



Greenways Neighborhood Park – Zone Change

City Council – 2nd Reading

January 23, 2024



Greenways Neighborhood Park



QUICK FACTS

Address/Location:

Southeast of N Carefree Circle and Tutt Boulevard

Zoning and Overlays

Current: PDZ/SS-0/AP-0 – Planned Development Zone with Streamside and Airport overlays

Proposed: PK/SS-0/AP-0 – Public Park with Streamside and Airport overlays

Site Area

45.33 acres

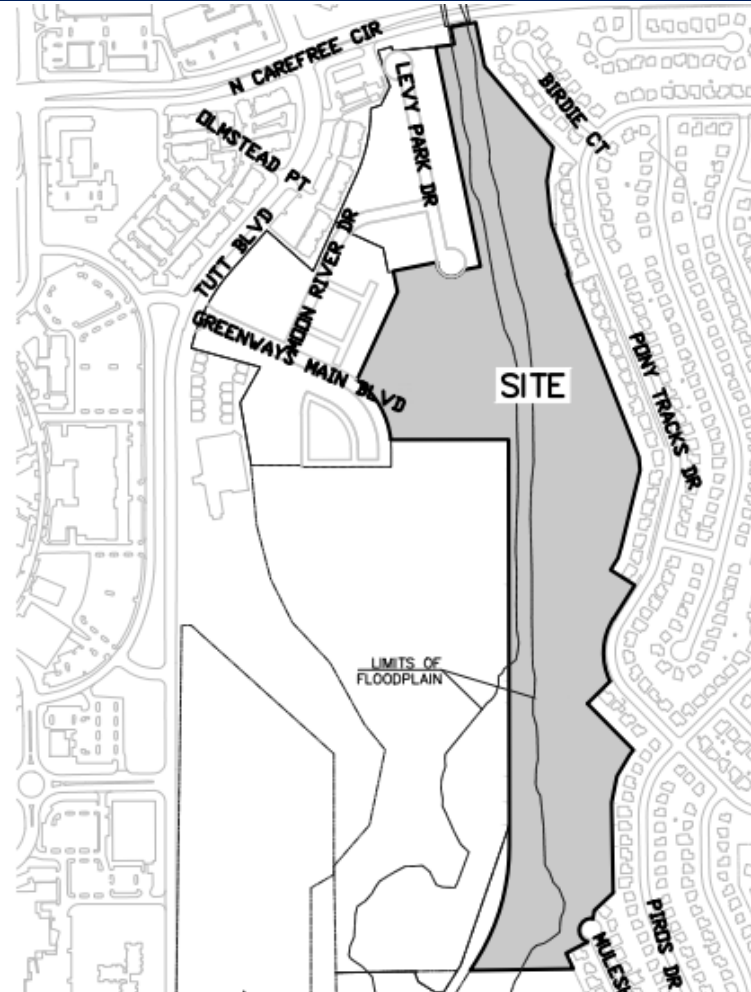
Proposed Land Use:

Park

APPLICATIONS

Zone Map Amendment

VICINITY MAP



STAKEHOLDER INVOLVEMENT



PUBLIC NOTICE

Public Notice Occurrences
(Posters / Postcards)

Internal Review / Prior to Planning Commission Hearing / Prior to both City Council hearings

Postcard Mailing Radius

1,000 feet

Number of Postcards Mailed

688 Postcards

Number of Comments Received

23 Comments Received

PUBLIC ENGAGEMENT

- No neighborhood meeting was held for this entitlement request.
- 23 public comments were received related to the zone change request. The comments were largely supportive of the rezone but also listed concerns related to parking, park design and maintenance.

AGENCY REVIEW



Traffic Engineering

Comments received and addressed 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.

School District (#49)

No comments received during review.

Planning Landscape

No comments received during review.

Parks

No comments received during review

Enumerations

No comments received during review.

Overlay District(s)

No comments received during review.

Airport

No comments received during review.

Other

No comments received during review.

APPLICATION REVIEW CRITERIA



7.5.514.B.3.a(1)-(6) - Land Use Plan Waiver

Criteria for Approval

- a) The land area under review is less than ten (10) acres and is planned to be developed in a single phase;
- b) The land is contained in and subject to a previously approved Master or Concept Plan;
- c) The land is included in a Development Plan application;
- d) The land area is part of an established surrounding development pattern;
- e) The proposed zoning pattern for the land aligns with adjacent existing zoning or development; and/or
- f) 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

Statement of Compliance

ZONE-23-0016

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

APPLICATION REVIEW CRITERIA



7.5.7.04.D - Zone Map Amendment

Criteria for Approval

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 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.
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.

APPLICATION REVIEW CRITERIA



7.5.7.04.D - Zone Map Amendment

Criteria for Approval

8. If the application is for creation of an ADS-D district, the approval criteria applicable to the creation of the text of the ADS-D 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-D 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-23-0016

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

Proposed Motions



Should the City Council wish to approve the application, the following motion is suggested:

Adopt an ordinance establishing 45.33 acres as a PK/AP-O/SS-O (Public Park with Airport and Streamside Overlays) zone district based upon the findings that the request complies with the criteria for establishing a zone district as set forth in City Code Section 7.5.704.

Should the City Council wish to deny the application, the following motion is suggested:

Deny an ordinance establishing 45.33 acres as a PK/AP-O/SS-O (Public Park with Airport and Streamside Overlays) zone district based upon the findings that the request does not comply with the criteria for establishing a zone district as set forth in City Code Section 7.5.704.



Questions?

