



Quick Facts

Project Summary

Applicant

N.E.S., Inc.

Property Owner

Pikes Peak Investment LLC

Developer

Pikes Peak Investment LLC

Address / Location

0 Marksheffel Road

TSN(s)

5400000295, 5400000296

Zoning and Overlays

Current: MX-M/AP-O/APZ-1

Proposed: PK/AP-O/APZ-1

Site Area

9.04 acres

Proposed Land Use

Park

Applicable Code

Unified Development Code (UDC)

Council District

4

A Conditional Use to allow Park use and a Zone Map Amendment (Rezone) consisting of 9.04 acres located off South Marksheffel Road southeast of Space Village Avenue from MX-M/AP-O/APZ-1 (Mixed-Use Medium Scale with Airport and Accident Potential Subzone 1 Overlays) to PK/AP-O/APZ-1 (Public Park with Airport and Accident Potential Subzone 1 Overlays).

File Number	Application Type	Decision Type
ZONE-26-0003	Zone Map Amendment (Rezone)	Quasi-Judicial
CUDP-26-0001	Conditional Use	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Banning Lewis Ranch #1	09/01/1988
Subdivision	Not Platted	N/A
Master Plan	Reagan Ranch Master Plan	05/25/2023
Prior Enforcement Action	Not Applicable	N/A

Site History

The property was originally annexed as part of The Banning Lewis Ranch #1 Annexation with future development defined in the Banning Lewis Ranch Master Plan. Per the project statement approximately 365 acres was pulled from that plan and rezoned/redefined under the Reagan Ranch Master Plan. This specific 9.04-acre site is currently not platted and vacant. Per the Reagan Ranch Master Plan, this property is part of the Commercial corridor zone Mixed-Use Medium Scale. The proposed rezone and conditional use are intended to meet the community park requirement which indicated that a minimum 7-acre park site is intended for this specific area. Due to the site's adjacency to Colorado Springs Airport / Peterson Space Force Base, it is affected by airport overlay and the Accident Potential Subzone 1 Overlay.

Applicable Code

The subject application(s) were reviewed under the Unified Development Code. All subsequent references within this report that are made to "the Code" and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	MX-M/AP-O/APZ-1	Vacant	N/A
West	R-1 6/AP-O/APZ-1	Vacant	COS Airport Property
South	MX-M/AP-O/APZ-1	Vacant	N/A
East	PDZ/AP-O	Vacant	Several residential projects under review



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	3 - Initial Review/CPC Hearing/City Council Hearing
Postcard Mailing Radius	1000-feet
Number of Postcards Mailed	6
Number of Comments Received	0

Public Engagement

No public comments were received.

Timeline of Review

Initial Submittal Date	01/20/2026
Number of Review Cycles	3
Item(s) Ready for Agenda	03/12/2026

Agency Review

Traffic Impact Study

No comments received.

Colorado Springs Airport

2/26/2026: The subject applications were reviewed and approved by the AAC.

- Avigation Easement: An avigation easement is recorded, no further action required.
- Accident Potential Zone 1: A portion of the proposed development is within the Accident Potential Zone 1 (APZ-1) subzone of the Commercial Airport Overlay District. Residential use is prohibited in APZ-1; Industrial/Commercial, Office and Park (Conditional Use) development is permissible within the APZ-1 subzone.

Peterson Space Force Base

Reagan Ranch Community Park is located within the Federal Aviation Administration (FAA) designated five-mile wildlife hazard review area of Colorado Springs Airport and near active approach and departure corridors for Runway 35R-17L. Due to this location, Peterson SFB has concerns regarding the potential introduction of hazardous wildlife attractants within active airspace. FAA Advisory Circular 150/5200-33C, Hazardous Wildlife Attractants on or near Airports, discourages land uses within five miles of an airport that may increase wildlife hazards to aircraft. Project planning within this area should prioritize aviation safety and minimize wildlife attractants to reduce risks to aircraft operations.

Parks

The PK Rezone and associated park site is intended to meet Community Park obligations of the Park Land Dedication requirements detailed within the Reagan Ranch Master and Concept Plan. The Reagan Ranch Master Plan Amendment, CPC MP 87-00381-27MJ20, detailing this park use, was recommended for approval by the Parks Advisory Board.

SWENT

Comments received and addressed during the review of these applications.

Colorado Springs Utilities

Springs Utilities has no comment currently for the proposed Conditional Use application. Comments will be provided at the time of the required Preliminary Utility and Public Facilities Plan submittal associated with the development plan entitlement, if applicable.

Zone Map Amendment (Rezone)

Summary of Application

The proposed zone change involved 9.04-acres of land to be rezoned from MX-M (Mixed Use Medium Scale) to PK (Public Park). The existing AP-O/APZ-1 (Airport and Accident Potential Subzone 1 Overlays) would be retained as they are consistent with COS Airport designations. The purpose for the rezone is to establish park use in conformance with the Reagan Ranch Master Plan and Concept Plans, which identify a minimum 7-acre future community park within the area. Per the alternative compliance agreement between PRCS and the developer the site is to be rezoned to PK and the design of the park is subject to review by the Parks Advisory Board. Additionally, the PK zone district is intended for public parks with design approved by the Parks Advisory Board since there are limited zoning requirements in this zone district. The development of this park will be subject to review of a development plan.

Application Review Criteria

UDC Section 7.5.704

D. Approval Criteria: An application for an amendment to the zoning map shall be subject to the following criteria for approval:

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).

The proposed rezone is consistent with the approved Reagan Ranch Master Plan (MAPN-22-0010) and Concept Plan (PUDC-22-0006). The proposed park is to be 9-acres in size which exceeds the minimum 7-acre requirement.

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

The are no expected detrimental impacts to public interest, health, safety, convenience, or general welfare. The proposal will have a significant positive impact on the quality of life as it will support the future residential development proposed to the east. However, it is worth noting that Peterson SFB has made comments regarding the potential for wildlife hazards due to wildlife attractants that are associated with development. The USDA originally made these comments to Peterson SFB and provided some mitigation measures to limit wildlife attractants. Per the applicant's land use statement, they note the use of turf for the sports fields and identify no standing water within the proposed project area, notably the water detention facilities. These items will be further reviewed and addressed at time of development plan. Please review attachment 6-7 for more details from Peterson / USDA.

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 PK zoning will accommodate the intended public community park use as required by PCRS on the Reagan Ranch Master Plan and Concept Plan. The proposal is directly aligned with the PK zone district as well.

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 9 acres whereas most community parks are 15 acres and larger. The request to rezone the parcel to PK/ AP-O/APZ-1 will serve the surrounding area which includes primarily attached and detached single family residential. The park was anticipated in the master traffic study for Reagan Ranch Drive. The scale, intensity of park uses, and height of the park will be designed to fit within the context of the neighborhood. In addition, the design of park shall meet the design standards for a community park outlined in the Parks System Master Plan and will be approved by the Parks Board. This Community Park use is also allowed within the airport overly district as a conditional use and will comply with all requirements within that overlay zone.

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.

There is no significant impact on existing ownership or use.

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 7.5.514C.3 (Land Use Plan Criteria).

The proposed community park use and PK/ AP-O/APZ-1 zone is following both the approved Reagan Ranch Master Plan (MAPN-22-0010) and Reagan Ranch Concept Plan (PUDC-22-0006). No amendments to either plan are anticipated at this time.

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 proposed community park use and zone is following both the approved Reagan Ranch Master Plan (MAPN-22-0010) and Reagan Ranch Concept Plan (PUDC-22-0006). No amendments to either plan are anticipated at this time.

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 7.2.607.D.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 will not create 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)).

Per the PK Zone District, the future design of the park will be subject to Planning Review and PCRS review of design and programming. This project is supported by the Comprehensive Plan.

After evaluation of the Zone Map Amendment for Reagan Ranch Community Park, the application meets the review criteria.

Compliance with Relevant Guiding Plans and Overlays

The site is located within the Airport Overlay due to the proximity to the Colorado Springs Airport. Additionally, the site is within the APZ-1 Overlay due to the site's proximity to an airport runway path. COS Airport Reviewer has reviewed the project and taken it to AAC with the following stipulations.

- Future development plan review will be required by AAC to ensure compliance with the FAA and Part 7640 regulations
- An aviation easement has already been established for this site so no additional actions will be necessary.

Conditional Use

Summary of Application

The Conditional Use is to allow Park use within the APZ-1 Overlay zone district. Since parks are permitted within the MX-M and PK zones, the proposed conditional use is not reliant on the Zone Map Amendment application. Based on comments back from the Airport who is the governing body over the airport overlays, the AAC has approved the proposed conditional use. However, they will require future review of the development plan application. Peterson SFB (tenant on COS Airport property) has also provided comments on this application as noted in the Zone Map Amendment section.

Application Review Criteria

UDC Section 7.5.601

a. 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.

b. 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 and staff as required. Adverse impacts are expected to be minimal as the proposed park site is a less intense 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 in 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. Regarding Peterson SFB comments, the applicant has provided measures for mitigating wildlife attractants per the information provided by USDA, which will be addressed during future review of the development plan.

c. 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.

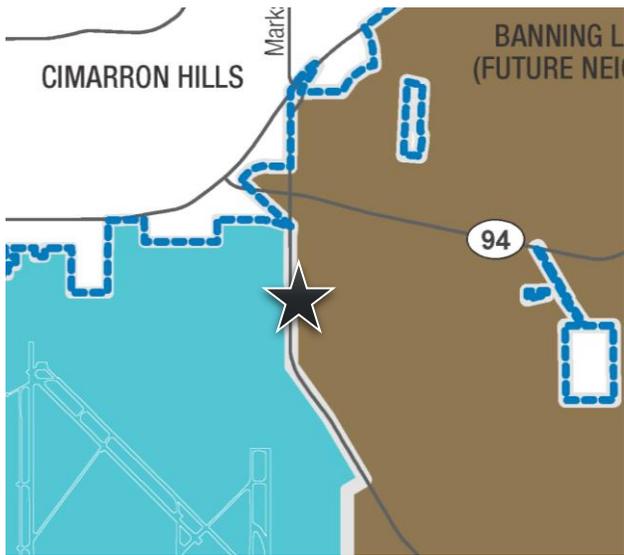
The off-site impacts anticipated by this park site will be minimal as this use was planned as part of the approved Master Plan and Concept Plan process regarding traffic, drainage, and utilities. Internal trail and pedestrian connections will be provided. Off-street parking shall also be provided to 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.

After evaluation of the Conditional Use for Reagan Ranch Community Park, the application meets the review criteria.

PlanCOS Vision



As defined in the PlanCOS Vision Map, the site is located within the “Future Neighborhood” typology. This typology use used to describe this area as well as the remainder of Banning Lewis Ranch along the east side of the city. This area is intended for a significant amount of change specifically strategically planned development based on master planning efforts. The overall Reagan Ranch Master Plan is comprised of both Residential, Commercial/Industrial land uses. The proposed development is positioned to be a great support to surrounding uses such as the Colorado Springs Airport and the Peterson Space Force Base. The proposed park rezone, conditional uses, and future use establishment directly support the quality of life / place making for the future residents / business in and around this community.



Predominant Typology

- Downtown
- Newer Developing Neighborhood
- Changing Neighborhood
- Established Historic Neighborhood
- Established Traditional Neighborhood
- Established Suburban Neighborhood
- Airport
- Future Neighborhood

Vibrant Neighborhoods

The proposed zone map amendment furthers PlanCOS through its compliance with Policy VN-3.A which sets out to preserve and enhance neighborhoods by recognizing the importance of certain physical spaces such as community parks and open spaces.

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



Predominant Typology

- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Downtown
- Mature/Redeveloping Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub

Unique Places

The proposed zone map amendment emphasizes the need for placemaking by creating a community space that can be utilized for various formal programming along with informal community experiences.

Policy UP-1.A: *Emphasize placemaking throughout the City with design and programming that supports a distinctive identity and experience.*

Policy UP-4.A: *Actively plan and encourage a development pattern consisting of unique centers located along new and redeveloped corridors and at other designated areas throughout the city.*



Majestic Landscapes

One of the key components of this Majestic Landscapes Chapter is for the City to identify and establish new park systems and creating management plans that create connectivity to existing neighborhoods while preserving resources. The zoning map amendment supports is supported by the following:

Goal ML-1: Provide for accessible, safe, engaging, and sustainable parks and open space systems and facilities for all city residents and visitors

Goal ML-2: Activate and expand sustainable community use and interaction with open spaces, parks, and cultural resources.

Statement of Compliance

ZONE-26-0003 – Reagan Ranch Community Park Rezone

After evaluation of the Zone Map Amendment (Rezone) for Reagan Ranch Community Park, the application meets the review criteria.

CUDP-26-0001 – Reagan Ranch Community Park Conditional Use

After evaluation of the Conditional Use for Reagan Ranch Community Park, the application meets the review criteria.