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## BRADLEY RIDGE FILING 3B PARK REZONE

### PROJECT STATEMENT

SEPTEMBER 2024

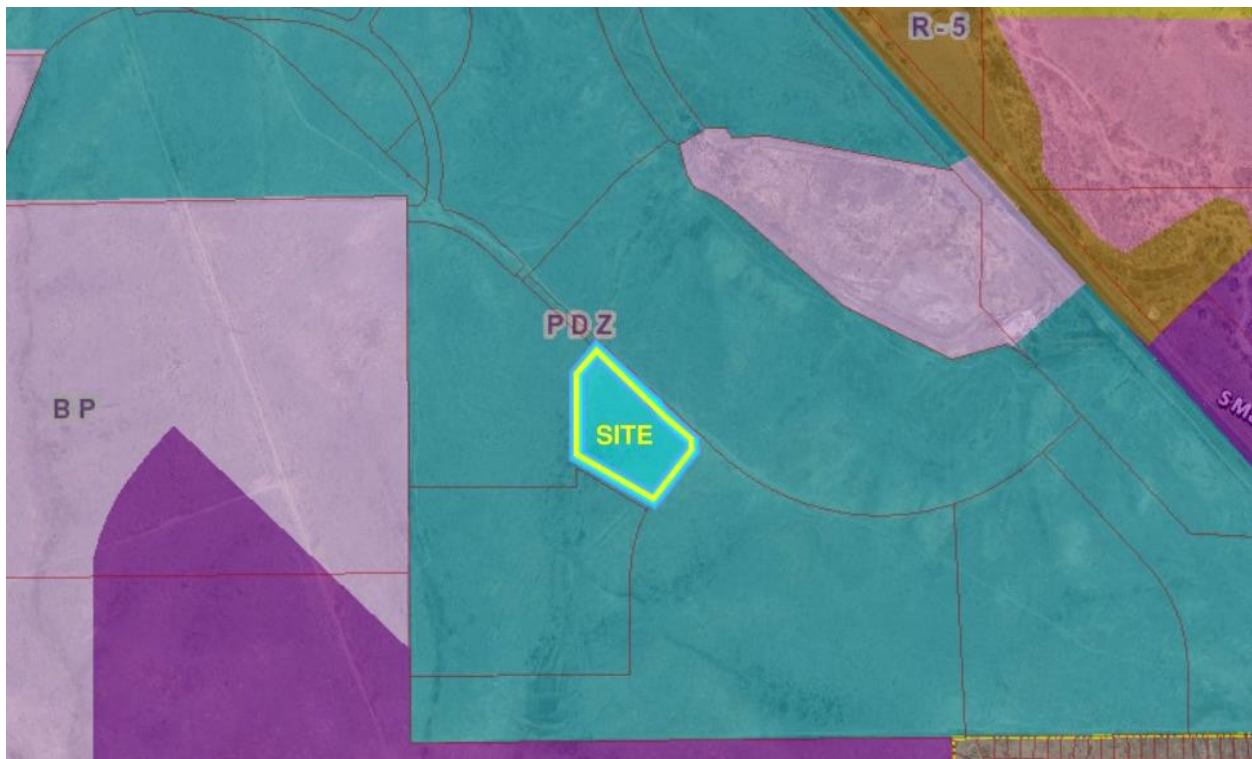
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#### REQUEST

N.E.S. Inc., on behalf of ROI Property Group, LLC, requests approval of a zone change from PDZ AP-O (Planned Development Zone with Airport Overlay) to PK AP-O (Public Park with Airport Overlay).

#### LOCATION AND ZONING

The Bradley Ridge filing 3B Park rezone site is comprised of 6.1 acres, is located west of Bradley Ridge Drive and Campo Drive and is undeveloped. The site is currently zoned PDZ AP-O and proposed to be rezoned to PK AP-O. The site is surrounded by PDZ AP-O zoning on all sides. This rezone will be the first step toward fulfilling a portion of the parkland dedication requirements for development within the Bradley Heights Concept Plan boundaries. The parcels to the southeast, west, and north are all proposed to be developed into low-density residential and the property to the south is proposed to be developed into a future middle school.



## PROJECT JUSTIFICATION

### CONFORMANCE WITH ZONE MAP AMENDMENT CRITERIA (CODE SECTION 7.5.704.D)

- 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).**

#### PlanCOS Compliance:

The proposed rezone complies with many of the strategies set forth in PlanCOS.

The project site is within the 'Future Neighborhoods' typology in the Vibrant Neighborhoods Framework. The comprehensive plan states, *"The goal of this neighborhood typology is to include those desired elements that result in great neighborhood design as each new neighborhood emerges over the next 20 years."*

**Strategy VN-3.A-3:** Incorporate existing natural features into project design by providing amenities such as trail connectivity, outdoor dining areas, promenades, and plazas.

**Policy VN-3.A:** Preserve and enhance the physical elements that define a neighborhood's character

This site is within the Bradley Heights Concept Plan boundaries and is shown as a future park site to support the residential development planned for the area. The PK zone district will preserve the site for future park development for future residents .

The project site is in an area where the predominant typology is 'Natural Resources and Regional Recreation' in the Majestic Landscapes Framework. The comprehensive plan states, *"The goal of this landscape typology is to balance tourism, recreation use, and environmental protection of important natural resource areas that embody the majestic scenery of Colorado Springs."*

**Strategy ML-1.A-3:** Use partnerships, grants, private donations, and businesses to leverage dedicated revenue sources and fund strategic parks, facility adoption programs, streetscape, open space, recreation, and trails priority projects

This 6.1-acre site is proposed to be rezoned to PK (Public Park) as the first step toward preserving this site for the future development of a park by the City of Colorado Springs.

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

The proposed rezone will not be detrimental to public interest, health, safety, convenience, or general welfare. The rezone of the site to PK is the first step toward preserving parkland for future residents and visitors to the area.

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

The proposed park is approved on the Bradley Heights PDZ Concept Plan. The proposed location is surrounded by proposed residential development and a future school site. The location is easily accessible for future users.

**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.**

The project site is relatively small at just 6.1-acres. The request to rezone to PK is appropriate for this area as it will allow for public use of the park land by future residents. The park is intended to be developed as a neighborhood park and will not attract significant traffic from users outside of the surrounding neighborhood.

**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.**

The project site is relatively small at just 6.1-acres and is currently vacant so no displacement of tenants or occupants will occur. The rezone will allow for the site to be developed into a neighborhood park in the future.

**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 7.5.514.C.3 (Land Use Plan Criteria).**

This rezone request is submitted with a Land Use Statement demonstrating how the criteria set forth in City Code section 7.5.514.A.3 are met.

**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.**

The site is within the Bradley Heights Concept Plan boundaries (COPN-22-0020). The project site is shown as a park on the approved concept plan.

- 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.4 \(Decision\)](#) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.**

This application will not create an ADS-O zone 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.**

This application is not a rezone to a PDZ zone district.

- 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)).**

City Code states, “The PK zone district is intended for land set aside for use as, for example, public recreation and Open Space.” The proposed park site was approved on the Bradley Heights Concept Plan. The site is also within the Airport Overlay and a park use is permitted within the ANAV subzone of the Airport overlay.