

## REAGAN RANCH COMMUNITY PARK– CONDITIONAL USE

### CONDITIONAL USE STATEMENT

JAN 2026 – REV 1: FEB 2026– REV 2: MARCH 2026

### REQUEST

N.E.S. Inc., on behalf of Reagan Ranch Metropolitan District No. 3 requests approval of a Conditional Use of a Community Park within the AP-O/APZ-1 overlay zone as part of the Reagan Ranch master planned community comprised of approximately 9 acres in the northwest corner of Reagan Ranch Drive and Cowman Drive.

### LOCATION AND SURROUNDING LAND USE

The overall Reagan Ranch project is comprised of 265 total acres of mostly undeveloped land located southeast of Highway 94 and Marksheffel Road. The community park site is owned by Pikes Peak Investments LLC and currently zoned MX-M, originally zoned PBC. The current approved Reagan Ranch Master Plan (MAPN-22-0010) and Reagan Ranch Concept Plan (PUDC-22-0006) shows permitted uses of Commercial/Office in this area with a 7 AC park west of Reagan Ranch Drive slightly north of the proposed site as part of this submittal. The 7 AC community park site as shown on the approved plans was also within the AP-O/ APZ-1 overlay district. This park site is intended to meet the Community Park obligations of the park land dedication requirements. As mentioned above both the approved master plan and concept plan detailing this park use was recommended for approval by the Parks Advisory Board in February 2021.



## **PROJECT DESCRIPTION**

The proposed Land Use will permit the development of a community park within the Reagan Ranch project area. A separate zone change from MX-M/ AO-APZ1 to PK/ AO-APZ1 (Park) is being submitted at the request of City Parks staff to formally codify the park use, benefiting both Reagan Ranch and the surrounding community. The conditional use approval is also necessary to allow a park within the AO-APZ1 overlay in accordance with Table 7.3.2-B of the UDC. The previously approved Reagan Ranch Master Plan (MAPN-22-0010) located the community park approximately one-quarter mile farther north; however, updated grading information, utility planning, access considerations, detention needs, and refined residential layouts support the proposed southern location as a more functional and appropriate solution.

The new location remains within one-half mile of nearly the entire development and will serve future residents with enhanced on-street and off-street pedestrian connectivity. It is also positioned directly across from a planned neighborhood park identified in the Powers Dairy at Reagan Ranch Development Plan (PDZD -25-0036). The community park is anticipated to include a multi-use sports field, sports courts such as tennis and pickleball, an expanded playground serving multiple age groups, on-site parking, and a future recreation center type building. The project will fulfill community park requirements in accordance with the Park Land Dedication Ordinance (PLDO) and will be constructed, owned, and maintained by the Reagan Ranch Metropolitan District under the executed Alternative Park Land Compliance Agreement (PLDO 2025-002). Final design will be presented to the Parks Board for review and approval to ensure consistency with the Parks System Master Plan.

Stormwater associated with the community park will be treated and detained by the planned full spectrum detention facility, located at the southeast corner of the parcel. The pond will treat flows from the community park and adjacent roadways, per City of Colorado Springs Drainage Criteria Manual.

As the proposed park is within a 5 mile radius of the Colorado Springs Airport, the FAA recommends review consideration be given to land use projects to reduce hazardous wildlife attractants that could cause hazardous wildlife movement near the approach or departure airspace. The proposed park landscape will be further defined with future more detailed submittals; however, the design will be similar to landscape design already completed in adjacent Reagan Ranch neighborhoods with respect to plant material species and quantities. There are no proposed bodies of standing water and any proposed detention ponds will drain as required per city and state requirements. In addition, it is anticipated that any large sports field proposed will be artificial turf rather than sod which is far less likely to attract wildlife.

## **CONFORMANCE WITH CONDITIONAL USE REVIEW CRITERIA (CODE SECTION 7.5.601.C)**

- 1. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards);**

There are no use-specific standards for the proposed PK zone; however, all development standards will be in compliance with the Parks System Master Plan. The park's future detailed design will be reviewed and approved by the Parks Board as required.

**2. The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and**

There are no use-specific standards for the proposed PK zone; however, all development standards will be determined and in compliance with the Parks System Master Plan and the development plan. The park's future detailed design will be reviewed and approved by both the City Planning Department and the Parks Board as required. Adverse impacts are expected to be minimal as the proposed park site is less intense a use than those permitted within the MX-M zone. The makeup of the surrounding area has not substantially changed since initial the Master Plan and Concept Plan approvals. The proposed use is conditional give the AP-O/APZ-1 overlay district and was a known conditional use as part of previous approvals. The Airport Advisory Commission and/ or the FAA will review this application as well as any future applications required for the proposed park site to ensure compliance with any Part 7460 regulations for vertical construction elements.

**3. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.**

The off-site impacts anticipated by this park site will be minimal as this use was planned as part of the approved Master Plan and Concept Plan process regarding traffic, drainage, and utilities. Internal trail and pedestrian connections will be provided. Off-street parking shall also be provided to allow park users to park on site rather than in the adjacent neighborhoods. A 10' sidewalk has also been provided along the entire length of Reagan Ranch Drive to provide better pedestrian connection from the entire neighborhood to the various park sites.

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