



**GREENWAYS NEIGHBORHOOD PARK  
FILING NO. 1 REZONE**

**June 20, 2023**

**ZONING MAP AMENDMENT  
PROJECT STATEMENT**

**Description:**

Greenways Neighborhood Park Filing No. 1 Zoning Map Amendment is a proposed 45.328-acre rezone located within the Greenways Community. The total area is generally bound by N. Carefree Circle to the north, existing Springs Ranch residential community to the east, Sand Creek Detention Pond #1 to the south, and the Greenways Community to the west. Existing Sand Creek is also contained within this 45.328-acre area as presented on the approved Greenways at Sand Creek PUD Concept Plan (CPC PUP 19-00120). The current zoning of the property is PUD/AO/SS and the proposed zoning for the entire 45.328 acres is PK/AO/SS.

The following specific application is proposed:

**1. Zoning Map Amendment:**

Rezone 45.328 acres of PUD/AO/SS to PK/AO/SS in compliance with the approved Greenways at Sand Creek PUD Concept Plan.

**Justification:**

This proposed PK Zoning Map Amendment is consistent with the approved Greenways at Sand Creek PUD Concept Plan. Please see below criteria for approval with responses.

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).

**RESPONSE: The proposed parks/open space areas were approved on the PUD Concept Plan were approved by Planning Commission and City Council.**

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

**RESPONSE: The proposed PK Zone will create a significant open space corridor and neighborhood park.**

3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).

**RESPONSE: The proposed parks/open space areas were approved on the PUD Concept Plan.**

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.

**RESPONSE: N/A**

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.

**RESPONSE: N/A**

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).

**RESPONSE: See submitted Land Use Statement for waiver of the Land Use Plan.**

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.

**RESPONSE: The proposed parks/open space areas were approved on the PUD Concept Plan were approved by Planning Commission and City Council.**

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.

**RESPONSE: N/A**

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.

**RESPONSE: N/A**

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)).

**RESPONSE: The proposed parks/open space areas were approved on the PUD Concept Plan were approved by Planning Commission and City Council.**

**Issues List:**

No issues were raised during the Pre-application discussion.

**LAND USE STATEMENT (Land Use Plan Waiver)**

**GREENWAYS NEIGHBORHOOD PARK FILING NO. 1 REZONE**

**6/20/23**

The proposed rezone from PUD SS AO to PK SS AO associated with this 45.328-acre area is required per the approved “Greenways at Sand Creek PUD Concept Plan”, per CPC-PUP-19-00120 (dated 5/12/20). This approved PUD Concept Plan reflects the following notes in the 45.328-acre area

- “Proposed Neighborhood Public Park”
- “Proposed Public Park / Open Space”

for the specific areas associated with this PK Rezone application. Based upon the prior PUD Concept Plan approval (and included Land Suitability Analysis) and in accordance with UDC 7.5.514.B.(2), a separate Land Use Plan is not required.

Please see the Rezone Project Statement for additional details pertaining to this application.