

## **PROJECT STATEMENT – REAGAN RANCH INDUSTRIAL** **ZONING MAP AMENDMENT**

**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 overall site is approximately 265 acres of vacant grazing land. The overall 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. Space Village Industrial LLC is submitting for review and approval of a Zoning Map Amendment for a rezoning of 7.04-acres from BP AP-O APZ2 to MX-M AP-O APZ2 near the intersection of Space Village Avenue, Marksheffel Road and State Highway 94. The site is part of a previously approved Concept Plan (COPN 22-0027) and Master Plan (MAPN-22-0010). Under separate City submittals, a Land Use Plan was submitted to include a land use change of 7.04-acres from office/industrial to commercial/office as well as a Final Plat Submittal to split the subject 28.04-acre parcel into two lots and one tract.

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

- Zoning Map Amendment (Rezoning) of 7.04-acres from BP AP-O APZ2 to MX-M AP-O APZ2
- Land Use Plan (separate City submittal)
- Final Plat (separate City submittal)

### **Zoning Map Amendment (Rezoning) Approval Criteria:**

This request for a rezoning to a parcel within Reagan Ranch seeks to revise the BP AP-O APZ2 zoning of 7.04-acres to MX-M AP-O APZ2 zoning. The subject 28.04-acre parcel is being split into two separate lots and a tract under separate City submittal. Lot 2 and Tract 3 will be rezoned to MX-M AP-O APZ2 (7.04-acres), and the remainder Lot 1 (21.04-acres) will remain BP AP-O APZ2 zoning. The change in zoning will allow a perspective industrial project to build on the western 21.04-acres under the current BP zoning and then allow the owner flexibility to develop the remaining eastern 7.04-acres with smaller commercial and/or office uses under the revised zoning of MX-M. The area to be rezoned is subject to AP-O requirements more specifically, nonresidential land uses as identified in table 7.3.2-B: Additional Overlay District Use Table are considered a conditional use unless a thirty (30) dBA noise reduction is achieved, and evidence of a noise reduction certificate provided. The request meets the approval criteria for Zoning Map Amendments as listed below.

An application for an amendment to the zoning map shall be subject the following criteria for approval:

***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 Land Use Plan is remarkably consistent with PlanCOS. 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.

While the approved Reagan Ranch Master Plan and Concept Plan introduce 142 acres of residential, the proposal also included approximately 92 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 Air Force Base directly to the west and Schriever Air Force Base located approximately 14 miles to the east with over 142 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 92 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

***The rezoning 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.

***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 new zoning designation of MX-M AP-O is directly adjacent to the subject parcel as well as found within the Reagan Ranch development adjacent to Marksheffel Road.

***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 proposed new zoning designation of MX-M AP-O APZ2 is compatible with the surrounding proposed development and MX-M zoning is currently directly adjacent to the subject parcel as well as found within Reagan Ranch adjacent to Marksheffel Road.

***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 proposed new zoning designation of MX-M AP-O APZ2 will not create significant dislocations of tenants or occupants of the property as the current property is vacant land.

**If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).** A Land Use Plan accompanies this Rezoning application.

**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.** A Land Use Plan, consistent with the approved Concept Plan, accompanies this Rezoning application.

**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.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.** N/A.

**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.** N/A

**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 new zoning designation of MX-M AP-O APZ2 will comply with the additional standards of the base zoning district and the AP-O APZ2 overlay district.