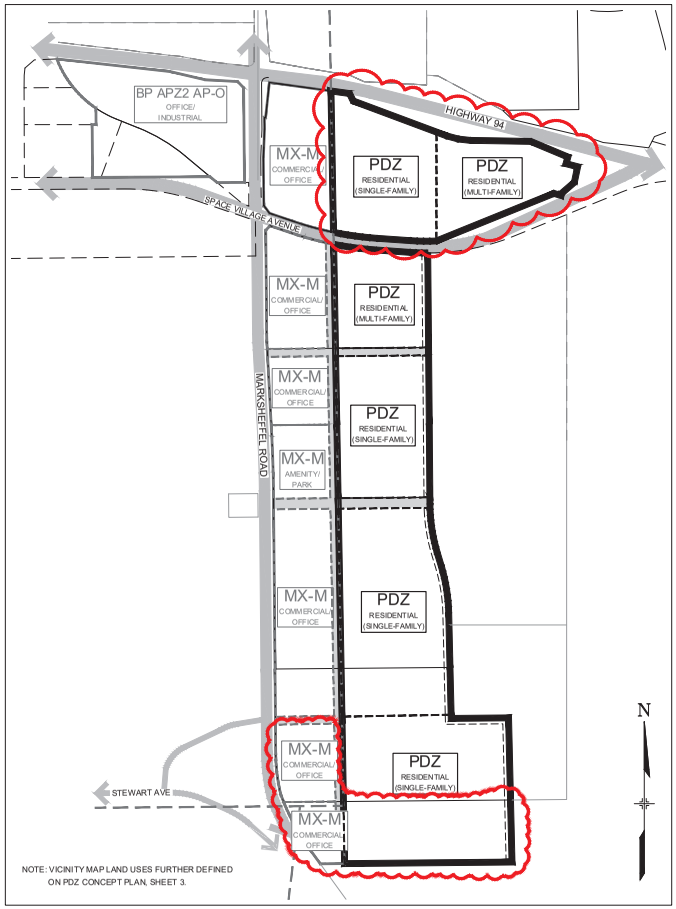
REAGAN RANCH
COLORADO SPRINGS, CO
PDZ CONCEPT PLAN



NOTE: VICINITY MAP LAND USES FURTHER DEFINED ON PDZ CONCEPT PLAN, SHEET 3.

VICINITY MAP
1" = 500'

SHEET INDEX:

1 OF 3	PUDCS01	COVER SHEET
2 OF 3	PUDCS02	COVER SHEET
3 OF 3	PUD01	PUD CONCEPT PLAN

SUMMARY DATA	
PROPERTY SIZE	154.97 ACRES
TAX SCHEDULE NO.	5400000291, 5400000293, 5400000294, 5400000297, 5400000298
MASTER PLAN	BANNING LEWIS RANCH (CPC MP 87-00381-A17MN17)
CONCEPT PLAN	REAGAN RANCH
DRAINAGE BASIN	JIMMY CAMP CREEK
DEVELOPMENT SCHEDULE	2020-2025
EXISTING LAND USE	AG GRAZING LAND/ VACANT

PDZ	
PARCEL	152.14 ACRES
FUTURE PUBLIC R.O.W.	2.83 ACRES
APPROVED MASTER PLAN USE	R&D (RESEARCH & DEVELOPMENT) IDP (INDUSTRIAL PARK)
EXISTING LAND USE	AG GRAZING LAND/ VACANT
PROPOSED LAND USE	RESIDENTIAL, RESIDENTIAL HIGH DENSITY
EXISTING ZONING	PUD/ AO, OC/CR RPZ AO APZ1
PROPOSED ZONING	PDZ/ AP-O
MAX. BUILDING HEIGHT	45'
SINGLE-FAMILY DENSITY	3.5 - 11.99 DU/AC
MULTI-FAMILY DENSITY	12 - 24.99 DU/AC

NOTE: ADDITIONAL RESIDENTIAL DEVELOPMENT STANDARDS SHALL BE ESTABLISHED AT THE TIME OF INDIVIDUAL PDZ DEVELOPMENT PLAN SUBMITTAL. ADDITIONAL STANDARDS SHALL INCLUDE BUT ARE NOT LIMITED TO LOT COVERAGE AND PARCEL SETBACKS.

AMENDMENT HISTORY BOX	
CITY FILE NUMBER	CHANGES TO PLAN
CPC PUP 20-00136	SWAPPING SINGLE-FAMILY RESIDENTIAL PARCEL WITH A MULTI-FAMILY RESIDENTIAL PARCEL. SHIFTING 4AC PARK TO NEW LOCATION. COMBINING TWO SINGLE-FAMILY PARCELS INTO ONE. SHRINKING THE SOUTHERN-MOST MULTI-FAMILY PARCEL AND EXPANDING THE SINGLE-FAMILY PARCEL DIRECTLY TO THE EAST.
PUDC-22-0006	ADDITION OF A NEWLY ACQUIRED 21.83 AC PARCEL TO THE SOUTH. SPLIT INTO MEDIUM-DENSITY RESIDENTIAL AND COMMERCIAL/OFFICE SPACE. SPLITTING THE NORTHEASTERN MOST PARCEL INTO TWO; ONE SINGLE-FAMILY RES. THE OTHER MULTI-FAMILY RES.

PDZ CONCEPT PLAN GENERAL NOTES:

1. RESIDENTIAL DEVELOPMENT STANDARDS SHALL BE ESTABLISHED AT THE TIME OF INDIVIDUAL PDZ DEVELOPMENT PLAN SUBMITTALS. DEVELOPMENT STANDARDS SHALL INCLUDE BUT ARE NOT LIMITED TO LOT COVERAGE AND PARCEL SETBACKS.
2. THE OVERALL DENSITY FOR REAGAN RANCH WILL CAPPED AS SHOWN ON THE PLANS. DENSITY TRANSFERS ARE PERMITTED WITHIN THE REAGAN RANCH RESIDENTIAL AREAS AND SHALL NOT REQUIRE AN AMENDMENT TO THIS CONCEPT PLAN SO LONG AS THE MAXIMUM DENSITY IS NOT EXCEEDED.
3. THE SUBJECT PROPERTY WILL BE INCLUDED WITHIN THE REAGAN RANCH METROPOLITAN DISTRICT APPROVED AUGUST 25, 2020.
4. ALL LANDSCAPE TRACTS AND PARKS WITHIN REAGAN RANCH WILL BE OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT APPROVED AUGUST 25, 2020.
5. FUTURE LAND DEVELOPMENT APPLICATIONS WILL ESTABLISH DETAILED DESIGN GUIDELINES AND STANDARDS FOR THE RESIDENTIAL AREAS.
6. DEVELOPMENT WILL OCCUR OVER MULTIPLE PHASES. SIZES/DIMENSIONS OF INDIVIDUAL PARCELS ARE UNKNOWN AT THIS TIME.
7. ALL ARTERIAL AND COLLECTOR LEVEL CLASSIFICATION STREETS AS SHOWN WILL BE PUBLIC. CROSS SECTIONS AND ROW INFORMATION WILL BE INCLUDED IN FUTURE FILINGS PER ENGINEERING REQUIREMENTS. ALL FULL MOVEMENT ACCESS INTERSECTIONS SHALL ACCOMMODATE BICYCLE AND PEDESTRIAN TRANSPORTATION.
8. ACCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE DEVELOPMENT PLAN SUBMITTAL FOR EACH PARCEL.
9. THERE SHALL BE NO DIRECT ACCESS TO STATE HIGHWAY 94.
10. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0758G, PANEL NUMBER 758, DATED DECEMBER 7, 2018.
11. A MASTER DEVELOPMENT DRAINAGE PLAN FOR REAGAN RANCH (MDDP) WAS SUBMITTED IN CONJUNCTION WITH THIS MASTER PLAN. REFER TO THIS MDDP FOR PRELIMINARY DRAINAGE INFORMATION DATED NOVEMBER 2020. DETENTION FOR INDIVIDUAL PARCELS WILL UTILIZE EXISTING DETENTION FACILITIES OR WILL REQUIRE ON-SITE DETENTION.
12. TRAIL LOCATIONS AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATIONS OF TRAILS AND BIKE LANES TO BE DETERMINED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
13. PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.
14. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED.
15. REFER TO THE TRAFFIC IMPACT STUDY SUBMITTED WITH THIS CONCEPT PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC LETTER. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE IS REQUESTED.
16. THE MASTER DEVELOPER WILL BE RESPONSIBLE TO CONSTRUCT FUTURE ANTICIPATED ROADWAY IMPROVEMENTS (INCLUDING SIGNALS AND ROUNDABOUTS) THAT WERE OUTLINED IN THE KIMLEY-HORN TRAFFIC IMPACT STUDY INCLUDED AS PART OF THIS SUBMITTAL.
17. THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REQUIRED SITE ELEMENTS. SEE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN", AS PUBLISHED BY THE DEPARTMENT OF JUSTICE.
18. A 50' SETBACK/ BUFFER SHALL BE INCORPORATED ALONG THE COMMON BOUNDARY LINE WHERE PROPOSED RESIDENTIAL LAND USES ARE IMMEDIATELY ADJACENT TO EXISTING ZONED INDUSTRIAL USES. ADDITIONAL BUFFERING AND SCREENING MAY BE INCORPORATED THROUGH THE USE OF VEGETATION, FENCING, BERMING, OR ARCHITECTURAL FEATURES. SHOULD THE EXISTING INDUSTRIAL ZONED PARCELS BE REVISED TO COMMERCIAL OR RESIDENTIAL LAND USES, STANDARD SETBACKS, BUFFER AND SCREENING REQUIREMENTS SET FORTH BY THE ZONING CODE AND BY THE PDZ ORDINANCE SHALL BE APPLICABLE.
19. SCHOOL FEES IN LIEU WILL BE PAID AT TIME OF BUILDING PERMIT FOR THE FIRST 289 UNITS OF THE REAGAN RANCH DEVELOPMENT. WHEN A DEVELOPMENT PLAN IS SUBMITTED TO THE CITY OF COLORADO SPRINGS FOR ENTITLEMENT OF THE 290TH RESIDENTIAL UNIT, THE SCHOOL DISTRICT WILL EVALUATE CONTINUING FEES IN LIEU OR RECEIVING A FUTURE EIGHT (8) ACRE SCHOOL SITE LAND DEDICATION AS SHOWN ON THE CONCEPT PLAN.
20. PRIOR TO APPROVAL OF THE FIRST DEVELOPMENT PLAN AS PART OF THE REAGAN RANCH DEVELOPMENT, THE REAGAN RANCH TRAFFIC IMPACT STUDY SHALL BE APPROVED BY THE CITY OF COLORADO SPRINGS. PRIOR TO RELEASE OF THE FIRST CERTIFICATE OF OCCUPANCY, EVERY EFFORT WILL BE MADE FOR COORDINATION WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT). CDOT MAY REQUIRE REVIEW AND APPROVAL OF AN ACCESS PERMIT FOR ONE OR MORE OF THE PROPOSED INTERSECTION LOCATIONS. THIS REVIEW AND APPROVAL OF ANY REQUIRED ACCESS PERMITS WILL BE COMPLETED CONCURRENT WITH CONSTRUCTION DOCUMENT REVIEW. SHOULD A DIRECT ACCESS TO STATE HIGHWAY 94 BE APPROVED, CITY PLANNING MAY REQUIRE A MINOR AMENDMENT TO THIS PLAN.
21. THE DEVELOPER WILL BE RESPONSIBLE FOR THE FAIR SHARE CONTRIBUTION OF THE ROADWAY IMPROVEMENTS AND ASSOCIATED TRAFFIC CONTROL DEVICES SHOWN ON FIGURE 9 & 10 OF KIMLEY HORN TRAFFIC STUDY LETTER DATED 1/31/2023."

PARK AND OPEN SPACE NOTES:

1. ALL PROPOSED PUBLIC PARKS, COMMON AREAS, AND OPEN SPACE WITHIN REAGAN RANCH ARE TO BE BUILT, OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT.
2. THE REAGAN RANCH METROPOLITAN DISTRICT WAS APPROVED BY THE CITY OF COLORADO SPRINGS CITY COUNCIL ON AUGUST 25, 2020.
3. PARKLAND DEDICATION ORDINANCE (PLDO):
   - 3.1. CONCEPTUAL LOCATIONS AND SIZES OF PROPOSED PUBLIC PARKS AS ILLUSTRATED ON THE CONCEPT PLAN ARE INTENDED TO FULFILL PLDO LAND OBLIGATION. AT THE TIME OF THIS CONCEPT PLAN AN ESTIMATED 19.4 ACRES OF PARKLAND IS REQUIRED PER CURRENT PLDO CALCULATIONS.
   - 3.2. IF THERE SHOULD BE ADDITIONAL PLDO OBLIGATIONS THIS MAY BE MET THROUGH PARK LAND DEDICATION, FEES IN LIEU OF, OR A COMBINATION OF BOTH.
   - 3.3. FINAL PUBLIC PARK SIZE, EXACT LOCATION AND DESIGN WILL BE ADDRESSED WITH THE FUTURE DEVELOPMENT PLAN AND PLAT APPLICATIONS. THE DESIGN OF THE PARK SITES ARE REQUIRED TO GO TO THE PRCS ADVISORY BOARD FOR HEARING. SHOULD THERE BE A NEW ORDINANCE IN PLACE AT TIME OF THESE SUBMITTALS, THE CURRENT OBLIGATION MAY BE RECALCULATED, AND HOW THESE PARKS ARE FINALIZED TO MEET THE NEW OBLIGATION WILL BE DONE ADMINISTRATIVELY.
   - 3.4. ALL FUTURE PARK SITES IDENTIFIED FOR FULFILLING PLDO OBLIGATIONS SHALL BE REZONED TO (PK) WITH FUTURE FINAL PLATS ADJACENT TO SAID PARK SITES.
4. ALL FUTURE MULTI-FAMILY DEVELOPMENTS WILL SEEK FEES IN LIEU OF LAND.

PARKLAND OBLIGATION ESTIMATE*					
	UNIT QUANTITY	LAND/ UNIT	FEE/ UNIT	SUB-TOTALS	TOTALS
NEIGHBORHOOD PARK LAND DEDICATION REQUIRMENT					
1 UNIT PER STRUCTURE (SINGLE-FAMILY)	1328	0.0066		8.770	8.770
*20-49 UNITS PER STRUCTURE (MULTI-FAMILY)	784		$ 602	$471,968	$471,968
COMMUNITY PARK LAND DEDICATION REQUIREMENT					
1 UNIT PER STRUCTURE (SINGLE-FAMILY)	1328	0.0080		10.620	10.620
*20-49 UNITS PER STRUCTURE (MULTI-FAMILY)	784		$ 515	$403,760	$403,760
TOTAL LAND DEDICATION	1328	0.0146			19.39
TOTAL FEES IN LIEU	784		$ 1,117		$ 875,728

*Approximate, subject to change

CONSULTANTS:

PLANNER/LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
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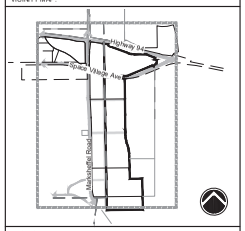
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
PIKES PEAK INVESTMENTS LLC
90 SOUTH CASCADE AVE., SUITE 1500
COLORADO SPRINGS, CO 80903
(719) 448-4084

Reagan Ranch

VICINITY MAP:



PROJECT:
REAGAN RANCH
PDZ CONCEPT PLAN

COLORADO SPRINGS, CO
MAJOR AMENDMENT 03/01/2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	12/20/2022	INITIAL SUBMITTAL - MAJOR AMENDMENT	RAF
1	02/01/2023	REVISED PER CITY COMMENTS	RAF
2	03/01/2023	REVISED PER CITY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO:	19.224.008
DRAWN BY:	RAF
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

COVER SHEET

PUDCS01

SHEET 1 OF 3

CITY FILE NO.: PUDC-22-0006

FILE LOCATION: S:\19.224.008 REAGAN RANCH\100\DWG\PA PLAN SET\SCONCEPT PLAN\PUD01.DWG

LEGAL DESCRIPTION (PDZ)

A portion of the parcel being described in that Special Warranty Deed, recorded March 23, 2018 in Reception No. 218032766, the parcel being described in that Personal Representative's Deed, recorded September 7, 2018 in Reception No. 218105041, the parcel being described in that Special Warranty Deed, recorded March 23, 2018 in Reception No. 218032815, and the parcel described in Book 5562, Page 362, recorded October 5, 1988, in the Official Public Records of El Paso County, Colorado, located in the West 1/2 of Section 16, Township 14 South, Range 65 West, and Southwest 1/4 of Section 9, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

BEGINNING at a point on the south east corner of that parcel described in Reception No. 218032815; thence S89°28'30"W, (Basis of bearings is the south line of Parcel C as described in that Warranty Deed recorded March 23, 2018 under Reception No. 218032815 in the records of the El Paso County Clerk and Recorder, monumented on the east by #5 rebar with an aluminum cap, illegible, flush with grade and on the west by #5 rebar with a green plastic cap, stamped "PLS 38245", flush with grade and measured to be bar S89°28'30"W, a distance of 1933.22 feet.), along the south line of said parcel, a distance of 1424.03 feet, to a point on the Airport Overlay Zoning Line; thence N01°00'21"W, along said Airport Overlay Zoning Line, a distance of 4,749.78 feet, to a point on the north line of that parcel being described in Reception No. 218032766, also being the south right-of-way line of Space Village Avenue; thence along said south right-of-way line, the following 3 courses:

1. along the arc of a non-tangent curve to the left, whose center bears N11°13'31"E, having a radius of 2,915.00 feet, a central angle of 07°12'48", a distance of 366.99 feet;
2. S85°58'03"E, a distance of 287.96 feet;
3. along the arc of a non-tangent curve to the left, whose center bears N04°02'27"E, having a radius of 1,960.35 feet, a central angle of 04°25'16", a distance of 151.27 feet, to a point herein referred to as "Point A", also to the north east corner of that parcel described in Reception No. 218032766;

thence leaving said south right-of-way line, along the east lines of those parcels being described in Reception No.'s 218032766, 218105041, and 218032815, S00°30'15"E, a distance of 805.79 feet; thence along the following eight (8) courses:

1. S00°29'19"E, a distance of 1,333.89 feet;
2. along the arc of a curve to the left, having a radius 1,500.00 feet, a central angle of 16°13'47", a distance of 424.90 feet;
3. S16°42'14"E, a distance of 117.12 feet;
4. along the arc of a non-tangent curve to the right, whose center bears S73°16'27"W, having a radius of 1,500.00 feet, a central angle of 15°21'53", a distance of 402.25 feet;
5. S01°21'46"E, a distance of 466.31 feet;
6. S01°21'01"E, a distance of 434.30 feet;
7. N89°29'09"E, a distance of 489.03 feet;
8. S01°21'20"E, a distance of 699.96 feet, to the POINT OF BEGINNING.

Containing 4,338,024 Sq. Ft. or 99.587 acres, more or less.

TOGETHER WITH

COMMENCING at aforementioned "Point A", thence S35°59'45"W, a distance of 126.24 feet, to a point on the south line of that parcel described in Book 5562, Page 362, also being a point on the north right-of- way line of Space Village Avenue, also being the POINT OF BEGINNING; thence along the following three (3) courses:

1. along the arc of a non-tangent curve to the right, whose center bears N02°41'04"W, having a radius of 1,860.00 feet, a central angle of 06°43'20", a distance of 218.22 feet;
2. thence N86°01'20"W, a distance of 288.27 feet;
3. along the arc of a non-tangent curve to the right, whose center bears N04°02'04"E, having a radius of 2,815.00 feet, a central angle of 07°38'54", a distance of 375.77 feet, to a point on the Airport Overlay Zoning line;

thence leaving said south line, N01°00'21"W, a distance of 1,204.63 feet, to a point on the south right-of- way line of Highway 94; thence continuing along said south right-of-way line, the following nine (9) courses:

1. S82°07'39"E, a distance of 160.14 feet;
2. S25°57'26"E, a distance of 70.45 feet;
3. S69°31'45"E, a distance of 853.71 feet;
4. S75°00'32"E, a distance of 100.07 feet;
5. S83°32'50"E, a distance of 101.04 feet;
6. S89°01'45"E, a distance of 515.57 feet;
7. S67°14'51"E, a distance of 343.97 feet;
8. S15°23'33"W, a distance of 59.13 feet;
9. S75°19'43"E, a distance of 101.94 feet, to a point on the north right-of-way line of Space Village Avenue;

thence along said north right-of-way line, also being the south line of said parcel, the following five (5) courses:

1. S11°45'54"W, a distance of 135.13 feet;
2. S49°02'42"W, a distance of 142.67 feet;
3. S14°51'08"W, a distance of 19.96 feet;
4. N74°00'26"W, a distance of 64.31 feet;
5. S67°57'22"W, a distance of 1,079.89 feet, to the POINT OF BEGINNING.

Containing 1,658,139 Sq. Ft. or 38.066 acres, more or less.

TOGETHER WITH

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A #6 REBAR WITH 3-1/4 INCH ALUMINUM CAP APPROPRIATELY STAMPED WITH SYMBOLOGY FOR THE NORTHWEST CORNER OF SECTION 21-14-65 AND "FARNSWORTH GROUP - 2017 - PLS 38053" FOUND 0.1' ABOVE SURFACE AND AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM CAP, STAMPED "MERRICK & CO 2009 PLS 33200", 0.5 FEET BELOW SURFACE AND IS ASSUMED TO BEAR N89°28'33"E A DISTANCE OF 2661.44 FEET;

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 21;

THENCE NORTH 89°28'33" EAST, ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 675.37 FEET TO THE POINT OF BEGINNING;

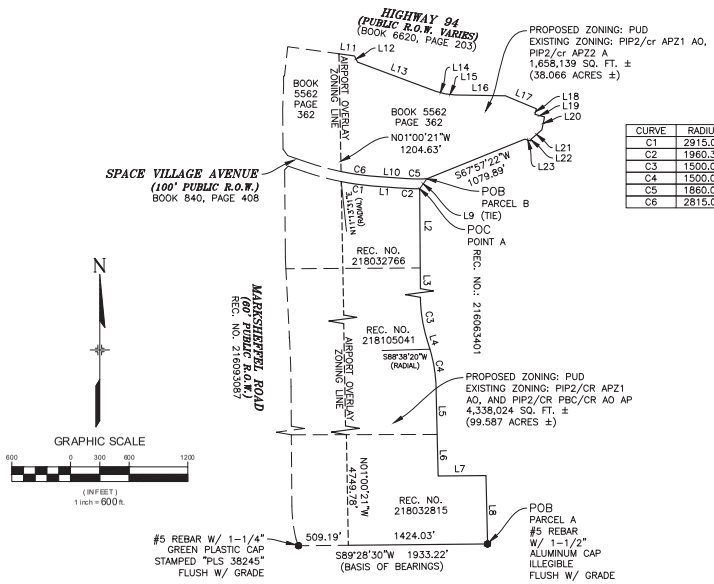
THENCE CONTINUE NORTH 89°28'33" EAST, ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 1,424.03 FEET;

THENCE SOUTH 01°21'25" EAST A DISTANCE OF 529.32 FEET;

THENCE SOUTH 89°28'33" WEST A DISTANCE OF 1,427.27 FEET;

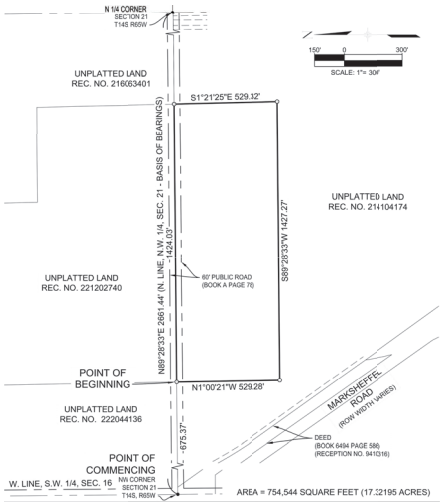
THENCE NORTH 01°00'21" WEST A DISTANCE OF 529.28 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 754,544 SQUARE FEET OR (17.32195 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	2915.00'	366.99'	7°12'48"	N11°13'31"E
C2	1960.35'	151.27'	4°25'16"	N04°02'27"E
C3	1500.00'	424.90'	16°13'47"	N89°30'31"E
C4	1500.00'	402.25'	15°21'53"	S73°16'27"W
C5	1860.00'	218.22'	6°43'20"	N02°41'04"W
C6	2815.00'	375.77'	7°38'54"	N04°02'04"E

LINE	BEARING	DISTANCE
L1	S85°58'03"E	287.96'
L2	S00°30'15"E	805.79'
L3	S00°29'19"E	1333.89'
L4	S16°42'14"E	117.12'
L5	S01°21'46"E	466.31'
L6	S01°21'01"E	434.30'
L7	N89°29'09"E	489.03'
L8	S01°21'20"E	699.96'
L9	N35°59'45"E	126.24'
L10	N86°01'20"W	288.27'
L11	S82°07'39"E	160.14'
L12	S25°57'26"E	70.45'
L13	S69°31'45"E	853.71'
L14	S75°00'32"E	100.07'
L15	S83°32'50"E	101.04'
L16	S89°01'45"E	515.57'
L17	S67°14'51"E	343.97'
L18	S15°23'33"W	59.13'
L19	S75°19'43"E	101.94'
L20	S11°45'54"W	135.13'
L21	S49°02'42"W	142.67'
L22	S14°51'08"W	19.96'
L23	N74°00'26"W	64.31'



CONSULTANTS:

PLANNER/LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix

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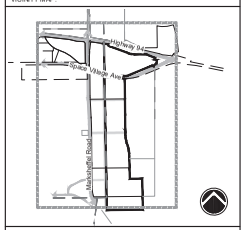
OWNER/DEVELOPER:

PIKES PEAK INVESTMENTS LLC
90 SOUTH CASCADE AVE., SUITE 1500
COLORADO SPRINGS, CO 80903
(719) 448-4084

Reagan Ranch

VICINITY MAP:



PROJECT:

REAGAN RANCH
PDZ CONCEPT PLAN

COLORADO SPRINGS, CO
MAJOR AMENDMENT 03/01/2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	12/20/2022	INITIAL SUBMITTAL - MAJOR AMENDMENT	RAF
1	02/01/2023	REVISED PER CITY COMMENTS	RAF
2	03/01/2023	REVISED PER CITY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO:	19.224.008
DRAWN BY:	RAF
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

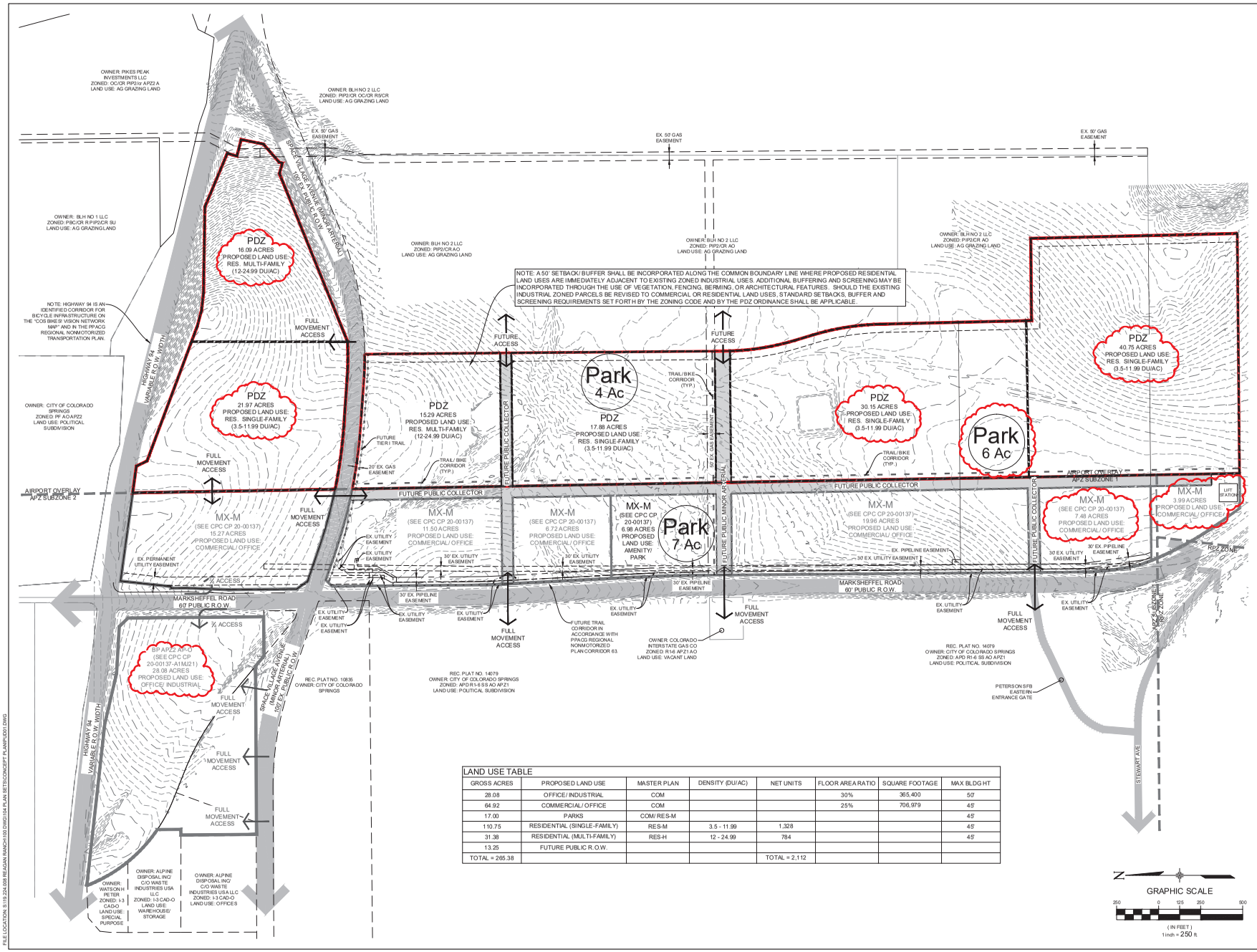
COVER SHEET

PUDCS02

SHEET 2 OF 3

CITY FILE NO.: PUDC-22-0006

FILE LOCATION: S:\19.224.008 REAGAN RANCH\100\DWG\VIA PLAN SET\SCONCEPT PLAN\PUD01.DWG



LAND USE TABLE							
GROSS ACRES	PROPOSED LAND USE	MASTER PLAN	DENSITY (DU/AC)	NET UNITS	FLOOR AREA RATIO	SQUARE FOOTAGE	MAX BLDG HT
28.08	OFFICE/ INDUSTRIAL	COM			30%	365,400	50'
64.92	COMMERCIAL/ OFFICE	COM			25%	706,979	45'
17.00	PARKS	COM/ RES-M					45'
110.75	RESIDENTIAL (SINGLE-FAMILY)	RES-M	3.5 - 11.99	1,328			45'
31.38	RESIDENTIAL (MULTI-FAMILY)	RES-H	12 - 24.99	784			45'
13.25	FUTURE PUBLIC R.O.W.						
TOTAL = 265.38				TOTAL = 2,112			

CONSULTANTS:

PLANNER/LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

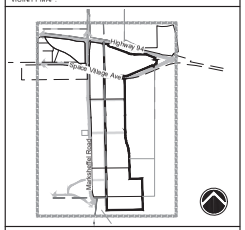
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

PIKES PEAK INVESTMENTS LLC
90 SOUTH CASCADE AVE., SUITE 1900
COLORADO SPRINGS, CO 80903
(719) 448-4084

Reagan Ranch

VICINITY MAP:



PROJECT:

REAGAN RANCH
PDZ CONCEPT PLAN

COLORADO SPRINGS, CO
MAJOR AMENDMENT 03/01/2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	12/20/2022	INITIAL SUBMITTAL - MAJOR AMENDMENT	RAF
1	02/01/2023	REVISED PER CITY COMMENTS	RAF
2	03/01/2023	REVISED PER CITY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO:	19.224.008
DRAWN BY:	RAF
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

PDZ CONCEPT PLAN

PUD01

SHEET 3 OF 3

CITY FILE NO.: PUDC-22-0006

FILE LOCATION: S:\19.224.008 REAGAN RANCH\100\DWG\PA PLAN SET\CONCEPT PLAN\PUD01.DWG