



City of Colorado Springs

Due to COVID-19 Health Concerns, this meeting will be held remotely.

Meeting Minutes - Draft Planning Commission

Thursday, August 20, 2020

8:30 AM

Remote Meeting - Phone 720-617-3426

Conf ID: 679 492 185 #

BLR Village B1

- 6.A. [CPC MP 87-00381-A2 5MJ20](#) A Resolution of the City Council of the City of Colorado Springs, Colorado, approving a major amendment to the Banning Lewis Ranch Master Plan.

(Legislative)

Related Files: CPC MP 87-00381-A25MJ20, CPC V 20-00031, CPC PUZ 20-00029, and CPC PUP 20-00030

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

Staff presentation:

Katelynn Wintz, City Planning, presented a PowerPoint with the scope and intent of this project.

CPC MP 87-00381-A25MJ20 - Major Master Plan Amendment

A Major Master Plan Amendment to the Banning Lewis Ranch Master Plan for 32.4 acres to reduce the density of residential land use from Residential-High to Residential-M, located northeast of Redcloud Peak Drive and future Banning Lewis Parkway. (Legislative)

CPC V 20-00031 - Right-of-way Vacation

A Right-of-Way Vacation request for the Banning Lewis Ranch Village B1 project to allow the vacation of 6.446 acres of undeveloped public right-of-way known as Banning Lewis Parkway. (Legislative)

CPC PUZ 20-00029 - PUD Zone Change

A Zone Change request for the Banning Lewis Ranch Village B1 project changing 32.44 acres from Multi-Family and Single-Family Residential with Airport and Streamside Overlays to PUD/AO (Planned Unit Development: Single-Family Detached Residential, 3.5-7.99 Dwelling Units Per Acre, and a Maximum Building Height of 35 feet; with an Airport Overlay), located northeast of Redcloud Peak Drive and future Banning Lewis Parkway. (Quasi-Judicial)

CPC PUP 20-00030 - PUD Concept Plan

A PUD Concept Plan for the Banning Lewis Ranch Village B1 project establishing the residential develop pattern for 32.4 acres, located northeast of Redcloud Peak Drive and future Banning Lewis Parkway. (Quasi-Judicial)

Applicant Presentation:

Ken Puncerelli, LAI Design Group, presented a PowerPoint with the scope and intent of this project.

Questions:

Commissioner Hente asked --if the connection at Dublin and the extension of Banning Lewis Parkway was a part of this project and if not, when that would be.

Mr. Puncerelli said it was not part of this project and that it will happen when the other land parcels are brought in, probably within the year.

Commissioner Hente asked how people were going to get into it. Mr. Puncerelli they would get in through the existing neighborhood on the Redcloud Peak Dr as well as Banning Lewis Ranch Parkway. Commissioner Hente asked if Redcloud Peak drive existed now, and Mr. Puncerelli answered that it does just to the west and this would be an extension to it. Commissioner Hente then asked at what point would the parkway be extended up to at least Woodmen Road. Mr. Puncerelli said he did not know the answer for that.

Commissioner Slattery asked how many acres have changed from originally planned high density residential to medium and with the adjacent high density residential, is it anticipated to want to move that to a lower density in the future.

Mr. Puncerelli said he did not have answers for that at this time because Oakwood was still studying the economics of development. Ms. Wintz added that there was no exact answer on what future changes would happen. As far as existing goes, there is only a certain section of Village three, south of Dublin where there was a few acreage changes from high to medium density.

Commissioner Raughton mentioned there were a number of floodplains and intermittent streams in the park design and asked if the concepts of low impact development to retain those within the park are were used.

Mr. Puncerelli said yes, that they will be integrating trails and then where mitigation is required due to erosion control issues and detention and/or stormwater quality, the idea is not to grade these so that they are like big canals and drainage culverts.

Commissioner Rickett asked for Mr. Todd Frisbie, City Traffic Engineering, to comment on the traffic and transportation in the area for the public to hear.

Mr. Frisbie said since there is a lot of development in the area, the traffic is being monitored, and it helps that the density when from high to medium which will generate less traffic than anticipated with the traffic study. A traffic study was done for this development and the intersections were evaluated and showed acceptable operations for this build out. Mr. Frisbie said they will be requesting of Oakwood as they develop the rest of the area a traffic study to look at the timing of improvements along Dublin and with regards to Banning Lewis Parkway. The timing of the extension is unknown but would help alleviate some traffic concerns that are currently being expressed at Dublin and Marksheffel and Marksheffel and Woodmen.

Commissioner Rickett thanked Mr. Frisbie and said he just wanted the public to know that the situation has been looked at and we are in good condition at least for now.

Commissioner Almy asked if the right-of-way vacation was basically downgrading Banning Lewis Parkways capacity and will be able to continue to have adequate north/south mobility with this downgrade.

Mr. Frisbie said a traffic study was completed for an annexation of the Banning Lewis North area, which looked at the capacity of roadways in this area given the future development. Right now, in that traffic study, it is showing that in the short term that with Banning Lewis Parkway in the downgraded capacity there will still be sufficient capacity to handle additional development in the area.

Supporters:

N/A

Opponents:

N/A

Questions of Staff:

N/A

Rebuttal:

N/A

DISCUSSION AND DECISION OF PLANNING COMMISSION:

None

Motion by Commissioner Rickett, seconded by Vice Chair Hente, that this

Resolution be recommended for approval to City Council the major master plan amendment to the Banning Lewis Ranch Master Plan, based upon the findings that the request meets the review criteria for granting a master plan amendment as set forth in City Code Section 7.5.408. The motion passed by a vote of 8:0:1:0

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett, Commissioner Wilson and Commissioner Slattery

Absent: 1 - Commissioner McMurray

6.B. [CPC V 20-00031](#)

An Ordinance vacating portions of a public right-of-way known as Banning Lewis Parkway consisting of 6.446 acres.

(Legislative)

Related Files: CPC MP 87-00381-A25MJ20, CPC V 20-00031, CPC PUZ 20-00029, and CPC PUP 20-00030

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

See Item 6.A. (CPC MP 87-00381-A25MJ20)

Motion by Commissioner Rickett, seconded by Vice Chair Hente, that this Ordinance be recommended for approval to City Council the right-of-way vacation for a portion of Banning Lewis Parkway, based on the findings that the request meets the review criteria granting a street vacation as set forth in City Code Section 7.7.402(C). The motion passed by a vote of 8:0:1:0

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett, Commissioner Wilson and Commissioner Slattery

Absent: 1 - Commissioner McMurray

6.C. [CPC PUZ 20-00029](#)

An Ordinance amending the zoning map of the City of Colorado Springs relating to 32.44 acres located at Redcloud Peak Drive and Banning Lewis Parkway from R5/SS/AO (Multi-family Residential with Streamside and Airport Overlays) to PUD/AO (Planned Unit Development: Single-family detached, 3.5-7.99 dwelling units per acre, 35-foot maximum building height with Airport Overlay).

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A25MJ20, CPC V 20-00031, CPC PUZ 20-00029, and CPC PUP 20-00030

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

Peter Wysocki, Director, Planning & Community Development

See Item 6.A. (CPC MP 87-00381-A25MJ20)

Motion by Commissioner Rickett, seconded by Commissioner Raughton, that this Ordinance be recommended for approval to City Council the PUD zone change from Multi-Family Residential and Single-Family Residential with Streamside and Airport Overlays (R5/R1-6000/SS/AO) to Planned Unit Development: Single-Family Detached Residential, 3.5-7.99 Dwelling Units Per Acre, and a Maximum Building Height of 35 feet; with an Airport Overlay (PUD/AO) based upon the findings that the request meets the review criteria for establishing a PUD zone, as set forth in City Code Section 7.3.603, and the review criteria for a zone change, as set forth in City Code Section 7.5.603. The motion passed by a vote of 8:0:1:0

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett, Commissioner Wilson and Commissioner Slattery

Absent: 1 - Commissioner McMurray

6.D. [CPC PUP 20-00030](#) A PUD Concept Plan for the Banning Lewis Ranch Village B1 project to allow a single-family residential development with ancillary public and private improvements located northeast of Redcloud Peak Drive and future Banning Lewis Parkway.

(Quasi-Judicial)

Related Files: CPC MP 87-00381-A25MJ20, CPC V 20-00031, CPC PUZ 20-00029, and CPC PUP 20-00030

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

See Item 6.A. (CPC MP 87-00381-A25MJ20)

Motion by Commissioner Rickett, seconded by Commissioner Raughton, that this Planning Case be recommended for approval to City Council the PUD concept plan for Banning Lewis Ranch Village B1, based upon the findings that the request meets the review criteria for establishing a PUD concept plan, as set forth in City Code Section 7.3.605, and the review criteria for establishing a concept plan, as set forth in City Code Section 7.5.501(E). The motion passed by a vote of 8:0:1:0

Aye: 8 - Vice Chair Hente, Commissioner Raughton, Chair Graham, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett, Commissioner Wilson and Commissioner Slattery

Absent: 1 - Commissioner McMurray