

# Reagan Ranch Major Amendment & Zone Change

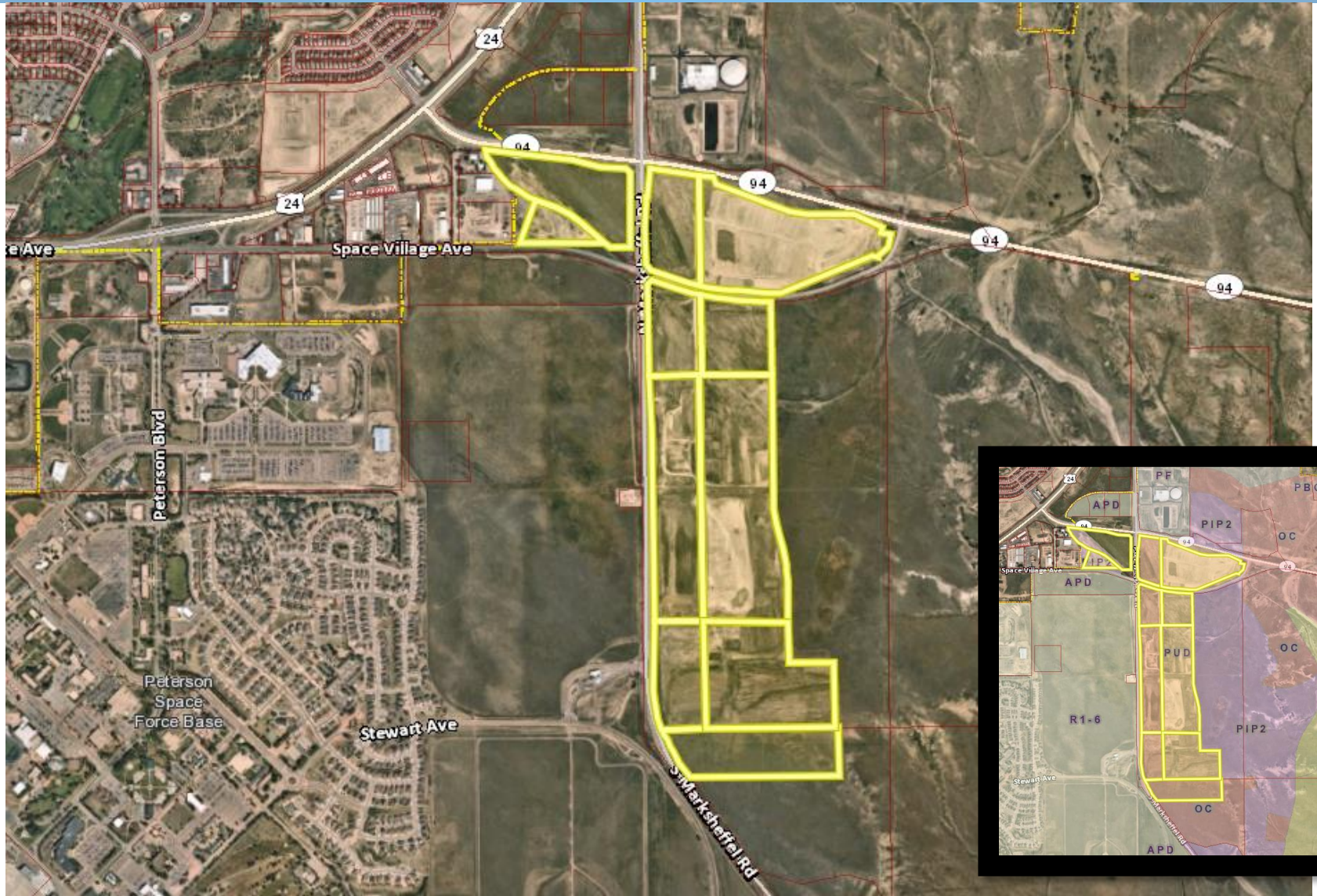
MAPN-22-0010, ZONE-22-0023, PUDZ-22-0007,  
PUDC-22-0006, COPN-0027

May 9, 2023

Chris Sullivan  
Senior Planner



# Vicinity Map



# Application



## **MAPN-22-0010**

A Major Master Plan Amendment for the Reagan Ranch Master Plan to add 21.86-acres of land to be designated as Commercial/Office (COM) and Single-family Residential at a density of 3.5-11.99 DU/AC (RES-M); And, to allow the conversion of 16.09-acres from Single-family Residential (RES-M) to Multi-family Residential at a density of 12-24.99 DU/AC (RES-H).

## **ZONE-22-0023**

A zone change for 4.54-acres from MX-N/CR AP-O APZ-1 RPZ (Mixed-use Neighborhood with Condition of Record/Airport Overlay, Airport Protection Zone 1, Runway Protection Zone) to MX-M/AP-O APZ-1 RPZ (Mixed-use Medium Scale / Airport Overlay, Airport Protection Zone 1, Runway Protection Zone).

## **PUDZ-22-0007**

A zone change for 17.32-acres from MX-N/CR AP-O APZ-1 RPZ (Mixed-use Neighborhood with Condition of Record/Airport Overlay, Airport Protection Zone 1) to PDZ / AP-O (Planned Development Zone / Airport Overlay).

## **PUDC-22-0006**

A major amendment to Reagan Ranch PDZ Concept Plan to add 17.32-acres to the existing concept plan illustrating the parcel outlines and land uses.

## **COPN-22-0027**

A major amendment to Reagan Ranch Concept Plan to add 4.54-acres an existing concept plan illustrating the parcel outlines and land uses.

# General Information



## Site Details:

- Existing Master Plan area is approximately 240-acres and is currently zoned for MX-M (Mixed-use Medium Scale), and PDZ (Planned Development Zone). This is a mixture of overlays including AP-O/APZ-1/APZ-2/RPZ (Airport Overlay/ Airport Protection Zone 1 / Runway Protection Zone) along the eastern half of the plan area.
- The added 21.86-acre parcel is zoned MX-N (Mixed-use Neighborhood) with a condition of record. It also contains AP-O/APZ-1/RPZ overlays along the eastern edge of the parcel.
- The overall project site, as proposed, is vacant with natural topography that slopes from north to south.

## Public Notification and Involvement:

- Public notice was mailed to 3 property owners, on two occasions: Internal review and this Planning Commission Hearing
- Signage was posted on site on both occasions
- City Planning Staff received no comments no public comments on this project. Except for Peterson Space Force Base, CDOT and Utilities who had input into the agency review of the application.

# Planning Commission



## Hearing Date : April 12, 2023

- City Planning recommended approval with a 6-2 vote, Commissioners Briggs and Chair Hente were opposed, and Commissioner Hensler was absent.
- Concerns of the location of the APZ-1 boundary line and the associated residential development was of concern.
  - As outlined in a later slide, the boundary lines are established by the FAA and there are specific uses that are not permitted within the boundary line. Therefore, the residential uses were located outside that boundary line.

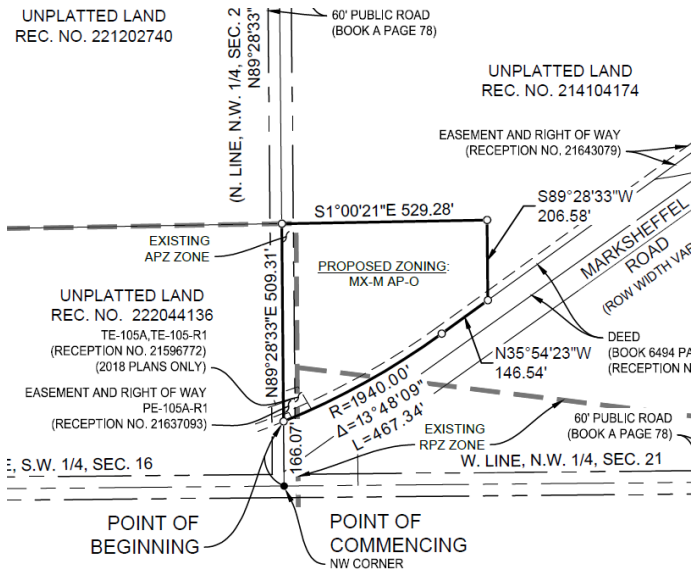
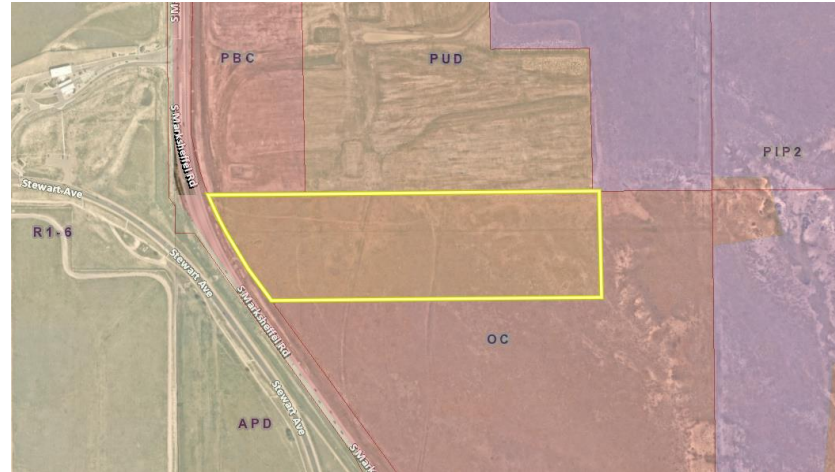


# MX-M Zone Change



## EXISTING ZONE

Use: Vacant  
 Lot Area: 21.86 Acres  
 Zone: MX-N/CR / AP-O / APZ-1 / RPZ (Mixed-use Neighborhood with a Condition of Record / Airport Overlay, Airport Protection Zone 1, Runway Protection Zone).



## PROPOSED ZONE

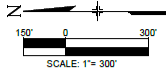
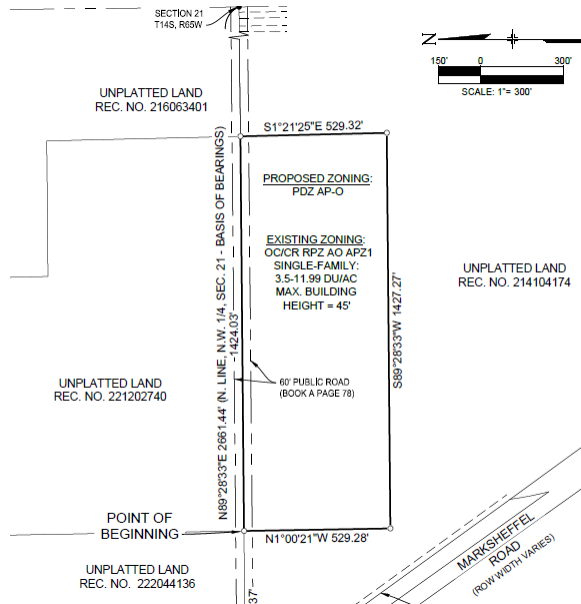
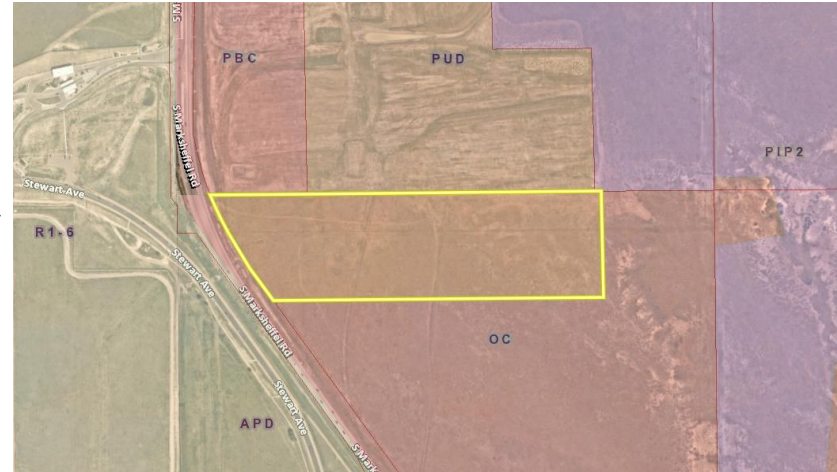
Use: Vacant  
 Area: 4.54 Acres (West portion abutting Marksheffel Rd)  
 Zone: MX-M / AP-O / APZ-1 / RPZ (Mixed-use Medium Scale / Airport Overlay / Airport Protection Zone 1 / Runway Protection Zone ).

# PDZ Zone Change



## EXISTING ZONE

Use: Vacant  
 Lot Area: 21.86 Acres  
 Zone: MX-N/CR / AP-O / APZ-1 / RPZ (Mixed-use Neighborhood with a Condition of Record / Airport Overlay, Airport Protection Zone 1, Runway Protection Zone).



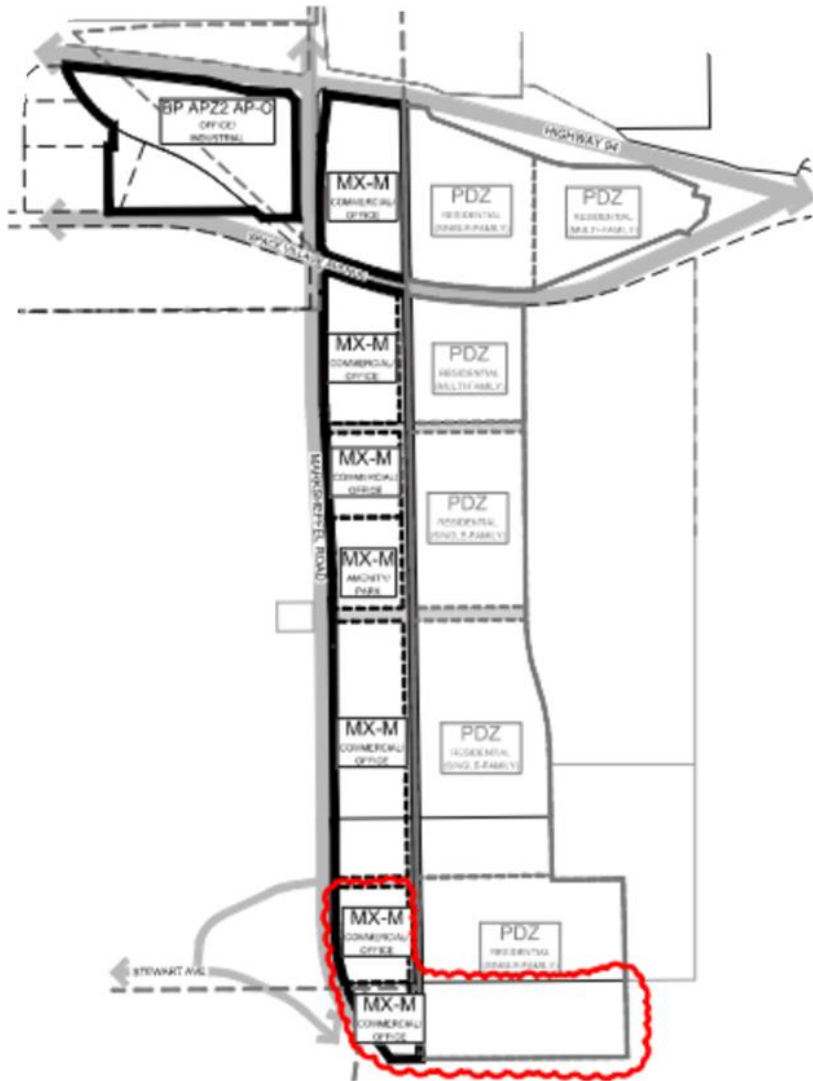
## PROPOSED ZONE

Use: Vacant  
 Area: 17.32 Acres (eastern portion of parcel)  
 Zone: PDZ / AP-O (Mixed-use Medium Scale / Airport Overlay).





# Concept Plan & PUD Concept Plan



# Agency Comments



## ➤ City Finance

- Completed FIA which illustrated a positive outcome / impact

## ➤ CDOT

- No issues; however, permits and review of TIA required

## ➤ City Traffic Engineering

- TIA accepted with standard conditions

## ➤ Peterson Space Force Base

- No issues as long as applicant meets City Code and keeps in contact with the Base

## ➤ SWENT

- Drainage report under review; however, application can be recommended for approval

## ➤ Airport Advisory Commission

- Approval can be recommend with subject to the following items

- Avigation Easement: Avigation easement note requested for future development plans and plats.

- Airport Acknowledgement: Upon accepting residency within Reagan Ranch, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Reagan Ranch lies within an Airport Overlay Zone and is located less than 1 mile from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.

- Noise: The development is within the ADNL Airport Noise subzone.

- Commercial and warehouse use is permissible within the ADNL subzone.

- Offices are a conditional use within the ADNL subzone unless a thirty (30) dBA noise reduction is achieved, and evidence of a noise reduction certificate provided.

- Lighting: Add note to future development plans/plats: The development and its occupants may be impacted by air illumination or approach lighting systems that use medium and high-intensity lights to guide aircraft to the runway centerline used for navigation or flight in air.

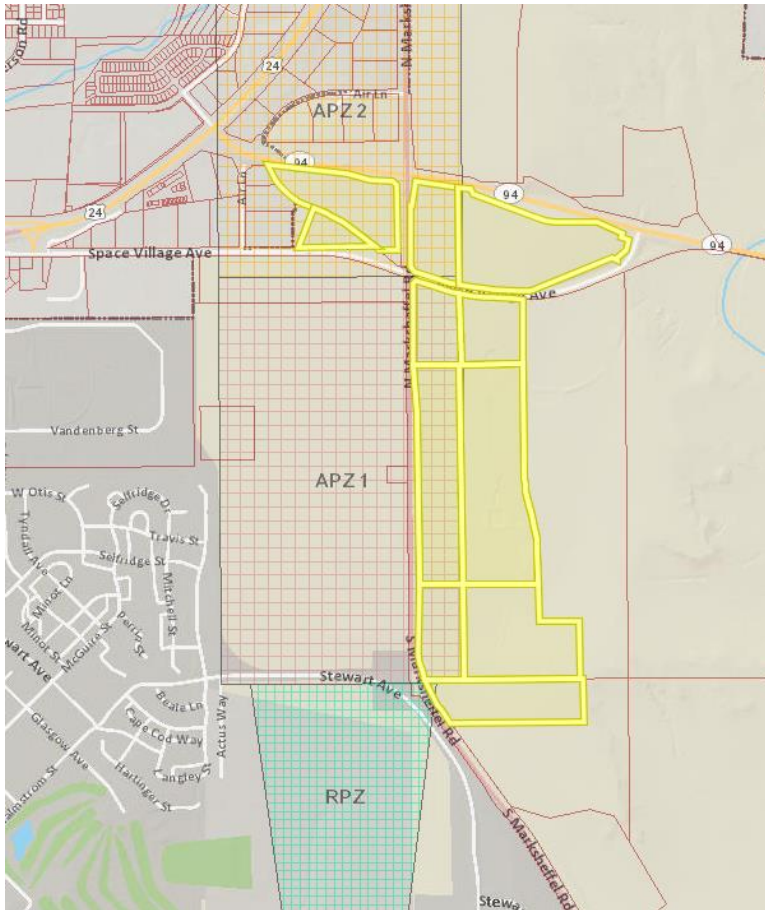
- Runway Protection Zone: A portion of one of the parcels is within the RPZ subzone. Warehouse and outdoor storage are permitted within the RPZ with no permanent occupancy.

- 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 is prohibited in APZ-1; Industrial/Commercial and Office development is permissible within the APZ-1 subzone.

- Accident Potential Zone 2: The proposed residential development is outside the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District. Commercial and office use are permitted within APZ-2. Residential is prohibited in APZ-2.

- FAA Form 7460-1: Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

# Airport Overlay



Use	ADNL <sup>1</sup>	RPZ	APZ-1	APZ-2	ANAV
Commercial retail and wholesale	P		p <sup>5</sup>	P	P
Golf courses; cemetery; stables	P		C	P	P
Hotel and motels	C <sup>3</sup>				P
Mobile homes					P
Multiple-family residences; human service establishments; residential hotels; convalescent hospitals	4				P
Offices	C <sup>3</sup>		p <sup>5</sup>	P	P
Playgrounds; parks; arenas	C <sup>2</sup>		C	P	P
Schools; churches; hospitals					P
Single-family residences	4				P
Warehouse; light manufacturing; laboratories	P	p <sup>6</sup>	P	P	P
Uses not listed above, but permitted by the underlying zone district	C		P	P	P

\* Please note that the Airport Overlays are created and managed by the FAA.

# PlanCOS Conformance



## Ch. 2 - Vibrant Neighborhoods

- GOAL VN-1: Increase neighborhood identity, inclusion, and participation throughout the City for residents, employees and visitors.
- GOAL VN-2: Stive for a diversity of housing types, styles, and price points distributed throughout our City through use of development standards, community partnership and appropriate zoning/density to meet marketing and housing needs.

## Ch. 3 – Unique Places

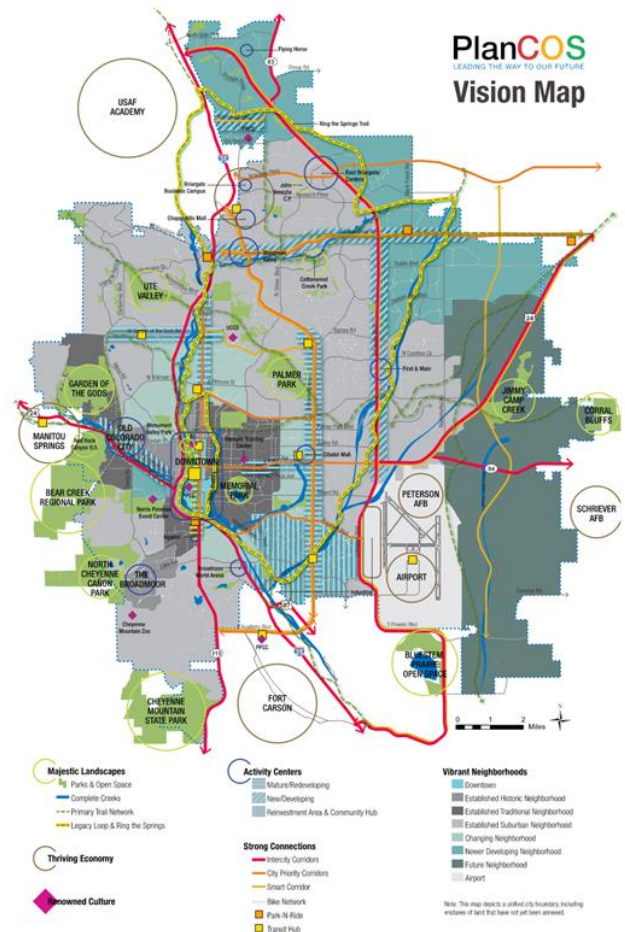
- GOAL UP-1: Enrich the texture and livability of the city as a tapestry of unique vibrant and walkable places.
- GOAL UP-2: Embrace changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.
- GOAL UP-5: Develop and support unique places and centers as models of resilience and sustainability.

## Ch. 4 – Thriving Economy

- GOAL TE-2: Diversify the local economy by fostering a range of business types and sizes.
- GOAL TE-4: Focus on productively developing / redevelopment areas already in, nearby and surrounded by the City...

## Ch. 5 – Strong Connections

- GOAL SC-1: Multimodally connect people and land uses throughout the City and region.



# Recommendation



## MAPN-22-0010

A resolution of the City Council of the City of Colorado Springs, Colorado approving a major amendment to the Reagan Ranch Master Plan adding 21.86-acres as Single-family Residential and Commercial/Office and changing the land use designation for 16.09-acres to Multi-family, based upon the findings that the master plan request complies with the review criteria as set forth in City Code Section 7.5.408.

## ZONE-22-0023

An ordinance amending the zoning map of the City of Colorado Springs related to 4.54-acres from OC/CR/AO/APZ-1/RPZ (Office Commercial with Conditions of Record, Airport Overlay, Accident Protection Zone-1, and Runway Protection Zone) to PBC/AO/APZ-1/RPZ (Planned Business Center (to be known as MX-M (Mixed-Use Medium Scale) with Airport Overlay, Accident Protection Zone-1 and Runway Protection Zone) based upon the findings that the change of zone request complies with the zone change criteria as set forth in Section 7.5.603

## PUDZ-22-0007

An ordinance amending the zoning map of the City of Colorado Springs related to 17.32-acres from OC/CR/AO/APZ-1/RPZ (Office Commercial with Conditions of Record, Airport Overlay, Accident Protection Zone-1, and Runway Protection Zone) to PUD/AO (Planned Unit Development with Airport Overlay (to be known as PDZ/AP-O (Planned Development Zone with Airport Overlay) Single-family Residential, 3.5-11.99 dwelling units per acre; Multi-family, 12-24.99 dwelling units per acre; 45-foot maximum building height) based upon the findings that the change of zone request complies with the review criteria for establishing a PDZ zone as set forth in City Code Section 7.3.603 and the zone change criteria as set forth in Section 7.5.603.B.

## COPN-22-0027

A major amendment to the Reagan Ranch Concept Plan adding 4.54-acres illustrating parcel outlines and land uses based upon the findings that the concept plan meets the review criteria for concept plans as set forth in City Code Section 7.5.501.E.

## PUDC-22-0006

A major amendment to the Reagan Ranch PUD Concept Plan adding 17.32-acres illustrating parcel outlines and land uses based upon the findings that the concept plan meets the review criteria for PUD concept plans as set forth in City Code Section 7.3.605 and 7.5.501.E.