



ZONE-25-0032 – Cumbre Vista Park

CITY PLANNING COMMISSION

FORMAL MEETING – February 11th, 2026



Cumbre Vista Park

QUICK FACTS

Address:

7915 Hunter Peak Trail

Location:

Northeast of intersection of Sorpresa Lane and Hunter Peak Trail

Zoning and Overlays

Current: R1-6 / DF / AO (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

APPLICATIONS

Zone Map Amendment with Land Use Statement

VICINITY MAP



Cumbre Vista Park



PROJECT SUMMARY

File #:

ZONE-25-0032

Project Proposal:

Change the future park site's zoning to PK (Public Park)

ZONING MAP



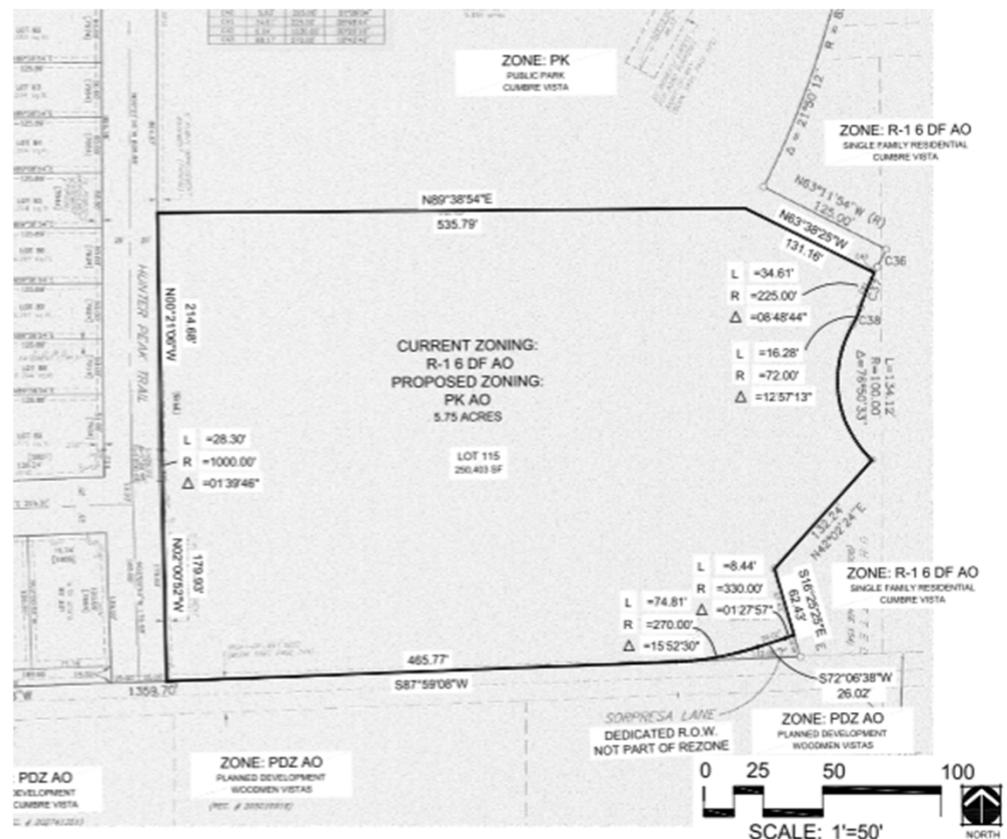
Cumbre Vista Park



ADDITIONAL INFO

Exhibit B

- The property was originally planned to be a park / school site (D20)
- The site was sold to the City in 2025 and purchased with supplemental appropriations approved to be a Park
- Supplemental appropriations approved by City Council in 2025





TIMELINE OF REVIEW

Initial Submittal Date

10/22/2025

Number of Review Cycles

Three Reviews

Item(s) Ready for Agenda

1/12/2026



STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	688 Postcards
Number of Comments Received	4 Comments Received

PUBLIC ENGAGEMENT

- All commentors were OK with the proposal after understanding the proposal better



AGENCY REVIEW

Traffic Engineering

No comments received during review.

SWENT

No comments received during review.

Engineering Development Review

No comments received during review.

Colorado Springs Utilities

No comments received during review.

Fire

No comments received during review.

Airport

Informational comments only.

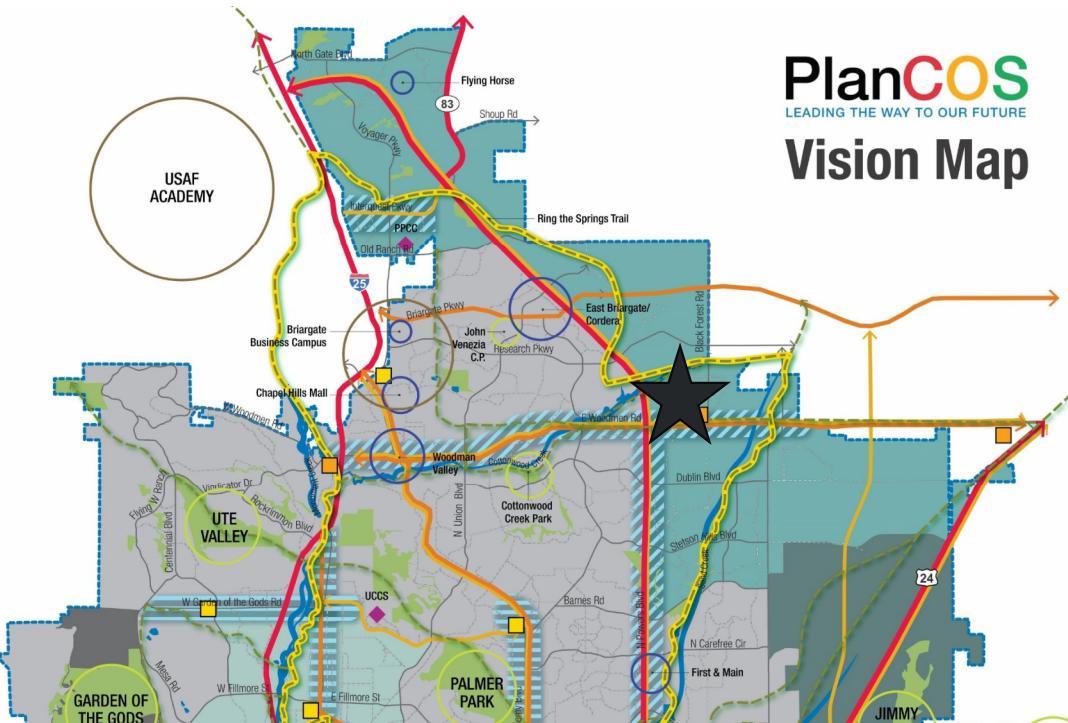
Licensed Surveyor

All comments satisfied during the review period.



PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS LEADING THE WAY TO OUR FUTURE Vision Map

PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.

★ SITE LOCATION

Majestic Landscapes
Parks & Open Space
Complete Creeks
Primary Trail Network
Legacy Loop & Ring the Springs

Activity Centers

Mature/Redeveloping
New/Developing
Reinvestment Area & Community Hub

Thriving Economy

Intercity Corridors
City Priority Corridors
Smart Corridor
Bike Network
Park-N-Ride
Transit Hub

Renowned Culture

Vibrant Neighborhoods

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

Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.



APPLICATION REVIEW CRITERIA

7.5.704 Zone Map

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).
2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.
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.
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).
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.
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.
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.
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)).

Statement of Compliance

ZONE-25-0032

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

PLANNING COMMISSION OPTIONAL MOTIONS



Optional Motions

ZONE-25-0032 – Cumbre Vista Park Zone Map Amendment

Motion to Approve

Recommend approval of a zone change consisting of 5.75 acres known as Cumbre Vista Park from R1-6 / DF / AO (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.

Motion to Deny

Recommend denial of a zone change consisting of 5.75 acres known as Cumbre Vista Park from R1-6 / DF / AO (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.



QUESTIONS?

