

RESOLUTION NO. 75 - 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COLORADO SPRING, COLORADO APPROVE A MAJOR
AMENDMENT TO THE REAGAN RANCH MASTER PLAN

WHEREAS, the Land Use Review Division staff of the City of Colorado Springs ("city"), has reviewed, analyzed, and processed for substantial conformance with the review criteria contained in §7.5.408 of the City Code, an application for a major amendment to the Reagan Ranch Master Plan (the "Plan"); and

WHEREAS, City staff recommends approval of the major amendment to the Plan and finds that the Plan, as amended, substantially conforms to the review criteria contained in § 7.5.408 of the City Code; and

WHEREAS, the Plan, as amended, is consistent with other community plans and visions including the City's "Comprehensive Plan"; and

WHEREAS, pursuant to City Code § 7.5.407, at a public hearing the major amendment to the Plan has been reviewed and recommended for approval by the City's Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

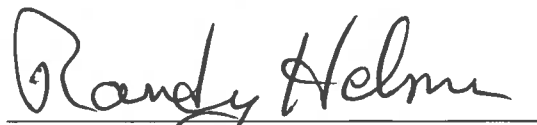
Section 1. The above and foregoing recitals are incorporated herein by reference and are adopted as findings and determinations of the City Council.

Section 2. City Council finds that the Plan, as amended through the major amendment application, substantially conforms to the review criteria contained in City Code § 7.5.408 and hereby approves the Plan as attached in Exhibit A.

Section 3. City Council further recommends that upon adoption, this Plan also be utilized, as appropriate, to guide and inform the community with respect to City Strategic Plan goals and objectives, updates to other planning studies, and any necessary ordinances in support of the Plan.

Section 4. This resolution shall be effective upon its approval by City Council.

Dated at Colorado Springs, Colorado this 9th day of May 2023.



Council President

ATTEST:



Sarah B. Johnson, City Clerk



NO.	DATE	DESCRIPTION	BY
1	10/20/2022	INITIAL SUBMITTAL, MAJOR AMENDMENT	RAJF
2	12/01/2022	RECEIVED PER CITY COMMENTS	RAJF
3	01/20/2023	REVISED PER CITY COMMENTS	RAJF

DRAWING INFORMATION	
PROJECT NO.	19-204-008
DRAWN BY	RAJF
CHECKED BY	JSA
APPROVED BY	JSA
SHEET TITLE	

MAJOR MASTER PLAN AMENDMENT

MP01
 SHEET 1 OF 3
 CITY FILE NO. 19-204-008

MASTER PLAN LAND USE TABLE

GROSS ACRES	PROPOSED LAND USE	MASTER PLAN	DENSITY (DU/AC)	NET UNITS	FLOOR AREA RATIO	SQUARE FOOTAGE	MAX BLDG HT	
26.98	OFFICE/INDUSTRIAL	COM	30%		30%	305,400	57	
64.92	COMMERCIAL OFFICE	COM	25%		25%	708,878	47	
17.00	PARKS	COM RES-M					47	
119.75	RESIDENTIAL (SINGLE-FAMILY)	RES-M	35 - 11.99	1,326			47	
31.38	RESIDENTIAL (MULTI-FAMILY)	RES-H	12 - 24.99	784			47	
107.25	FUTURE SUBJECT TO V							
							TOTAL ± 1,112	

MASTER PLAN GENERAL NOTES:

- The subject property will be included within the REAGAN RANCH METROPOLITAN DISTRICT.
- The REAGAN RANCH METROPOLITAN DISTRICT was approved by the CITY OF COLORADO SPRINGS CITY COUNCIL ON AUGUST 28, 2008.
- DESIGNY TRACTS ARE IDENTIFIED WITHIN THE REAGAN RANCH RESIDENTIAL AREAS AND SHALL NOT REQUIRE AN AMENDMENT TO THE MASTER PLAN AMENDMENT SO LONG AS THE MAXIMUM DENSITY IS NOT EXCEEDED.
- ALL UTILITIES AND CONDUITS SHALL BE LOCATED TO THE SOUTH OF THE PROPOSED DEVELOPMENT PLANS AND SHALL BE DEEPER THAN THE EXISTING UTILITIES AND CONDUITS.
- THESE SHALL BE SUBJECT ACCESS TO STATE HIGHWAYS.
- THE SITE IS NOT WITHIN A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 581030010A, DATED DECEMBER 7, 2018.
- TRAIL LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATIONS OF TRAILS AND BIKE LINES TO BE DETERMINED WITH FUTURE DEVELOPMENT PLAN AMENDMENTS.
- AMENDMENT TO THE MASTER PLAN IS REQUIRED TO ALLOW FOR THE PROPOSED DEVELOPMENT PLANS TO BE CONSTRUCTED AND TO BE SUBJECT TO THE MASTER PLAN AMENDMENT.
- PRIOR TO SUBMISSION OF A BUILDING PERMIT OR DEVELOPMENT PLAN AMENDMENT FOR THE COLORADO SPRINGS AREA, THE DEVELOPER SHALL BE ESTABLISHED EITHER BY SUBDIVISION PLAN OR SEPARATE RECORDING INSTRUMENT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO, PERMITS FROM THE CITY OF COLORADO SPRINGS, COLORADO, AND THE STATE OF COLORADO.
- SCHOOL FEES IN LUD WILL BE PAID BY THE DEVELOPER FOR THE FIRST 500 UNITS OF THE REAGAN RANCH DEVELOPMENT. WHEN A DEVELOPMENT PLAN IS SUBMITTED TO THE CITY OF COLORADO SPRINGS, THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO, PERMITS FROM THE CITY OF COLORADO SPRINGS, COLORADO, AND THE STATE OF COLORADO.
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PARK AND OPEN SPACE NOTES:

- ALL PROPOSED PUBLIC AREAS, COMMON AREAS, AND OPEN SPACES WITHIN REAGAN RANCH ARE TO BE DEEPLY OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT.
- THE REAGAN RANCH METROPOLITAN DISTRICT WAS APPROVED BY THE CITY OF COLORADO SPRINGS CITY COUNCIL ON AUGUST 28, 2008.
- CONCEPTUAL LOCATIONS AND SIZES OF PROPOSED PUBLIC AREAS ARE ILLUSTRATED ON THE MASTER PLAN AND SHALL BE SUBJECT TO THE CITY OF COLORADO SPRINGS CITY COUNCIL APPROVAL.
- IF THESE SHOULD BE ADDITIONAL PUBLIC AREAS THAT MAY BE REQUIRED THROUGH LAND DEDICATION, FEES IN LUD SHALL BE PAID BY THE DEVELOPER FOR THE FIRST 500 UNITS OF THE REAGAN RANCH DEVELOPMENT.
- ALL FUTURE LAND DEDICATIONS SHALL BE SUBJECT TO THE CITY OF COLORADO SPRINGS CITY COUNCIL APPROVAL.

AMENDMENT HISTORY

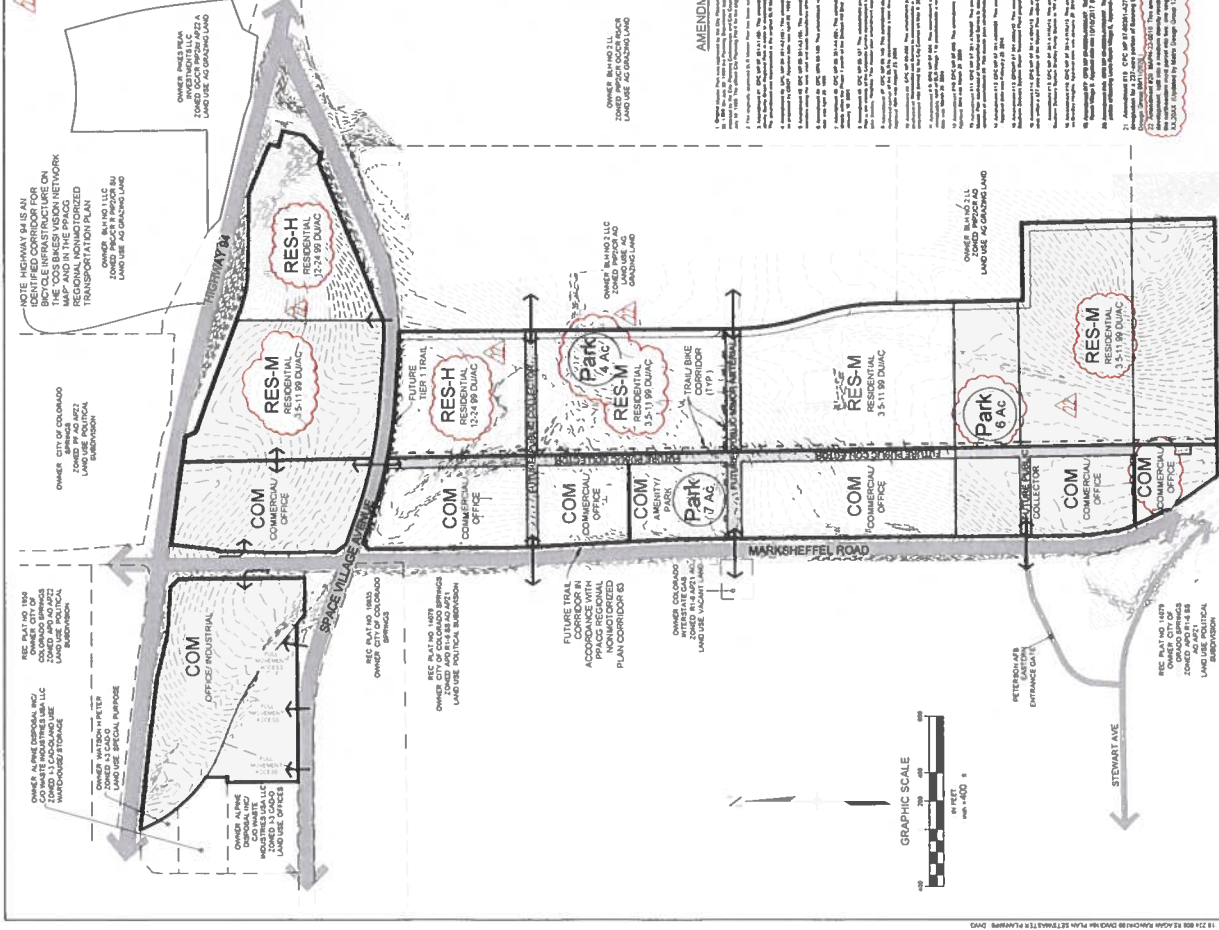
1. The project was first submitted to the City of Colorado Springs on August 28, 2008.
2. The project was approved by the City of Colorado Springs City Council on August 28, 2008.
3. The project was amended on October 20, 2022.
4. The project was amended on December 1, 2022.
5. The project was amended on January 20, 2023.
6. The project was amended on February 1, 2023.
7. The project was amended on February 15, 2023.
8. The project was amended on February 20, 2023.
9. The project was amended on February 25, 2023.
10. The project was amended on March 1, 2023.
11. The project was amended on March 5, 2023.
12. The project was amended on March 10, 2023.
13. The project was amended on March 15, 2023.
14. The project was amended on March 20, 2023.
15. The project was amended on March 25, 2023.
16. The project was amended on March 30, 2023.
17. The project was amended on April 5, 2023.
18. The project was amended on April 10, 2023.
19. The project was amended on April 15, 2023.
20. The project was amended on April 20, 2023.
21. The project was amended on April 25, 2023.
22. The project was amended on April 30, 2023.
23. The project was amended on May 5, 2023.
24. The project was amended on May 10, 2023.
25. The project was amended on May 15, 2023.
26. The project was amended on May 20, 2023.
27. The project was amended on May 25, 2023.
28. The project was amended on May 30, 2023.
29. The project was amended on June 5, 2023.
30. The project was amended on June 10, 2023.
31. The project was amended on June 15, 2023.
32. The project was amended on June 20, 2023.
33. The project was amended on June 25, 2023.
34. The project was amended on June 30, 2023.
35. The project was amended on July 5, 2023.
36. The project was amended on July 10, 2023.
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41. The project was amended on August 5, 2023.
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45. The project was amended on August 25, 2023.
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47. The project was amended on September 5, 2023.
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58. The project was amended on October 30, 2023.
59. The project was amended on November 5, 2023.
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61. The project was amended on November 15, 2023.
62. The project was amended on November 20, 2023.
63. The project was amended on November 25, 2023.
64. The project was amended on November 30, 2023.
65. The project was amended on December 5, 2023.
66. The project was amended on December 10, 2023.
67. The project was amended on December 15, 2023.
68. The project was amended on December 20, 2023.
69. The project was amended on December 25, 2023.
70. The project was amended on December 30, 2023.

AMENDMENT STATEMENT

PROPOSED AMENDMENT REQUESTS TO CHANGE LAND USES OF THE BANNING LEWIS RANCH MASTER PLAN.

SITE DATA

PROPERTY SIZE	200.38 ACRES
TAX SCHEDULE NO.	1-00000000-00000000-00000000
MASTER PLAN	REAGAN RANCH
CONCEPT PLAN	(CPC) MAP 19-204(01)1
DRAINAGE BASIN	JIMMY CAMP CREEK
DEVELOPMENT SCHEDULE	2020-2025
EXISTING LAND USE	AG GRADING LAND VACANT



PROPOSED MASTER PLAN AMENDMENT:

EXISTING REAGAN RANCH MASTER PLAN.

EXISTING BANNING LEWIS RANCH MASTER PLAN.

