

PROJECT STATEMENT – REAGAN RANCH

ZONE CHANGE, CONCEPT PLAN MAJOR AMENDMENT & ANNEXATION (POST-PETITION)

The overall Reagan Ranch development consist of 237 acres and is generally located at the intersection of State Highway 94, Marksheffel Road and Space Village Avenue. The applications being submitted for a portion of Reagan Ranch to the City of Colorado Springs by Space Village LLC include an annexation request, zone change and concept plan amendment. The proposed Concept Plan Amendment is for a 28-acre portion of vacant grazing land, and industrial/ warehouse/ storage consisting of three existing parcels. The proposed Zone Change is a smaller portion of the 28-acres consisting of 14.6 acres due to the original City of Colorado Springs/ El Paso County line bisecting the northern parcel. Finally, a post-petition annexation application (Space Village Annexation Filing No. 1) is included to incorporate 21.8 acres into the City of Colorado Springs. The parcels are bordered by State Highway 94 to the north; Space Village Ave to the south, Industrial use to the west; and Marksheffel Road to the east.

The applications being submitted to the City of Colorado Springs for consideration include:

- Zone Change to rezone parcels from County Zoned I-3 CAD-O to PIP2/ APZ2 AO
- Concept Plan Amendment illustrating the proposed land uses
- Annexation of 21.8 acres currently located within El Paso County (post-petition)

Zone Change:

The rezone request is being submitted in conjunction with a Concept Plan Amendment illustrating the proposed parcel boundary, intended land use and access locations.

Proposed Zone Change - PIP2/ APZ2 AO: 14.665 Acres

Zone Change Review Criteria:

1. *The action will not be detrimental to the public interest, health, safety, convenience or general welfare.*

The requested Zone Change will not be detrimental to the public, health, safety, convenience or general welfare and follows the Colorado Springs zoning code.

2. *The proposal is consistent with the goals and policies of the recently adopted PlanCOS.*

The proposed Reagan Ranch Concept Plan Amendment and Rezone are remarkably consistent with PlanCOS. As Reagan Ranch seeks to become the next Regional Employment and Activity Center in eastern Colorado Springs, this development can help achieve the stated Life and Style goals of PlanCOS Chapter 4 Thriving Economy. The goal of this typology is “to meet the daily needs of residents with high quality varied and easily accessible options”. With nearly 92 acres available for commercial, research & development, office and retail uses, Reagan Ranch can provide much of the office, retail and services desired for residents, employers, and employees. This is especially achievable along the Marksheffel Road corridor as this arterial is fast becoming an important north-south connector in eastern Colorado Springs. A recurring theme throughout PlanCOS is to create communities and neighborhoods that achieve a variety of desired elements, of which Reagan Ranch can provide through:

- Creating centers of activity with an integrated mix of land uses
- Provide a network of physical connections (automobile, bike and pedestrian)
- Incorporate walkable communities with human scale elements

- Implementation of mixed-density residential and community nodes
- Maximizes connectivity between various uses
- Supports existing cornerstone institutions

3. *Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan.*

The proposed zone change area is partially within the Banning Lewis Ranch Master Plan. The proposed zone change is consistent with the existing master plan on file; therefore, a master plan amendment is not required.

4. *Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.*

The proposed zone change area is partially within the Banning Lewis Ranch Master Plan; however, much of the proposed zone change is not located within an existing master plan.

Concept Plan Amendment:

A Concept Plan Amendment has been prepared for the parcels illustrating land use and acreage. The concept plan identifies access locations, arterial/collector roadways and defines the general parcels to be developed. The specific uses, lot sizes, amenities, local roadways, building locations and sizes, and parking lot configurations are unknown at this time and will be determined with future development plan submittals. Access to the developed parcels will be via existing Marksheffel Road, Space Village Avenue, and State Highway 94.

Proposed Concept Plan Amendment: 28.083 Acres

Concept Plan Review Criteria:

1. *Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?*

The development will not have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in adjacent areas as there are no existing developments surrounding Reagan Ranch. The proposed concept plan includes comparable uses to that of the approved master plan on file.

2. *Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?*

The project will be designed as such to maximize light and air through and surrounding the site while taking advantage of the viewshed corridors of Pikes Peak, the front range, and the eastern plains. Considerations to existing Airport Overlay (AO) and Airport Protection Zones (APZ) with respects to height, use and intensity will be given.

3. *Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?*

The project will be designed to harmoniously blend with the adjacent land uses and neighborhoods through desired planning practices, architectural palettes, and landscaping.

4. *Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?*

The proposed access points along major arterial or collector roadways meet current traffic criteria manual standards. Future land development applications will illustrate detailed ingress/ egress points and internal circulation routes.

5. *Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?*

The proposed land uses will not overburden capacities of existing or planned streets as this area has been master planned since 1988 with anticipated uses of varied intensity including residential, commercial, and industrial. Recent Master Plan and Concept Plans approved for this site further studied and confirmed available infrastructure improvements.

6. *Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?*

The parcels are bordered by State Highway 94 to the north; Space Village Ave to the south, Industrial use to the west; and Marksheffel Road to the east. Adequate land use transitions and connectivity will be provided as required to promote stabilization and harmony with the surrounding parcels.

7. *Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?*

The proposed Concept Plan will not create any detrimental land use relationships as this community is being master planned to be compatible with existing and proposed industrial zone districts. The proposed uses will also be compatible with existing industrial uses existing to the west of this development. The project is bordered by major transportation corridors on three sides limiting detrimental use to use relationships. Adequate buffering, transitions, and connectivity will be provided as required with future land development applications.

8. *Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?*

The proposed Concept Plan is in conformance with all code and applicable elements of the subdivision review process.

Annexation (post-petition):

The annexation request is being submitted in conjunction with a Concept Plan Amendment and Zone Change applications

Proposed Annexation: 21.820 Acres

Conditions for Annexation:

- A. *The area proposed to be annexed is a logical extension of the City's boundary;*

Yes, the parcel is currently bisected by the City of Colorado Springs/ El Paso County zoning line but surrounded by similar uses and is contiguous to the Reagan Ranch development. The annexation request will bring a logical continuation of the Reagan Ranch development (City of Colorado Springs) across the portion of the bisected parcel and several small additional parcels owned by SPACE VILLAGE LLC and the City of Colorado Springs.

- B. *The development of the area proposed to be annexed will be beneficial to the City. Financial considerations, although important, are not the only criteria and shall not be the sole measure of benefit to the City;*
The Regan Ranch development is already part of the City of Colorado Springs and contains residential, commercial, office, parks, and trail systems. The annexation will include a portion of the bisected parcel and several small additional parcels to make a logical continuation of the City of Colorado Spring's boundary.
- C. *There is a projected available water surplus at the time of request;*
The necessary water extensions and/or connections will be developed in partnership with CSU to serve not only this development but adjacent properties as well.
- D. *The existing and projected water facilities and/or wastewater facilities of the City are expected to be sufficient for the present and projected needs for the foreseeable future to serve all present users whether within or outside the corporate limits of the City;*
The necessary water and wastewater extensions and/or connections will be developed in partnership with CSU to serve not only this development but adjacent properties as well. This includes facilitation of wastewater lift stations and infrastructure needed to serve this overall development area.
- E. *The annexation can be effected at the time the utilities are extended or at some time in the future;*
Yes, the utilities will be extended concurrent with the development of the proposed parcels.
- F. *The City shall require as a condition of annexation the transfer of title to all groundwater underlying the land proposed to be annexed. Should such groundwater be separated from the land or otherwise be unavailable for transfer to the City, the City, at its discretion, may either refuse annexation or require payment commensurate with the value of such groundwater as a condition of annexation. The value of such groundwater shall be determined by the Utilities based on market conditions as presently exist;*
Noted.
- G. *All rights of way or easements required by the Utilities necessary to serve the proposed annexation, to serve beyond the annexation, and for system integrity, shall be granted to the Utilities. Utilities, at the time of utility system development, shall determine such rights of way and easements;*
Noted.
- H. *If the proposed annexation to the City overlaps an existing service area of another utility, the applicant shall petition the PUC (Public Utilities Commission) or other governing authority to revise the service area such that the new service area will be contiguous to the new corporate boundary of the City.*
Noted.