



Reagan Ranch Community Park Rezone and Conditional Use

CITY PLANNING COMMISSION
FORMAL MEETING – April 8, 2026



REAGAN RANCH COMMUNITY PARK

QUICK FACTS

Address:

0 Marksheffel Rd

Location:

Southeast of Space Village Avenue and
Marksheffel Road

Zoning and Overlays

Current: MX-M/AP-O/APZ-1 (Mixed-use
Medium Scale with Airport and Accident
Potential Subzone Overlays)

Proposed: PK/AP-O/APZ-1 (Public Park)

Site Area

9.04 acres

Proposed Land Use

Park

APPLICATIONS

Conditional Use w/ Land Use Statement

Zone Map Amendment w/Land Use
Statement

VICINITY MAP



REAGAN RANCH COMMUNITY PARK

PROJECT SUMMARY

File #(s):

ZONE-26-0003

CUDP-26-0001

Project Proposal:

- A Conditional Use to allow Park use on an approximate 9-acre site within the APZ-1 (Accident Potential Subzone Overlay) Zone District Overlay.

- A Zone Map Amendment (Rezone) consisting of 9.04 acres 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).

SITE PLAN



TIMELINE OF REVIEW

Initial Submittal Date 01/20/2026

Number of Review Cycles

3

Item(s) Ready for Agenda

03/12/2026

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing/ Prior to CC Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	6 Postcards
Number of Comments Received	0 Comments Received

PUBLIC ENGAGEMENT

- No public comments were received

AGENCY REVIEW

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.

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.

Parks

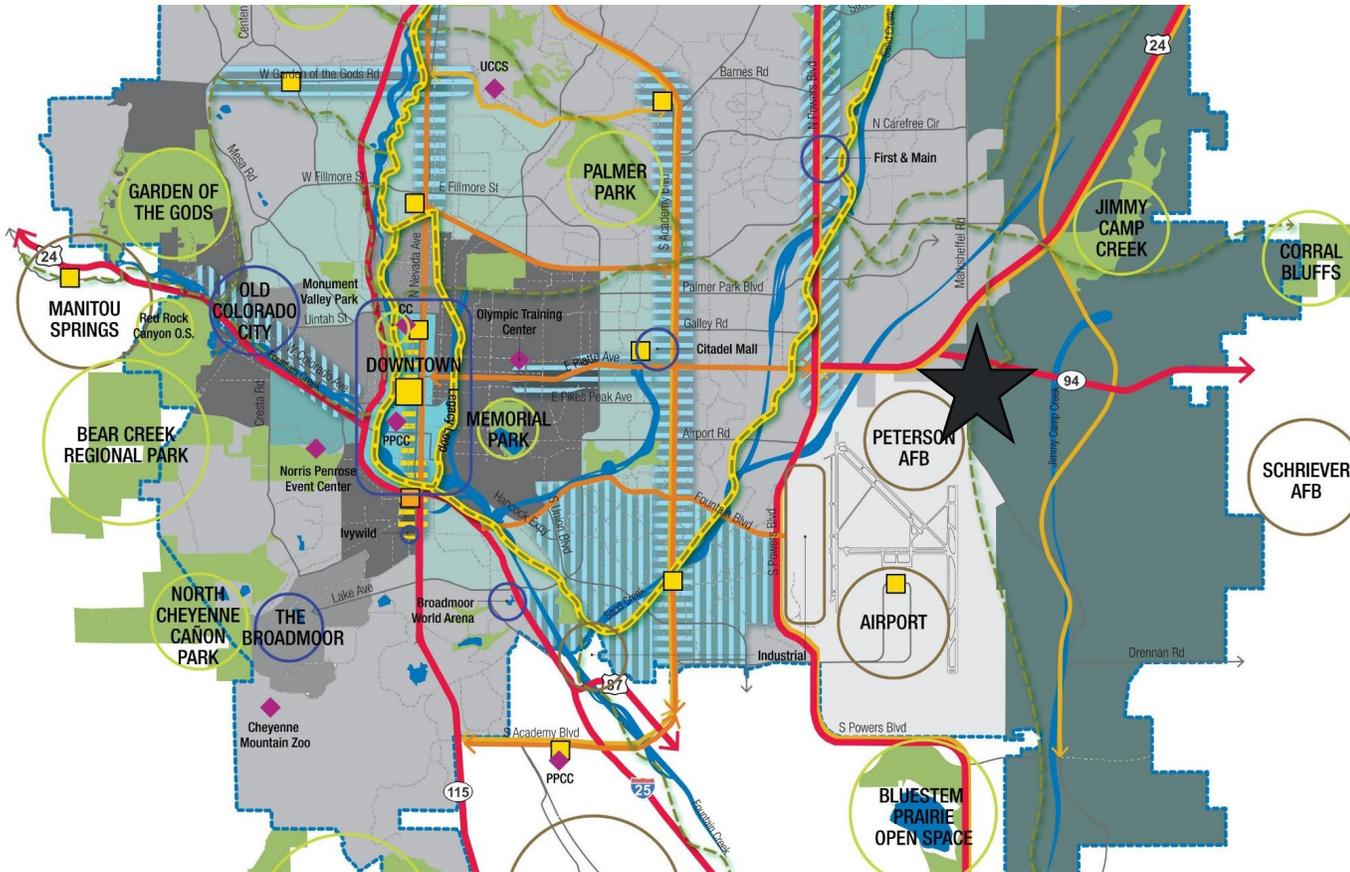
The PK Rezone and associated park site is intended to meet Community Park obligations of the Park Land Dedication requirements detailed within the Reagan Ranch Master and Concept Plan. The Reagan Ranch Master Plan Amendment, CPC MP 87-00381-27MJ20, detailing this park use, was recommended for approval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

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.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.

★ SITE LOCATION

- Majestic Landscapes**
 - Parks & Open Space
 - Complete Creeks
 - Primary Trail Network
 - Legacy Loop & Ring the Springs
 - Thriving Economy**
 - Renowned Culture**
 - Activity Centers**
 - Mature/Redeveloping
 - New/Developing
 - Reinvestment Area & Community Hub
 - Strong Connections**
 - Intercity Corridors
 - City Priority Corridors
 - Smart Corridor
 - Bike Network
 - Park-N-Ride
 - Transit Hub
 - Vibrant Neighborhoods**
 - Downtown
 - Established Historic Neighborhood
 - Established Traditional Neighborhood
 - Established Suburban Neighborhood
 - Changing Neighborhood
 - Newer Developing Neighborhood
 - Future Neighborhood
 - Airport
- Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

APPLICATION REVIEW CRITERIA

7.5.601 Conditional Use

Criteria for Approval

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

Statement of Compliance

CUDP-26-0001

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

APPLICATION REVIEW CRITERIA

7.5.704 Zone Map Amendment

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).
2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
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.
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.

Statement of Compliance

ZONE-26-0003

After evaluation of the Reagan Ranch Community Park Rezone the application meets the review criteria .

APPLICATION REVIEW CRITERIA

7.5.704 Zone Map Amendment

Criteria for Approval

1. 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).
2. 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.
3. 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.
4. 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.
5. 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)).

Statement of Compliance

ZONE-26-0003

After evaluation of the Reagan Ranch Community Park Rezone the application meets the review criteria .

PLANNING COMMISSION OPTIONAL MOTIONS

Optional Motions

ZONE-26-0003 – Reagan Ranch Community Park Rezone

Motion to Approve

Recommend approval to City Council of the zone change of 9.04 acres 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) based upon the finding that the request complies with the criteria for a Zoning Map Amendment set forth in City Code Section 7.5.704

Motion to Deny

Recommend denial to City Council of the zone change of 9.04 acres 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) based upon the finding that the request does not comply with the criteria for a Zoning Map Amendment set forth in City Code Section 7.5.704

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

Motion to Approve

Approve the Conditional Use for Park use based upon the finding that the request complies with the criteria for a Conditional Use set for in City Code Section 7.5.601.

Motion to Deny

Deny the Conditional Use for Park use based upon the finding that the request does not comply with the criteria for a Conditional Use set for in City Code Section 7.5.601.



QUESTIONS?

