

PROJECT STATEMENT

7-Eleven at Reagan Ranch

Development Plan

July 7, 2026

The 7-Eleven at Reagan Ranch project is a proposed new development site comprised of 2.45 acres of currently undeveloped land located west of Marksheffel Road. The site is owned by Space Village Industrial LLC. The proposed use is a Fuel Dispensing Station, which is a permitted use within the site's MX-M zoning. The project being submitted for review will include a 4,746 SF convenience store, 6 fuel pumps allowing for 12 fueling spots, a canopy structure, and 2 EV charging stations. The site shall be accessed from the adjacent private streets, with access points proposed to Billet View to the north and Quenching Point to the west. No direct access points are proposed along Marksheffel Rd. The existing MX-M zoning shall remain, and the current site plan meets all zoning requirements.

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

- Development Plan

Development Plan

The development plan proposes a 4,746 SF convenience store and associated parking, 6 fuel pumps (12 fueling spots) with a canopy structure on 2.45 acres. The proposed project will be developed as a single phase.

Development Plan Review 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 also comply with Engineering and Utility standards, as well as the terms and conditions of prior approvals over the property.

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 fuel dispensing station use is a permitted use in the MX-M zoning district. The development will comply with MX-M 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 blend with the adjacent land uses through desired planning practices, architectural palettes, and landscape materials. This parcel is the first development within the commercial district of the Reagan Ranch Master Plan. As such, the proposed commercial use is a compatible use for this site.

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

The project is not anticipated to have any significant off-site impacts. Existing roads and utilities will not be overburdened because of this project.

5. ***The Development Plan 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 project is located within the approved Reagan Ranch Master Plan. It will comply with all applicable standards as well as current zoning standards.

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

The development is zoned MX-M and will meet the dimensional standards applicable within MX-M zoning districts including lot setbacks and the maximum building height of 50'.

7. ***The project grading, drainage, flood protection, stormwater quality and stormwater water mitigation comply with City's Engineering Criteria, Drainage reports on file with the Stormwater Enterprise Manager and any other City, State, or Federal Regulations.***

A drainage letter is included with this submittal. Stormwater for the project will comply with the City's Engineering Criteria and other federal, state and city regulations.

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 provided via adjacent private roadways, accessible from Billet View to the north and Quenching Point to the west and will comply with the access and connectivity requirements in part 7.4.4 of the UDC.

All landscaping and green spaces will comply with the landscaping and green space requirements in Part 7.4.9 of the UDC.

The off-street parking requirements for this site are being met and will comply with the requirements in Part 7.4.10 of the UDC.

9. The project complies with all applicable requirements of any Overlay District in which the property is located.

The project is in the APZ2 area of the Airport Overlay (AO) and will comply with all associated standards and regulations.

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 the City of Colorado Springs, the project will extend the utilities to connect to the utilities of surrounding properties.

This project will use the City of Colorado Springs' Municipal water, sewer, electric and gas. Service lines will be connected to the existing utilities within the Billet View private ROW to the north.

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 a city accepted traffic impact study, if required, prepared for the project.

No improvements are anticipated with this submittal.