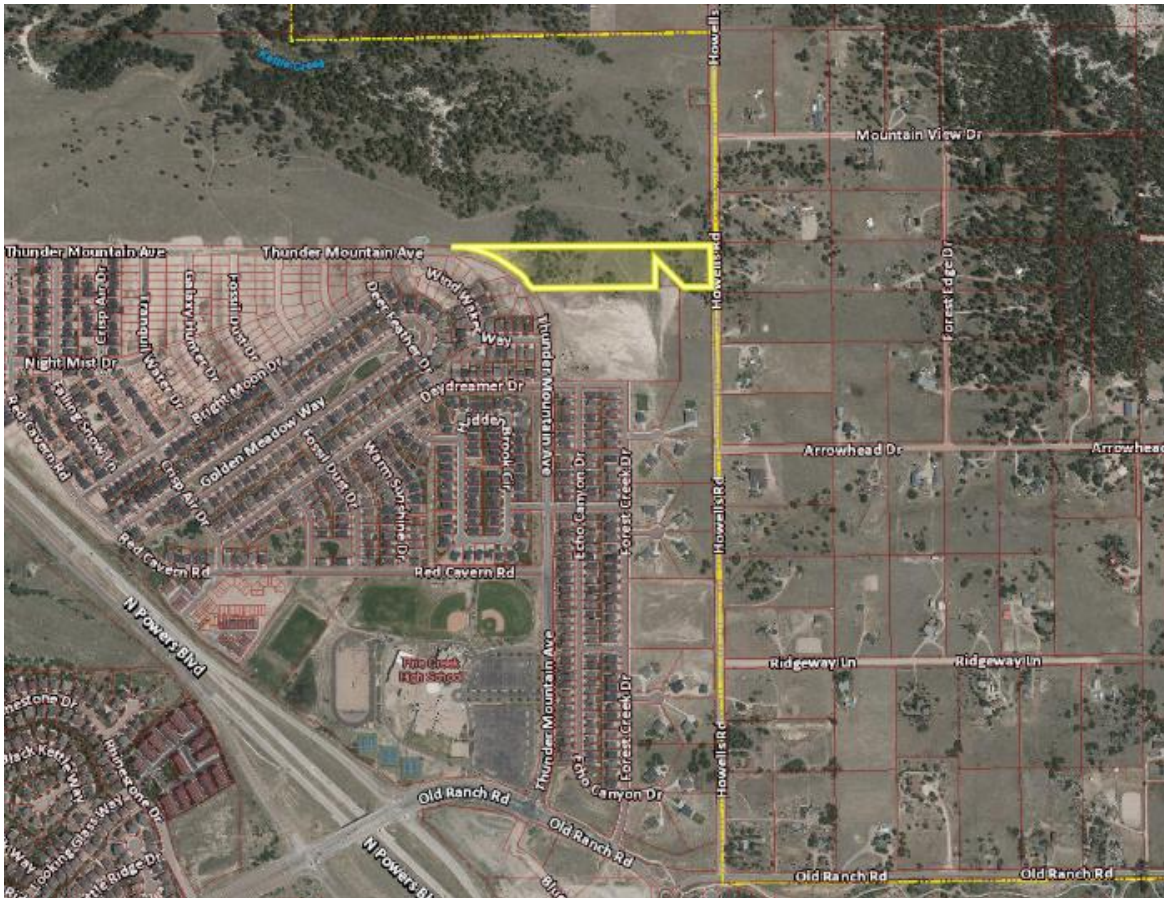


CITY PLANNING COMMISSION AGENDA
DECEMBER 16, 2021

STAFF: KATELYNN WINTZ

FILE NO(S):
CPC ZC 21-00140

PROJECT: NORTH FORK PARK
**OWNER/
DEVELOPER:** HIGH VALLEY LAND COMPANY, INC.
CONSULTANT: CLASSIC CONSULTING – Kyle Campbell



PROJECT SUMMARY:

1. Project Description: The project includes an application for a zone change request for the proposed 7.997-acre park site within the Kettle Creek neighborhood. The rezone will be from A (Agriculture)

to PK (Public Park) (see “North Fork Park ZC” attachment). A concurrent final plat is under administrative review.

2. Applicant’s Project Statement: (see “Project Statement” attachment)
3. Planning and Development Team’s Recommendation: Staff recommends approval of the application.

BACKGROUND:

1. Site Address: : The property is not addressed, as it has yet to be platted. The site is located northeast of Thunder Mountain Avenue and Daydreamer Drive, directly north of the Encompass Heights Elementary School.
2. Existing Zoning/Land Use: The property is zoned A (Agriculture) and is vacant.
3. Surrounding Zoning/Land Use: North: PUD (Planned Unit Development) and is vacant.
South: A (Agricultural) and is developed as an elementary school.
East: RR-5 (Residential Rural – 5 acres, El Paso County) and is developed as large lot single-family residential
West: PUD (Planned Unit Development) and is developed as single-family residential.
4. PlanCOS Vision: According to the PlanCOS Vision Map (see “PlanCOS Vision Map” attachment), the project site is identified as a Newer Developing Neighborhood.
5. Annexation: The property was annexed into the City under Briargate Addition #5 (September 14, 1982, Ordinance No. 82-138)
6. Master Plan/Designated Master Plan Land Use: The project site is part of the implemented Briargate Master Plan and is designated as “Open Space/Park”.
7. Subdivision: The property is unplatted.
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The site is currently vacant and is primarily natural grass with some pockets of mature vegetation.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to the surrounding property owners within 1,000 feet of the site, which included mailing postcards to 132 property owners on two occasions; during the initial review and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. City Planning staff received two comments in support of the application citing the community benefits of establishing a planned public park.

Staff input is outlined in the following sections of this report. Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City SWENT, City Fire, City Police, City Parks and District 20. All comments received from the review agencies relating to the zone change request have been addressed.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:
 - a. Application Summary

i. Zone Change

The applicant is requesting a rezone of 7.997-acres of land (**see “North Fork Park ZC” attachment**) from A (Agricultural) to PK (Public Park). The current zone district appears to have been established in 1982 concurrent with the property being annexed into the City. The applicant’s proposed PK zone district is consistent with the establishment of land set aside for use as public recreation and open space in the Briargate Master Plan. The applicant’s project statement reinforces the obligation to zone the property as PK and its dedication to the City of Colorado Springs via the final subdivision plat. The future ownership and maintenance obligations of the park site will be held by the City.

The site has been acknowledged as a future park location for several decades and pre-dates many Parks Department staff. As such, Parks Department is working with the applicant to better understand concerns surrounding access and is coordinating with School District 20 to understand if an easement can be granted to provide access to the parcel through the Encompass Elementary School. According to the Parks Department, the outstanding questions surrounding future development and access do not fundamentally impact the rezoning request and have indicated that the request may move forward through the public hearing process. The concurrent final plat approval, recordation and dedication to the City will be held until the questions regarding access can be adequately addressed and are deemed acceptable by the Parks Department.

City Planning staff finds that the proposed project addresses all the applicable review criteria set forth in City Code.

2. Conformance with the City Comprehensive Plan:

Staff has evaluated the proposed project for conformance with the City’s current comprehensive plan (herein referred to as “PlanCOS”), adopted in January 2019. According to the PlanCOS Vision Map, the project site is identified as a Newer Developing Neighborhood (**see “PlanCOS Vision Map” attachment**). Planning for parks and open space is woven seamlessly into every chapter of PlanCOS to support the City’s vision and strategies to enhance the valued recreation features beloved by all and ensure future generations enjoy a legacy of parks and open space. In the Emerging Neighborhoods typology, designing neighborhood focal points with parks is a key recommendation to support development. The project site is adjacent to an elementary school, a neighborhood focal point, and is also in walking distance to several hundred residential units. The park is situated in a way to serve the neighborhood and provide much needed greenspace and recreation to residents. The Majestic Landscapes chapter extensively addresses the benefits of establishing park land and integration of the parks throughout the City. One Big Idea of this chapter is “Provide Parks for the People”, this statement reinforces the importance of integrating parks in every part of the City to ensure community access to well-maintained outdoor spaces no matter who we are or where we live. The rezoning request for this property supports several key components of PlanCOS and the Parks System Master Plan (adopted 2014).

3. Conformance with the Area’s Master Plan:

The project area is contained entirely in the Briargate Master Planned area. This site has always been identified as an area of open space or parkland to satisfy PLDO land dedication obligations for adjacent residential land uses and is in conformance with the implemented master plan.

STAFF RECOMMENDATION:

CPC ZC 21-00140 – Zone Change

Recommend approval to City Council the zone change from A (Agricultural) to PK (Public Park), based upon the findings that the zone change meets the review criteria as set forth in City Code Section 7.5.603.