, the site is within the Airport Overlay and the Airport has found the request acceptable within the Airport 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:



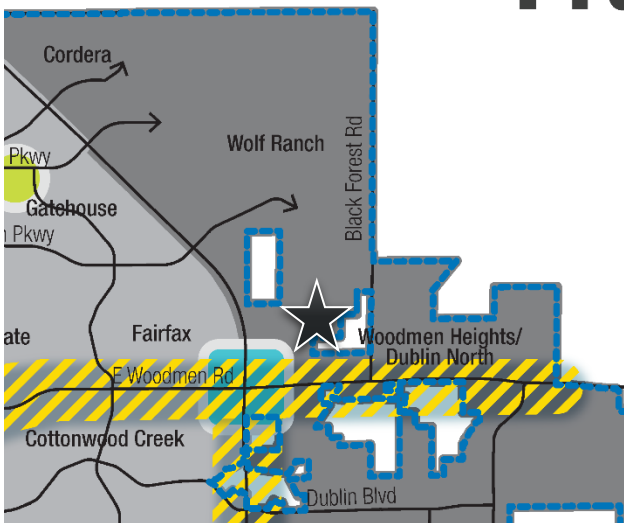
#### Predominant Typology

- Downtown
- Established Traditional Neighborhood
- 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

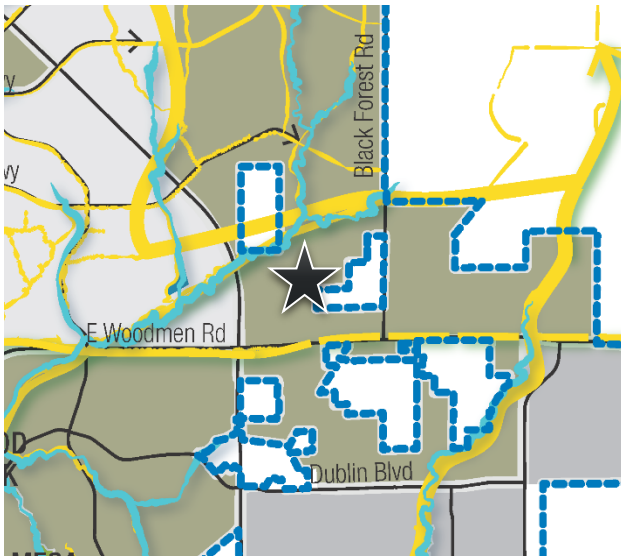
- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Downtown
- Mature/Redeveloping Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub

## Unique Places

The proposed Zone Map Amendment supports placemaking by creating a community space for formal programming and 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-25-0032 – Cumbre Vista Parks Zone Map Amendment

After evaluation of the zone map amendment, the application meets the review criteria.