

PAINT MINES AT REAGAN RANCH PDZ DEVELOPMENT PLAN

PROJECT STATEMENT

JUNE 2026

REQUEST

N.E.S. Inc., on behalf of Reagan Ranch Development LLC, requests approval of a PDZ Development Plan for the Paint Mines at Reagan Ranch comprised of 102 single-family attached residential lots on 15.283 acres.

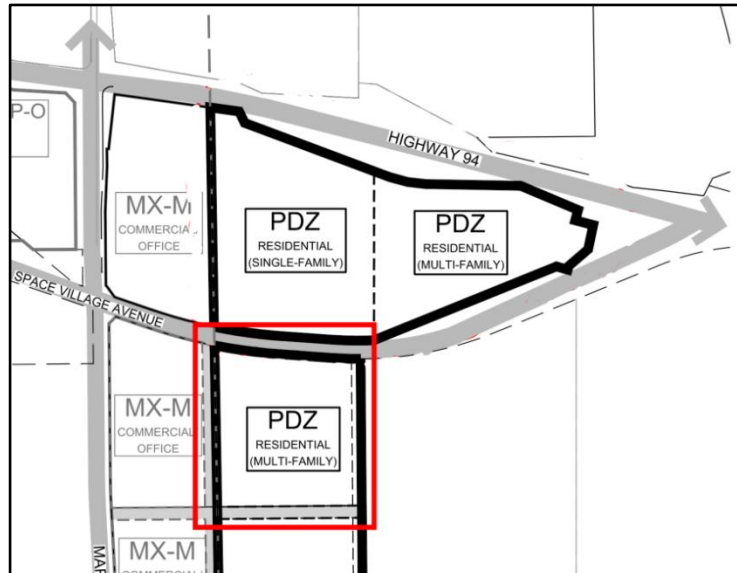
LOCATION AND SURROUNDING LAND USE

The overall Reagan Ranch project is 265 total acres of mostly undeveloped land located primarily southeast of Highway 94 and Marksheffel Road. The site is owned by Reagan Ranch Development LLC and was previously part of the Banning Lewis Master Plan, annexed into the City of Colorado Springs in 1988. The current approved Reagan Ranch Master Plan (MAPN-22-0010) and Reagan Ranch Concept Plan (PUDC-22-0006) depicts a permitted use of RES-H with a density range of 12-24.99 DU/AC for the proposed development area. However, density transfers are permitted within Reagan Ranch so long the maximum density is not exceeded. This proposed development does not increase density but rather decreases density.



PROJECT DESCRIPTION

Paint Mines at Reagan Ranch is the fourth, and next, phase of development within the master planned Reagan Ranch community. The planned project is to develop 15.283 acres with 102 single-family attached lots along with several tracts for a total density of 6.67 DU/AC. There are no proposed parks seeking compliance with PLDO as all neighborhood park obligations for Reagan Ranch have been met with previous development phases. Thus, no additional parkland or fees are required. All tracts and common



open space will be owned and maintained by the Reagan Ranch Metropolitan District. The site is zoned PDZ AP-O (Planned Development Zone; residential, and open space/ parks) per ordinance Ord 21-41 and 23-27.

CONFORMANCE WITH DEVELOPMENT PLAN CRITERIA (CODE SECTION 7.5.515 D.)

The decision-making body shall review the Development Plan application or amendment and approve, approve with conditions, or deny the application based on the following criteria:

1. The decision-making criteria found in Section 7.5.409 apply unless modified by this subsection 4;

The proposed use complies with all applicable UDC standards, as well as all regulations and applicable requirements of federal/state governments and all other relevant entities with jurisdiction over the property. The proposed use and development shall comply with Engineering and Utility standards, as well as the terms and conditions of prior approvals over the property.

The use is consistent with the approved Reagan Ranch Master Plan and approved Reagan Ranch Concept Plan.

This site will be served by City of Colorado Springs for municipal water, sewer, and electric. Stormwater and drainage are served by City of Colorado Springs.

2. The application complies with all applicable use specific standards found in Part 7.3.3 related to the proposed use;

The development will comply with all applicable standards found in Part 7.3.3 of the UDC. The proposed residential use is a permitted use in the PDZ AP-O zone district. The development will comply with the PDZ standards.

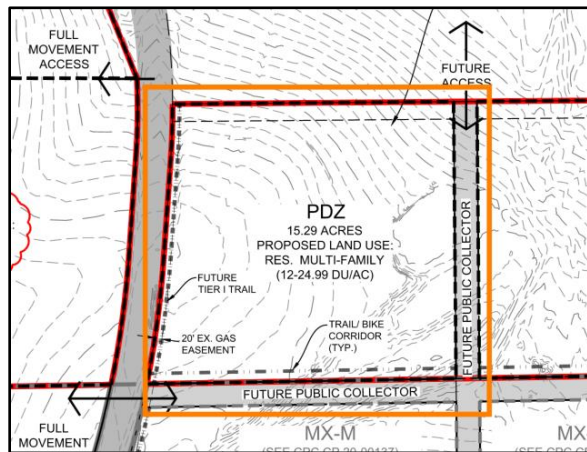
- 3. The details of the site design, building location, orientation, and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings, and uses, including not-yet-developed uses identified in approved Development Plans;**

The project will be designed to complement the adjacent land uses and approved neighborhoods through desired planning practices, architectural palettes, and landscape materials. The Reagan Ranch community is master planned to integrate a variety of zoning, land uses, and lot sizes; taking into consideration adjacent land to the east where future development is anticipated.

- 4. Significant off-site impacts reasonably anticipated as a result of the project are mitigated, or offset the extent proportional and practical;**

The proposed residential uses will not overburden capacities of existing or planned streets, or utilities as this area has been planned for these anticipated infrastructure demands over the past several years. The larger area context includes water main extensions already completed through the Reagan Ranch development capable of supplying water to the entire community. In addition, a lift station serving all of Reagan Ranch was recently completed providing wastewater service for the development. This pressurized wastewater system will tie into a gravity sewer main located within Meadowbrook Parkway to the north and west. All electrical and natural gas utility services will be extended as necessary in coordination with CSU. This site is not dependent upon the Eastern Wastewater System Expansion project for sewer services.

- 5. The Development Plan substantially complies with any City-adopted plans that are applicable to the site, such as Land Use Plans, approved master plans for a specific development, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals;**



The proposed residential, drainage and tract uses are consistent with the approved Reagan Ranch Master Plan and Reagan Ranch Concept Plan. The proposed single-family residential density of 6.67 DU/ AC (102 DU/15.283 AC) is in line with the permitted density of range of 12-24.99 DU/ AC.

- 6. The project meets dimensional standards applicable to the zone district, or any applicable requirement in the FBZ or PDZ district;**

The residential development standards are shown on the development plan to include lot setbacks and maximum lot coverage for the different residential product types. The maximum building height shall be 45'.

- 7. The project grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with the City's Engineering Criteria, the drainage report prepared for the project on file with the Stormwater Enterprise Manager, and other federal, state and City Regulations;**

A preliminary drainage report has been included with this submittal. Stormwater for the project will comply with the City's Engineering Criteria, the drainage report, and other federal, state and City regulations. All stormwater will be captured and treated through full spectrum water quality and detention per the approved MDDP for this development.

- 8. The project complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping and Green Space), and the parking and loading requirements in Part 7.4.10 (Parking and Loading);**

Access to the site will be from two separate access points. One access is via Reagan Ranch Drive which is currently under construction and will be completed in advance of this development. A second entrance into the site will be via Horn Base Avenue along the southern property line. All street designs is in compliance with the access and connectivity requirements per 7.4.4. All roads will be public, to be owned and maintained by the City of Colorado Springs unless otherwise stated. The project includes both on-street and off-street parking and follows section 7.4.10.

All proposed Landscaping and green space shall be in compliance to section 7.4.9. A preliminary landscape plan has been submitted illustrating general design intent along with general landscape requirements. The pocket park will be further detailed with future submittals.

- 9. The project complies with all applicable requirements of any Overlay District in which the property is located, as listed in Part 7.2.6 (Overlay Districts);**

The entire 265-acre Reagan Ranch Development is located with the Airport Overlay zone. The proposed use and proposed building height are permitted within this overlay zone and an avigation easement for the property is in place. It is not anticipated that any additional approvals or variances will be needed.

- 10. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site;**

The project site does not have any identified sensitive or hazardous natural features and will not need additional protection or mitigation measures.

- 11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties;**

This site will be served by City of Colorado Springs municipal water, sewer, gas and electric. Mainlines have been constructed within the adjacent Reagan Ranch Drive. Stormwater and drainage for Reagan Ranch will be treated and released in full spectrum water quality and detention ponds per city and State criteria.

- 12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles in accordance with the Engineering Criteria, public safety needs for ingress and egress, and City accepted traffic impact study, if required, prepared for the project;**

A traffic conformance letter has been included with this development plan submittal indicating general uniformity with existing traffic impact analyses for this development.

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