

Reagan Ranch

Master Plan Amendment, Zone Change PUD Zone Change & Concept Plans

CPC MP 87-00381-27MJ20

CPC PUZ 20-00134

CPC ZC 20-00135

CPC PUP 20-00136

CPC CP 20-00137

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Applications



CPC MP 87-00381-27MJ20 – MASTER PLAN AMENDMENT

A major amendment of the Banning Lewis Ranch Master Plan changing land use designations from R & D (Research and Development), INP (Industrial Park) and R (Retail) land uses to Commercial and Residential land uses, on 235.8 acres of land.

CPC ZC 20-00134 – ZONE CHANGE

A Zone Change revising uses from PIP2/CR/APZ1/APZ2/AO (Planned Industrial Park 2/Conditions of Record/Accident Potential Zone 1/Accident Potential Zone 2/Airport Overlay) to PBC/APZ1/APZ2/AO (Planned Business Center/Accident Potential Zone 1/Accident Potential Zone 2/Airport Overlay) for 77.8 acres of land.

CPC PUZ 20-00134 – CHANGE OF ZONING TO PUD

A Zone Change revising uses from PIP2/PBC/CR/AO (Planned Industrial Park 2/Planned Business Center/Conditions of Record/Airport Overlay) to PUD/AO (Planned Unit Development/Airport Overlay) for 137.7 acres of land

CPC PUZ 20-00136 – PUD CONCEPT PLAN

A PUD Concept Plan establishing the conceptual location of land uses, major roads, access points and density of planned residential uses for 137.7 acres of land.

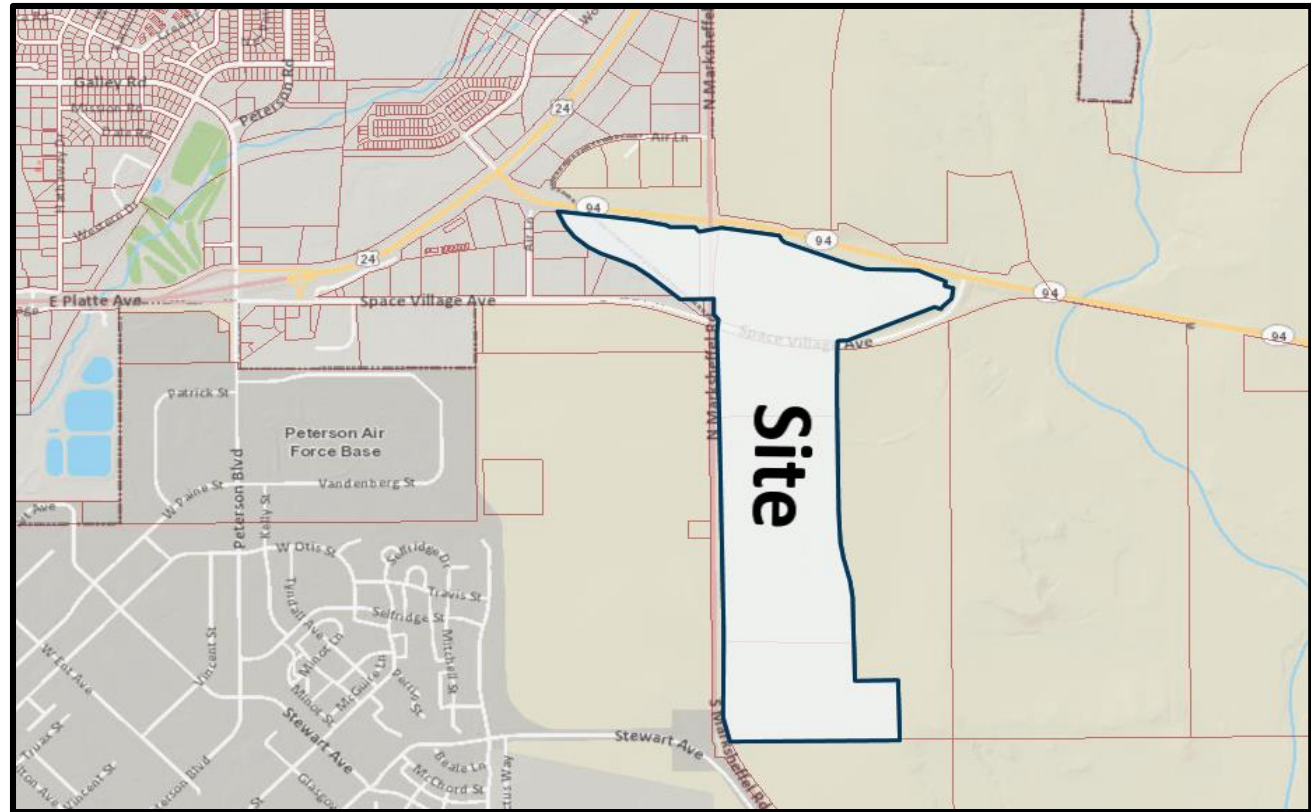
CPC CP 20-00137 – CONCEPT PLAN

A Concept Plan establishing the conceptual location of land uses, major roads, access points and density of planned commercial, office, and light industrial uses for 98.1 acres of land.

Vicinity Map



- Generally located south of Highway 94 and east of Marksheffel Road (except small northwest section along Space Village Drive)
- Currently undeveloped except for homesites previously established for farm/ranch activities
- Primary access to property will be from Marksheffel and Space Village (not Highway 94)
- Property gently slopes from north and west to south and east



- Surrounded by vacant land to south, east and west; adjacent to City Water Facility to the north
- Master Planned under Banning Lewis Ranch Master Plan
- Currently Zoned for Industrial uses

Photos from Roadways



LOOKING SOUTH ALONG MARKSHEFFEL - CITY WATER FACILITY ON LEFT



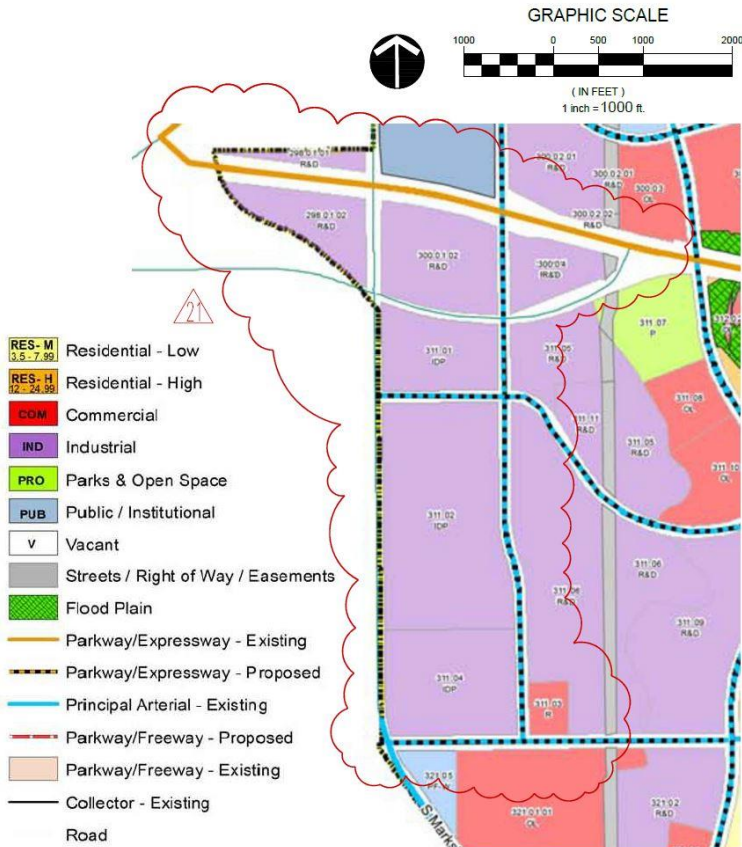
LOOKING EAST TOWARD FARM / RANCH HOMESITES FROM MARKSHEFFEL

Existing Land Use Entitlements

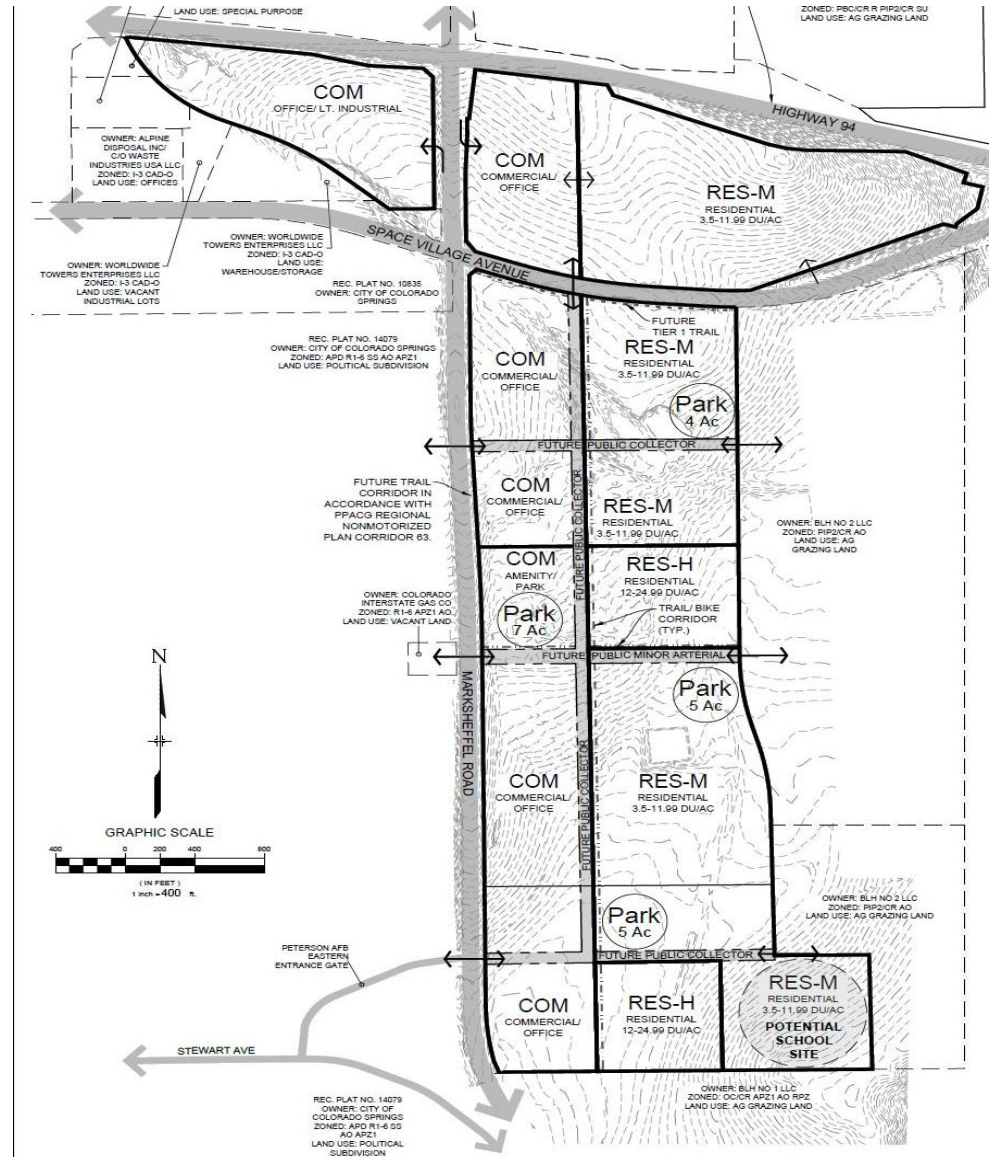


- Annexed to City in 1988, Banning Lewis Ranch Addition Number One (Ordinance 88-114).
- Banning Lewis Ranch Master Plan land use designations:
 - R & D (Research and Development)**
 - INP (Industrial Park)**
 - R (Retail)**
- Zoning established in 1988 with Annexation –
Primarily **PIP2 w/overlays** due to the airport (APZ1/APZ2/AO)
- Conditions of record (CRs) currently applicable to all properties:
 - Require a concept plan with traffic study and drainage report
 - Reports are also requirements of current City Code
 - Conditions will be removed with zone changes.

Master Plan Amendment



EXISTING MASTER PLAN AREA:



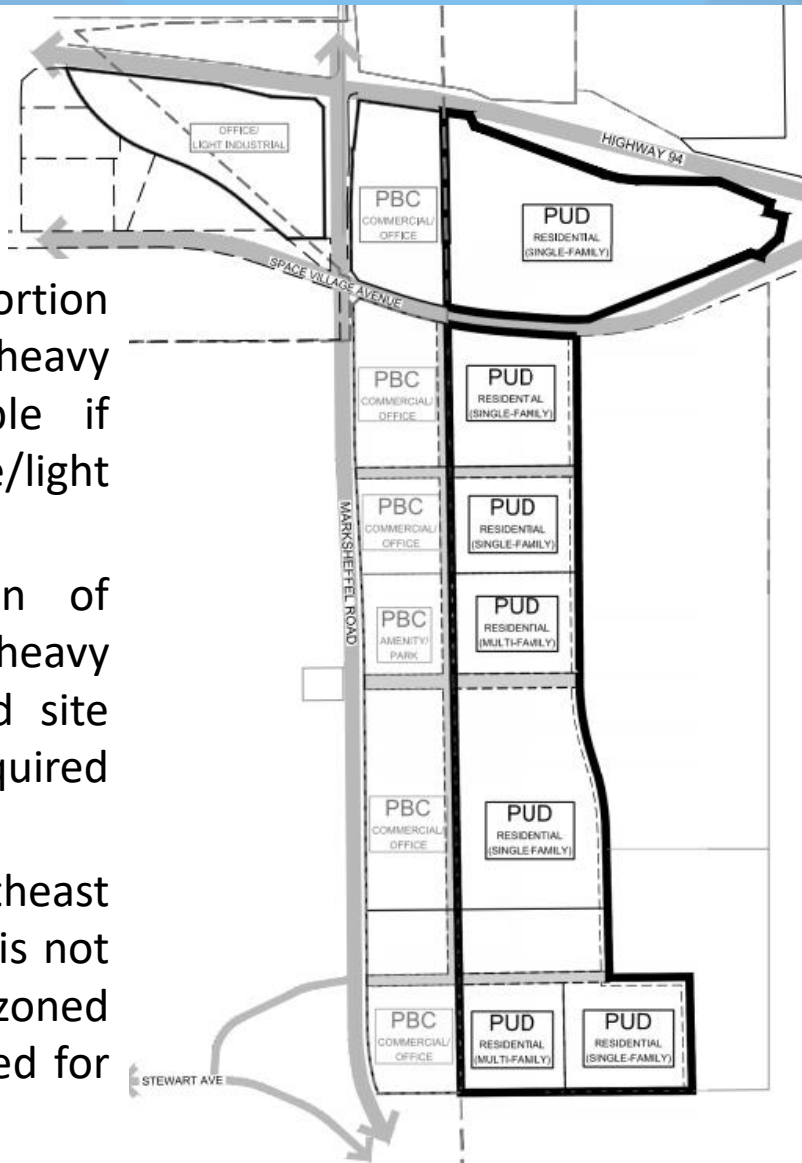
PROPOSED MASTER PLAN AMENDMENT:

Zone Changes

PBC proposed for areas west of APZ boundary

Current Conditions of Record to be eliminated:

- CR impacting northernmost portion of property; limited certain heavy industrial uses; not applicable if property planned for office/light industrial uses
- CR impacting central portion of property also limited heavy industrial uses and established site development standards; not required as zoning standards will apply
- CR impacting small part of southeast corner limits PBC-2 FAR, which is not applicable if the property is rezoned to a residential PUD and planned for a school site

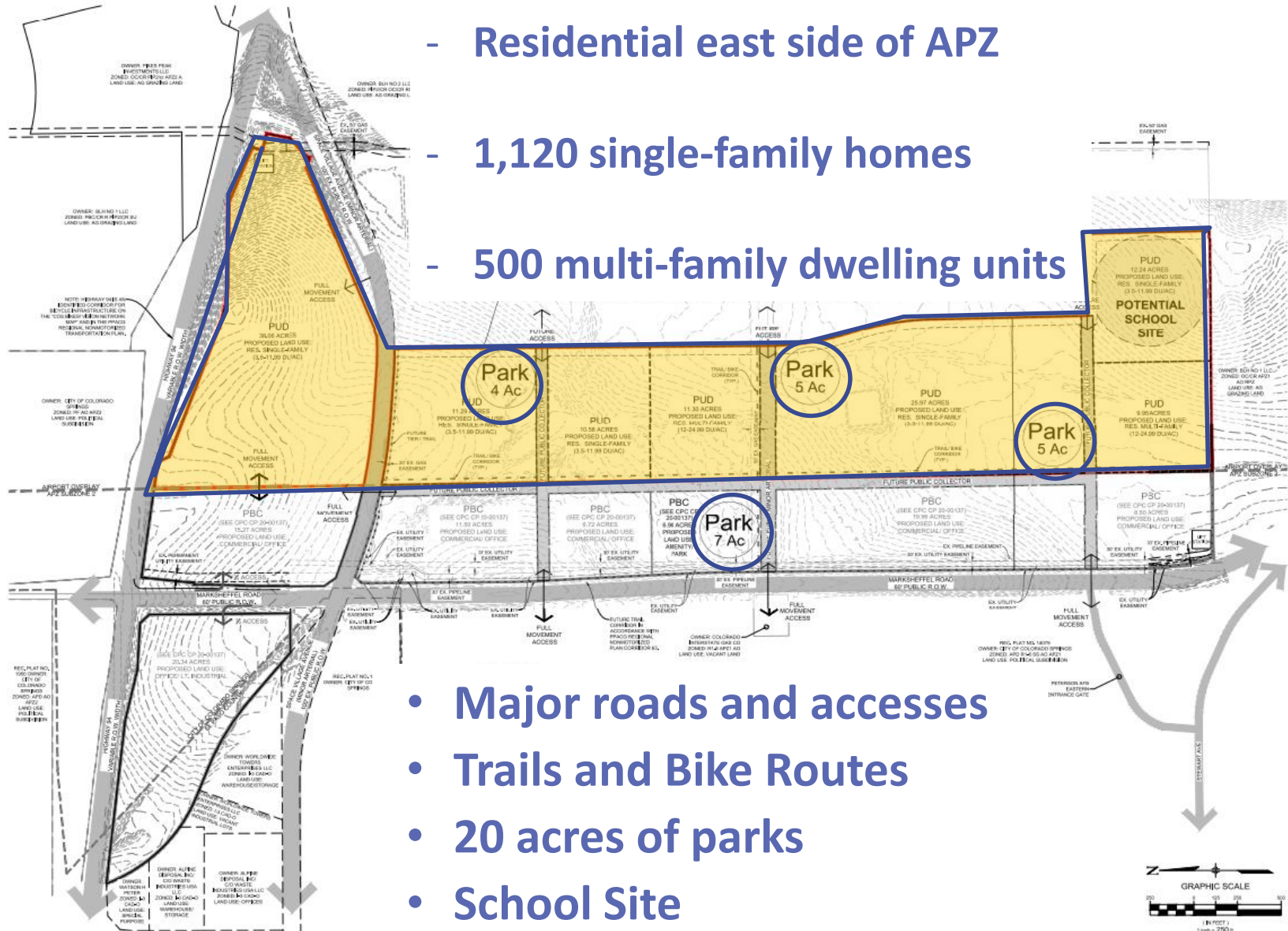


PUD proposed for residential areas east of APZ boundary

APZ Overlay does not apply

No Conditions of Record would be retained after zone change

Concept Plans



- Residential east side of APZ
- 1,120 single-family homes
- 500 multi-family dwelling units

- Major roads and accesses
- Trails and Bike Routes
- 20 acres of parks
- School Site



Public Notification



- ❖ Public outreach including postcards sent to 16 surrounding property owners within 1,000 feet and posters placed on property at initial review stage and prior to public hearing
- ❖ Distribution in accordance with City protocols to agencies and service providers including:

INTERNAL (CITY) REVIEWERS

Colorado Springs Airport
Parks and Recreation Department
(Parks, Trails, Open Space)
Engineering
(Traffic; Transportation; Stormwater)
City Surveyor
Police –Crime Prevention
Division of the Fire Marshall
Colorado Springs Utilities
Information Technology - Street Naming
Finance Department – F I A

EXTERNAL AGENCY REVIEWERS

United States Postal Service
Peterson Air Force Base
Colorado Department of Transportation
El Paso County
Ellicott School District
Pikes Peak Regional Building Department
(Floodplain; Enumerations/Addressing)
Colorado Springs Chamber of Commerce
Cable Providers
CONO

Major Considerations



| CONCERN / ISSUE: | DOES PROPOSAL MEET CRITERIA? |
|-------------------------|---|
| SCHOOLS | YES – Ellicott School District provided letter of support and conditions of school fees to 289 units |
| PARKS | YES – Parks Board approved proposed locations and sizes |
| AIRPORT | YES – Advisory Board approved in October, 2020 |
| PETERSON AIR FORCE BASE | Leadership support expressed in letter in staff report |
| UTILITIES | Major Utility Plan part of Master Plan; Metro District in place |
| FISCAL IMPACTS | Fiscal Impact Report prepared by Finance Department demonstrates positive fiscal outlook |
| TRAFFIC | <ul style="list-style-type: none">• City Traffic Engineer supports;• County Traffic Engineering supports;• CDOT made comments, requested changes to traffic study; position on moving forward uncertain |

Application Summary



MASTER PLAN AMENDMENT

FROM:
IND (Industrial)

And R&D
(Research)

TO:
COM (Commercial)

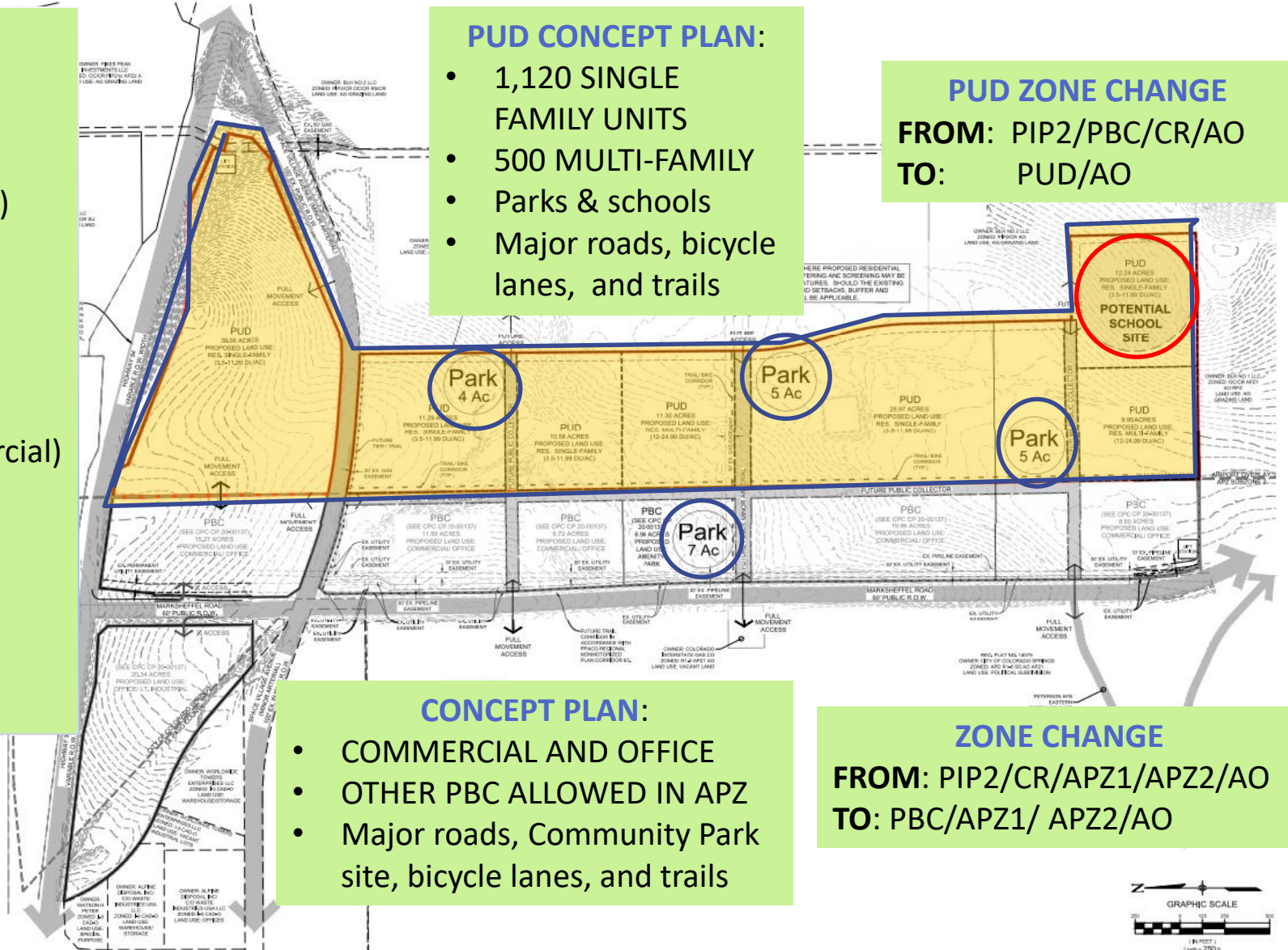
RES-M (Single-Family)

RES-H (Multi-Family)

PUD CONCEPT PLAN:

- 1,120 SINGLE FAMILY UNITS
- 500 MULTI-FAMILY
- Parks & schools
- Major roads, bicycle lanes, and trails

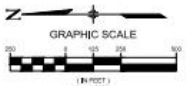
PUD ZONE CHANGE
FROM: PIP2/PBC/CR/AO
TO: PUD/AO



CONCEPT PLAN:

- COMMERCIAL AND OFFICE
- OTHER PBC ALLOWED IN APZ
- Major roads, Community Park site, bicycle lanes, and trails

ZONE CHANGE
FROM: PIP2/CR/APZ1/APZ2/AO
TO: PBC/APZ1/ APZ2/AO

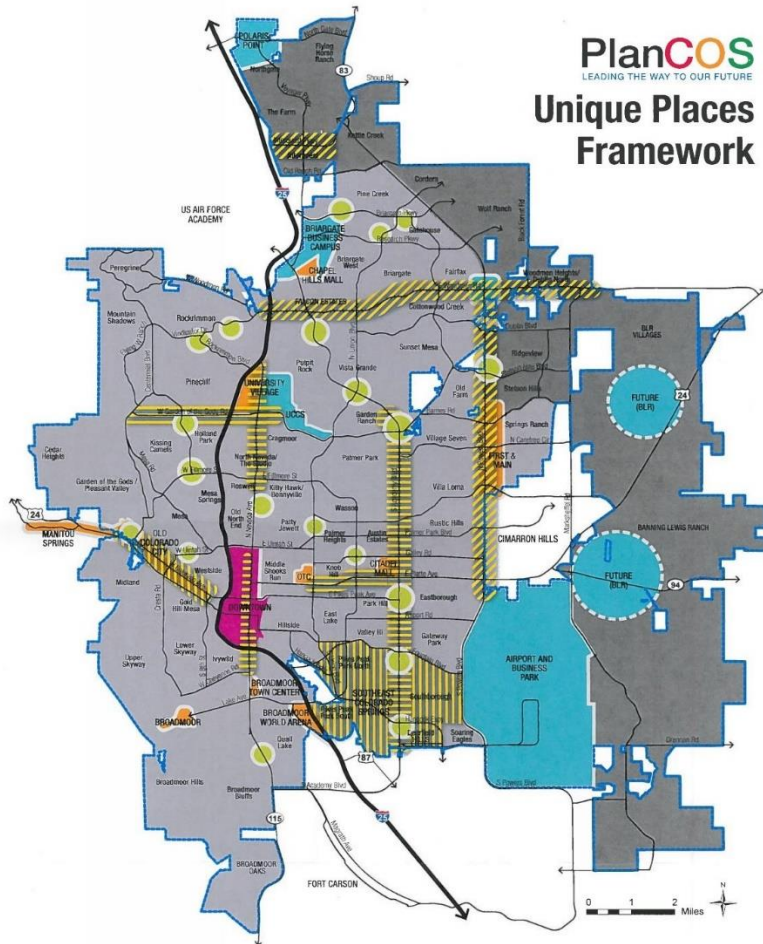


PlanCOS



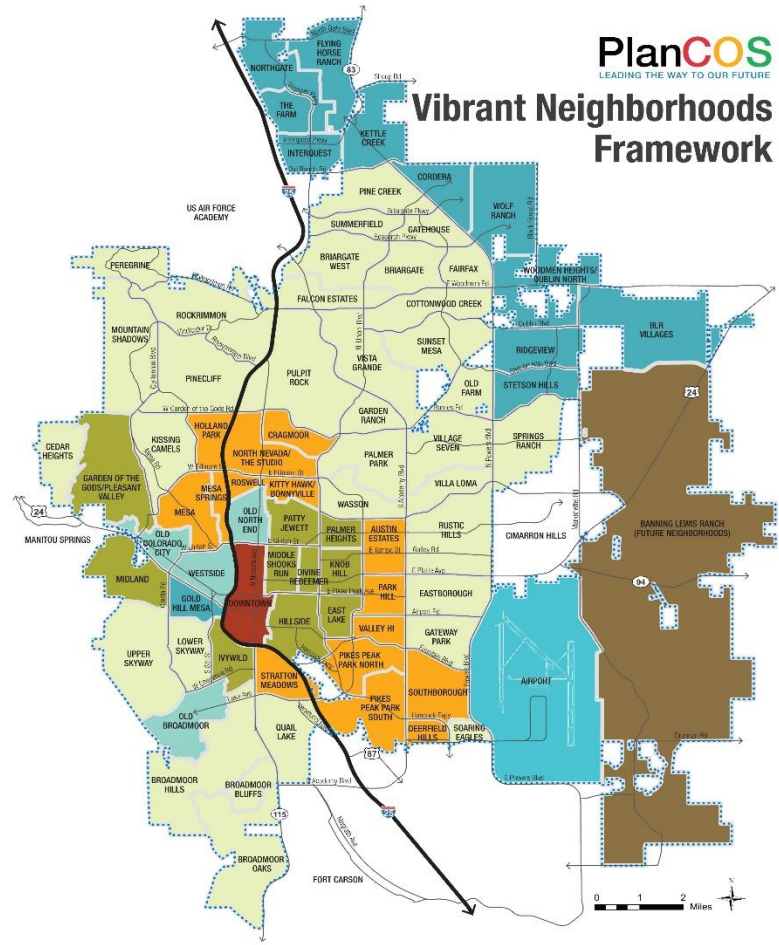
PlanCOS LEADING THE WAY TO OUR FUTURE Unique Places Framework

PlanCOS LEADING THE WAY TO OUR FUTURE Vibrant Neighborhoods Framework



Predominant Typology

- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Downtown
- Mature/Developing Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub
- City Boundary
- Interstate 25
- Major Roads



Predominant Typology

- Downtown
- Newer Developing Neighborhood
- Changing Neighborhood
- Established Historic Neighborhood
- Established Traditional Neighborhood
- Established Suburban Neighborhood
- Airport
- Future Neighborhood
- City Boundary
- Interstate 25
- Major Roads

Recommendations



CPC MP 87-00381-27MJ20 – MAJOR MASTER PLAN AMENDMENT

Recommend approval of the major master plan amendment to change land use designations from R & D (Research and Development), INP (Industrial Park), and R (Retail) land uses to COM (Commercial/Office/Light Industrial with a FAR of 25%); RES-M (single-family residential); and RES-H (multi-family residential), based upon the findings that the request complies with the review criteria for master plan amendments as set forth in Section 7.5.408.

CPC ZC 20-00135 – CHANGE OF ZONING TO PBC

Recommend approval of the zone change for 77.8 acres from PIP2/CR/APZ1/APZ2/AO (Planned Industrial Park 2/Conditions of Record/Accident Potential Zone 1/Accident Potential Zone 2/Airport Overlay) to PBC/APZ1/APZ2/AO (Planned Business Center/Accident Potential Zone 1/Accident Potential Zone 2/Airport Overlay) based upon the findings that the change of zone request complies with the zone change criteria as set forth in Section 7.5.603.

CPC PUZ 20-00134 – CHANGE OF ZONING TO PUD

Recommend approval of the zone change for 137.7 acres from PIP2/PBC/CR/AO (Planned Industrial Park 2/Planned Business Center/Conditions of Record/Airport Overlay) to PUD/AO (Planned Unit Development/Airport Overlay), including 112.5 acres of single-family residential at a density of 3.5-11.99 units per acre and a maximum height of 45 feet; 21.2 acres of multi-family residential at a density of 12-24.99 units per acre and a maximum height of 45 feet; and 4 acres of future right of way, based upon the findings that the change of zone request complies with review criteria for the establishment of a PUD zone as set forth in City Code Section 7.3.603 and zone change criteria as set forth in Section 7.5.603.B.

CPC CP 20-00137 – CONCEPT PLAN

Recommend approval of the concept plan, based upon the findings that the concept plan meets the review criteria for concept plans as set forth in City Code Section 7.5.501.E.

CPC PUP 20-00136 – PUD CONCEPT PLAN

Recommend approval of the PUD concept plan, based upon the findings that the PUD concept plan meets the review criteria for PUD concept plans as set forth in City Code Section 7.3.605 and the concept plan criteria as set forth in City Code Section 7.5.501.E.