



PARKS, RECREATION AND CULTURAL SERVICES

Land Use Statement for Grey Hawk Park

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

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 4.5 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 Northgate Master Plan and the Northgate Filing No. 1, 2 and 3 Development Plan.

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

Land is shown in approved Development Plan AR PUD 06-00829-A1MN09.

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.

In addition, to address this property being within the AF-O overlay, the Parks Department has acknowledged the following impacts:

The City Parks department acknowledges that this property may be impacted by noise and/or similar sensory effects caused by, but not limited to, the normal daily activities from the United States Air Force Academy's Airmanship Program, combat training, and special events. USAFA has the continuing right to fly, or cause or permit the flight by any and all persons of any and all aircraft now known or hereafter invented, used, or designated for navigation of or flight in the air, in, through, across or about any portion of the navigable airspace; as defined by the Federal Aviation Administration (FAA) and/or Federal law. In addition, the City Parks Department acknowledges USAFA has the right to cause or create, or permit or allow to be caused or created in the Airspace, such noise, dust, turbulence, vibration, illumination, air currents, fumes, exhaust, smoke, and all other effects as may be inherent in the proper operation of aircraft.



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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 park site was acquired in 2007 as part of a required Park Land Dedication Ordinance (PLDO) dedication. The Grey Hawk Master Plan was approved for this site in 2024 and the site was constructed in 2025.