



Land Use Statement for Cumbre Vista

The City of Colorado Springs Parks Department respectfully submit this land use statement to support the rezone application for Cumbre Vista Park.

7.5.514.B.3.a Land Use Statement Criteria

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

Criteria is met as the rezoned area is roughly 5.7 acres.

2. The land is contained in and subject to a previously approved Master or Concept Plan.

This park location is shown on the approved Powerwood Master Plan 3-6.

3. The land is included in a Development Plan application.

Land is shown in approved Final Plat Cumbre Vista Subdivision Filing No. 1.

4. The land area is part of an established surrounding development pattern.

Yes, park land is required to be included within residential development areas per city code.

5. The proposed zoning pattern for the land aligns with adjacent existing zoning or development.

Park land is a required component to the development of residential property per PLDO city code.

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 be changed.

All infrastructure is in place. The park site will not impact or change neighborhood proposed access, utilities, etc.

Current status of site:

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. A Park Master Plan will be completed prior to development of this site.