

August 30, 2023

Sweetwater Park Zoning Application Project Summary

General Project Concept

The South Suburban Park and Recreation District (SSPRD) is applying to rezone Tract E, Acres Green Filing No. 6, County of Douglas, State of Colorado (Sweetwater Park) as “Park and Open Space (P&OS)” as defined in the City of Lone Tree’s Zoning Code. The property is currently zoned “Suburban Residential” under Douglas County’s Zoning Code. The City of Lone Tree annexed Sweetwater Park in June of 2023.

Landowner/Applicant Address

South Suburban Park and Recreation District
4810 East County Line Road
Littleton, CO 80126

Mineral & Water Rights Owner Address

SSPRD has no records indicating that water or mineral rights have been severed.

Purpose of the request

Following the City of Lone Tree’s annexation of Sweetwater Park, the purpose of this request is for Sweetwater Park to be zoned “Park and Open Space (P&OS)” as defined in the City of Lone Tree’s Zoning Code.

Proposed Development Staging and Timeframe

This application is for zoning only. No development is proposed in this application.

Relation to the existing land uses and abutting land uses

Sweetwater Park abuts Douglas County residential property, City of Lone Tree residential and multi-family property, and existing Park and Open Space property as depicted in the zoning map and vicinity map. Sweetwater Park will continue to be managed as a park. No changes to the use or relationship to abutting land are proposed in this zoning application.

Impacts on City services

SSPRD will continue to manage Sweetwater Park. Rezoning the property as Park and Open Space (P&OS) will not substantially impact City services.

Source of water and method of wastewater treatment

Sweetwater Park is within the Southgate Water and Sanitation Districts.

Type or method of fire protection

Sweetwater Park contains outdoor park features, including playground structures, athletic courts and fields, a gazebo, and other park amenities. Sweetwater Park is within the South Metro Fire Rescue District.

Description of any natural or man-made hazards

No Class 3 Hazards are identified on or near Sweetwater Park in the [Douglas County Comprehensive Master Plan 2040](#). A creek and floodway are within Sweetwater Park. Portions of the park are identified as Zone AE and Zone X flood zones (see Zoning Map).

Impacts on existing flora and fauna

This rezoning application will not impact existing flora and fauna.

Comprehensive Plan Compliance and Impacts

The rezoning of Sweetwater Park complies with The City of Lone Tree Comprehensive Plan and the SSPRD Strategic and Master Plans. The rezoning of the park will have no impact on water quality, transportation, or air quality. The continued use of the property as a park will enhance regional air and water quality and maintain area trail connectivity.

Changes in the character of the neighborhood to substantiate a rezoning

The rezoning application is based upon the City of Lone Tree's annexation of the property, not on changes in the neighborhood's character. The property will continue to be managed as a park.