

Banning Lewis Ranch Master Plan

June 2015

AREA OF CHANGE

[Symbol]	Residential - Low
[Symbol]	Residential - High
[Symbol]	Commercial
[Symbol]	Industrial
[Symbol]	Parks & Open Space
[Symbol]	Public / Institutional
[Symbol]	Vacant
[Symbol]	Streets / Right of Way / Easements
[Symbol]	Flood Plain
[Symbol]	Parkway/Expressway - Existing
[Symbol]	Parkway/Expressway - Proposed
[Symbol]	Principal Arterial - Existing
[Symbol]	Parkway/Freeway - Proposed
[Symbol]	Parkway/Freeway - Existing
[Symbol]	Collector - Existing
[Symbol]	Road

N

3,400 6,800 Feet

1988 Land Use Plan

[Symbol]	Residential, Very Low	[Symbol]	Institution
[Symbol]	Residential, Low	[Symbol]	Retail
[Symbol]	Residential, Medium	[Symbol]	Neighborhood Retail
[Symbol]	Residential, Medium High	[Symbol]	Industrial Park
[Symbol]	Residential, High	[Symbol]	Airport Industrial
[Symbol]	Activity Center, Low	[Symbol]	Industrial
[Symbol]	Activity Center, Medium	[Symbol]	Elementary School
[Symbol]	Activity Center, High	[Symbol]	Middle School
[Symbol]	Office, Low	[Symbol]	High School
[Symbol]	Office, Medium	[Symbol]	Open Space
[Symbol]	Office, High	[Symbol]	Park
[Symbol]	Research and Development	[Symbol]	Public Facilities

Banning Lewis Ranch Master Plan Amendment History

1. Original Master Plan was approved by the City Planning Commission on June 2, 1988 and the City Council on June 29, 1988. On July 26, 1988 the Planning Department approved a version of the Master Plan that met all conditions of approval imposed by the City Planning Commission and City Council. This is the Banning Lewis Ranch Master Plan as approved on July 10, 1988. The official City Planning File # for the original Banning Lewis Ranch Master Plan approval is CPC MP 87-281.
2. The originally approved Banning Lewis Ranch Master Plan has been subsequently amended several times since 1988. These amendments include:
3. Amendment #1: CPC MP 87-281-A1 (88). This amendment added approximately 148 acres to the western boundary of the Banning Lewis Ranch Regional Park in order to accommodate a golf course development. Approval date was April 27, 1989. This amendment was incorporated in the original Banning Lewis Ranch Master Plan approval dated July 10, 1988.
4. Amendment #2: CPC MP 89-38-A2 (92). This amendment reflected the new Highway 94 and 24 interchange alignment as proposed by CDOT. Approval date was April 28, 1992.
5. Amendment #3: CPC MP 89-38-A3 (93). This amendment reflected the realignment of major electrical transmission line towers along the east, west and south boundaries of the Banning Lewis Ranch. Approval date was September 7, 1993.
6. Amendment #4: CPC MP 89-38-A4 (93). This amendment reflected the realignment of the Banning Lewis Ranch. Approval date was April 29, 1994.
7. Amendment #5: CPC MP 89-38-A5 (03). This amendment (Minor Adjustment) modified the cross-sections for major streets within the Phase 1 portion of the Banning Lewis Ranch. Approval date was January 10, 2003.
8. Amendment #6: CPC MP 06-147. This amendment proposes changes to land uses within a 520 acre portion of the Master Plan in the vicinity of the Colorado Center development to accommodate a new development known as Ranchito Colorado (aka Bradley Heights). This master plan amendment application is pending.
9. Amendment #7: CPC MP 06-149. This amendment changed land uses within a 281 acre portion of the Master Plan in the northern corner of the Banning Lewis Ranch to accommodate a new development known as Banning Lewis Ranch Village 1. Approval date was August 23, 2006.
10. Amendment #8: CPC MP 06-202. This amendment proposes to change land uses with a 387 acre portion of the Master Plan adjacent to Mountain View and Banning to accommodate a new development known as Mountain View Ranch. This master plan amendment was denied by the City Council on May 8, 2008.
11. Amendment #9: CPC MP 07-089. This amendment changed land uses within a 427 acre portion of the Master Plan immediately west of Banning Village 1 to accommodate a new development known as Banning Lewis Ranch Village 2. Approval date was March 26, 2008.
12. Amendment #10: CPC MP 07-090. This amendment modified the open space and drainage tracts within Banning Lewis Ranch Village 1. Approval date was March 26, 2008.
13. Amendment #11: CPC MP 07-091 (A070027). This amendment proposes to change land uses with a 146.12 acre portion of the Master Plan southeast of Mountain View and Banning to accommodate a new development known as Mountain View Ranch. This is a revision of amendment #8. This master plan amendment application is pending.
14. Amendment #12: CPC MP 07-381 (A081010). This amendment clarified the residential housing types allowed within Banning Lewis Ranch Village 1. Approval date was February 25, 2012.
15. Amendment #13: CPC MP 07-381 (A081012). This amendment changed the master plan land use designations changes for the Southern Delivery System Water Treatment Plant project to "FF-07" Public Facility. Approval date was August 25, 2012.
16. Amendment #14: CPC MP 07-381 (A100012). This amendment modified the location of the previously approved changed land uses within a 627 acre portion of the Master Plan within Banning Lewis Ranch - Phase 2. Approval date was July 20, 2013.
17. Amendment #15: CPC MP 07-381 (A110012). This amendment changed the master plan land use designations changes for the Southern Delivery System Bradley Pump Station to "FF-07" Public Facility - Water. Approval date was June 11, 2013.
18. Amendment #16: CPC MP 07-381 (A110013). This amendment changed the master plan land use designations for the area known as Bradley Heights. Approval date was January 27, 2015.

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FIGURE 1

ENCLAVES AT MOUNTAIN VISTA

A SUB-AREA OF THE BANNING LEWIS RANCH MASTER PLAN

DATE: 2.1.16
PROJECT MGR: J. RORER
PREPARED BY: K. MARSHALL

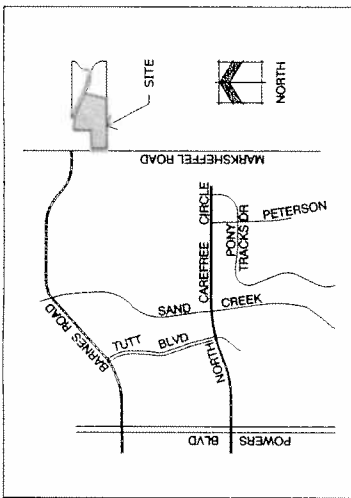
ENTITLEMENT

MASTER PLAN AMENDMENT

1 OF 1

CPC PUP 05-00139-XXXX

VICINITY MAP N.T.S



SITE DATA

OWNER:
AE BARNES III LLC
288 CLAYTON ST SITE 203
DENVER, CO 80206

Tax ID Number:
530000628

Site Acreage:
137.4 AC

Master Plan:
BANNING LEWIS RANCH
MASTER PLAN, CPC MP 87-381

Existing Land Use:
AGRICULTURAL

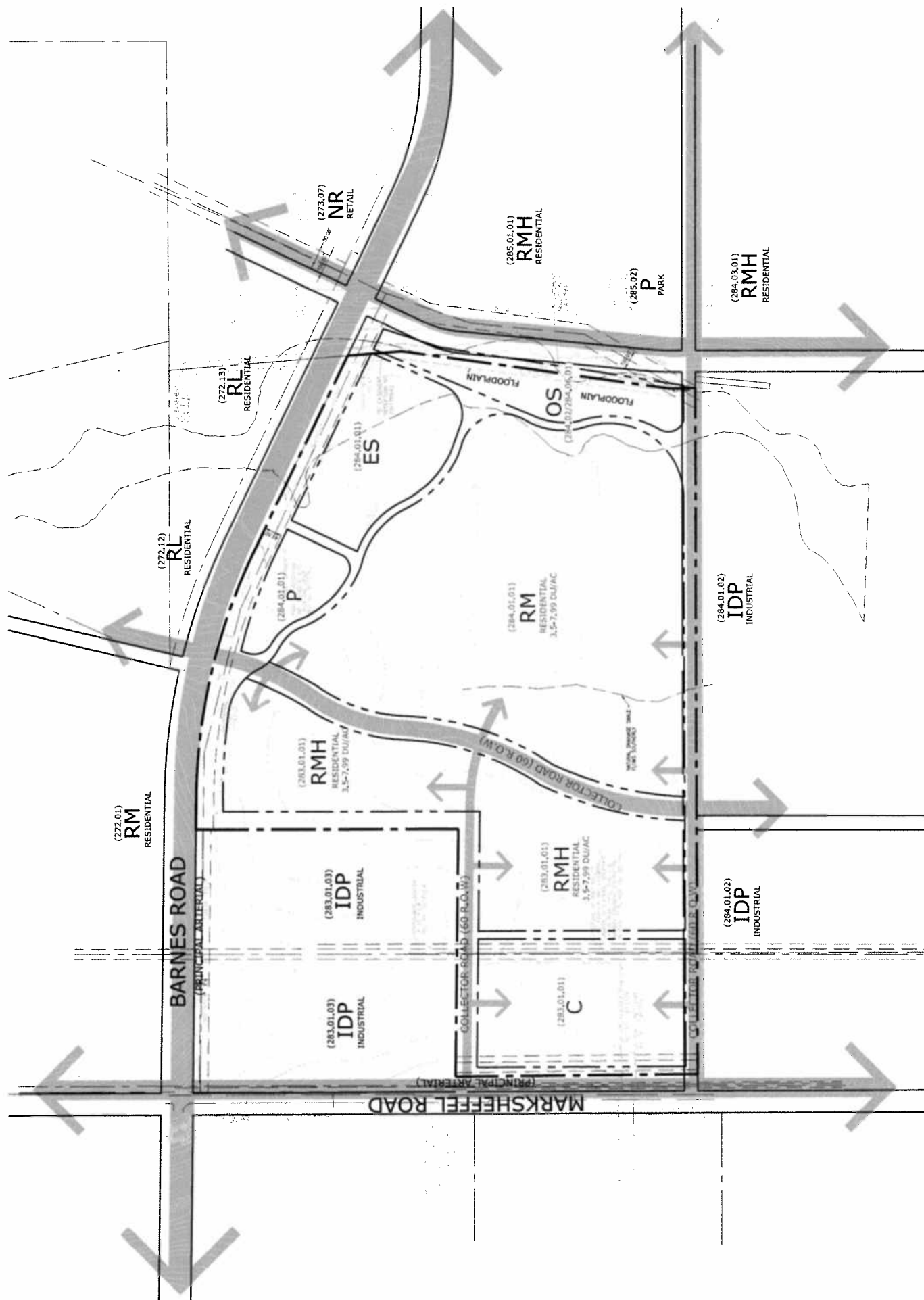
Existing Zoning:
PP2 PK AO SS

Proposed Land Use:
RESIDENTIAL, 96.6 AC
SINGLE-FAMILY ATTACHED:
3.5-7.99 DU/AC 33.9 AC
(PHASE 1: 17.9 AC)

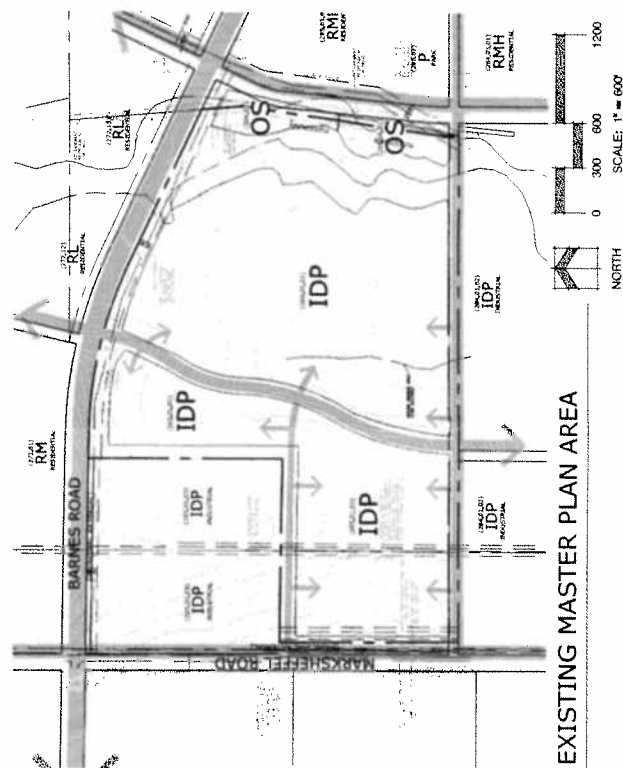
SINGLE-FAMILY DETACHED:
3.5-7.99 DU/AC 62.7 AC
(PHASE 1: 12.7 AC)

COMMERCIAL, 15.5 AC
PARK, 6.3 AC
SCHOOL, 13.7 AC
OPEN SPACE, 9.4 AC
PUD PBC PK AO SS

Proposed Zoning:



PROPOSED MASTER PLAN AMENDMENT



EXISTING MASTER PLAN AREA

LAND USE TABLE

PARCEL	GROSS ACRES	PROPOSED USE	DENSITY	NET UNITS*	MAX BLDG HT
1(283.01.01)	15.5	Commercial			45
2(283.01.01)	33.9	Single Family(Attached)	3.5-7.99	236	
3(284.01.01)	62.9	Single Family	3.5-7.99	271	
4	13.7	School			
5	6.3	Park			
subtotal	132.3				
ROW	35.68				
TOTAL	167.98				

*Single Family (Attached) 3.5-7.99 Multiplier = 7.75
Single Family 3.5-7.99 Multiplier = 4.5

ALL ACREAGES ARE APPROXIMATE

FIGURE 1