

REAGAN RANCH COMMUNITY PARK– ZONING MAP AMENDMENT

PROJECT 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 a Zoning Map Amendment within the AP-O/APZ-1 overlay zone 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 and this application is to amend that to be PK/ 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, 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 7 AC park west of Reagan Ranch Drive slightly north of the proposed site as part of this submittal. This park site is intended to meet the Community Park obligations of the park land dedication requirements. As mentioned above both the approved master plan and concept plan detailing this park use was recommended for approval by the Parks Advisory Board in February 2021.



PROJECT DESCRIPTION

The submitted zone change and conditional use request will permit the development of a community park within the Reagan Ranch project area. A zone change from MX-M/ AP-O/APZ-1 to PK/ AP-O/APZ-1 (Park) is required at the request of City Parks staff to formally codify the park use, benefiting both Reagan Ranch and the surrounding community. 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. 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.

ZONING MAP AMENDMENT APPROVAL CRITERIA (CODE SECTION 7.5.705D)

- 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 Reagan Ranch Concept Plan (PUDC-22-0006). While a 7-acre community park was originally intended; due to utility easements and more accurately calculated PLDO requirements, the park has now increased to approximately 9 acres in size.

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

The proposed rezone will not be detrimental to public interest, health, safety, convenience, or general welfare. The proposed rezone from MX-M/ AP-O/APZ-1 with an allowed commercial/office use to PK/ AP-O/APZ-1 with an allowed use of community park will increase the quality of life for the nearby residents.

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/AP-O/APZ-1 zoning will accommodate a public community park to be owned and maintained by the metropolitan district. This land use is directly aligned with the purpose and standards of the PK zone as illustrated in more detail below.

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 be 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 permitted within the airport overlay 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.

The project site is currently vacant so no displacement of tenants or occupants will occur. There is also a conditional use application (CUDP-26-0001) that has been submitted concurrently to address the park use with the airport overlay zone. The airport advisory board will be a review agency of all applications associated with the site.

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 7.5.514.C.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 7.2.607D.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 is not a rezone to 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)).**

The proposed zone for this site is PK, City Code section 7.2.503 outlines the development standards required for this district. These requirements are as follows:

a) Minimize impacts of scale, traffic, and parking on surrounding residential zone districts.

The proposed community park site has been included in both the Reagan Ranch Master Plan and Reagan Ranch Concept plan from the beginning; therefore, any anticipated traffic has been accounted for in the approved traffic study for the Reagan Ranch development. It is anticipated there will be plenty of off-street parking provided within the park site so park users shall not need to park in the surrounding residential areas or along adjacent collector roadways.

b) Compliance with the Park System Master Plan.

This property is not addressed in detail within the Park System Master Plan. It is however a part of the Southeast District in which it notes the lack of several amenities within that region, three of which being a new community park, outdoor sports fields and tennis courts. All three of these amenities are being proposed at this site. 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.

c) Compliance with the City's Comprehensive Plan (ORD. 23-03)

The proposed park in this area aligns very well with PlanCOS. This area was identified as a high area of change during the Master Plan and Concept Plan planning processes. One of the main PlanCOS goals is to build on our quality of place and existing competitive advantages with a sub goal of improving access to parks, trails, nature and the outdoors from employment centers. To both the north and south of the proposed park site is the MX-M zone which will be future employment centers. There are several goals laid out in Chapter 7 Majestic Landscape of Plan COS regarding parks and open space of which a majority are being met with this proposed new park.

This site is within the APZ-1 area of the AP-O overlay district requiring approval of a conditional use. City Code section 7.2.601.D.1 outlines the development standards required for this overlay district. These requirements are as follows:

Within the Airport Navigation (ANAV) subzone the following requirements apply and must be met prior to Building Permit issuance:

Unless previously granted for the property, an avigation easement must be granted and recorded.

An avigation easement has been recorded over the site as specified in instrument recorded under reception No. 217069667 of the records of El Paso County, Colorado.

Referral to Airport Advisory Commission or its designee for review and comment to ensure that any proposed structure does not penetrate the elevations shown on the Colorado Springs Airport Map.

Future development plans will be reviewed by the AAC to ensure compliance with FAA and Part 7460 regulations.

Referral to Airport Advisory Commission or its designee for review and comment is required if the land use or permit request is for a communication facility, wastewater treatment facility, lift station or other use that uses electronic communications or emitting electromagnetic radiation that may create electrical interference with radio communication and navigational aids.

Future development plans will be reviewed by the AAC to ensure compliance with FAA and Part 7460 regulations. At this time there are no proposed facilities or uses as outlined above. The proposed use is for a community park.

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