

PROJECT STATEMENT – REAGAN RANCH

MASTER PLAN MAJOR AMENDMENT, PDZ CONCEPT PLAN MAJOR AMENDMENT, CONCEPT PLAN MAJOR AMENDMENT, ZONE CHANGE

Description: Reagan Ranch will be developed within the Colorado Springs' city limits generally located at the intersection of State Highway 94 and Marksheffel Road. The site is approximately 265 acres of vacant grazing land. The site is bordered by State Highway 94 to the north; Space Village Ave and vacant land to the east; Marksheffel Road & Government/Industrial use to the west; and vacant land to the south. The site is currently part of the Banning Lewis Ranch Master Plan originally approved in 1988 and since updated multiple times. Pikes Peak Investments LLC is submitting for review and approval for a major amendment on the PDZ concept plan, Concept Plan and Master Plan for the addition of a newly acquired 21.86-acre parcel of land to be divided into two parcels – one medium density residential to be rezoned to PDZ and the other commercial/office space to be rezoned to MX-M. Additionally, the northeastern most parcel of Reagan Ranch is proposing an increased density from the previously approved 38.06-acres of residential single-family (3.5-11.99 DU/AC) to a proposed density of 21.97-acres (3.5-11.99 DU/AC) and 16.09-acres (12-24.99 DU/AC).

Finally, as part of the proposed amendment this application requests revision of Conditional Approval Note (#20 on approved PUDCP and #17 on approved CP) which stated, "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 City of Colorado Springs, El Paso County, and the Colorado Department of Transportation (CDOT)." CDOT has indicated they will not sign nor approve any traffic impact studies as part of this project therefore making compliance with this condition unachievable. Also previously portions of Marksheffel Road were owned by El Paso County and portions by City of Colorado Springs. This area has recently been cleaned up to reflex ownership by the City only and therefore El Paso County was removed from the note. The revised note states "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."

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

- Master Plan Major Amendment
- PDZ Concept Plan Major Amendment illustrating the parcel outlines and land uses
- Concept Plan Major Amendment illustrating the parcel outlines and land uses
- Zone Change of 4.54-acres from OC/CR RPZ AO APZ1 to MX-M AP-O
- Zone Change of 17.32-acres from OC/CR RPZ AO APZ1 to PDZ AP-O

Master Plan Major Amendment Review Criteria:

This request for a Master Plan Major Amendment seeks approval for the addition of a 21.86-acre parcel to the south of the existing master plan zone. The intended use of this property is both PDZ medium-density residential and MX-M commercial/office space.

A. Comprehensive Plan:

- a. *The Comprehensive Plan and the 2020 Land Use Map are the context and the benchmark for the assessment of individual land use master plans. The proposed land use master plan amendment conforms to the policies and strategies of the Comprehensive Plan. The proposed land use pattern is consistent with the Citywide perspective presented by the 2020 Land Use Map*

The recently adopted PlanCOS comprehensive plan's vision is to "...build a great city that matches our scenery." The proposed Reagan Ranch master planned development seeks to achieve this by creating a vibrant, multi-level demographic residential community that links neighborhoods, parks, recreation amenities and employment centers. In order to achieve this vision, existing approved land uses must be updated. Per the PlanCOS High Area of Change Map 1: The Reagan Ranch, and surrounding Banning Lewis Ranch, is identified as a High Area of Change paving the way for revised zoning and land uses to meet current market demands. The Reagan Ranch is also identified as a Future Neighborhood per the Vision Map. Future neighborhoods are defined as "those that have yet to be developed in the city" providing an opportunity to create new and diverse neighborhoods. The proposed Reagan Ranch Master Plan Amendment seeks to replace the existing Industrial Development uses with newly created Commercial, Retail Office, Research & Development, and Residential uses. The Reagan Ranch totals 265 acres to be comprised of 93 acres of new commercial (office/research & development/retail), 17 acres for an amenity center & parks, 142 acres of mixed-density residential, and 13 acres of future public right-of-way.

Reagan Ranch is identified in PlanCOS Chapter 2 as a Typology 4: Future Neighborhood, the "goal of this neighborhood typology is to include those desired elements that result in great neighborhood design". Reagan Ranch will fulfill this goal through the integration of diverse housing styles to include single family detached, multifamily (apartments/ townhomes), two-family homes, active adult, retirement and garden homes. The inclusion of a variety of housing options is a key part of creating an excellent quality of life, a strong economy, as well as military and business recruitment/retention. The 142 acres of residential uses with a projected 2,112 maximum units, will help support the commercial/research & development and retail development proposed along Marksheffel Road. With average daily commutes of 20 minutes or more citywide, providing housing within a mile radius of large established employment centers helps to sustain a healthy lifestyle, reduce traffic, and foster a strong sense of community. One of the key assumptions identified in PlanCOS is that the demand for single family residential housing will remain strong. This has been supported in many recent local and nationwide periodic journals and articles, despite recent pandemic effects on the economy. This assumption also identifies desired elements that newly planned communities should include such as lifestyle options, location, amenities and access. Reagan Ranch will be able to provide all these elements. In addition, Reagan Ranch is in close proximity to several major employment centers including Peterson Space Force Base, Schriever Space Force Base, the Colorado Springs Airport, and the Peak Innovation Park. All of these are focal point institutions in Colorado Springs and the Pikes Peak Region. The Peak Innovation Park includes over 900 acres of mixed use, retail, and industrial uses located within 8 miles of Reagan Ranch. Reagan Ranch can provide much needed housing in this rapidly developing area of Colorado

Springs within a few minutes' drive. Providing an integrated mixed-housing community for nearby Cornerstone Institutions is also a desired element as discussed in PlanCOS Chapter 4 Thriving Economy.

While the Reagan Ranch Master Plan Amendment and Concept Plans introduces 142 acres of residential, the proposal also includes approximately 93 acres of commercial, office, research & development, and retail uses. These commercial uses are concentrated along arterial and collector thoroughfares aligning with PlanCOS Chapter 3 Typology 4: Regional Employment and Activity Centers as described in PlanCOS Unique Places, and per the Unique Places Framework Map. The Regional Employment and Activity Centers are defined in PlanCOS as "drawing from the largest regional service areas and major concentrations of employment and commercial activity". These are typically intense areas of activity supported by a mix of commercial, retail and residential. The regional activity center that may be created by Reagan Ranch proposes a mix of office and retail space that can actively support two major government employment centers with Peterson Space Force Base directly to the west and Schriever Space Force Base located approximately 14 miles to the east with over 138 acres of proposed residential land use to provide the necessary housing.

As Reagan Ranch seeks to become the next Regional Employment and Activity Center as defined above 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 93 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*

As described above, the Reagan Ranch development meets several of the PlanCOS Vibrant Neighborhoods (VN), Unique Places (UP), and Thriving Economy (TE) Goals and Policies illustrated below:

Goal VN-1 Everyone in a Neighborhood:

- Policy VN-1 Prioritize effective and up to date neighborhood plans.
 - Strategy VN-1.A-1: Update outdated plans.
 - Strategy VN-1.A-2: Amend zoning to implement Neighborhood Plans

Goal VN-2 Housing for All:

- Policy VN-2.A Incorporate common desired neighborhood elements
 - Strategy VN-2.A-3: Provide a variety of housing styles and size serving a range of demographic sectors

Goal UP-1 Be a City of Places:

- Policy UP-1.A: Emphasis Placemaking
 - Strategy UP-1.A-2: Evaluate new and redeveloping land uses related to new activity centers
 - Strategy UP-1.A-4: Plan and design activity centers to support and integrate multimodal transportation

Goal UP-4 Focus on Corridors and Centers

- Policy UP-4.A: Encourage development patterns along existing corridors

Goal TE-1 Brand as the Best:

- Policy TE-1.A: Preserve and strengthen key economic sectors
- Policy TE-1.C: Leverage livability as an economic driver
 - Continue supply of housing conveniently located near hubs of employment

Goal TE-2 Expand Our Base

- Policy TE-2.A: Preserve and strengthen city's icons
 - Provide attainable and housing conveniently located near hubs of employment

B. Land Use Relationships:

- a. *The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections.*

As described above, the proposed Reagan Ranch Master Plan Amendment and Concept Plan will create a diverse community through a mix of supportive and integrated land uses. Future land development applications will further emphasize pedestrian connectivity and interconnected multimodal corridors creating the type of neighborhood envisioned through PlanCOS.

- b. *Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood or business area. Activity centers also vary in size, intensity, scale and types of uses depending on their function, location and surroundings.*

While Reagan Ranch aligns more with the Regional Employment and Activity Center as described above, the nature of the overall community creates opportunities for Community Activity Centers. Community Activity Centers are defined in PlanCOS as “places that serve the day-to-day needs of subareas of the city and their surrounding

neighborhoods” through a wide range of uses including both commercial and housing. The inclusion of both significant office and residential uses may create the demand for these day-to-day needs such as grocery stores, drug stores, and public/ private establishments. Community Activity Centers should be designed to a more pedestrian friendly scale, reinforcing connections to work, home and open space. Future, more detailed land development applications will be able to showcase inclusion of community activity centers.

- c. *The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.*

The site is surrounded by vacant land to the east and south; a CSU water treatment facility to the north; and Peterson Space Force Base to the west. Adequate land use transitions and connectivity will be provided as required to promote stabilization and harmony with the surrounding parcels.

- d. *Housing types are distributed so as to provide a choice of densities, types and affordability.*

The Reagan Ranch development will seek to provide a variety of housing styles to include single family detached, two-family housing, townhomes, active adult, retirement and multi-family housing. This mixed-use residential density is one of the main objectives as outlined in PlanCOS described above. However, current Land Development and Zoning Standards do not permit the various types of housing as proposed with Reagan Ranch within a single zone district. As a result, the residential portions of Reagan Ranch will be zoned PDZ to allow for maximum flexibility with respects to design guidelines and standards. These guidelines and standards will be determined with future land development applications.

- e. *Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities.*

There are currently no hazards or environmental factors that would limit or preclude the development of Reagan Ranch. Detailed analysis of the site to include grading, drainage patterns, soils, potential geohazard constraints, and traffic analysis will be completed with future development plan submittals as more detailed design is created.

- f. *Land uses are buffered, where needed, by open space and/or transitions in land use intensity.*

On site buffering will be provided as appropriate between differing land uses with any buffering and transitions to be proposed with future land development applications as use-to-use relationships are established. One of the stated goals within PlanCOS is to provide more integration between differing uses. Reagan Ranch seeks to accomplish this by providing a mix of adjacent commercial/ office and residential uses. This mixed-use approach seeks to minimize automobile reliant destinations and to emphasis pedestrian connectivity. However, where suitable, appropriate buffers and transitions between different land uses can be accomplished through collector or arterial roadways,

screening, landscaping, berming, or increased building setbacks. This includes a 50' setback/ buffer 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.

- g. Land uses conform to the definitions contained in section 7.5.410*
The proposed land use conforms to the definitions as required.

C. Public Facilities:

- a. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan.*

The proposed residential land use areas trigger compliance with the Park Land Dedication Ordinance (PLDO) as required by the City of Colorado Springs. The PLDO requires land dedication, fees in lieu, or if approved by the Parks Development Manager a combination of both. Current obligations for land dedication or fees in lieu of vary based on the proposed densities and this project will be seeking approval for a combination of PLDO requirements through both land dedication and fees. For proposed residential densities of 1 unit per structure land can be dedicated at 0.0066 Acre per unit or fees paid at \$915 per unit for neighborhood park dedication. For community park dedication, proposed residential densities of 1 unit per structure can be dedicated at 0.0080 Acre per unit or fees paid at \$781 per unit. For proposed residential densities of 20-49 units per structure fees will be paid at \$602 per unit for neighborhood park dedication. For community park dedication, proposed residential densities of 20-49 units per structure fees will be paid at \$515 per unit. The Reagan Ranch Master Plan is proposing approximately 1,328 single-family units and 784 multi-family units. While the Master Plan illustrates a targeted range of residential units, the estimated park land dedication would be approximately 19.4 acres of land for the single family detached and fees in lieu of land for approximately \$875,728 for the multi-family uses. However, these figures are subject to change as the Reagan Ranch development process continues. All public parks and common open space areas are to be owned and maintained by the Reagan Ranch Metropolitan District. Future Development Plan and Final Plat drawings will define exact land dedication and/ or fee obligations to be provided.

The proposed land use amendment will conform to the existing Parks & Recreation Master Plan as required with future land dedication and/or fees in lieu. The Master Plan and Concept Plan drawings currently illustrate a variety of park locations and sizes totaling 17 acres within Reagan Ranch. Final parkland dedication requirements, sizes and locations will be determined with future more detailed development plans. The minimum public park size will be 3.5 acres as required to meet current PLDO obligations with a larger 7-acre community park that will serve the entire community proposed at the major entrance into the development along Marksheffel Road and the proposed E/W Arterial Roadway. All public parks and common open space areas are to be owned and maintained by the Reagan Ranch Metropolitan District which was created and approved by the Colorado Springs City Council on August 25, 2020. Regional trails will be incorporated to provide long range pedestrian connectivity, including the Future Tier 1 Trail along Space Village Avenue and Marksheffel Road.

- b. *Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community.*

The proposed land use amendment will conform to the existing Parks & Recreation Master Plan as required with future land dedication and/or fees in lieu. The Master Plan and Concept Plan drawings illustrate a variety of park locations and sizes totaling 17 acres within Reagan Ranch. The minimum public park size will be 3.5 acres as required to meet current PLDO obligations with a larger 7-acre community park that will serve the entire community. In addition, conceptual trail and bike lane locations have been shown on the Master Plan providing an overview of the proposed pedestrian connectivity, including the Future Tier 1 Trail along Space Village Avenue and Marksheffel Road. All public parks and common open space areas are to be owned and maintained by the Reagan Ranch Metropolitan District.

- c. *The proposed school sites meet the location, function and size needs of the school district.*

In coordination with Ellicott School District #22, the district is requesting fees in lieu of land for this development. As a result there is no school site being shown on the Master Plan or Concept Plan.

- d. *The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities.*

The proposed land uses will conform to the long-range plans of Colorado Springs Utilities through coordinated master utility planning and design. 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. *Proposed public facilities are consistent with the strategic network of long-range plans.*

The Reagan Ranch development lies within the City of Colorado Springs and is therefore served by Colorado Springs Utilities (CSU) for water, sanitary sewer and, subject to the City of Colorado Springs Drainage Criteria Manual (DCM), storm drainage design criteria.

The new water main infrastructure required to service the Reagan Ranch site will have two connection points into the existing 30" steel water main, a CSU owned and maintained system with CSU provided connection points to a 12" water main running North/ South for serving the development. Additional connection and future extension points are provided in coordination with CSU; however, all sizing will be confirmed as more detailed designs are completed with future land use applications.

The topographical nature of the site is such that a lift will be required to serve the development area. The originally approved Master Plan/ Concept Plan indicated that two lift stations will be required; however, after further analysis the northern most lift

station can be eliminated. All sanitary flows from the stie will gravity drain within the proposed roadways and perimeter buffers to the southwest reaching the proposed lift station. From this lift station, a force main will carry the flows back to the west, boring across Marksheffel Road and State Highway 94 until reaching an existing sleeve which crosses State Highway 24, where it will connect to the existing gravity sewer main owned and maintained by CSU.

The main lift station serving this development will be located at the southernmost end of the Reagan Ranch community. Internal sanitary mains will follow internal roadways to the south until reaching the lift station. From this, the force main will reverse flow direction and head north back through the site. Once the force main crosses Space Village Avenue it will continue westerly until reaching the previously discussed existing gravity sanitary system. Sanitary modeling is currently being completed in order to confirm anticipated pipe sizing.

- f. *The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.*

The hydrologic and hydraulic design will be done in conformance with the City of Colorado Springs DCM. Storm infrastructure will convey flows in a general north to south pattern, compatible with the historical drainage of the site until discharging into Jimmy Camp Creek. Multiple surface ponds will be utilized to treat the developed runoff generated. Detention and water quality for the site will be completed within these standards as well as the City's MS4 permit. A MDDP is being provided for review and approval as part of the Master Plan and Concept Plan applications. Detailed analysis of the site with respects to grading, drainage patterns and soils will be completed with future land development applications.

D. Transportation:

- g. *The land use master plan is consistent with the adopted intermodal transportation plan. Conformity with the intermodal transportation plan is evidence of compliance with State and local air quality implementation and maintenance plans.*

The Land Use Master Plan is consistent with the adopted intermodal transportation plan. A Traffic Impact Analysis was completed for Reagan Ranch to identify traffic generation characteristics, potential traffic related impacts and to develop necessary mitigation measures. Further refinement of access locations and traffic control mechanisms will be determined with future land development applications. This will include emphasis on pedestrian and bicycle connectivity.

The proposed Reagan Ranch development is part of a larger transportation network that will require multi-agency coordination between the City of Colorado Springs, El Paso County, Peterson Space Force Base and CDOT (Colorado Department of Transportation) due to the complexity of the roadways and access locations in the area. This coordination will include further study on several key intersections including Space Village/ Highway 14; Highway 24/ Highway 94; and Marksheffel/ Highway 24. However, the timing of any improvements has yet to be determined based upon available funding and need projected over a 10-20 year planning horizon.

- h. *The land use master plan has a logical hierarchy of the arterial and collector streets with an emphasis on the reduction of through traffic in residential neighborhoods and improves connectivity, mobility choices and access to jobs, shopping and recreation.*

Access to the project will be extended via existing Marksheffel Road and Space Village Avenue, as well as newly proposed internal arterial and collector roadways as illustrated on the drawings. Further refinement of access locations and traffic control mechanisms will be determined with future land development applications. This will include emphasis on pedestrian and bicycle connectivity through a well thought out hierarchal street plan. There is currently a small portion of Marksheffel Road along the Reagan Ranch frontage that resides under the jurisdiction of El Paso County. The Reagan Ranch development will seek to coordinate the annexation of Marksheffel Road into the city. At this time all intersections as shown on the drawings are shown to city standards.

- i. *The design of the streets and multiuse trails minimizes the number of uncontrolled or at grade trail crossings of arterials and collectors.*

There are no proposed changes to existing roadways nor impacts to existing trail crossings. Access into the site will be coordinated with future development plan applications.

- j. *The transportation system is compatible with transit routes and allows for the extension of these routes.*

Access to the project will be extended via existing Marksheffel Road and Space Village Avenue, as well as newly proposed internal collector roadways as illustrated on the drawings. Further refinement of access locations and traffic control mechanisms will be determined with future land development applications. There shall be no direct individual lot access onto State Highway 94.

- k. *The land use master plan provides opportunities or alternate transportation modes and cost-effective provision of transit services to residences and businesses.*

The proposed Master Plan Amendment retains the major exiting transportation corridors within the project vicinity to include Marksheffel Road, Space Village Avenue, and State Highway 94. As part of future land development applications internal roadways will be finalized creating internal circulation corridors as well as connections to adjacent roadways and land development parcels. Future land development applications will also illustrate alternate transportation modes to encourage pedestrian walking or cycling.

- l. *Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements.*

A Traffic Impact Analysis for the Reagan Ranch development was completed and

included as part of the submittal package. This traffic study evaluated the three distinct project areas; one area is located on the southwest corner of the SH-94 and Marksheffel Road intersection, a second area is located on the southeast corner of the SH-94 and Marksheffel Road intersection, while a third development area is located on the southeast corner of the intersection of Space Village Avenue and Marksheffel Road.

The Reagan Ranch study area includes single family detached housing units; multifamily housing; office/ research & development; and retail space. The traffic study for this project was evaluated for the short-term 2025 and long-term 2040 horizons.

The following intersections were incorporated into this traffic study in accordance with City of Colorado Springs standards and requirements:

- Marksheffel Road and US-24
- SH-94 and Marksheffel Road
- SH-94 and Space Village Avenue
- Space Village Avenue and Marksheffel Road
- SH-94 and US-24

The purpose of this study is to identify projected traffic generation characteristics, to identify potential project traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts. Refer to this Traffic Impact Study for more information.

The proposed Reagan Ranch development is part of a larger transportation network that will require multi-agency coordination between the City of Colorado Springs, El Paso County, Peterson Space Force Base and CDOT (Colorado Department of Transportation) due to the complexity of the roadways and access locations in the area. This coordination will include further study on several key intersections including Space Village/ Highway 14; Highway 24/ Highway 94; and Marksheffel/ Highway 24. However, the timing of any improvements has yet to be determined based upon available funding and need projected over a 10-20 year planning horizon.

E. Environmental:

- a. *The land use master plan preserves significant natural site features and view corridors. The Colorado Springs open space plan shall be consulted in identifying these features.*

There are no significant natural features found on site. View corridors will be preserved to the east and to the west.

- b. *The land use master plan minimizes noise impacts on existing and proposed adjacent areas.*

Noise impacts to existing and adjacent land uses will be minimized through appropriate buffering, setbacks, and screening. The proposed land uses of commercial and

residential eliminate currently approved and allowable industrial uses that likely would have generated noise in excess of the proposed land uses, which may have been detrimental to adjacent parcels.

- c. *The land use master plan utilizes floodplains and drainageways as greenways for multiple uses including conveyance of runoff, wetlands, habitat, trails, recreational uses, utilities and access roads when feasible.*

Detailed analysis of the site with respect to grading, drainage patterns, and open space areas will be completed with future land development applications.

- d. *The land use master plan reflects the findings of a preliminary geologic hazard study and provides a range of mitigation techniques for the identified geologic, soil and other constrained natural areas.*

There are currently no hazards or environmental factors that would limit or preclude the development of Reagan Ranch. Detailed analysis of the site to include grading, drainage patterns, soils, potential geohazard constraints, and traffic analysis will be completed with future development plan submittals as more detailed design is created.

F. Fiscal:

The City of Colorado Springs Budget Office will complete a Fiscal Impact Analysis for Reagan Ranch that will outline the net tax benefits to the City resulting the development. This includes an analysis of financial implications to the city for elements related to tax revenue, cost of on-site and off-site public facilities, cost to provide public services, and impacts on the general community. As outlined in this document, the Reagan Ranch Master Plan Amendment and Concept Plan seek to replace the existing Industrial Development uses with newly created Commercial, Office, Research & Development, Retail and Residential uses. The Reagan Ranch totals 265 acres to be comprised of 93 acres of new commercial (office/research & development/ retail), 7 acres for an amenity center, and 142 acres of mixed-density residential which will include public parks. All public parks and common open space areas are to be owned and maintained by the Reagan Ranch Metropolitan District. Once completed the revised land uses will result in a loss of 237 industrial zoned acres; however, 93 acres of commercial related uses will replace the industrial tax base. This results in a net loss of 144 total acres of industrial zoned parcels. While there has been reluctance by both planning staff and city council to eliminate industrial or commercially zoned land for residential there are several factors that balance this proposal. First, this area of Banning Lewis Ranch zoned PIP2 has remained vacant and undeveloped for over thirty years since the original approval in 1988. Secondly, and perhaps most important, the growing operations of Peterson Space Force Base and Schriever Space Force Base continue to create demand for housing in close proximity to each of these large employment centers. Reagan Ranch will benefit these base operations as well as support the additional housing demand from development of the Peak Innovation Park. The City of Colorado Springs also has temporarily secured US Space Command (USSPACECOM) for the next 6 years and is considered a top candidate to become the nation's permanent home for this new branch of the U. S. Armed Forces. USSPACECOM its thousands of employees will generate a high demand for Class A office space, Research & Development facilities, Retail, and multiple bands of demographic housing. All of these needs, as proposed within the Reagan Ranch Master Plan, can be delivered within the next couple of years.

This east side of Colorado Springs will continue to see dramatic development of private and public employment centers, most notably the Peak Innovation Park. The business park boasts over 900 acres of mixed use, retail, and industrial employment options including a regional Amazon distribution facility. The Peak Innovation Park is located within 8 miles of Reagan Ranch creating the opportunity for employees to live only minutes away in a master planned community. This proximity of housing to jobs helps reduce the stress on already overcrowded transportation systems throughout the city.

The cost of on-site and off-site master plan impacts on public facilities and services will be coordinated in partnership by the developer, the City of Colorado Springs and Colorado Springs Utilities. This includes extensions of utilities, roadways and drainage facilities, as may be required. The developer may enter into cost recovery agreements where appropriate and where extensions of these services supply not only the Reagan Ranch development but future adjacent developments. Any situations where the master plan impacts are shown to exceed the capacity of existing public facilities and services, the owner will demonstrate a means of increasing the capacity of the public facilities and services proportional to the impacts generated by this development.

Justification:

- a) How is the master plan supported by policies of the City's Comprehensive Plan, adopted City side system plans and other public plans?
 - a. *The site is currently part of the Banning Lewis Ranch Master Plan originally approved in 1988 and since updated multiple times. Reagan Ranch seeks to introduce land uses more consistent with market demands that are expected to continue for the foreseeable future. They include removing industrial development uses and repurposing them with commercial, retail, research & development, and residential uses.*
- b) Analyze the public facilities necessitated by the proposed master plan and their impacts on the City's ability to maintain adopted service standards. Public facilities should include major and minor streets, traffic signals, stormwater and drainage facilities, utility facilities, police protection and fire suppression.
 - a. *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. A community park site, common open space, and a perimeter trail system are being provided to ensure adequate recreation, buffering and green space. The street system is designed to accommodate the anticipated traffic and provide ample parking for residents in the most efficient manner possible.*
- c) Calculate the park and school dedication requirements, based on City Code Section 7.7.1203.
 - a. *In coordination with Ellicott School District #22, the district is requesting fees in lieu of land for this development. As a result, there is no school site being shown on the Master Plan or Concept Plan.*

PDZ Concept Plan Major Amendment Review Criteria:

This request for a major amendment to the PDZ Concept Plan seeks to split the newly acquired 21.86-acre parcel added within the Master Plan Major Amendment into two parcels: one to be 4.54-acres of MX-M zoned commercial/office space on the western portion within the airport overlay zone and the other to be 17.32-acres of PDZ zoned medium-density (3.5-11.99 DU/AC) single-family residential to the east. Additionally, the northeastern most parcel of Reagan Ranch is proposing an increased density from the previously approved 38.06-acres of residential single-family (3.5-11.99 DU/AC) to a proposed density of 21.97-acres (3.5-11.99 DU/AC) and 16.09-acres (12-24.99 DU/AC).

Finally, as part of the proposed amendment this application requests revision of Conditional Approval Note (#20 on approved PUDCP and #17 on approved CP) which stated, "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 City of Colorado Springs, El Paso County, and the Colorado Department of Transportation (CDOT)." CDOT has indicated they will not sign nor approve any traffic impact studies as part of this project therefore making compliance with this condition unachievable. Also previously portions of Marksheffel Road were owned by El Paso County and portions by City of Colorado Springs. This area has recently been cleaned up to reflex ownership by the City only and therefore El Paso County was removed from the note. The revised note states "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."

1. *Is the proposed development pattern consistent with the Comprehensive Plan and all applicable elements of the Comprehensive Plan (including the intermodal transportation plan and the parks, recreation and trails master plan)?*

The proposed PDZ Concept is being submitted in conjunction with the Reagan Ranch Master Plan Amendment and PDZ Rezone to establish new development patterns based on market demand in established communities within the area of Reagan Ranch.

2. *Are the proposed uses consistent with the Comprehensive Plan, as amended?*

The proposed land uses are consistent with the PlanCOS and Reagan Ranch Master Plan.

3. *Is the proposed development consistent with any City approved master plan that applies to the site?*

As described above, the proposed Reagan Ranch Master Plan Amendment, Rezone and this PDZ Concept Plan are remarkably consistent with PlanCOS.

4. *Is the proposed development consistent with the intent and purposes of this Zoning Code?*

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

5. *Does the development pattern proposed within the PDZ concept plan promote the stabilization and preservation of the existing or planned land uses in adjacent areas and surrounding residential neighborhoods?*

The site is surrounded by vacant land to the east and south; a CSU water treatment facility to the north; and Peterson Space Force Base to the west. Adequate land use transitions and connectivity will be provided as required to promote stabilization and harmony with the surrounding parcels.

6. *Does the development pattern proposed within the PDZ concept plan provide an appropriate transition or buffering between uses of differing intensities both on site and off site?*

On site buffering will be provided as appropriate between differing land uses with any buffering and transitions to be proposed with future land development applications as use-to-use relationships are established. One of the stated goals within PlanCOS is to provide more integration between differing uses. Reagan Ranch seeks to accomplish this by providing a mix of adjacent commercial/ office and residential uses. This mixed-use approach seeks to minimize automobile reliant destinations and to emphasize pedestrian connectivity. However, where suitable, appropriate buffers and transitions between different land uses can be accomplished through collector or arterial roadways, screening, landscaping, berming, or increased building setbacks.

7. *Does the nonresidential development pattern proposed within the PDZ concept plan promote integrated activity centers and avoid linear configurations along roadways?*

There are no commercial or industrial uses proposed with this PDZ Concept Plan.

8. *Are the permitted uses, bulk requirements and required landscaping appropriate to and compatible with the type of development, the surrounding neighborhood or area 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 landscape materials. Development standards such as density and building heights are established with this PDZ Zone and Concept Plan.

9. *Does the PDZ concept plan provide adequate mitigation for any potentially detrimental use to use relationships (e.g., commercial use adjacent to single-family homes)?*

The proposed Concept Plan will not create any detrimental land use relationships as this community is being master planned to integrate a variety of zoning and land uses, especially taking into consideration adjacent land to the east where future development is anticipated. This includes implementing both commercial and residential uses where appropriate in response to airport overlay and APZ zoning constraints. The project is bordered by major transportation corridors on three sides limiting detrimental use to use relationships. Adequate buffering, land use transitions, landscape setbacks, open space and connectivity will be provided as required per City of Colorado Springs with future land development applications. This includes a 50' setback/ buffer 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.

10. *Does the PDZ concept plan accommodate automobile, pedestrian, bicycle and transit modes of transportation as appropriate, taking into consideration the development's primary function, scale, size and location?*

Access to the project will be extended via existing Marksheffel Road and Space Village Avenue, as well as newly proposed internal arterial and collector roadways as illustrated on the drawings. Further refinement of access locations and traffic control mechanisms will be determined with future land development applications. This will include emphasis on pedestrian and bicycle connectivity through a well thought out hierarchal street plan. The PDZ Concept Plan illustrates proposed trail corridors and bike lanes will be provided based on current City roadway cross sections, including the Future Tier 1 Trail corridor along Space Village Avenue.

11. *Does the PDZ concept plan include a logical hierarchy of perimeter and internal arterial, collector and local streets that will disperse development generated vehicular traffic to a variety of access points and ways, reduce through traffic in adjacent residential neighborhoods and improve resident access to jobs, transit, shopping and recreation?*

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. Detailed land use planning will create desired hierarchy of roadways with emphasis on connectivity and pedestrian corridors to the proposed commercial/ office uses along Marksheffel Rd. as well as internal parks and open spaces.

12. *Will streets and drives within the project area be connected to streets outside the project area in a way that minimizes significant through traffic impacts on adjacent residential neighborhoods, but still improves connectivity, mobility choices and access to jobs, shopping and recreation?*

The proposed access points along major arterial or collector roadways meet current traffic criteria manual standards. There are no proposed changes to existing roadways nor impacts to existing trail crossings. Further refinement of access locations and traffic control mechanisms will be determined with future land development applications to include emphasis on pedestrian and bicycle connectivity through a well thought out hierarchal street plan.

13. *Does the PDZ concept plan provide safe and convenient vehicle and pedestrian connections between uses located within the zone district, and to uses located adjacent to the zone district or development?*

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. There is currently a small portion of Marksheffel Road along the Reagan Ranch frontage that resides under the jurisdiction of El Paso County. The Reagan Ranch development will seek to coordinate the annexation of Marksheffel Road into the city. At this time all intersections as shown on the drawings are shown to city standards. Detailed land use planning will create desired hierarchy of roadways with emphasis on connectivity and pedestrian corridors to the proposed commercial/ office uses along Marksheffel Road as well as internal parks and open spaces.

14. *Will adequately sized parking areas be located to provide safe and convenient access, to avoid excessive parking ratios and avoid excessive expanses of pavement?*

There are no commercial uses proposed with this PDZ Concept Plan that would require large expanses of paved parking areas. Public streets designed to City of Colorado Springs permit on

street parking and where appropriate guest parking will be provided in those residential areas that may benefit from additional parking such multi-family development areas.

15. *Are open spaces integrated into the PDZ concept plan to serve both as amenities to residents/users and as a means for alternative transportation modes, such as walking and biking?*

The proposed residential land use areas trigger compliance with the Park Land Dedication Ordinance (PLDO) as required by the City of Colorado Springs. The PLDO requires land dedication, fees in lieu, or if approved by the Parks Development Manager a combination of both. Current obligations for land dedication or fees in lieu of vary based on the proposed densities and this project will be seeking approval for a combination of PLDO requirements through both land dedication and fees. For proposed residential densities of 1 unit per structure land can be dedicated at 0.0066 Acre per unit or fees paid at \$915 per unit for neighborhood park dedication. For community park dedication, proposed residential densities of 1 unit per structure can be dedicated at 0.0080 Acre per unit or fees paid at \$781 per unit. For proposed residential densities of 20-49 units per structure fees will be paid at \$602 per unit for neighborhood park dedication. For community park dedication, proposed residential densities of 20-49 units per structure fees will be paid at \$515 per unit. The Reagan Ranch Master Plan is proposing approximately 1,328 single-family units and 784 multi-family units. While the Master Plan illustrates a targeted range of residential units, the estimated park land dedication would be approximately 19.4 acres of land for the single family detached and fees in lieu of land for approximately \$875,728 for the multi-family uses. However, these figures are subject to change as the Reagan Ranch development process continues. All public parks and common open space areas are to be owned and maintained by the Reagan Ranch Metropolitan District. Future Development Plan and Final Plat drawings will define exact land dedication and/ or fee obligations to be provided.

16. *Will the proposed development overburden the capacities of existing or planned streets, utilities 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.

17. *Are the areas with unique or significant natural features preserved and incorporated into the design of the project?*

There are no areas with unique or significant natural features found on site.

Concept Plan Major Amendment Review Criteria:

This request for a major amendment to the PDZ Concept Plan seeks to split the newly acquired 21.86-acre parcel added within the Master Plan Major Amendment into two parcels: one to be 4.54-acres of MX-M zoned commercial/office space on the western portion within the airport overlay zone and the other to be 17.32-acres of PDZ zoned medium-density (3.5-11.99 DU/AC) single-family residential to the east.

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 (AP-O) 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 landscape materials.

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. Detailed land use planning will create desired hierarchy of roadways with emphasis on connectivity and pedestrian corridors.

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. Parks and open space will be provided to ensure adequate recreation and green space. There are currently no school sites proposed or shown on the concept plan. However, the developer will work with the School District to ensure all school land dedications or fees in lieu of are adequately addressed as more detailed, future land development applications are submitted.

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

The site is surrounded by vacant land to the east and south; a CSU water treatment facility to the north; and Peterson Space Force Base to the west. 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 integrate a variety of zoning and land uses, especially

taking into consideration adjacent land to the east where future development is anticipated. This includes implementing both commercial and residential uses where appropriate in response to airport overlay and APZ zoning constraints. 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.

Zone Change:

There are two requests for rezoning as part of these applications. The rezone requests are being submitted in conjunction with a Master Plan and PDZ Concept Plan Major Amendment illustrating the proposed parcel boundaries, intended uses and access locations.

Proposed Zone MX-M: 4.54 Acres

Proposed Zone PDZ: 17.32 Acres

MX-M 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.*

As described above, the proposed Reagan Ranch Master Plan Amendment, Rezone and PDZ Concept Plan Amendment are remarkably consistent with PlanCOS.

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

The proposed uses are part of a Master Plan Amendment request as outlined above.

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 uses are part of a Master Plan Amendment request as outlined above.

PDZ Zone Change Review Criteria:

The PDZ Zone District may be established in conjunction with the submitted PDZ Concept Plan. or PDZ development plan covering the entire zone district which conforms to the provisions of this part. The review criteria for approval of the PDZ Concept Plan are intended to be flexible to allow for innovative, efficient, and compatible land uses.

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

The requested PDZ 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.*
As described above, the proposed Reagan Ranch Master Plan Amendment, Rezone and PDZ Concept Plan Amendment are remarkably consistent with PlanCOS.

3. *Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan.*
The proposed uses are part of a Master Plan Amendment request as outlined above and a PDZ Concept Plan described above.

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 uses are part of a Master Plan Amendment request as outlined above.