

CITY PLANNING COMMISSION AGENDA

STAFF: MEGGAN HERINGTON

FILE NO(S):

CPC MP 87-00381-A15MJ16 – LEGISLATIVE

CPC PUZ 16-00010 – QUASI-JUDICIAL

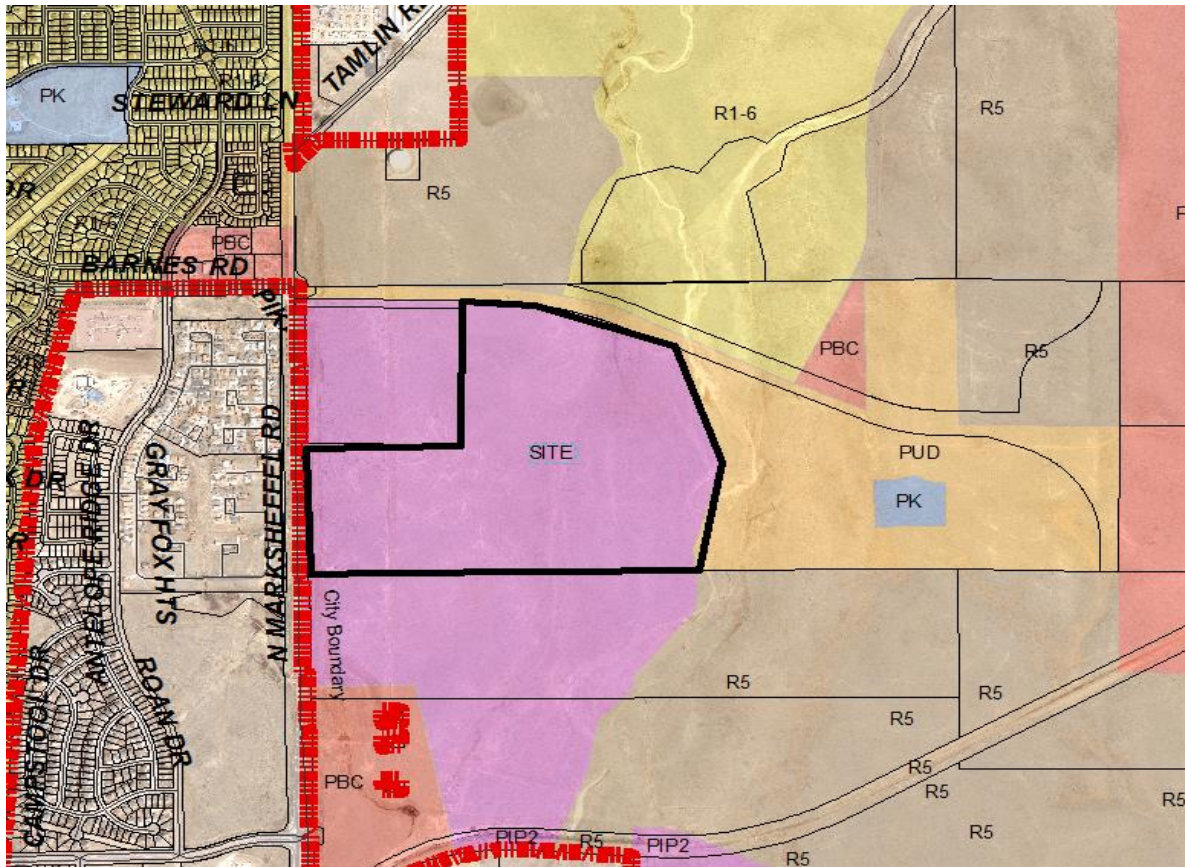
CPC PUZ 16-00011 – QUASI-JUDICIAL

CPC PUP 16-00013 – QUASI-JUDICIAL

PROJECT: BANNING LEWIS RANCH – ENCLAVES AT MOUNTAIN VISTA

APPLICANT: NES, INC.

OWNER: RIVERS DEVELOPMENT, LLC



PROJECT SUMMARY:

1. Project Description: This project includes concurrent applications for a major amendment to the Banning Lewis Ranch Master Plan, PUD zone change, PBC zone change and concept plan for a 153.33-acre property known as Enclaves at Mountain Vista located east of Marksheffel Boulevard and South of the Barnes Road extension in the Banning Lewis Ranch.

The master plan amendment proposes to change the land use of approximately 153 acres from industrial to residential with associated parks, open space, school and a neighborhood commercial component. **(FIGURE 1)**

There are two rezoning requests. The PUD proposes to rezone 135.63 acres from PIP-2/SS/AO (Planned Industrial Park with Stream Side and Airport Overlays) to PUD/SS/AO (Planned Unit Development: Residential – 3.5 – 7.99 dwelling units per acre with a maximum building height of 36 feet with Streamside and Airport Overlays).

The PBC zone district is to accommodate a 17.7 acre commercial frontage along Marksheffel Boulevard. The 17.7 acres will be rezoned from PIP-2/SS/AO (Planned Industrial Park with Stream Side and Airport Overlays) to PBC/AO (Planned Business Center with Airport Overlay).

The concept plan illustrates 135.63 acres of future residential uses at 3.5 – 7.99 dwelling units per acre with associated parks and open space and school along with a 17.7 acre site of associated neighborhood commercial use. **(FIGURE 2)**

Applicant's Project Statement: **(FIGURE 3)**

2. Planning and Development Team's Recommendation: Staff recommends approval of the applications with one condition of approval of the Master Plan.

BACKGROUND:

1. Site Address: No address is available.
2. Existing Zoning/Land Use: The 153.33 acres is vacant
3. Surrounding Zoning/Land Use:
North: R-5 and R1-6000/Vacant
South: PIP-2/Vacant
East: PUD (Residential)/Vacant
West: Unincorporated El Paso County/Vacant
4. Comprehensive Plan/Designated 2020 Land Use: The 2020 Land Use Map illustrates the property as "Employment Center". While employment center does allow some associated residential uses, the 2020 Land Use Map will be updated to reflect the categories of Commercial Center and General Residential which more accurately depict the new development concept.
5. Annexation: The property was annexed in 1988 as part of Banning Lewis Ranch Addition #4.
6. Master Plan/Designated Master Plan Land Use: The property is part of the Banning Lewis Ranch Master Plan. The land use designation is industrial. The industrial land use is being eliminated from this section of the Master Plan, but there are still many acres of the Banning Lewis Ranch zoned for industrial type uses as explained in the following sections.
7. Subdivision: The property is not platted
8. Zoning Enforcement Action: None
9. Physical Characteristics: The property is vacant, contains largely native grasses, and has moderate rolling slopes. A stream borders the property on the east.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public process included posting the site and sending postcards to 7 property owners within 500 feet. A majority of surrounding properties are currently vacant. There is one residential area to the west of Marksheffel Boulevard within unincorporated El Paso County which is more than

1000 feet away from this site. Staff did not receive any comments from neighboring property owners.

Staff also sent the plans to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City Parks, Police, E-911, Airport, and the Falcon School District.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:

Major Master Plan Amendment

The property is part of the Banning Lewis Ranch Master plan. The amendment will remove the industrial uses and replace with a 135.63 acre residential development and 17.7 acres of commercial.

The Banning Lewis Ranch was annexed, master planned and zoned in the mid-1980's. At the time, studies were done showing the Ranch developing as a major density hub. However, as the city has matured, the Ranch has developed from north to south as a residential suburban area with supporting neighborhood commercial. The master plan amendment to change the land use from industrial to residential and commercial is in keeping with this development trend.

PUD (Planned Unit Development) Rezone

The property was originally zoned PIP-2 with the Banning Lewis Ranch Annexation in 1988. This PUD rezone will change the zone of 135.63 acres from PIP-2/SS/AO (Planned Industrial Park with Stream Side and Airport Overlays) to PUD/SS/AO (Planned Unit Development). The PUD zone district will allow residential type uses at a density of 3.5 – 7.99 dwelling units per acre with a maximum building height of 36 feet. The airport overlay will apply to the entire property with the streamside overlay being present along the eastern boundary.

PBC (Planned Business Center) Rezone

The 17.7 acres adjacent to Marksheffel Boulevard will be rezoned from PIP-2/SS/AO (Planned Industrial Park with Streamside and Airport Overlays) to PBC/AO (Planned Business Center with Airport Overlay). The streamside overlay drops off of this piece of property because this area is not adjacent to the stream. The airport overlay will be applied.

Concept Plan

While the concept plan is associated with a PUD file number for administrative purposes, the concept is a hybrid illustrating future land uses and access for both the PBC and PUD areas. The neighborhood commercial site is illustrated with a full access point from Marksheffel Boulevard and a to be constructed collector roadway. This future collector will also access the phases of single-family attached and detached product. Barnes Road will be extended east of Marksheffel Boulevard as a secondary major access to the new development.

Incorporating attached and detached single-family into the neighborhood ensures a multitude of housing options. Those housing options are supported by parks, open space areas and a future school site. All parks and schools are shown conceptually with

the final areas and building locations determined when the facilities are required for the growing community.

The concept plan also depicts road cross-sections. Note that these cross-sections are designed with LID or low impact development in mind. With that, there is no curb and gutter; a roadside swale collects stormwater runoff. This allows the roads to be narrower and incorporate a bike lane and wide walking path. This concept has been approved by staff with this concept plan and will be reviewed in greater technical detail with the future development plan.

City Code Section 7.3.605 outlines the requirements and review criteria for a PUD concept plan. The PUD concept plan document is not required to show specific landscaping, screening and buffering, lighting or other site design aspects. That type of detail is specific to a development plan. Any future request for building permits will require the submission of a PUD development plan, which will be reviewed administratively per City Code Section 7.3.606.

2. Conformance with the City Comprehensive Plan:

Comprehensive Plan 2020 Land Use Map: The 2020 Land Use Map illustrates The property as “Employment Center”. As stated in the above sections, the approval of this master plan amendment will automatically trigger a land use map amendment with the appropriate uses of Neighborhood Commercial and General Residential replacing the Employment Center designation.

Strategy N 203b: Achieve Balanced Mix of Land Uses.

Objective LU 3: Develop a Mix of Interdependent, Compatible, and Mutually Supportive Land Uses.

Policy LU 301: Promote a Mixed Land Use Pattern.

Policy N 302: Promote Development of Mixed-use Neighborhoods – Provide residents the choice of walking, bicycling or driving to parks, schools, work, shopping, places of worship and transit stops in their own and other neighborhoods.

Objective CCA 6: Fit New Development into the Character of the Surrounding Area.

It is the finding of the Land Use Review Division that the amendment to the Banning Lewis Ranch Master Plan, the Enclaves at Mountain Vista zone changes and concept plan will substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan’s goals and objectives.

3. Conformance with the Area’s Master Plan:

The property is part of the Banning Lewis Ranch Master plan. There is significant industrial zoned property in the immediate area. Eliminating 153 acres of industrial use from the master plan will not have a significant impact. Within the Banning Lewis Ranch to the south of this site exists approximately 600 vacant acres of PIP-2 zoned property. This calculation does NOT include the PIP-1 zoned property in the Ranch and the industrial zoning in unincorporated Cimarron Hills to the west.

Also, as mentioned previously, the Ranch is developing from north to south with residential uses; which is a deviation from the original 1988 plan. The Villages at Banning Lewis Ranch is a very successful and growing residential development to the north. While the Enclaves at Mountain Vista is a separate developer, the residential neighborhood will continue to serve as a growth point within the Ranch.

It is the finding of the Land Use Review Division that the proposal is in compliance with the Banning Lewis Ranch Master Plan, as proposed to be amended.

STAFF RECOMMENDATION:

CPC MP 87-00381-A15MJ16 –MAJOR MASTER PLAN AMENDMENT

Recommend approval to City Council the major amendment to the Banning Lewis Ranch Master Plan, based upon the finding that the amendment meets the review criteria for master plan amendments as set forth in City Code Section 7.5.408 with the following condition of approval:

1. The comprehensive document for the Banning Lewis Ranch master plan as a whole must be updated prior to final approval, including an update to the Banning Lewis Ranch Comprehensive Land Use Table.

CPC PUZ 16-00010 – CHANGE OF ZONING TO PUD

Recommend approval to City Council the zone change from PIP-2/SS/AO (Planned Industrial Park with Stream Side and Airport Overlays) to PUD/SS/AO (Planned Unit Development: Residential – 3.5 – 7.99 dwelling units per acre with a maximum building height of 36 feet with Streamside and Airport Overlays) based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603 and the criteria for the establishment and development of a PUD zone as set forth in City Code Section 7.3.603.

CPC PUZ 16-00011 – CHANGE OF ZONING TO PBC

Recommend approval to City Council the zone change from PIP-2/SS/AO (Planned Industrial Park with Stream Side and Airport Overlays) to PBC/AO (Planned Business Center with Airport Overlay) based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603.

CPC PUP 16-00013 – ENCLAVES AT MOUNTAIN VISTA CONCEPT PLAN

Recommend approval to City Council the Enclaves at Mountain Vista concept plan based upon the findings that the concept plan meets the review criteria for PUD concept plans as set forth in City Code Section 7.3.605.