

REAGAN RANCH COMMUNITY PARK— LAND 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 Land Use Plan Statement for a community park site 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. The property is currently zoned MX-M/ AP-O/ APZ-1.

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/ AP-O, 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 minimum 7 AC park west of Reagan Ranch Drive slightly north of the proposed site as part of this submittal.

PROJECT DESCRIPTION

The proposed Land Use will permit the development of a community park within the Reagan Ranch project area. 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. Access will be provided via the adjacent collector roadways to the east and south which are currently under construction. Landscaping will meet city requirements and will be further defined with future submittals. 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.

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 LAND USE STATEMENT CRITERIA (CODE SECTION 7.5.601.B)

If no Development Plan is submitted with the Conditional Use request, the applicant shall submit a Land Use Statement. This statement shall indicate the following:

a) Proposed land uses, housing densities (as applicable), and development intensity;

The proposed Conditional Use is for a 9 AC community park. There are no proposed residential or commercial uses as part of this project. A future recreation center building may be constructed with the height to be determined. At this time, there are no proposed lighting for sports fields or sports courts. Parking lot lighting and pedestrian lighting will be provided and shall meet city code requirements.

b) Compatibility with adjacent development patterns; and

The proposed community park is compatible with adjacent uses as a park site was contemplated in this area dating back to the approved Master Plan and Concept Plan entitlement processes. All adjacent roadways and utilities have been planned to accommodate this park site. The allowed uses within the Reagan Ranch development are broad, to the north and the south of the proposed park site is zoned MX-M with an allowed use of Commercial/Office. To the east is zoned PDZ with single-family residential proposed.

c) Impact to adjacent developments including but not limited to light, noise, and traffic.

The off-site impacts anticipated by this park site will be minimal. Traffic generated by the park use was contemplated and projected as part of the approved master planned traffic impact analysis. Site and pedestrian lighting will be designed to meet city and FAA standards which prohibits light spill across shared property lines and mandates that all fixtures be downward facing with full cutoff. At this time, there is no proposed lighting for the sports field or sports courts. The Airport Advisory Commission and/ or the FAA will review this application as well as any future applications related to the proposed park site. Future airport related comments are anticipated at the development plan stage of this project including any Part 7460 studies related to vertical construction.

CONFORMANCE WITH LAND USE STATEMENT REVIEW CRITERIA (CODE SECTION 7.5.514.A-3.A)

The Manager may waive the requirement for approval of a Land Use Plan if the Manager determines that requiring approval of a Land Use Plan would not serve the purposes of this Section or the UDC because:

- 1. The land area under review is less than ten (10) acres and is planned to be developed in a single phase;**

The proposed rezone site is approximately 9 acres and will be developed in a single phase.

- 2. The land is contained in and subject to a previously approved Master or Concept Plan;**

This site is within the Reagan Ranch Concept Plan boundaries (COPN-22-0027). The concept plan identifies a future park site which is consistent with the proposed PK zone district.

- 3. The land is included in a Development Plan application;**

This site is within the Reagan Ranch Community Park Development Plan (DEPN-26-0018).

- 4. The land area is part of an established surrounding development pattern;**

The lot proposed to be rezoned is part of an established development pattern. The properties surrounding the project site are planned for single family residential, supporting utility services and commercial/office. The park site will support the future surrounding development.

- 5. The proposed zoning pattern for the land aligns with adjacent existing zoning or development; and/or**

The proposed PK zoning aligns with the future residential developments. The park will be developed, owned and maintained by Reagan Ranch Metropolitan District No. 3

- 6. Major infrastructure or urban services for the land including but not limited to access points and roadway systems, have already been established and are not proposed to be changed.**

Major infrastructure needed for the park including roadways and access points have, or will be, constructed prior to the development of the park.

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