

Banning Lewis Ranch Village B1

CPC MP 87-00381-A25MJ20

CPC V 20-00031

CPC PUZ 20-00029

CPC PUP 20-00030

September 22, 2020

Katelynn Wintz, AICP

Senior Planner



Applications



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

A major 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

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

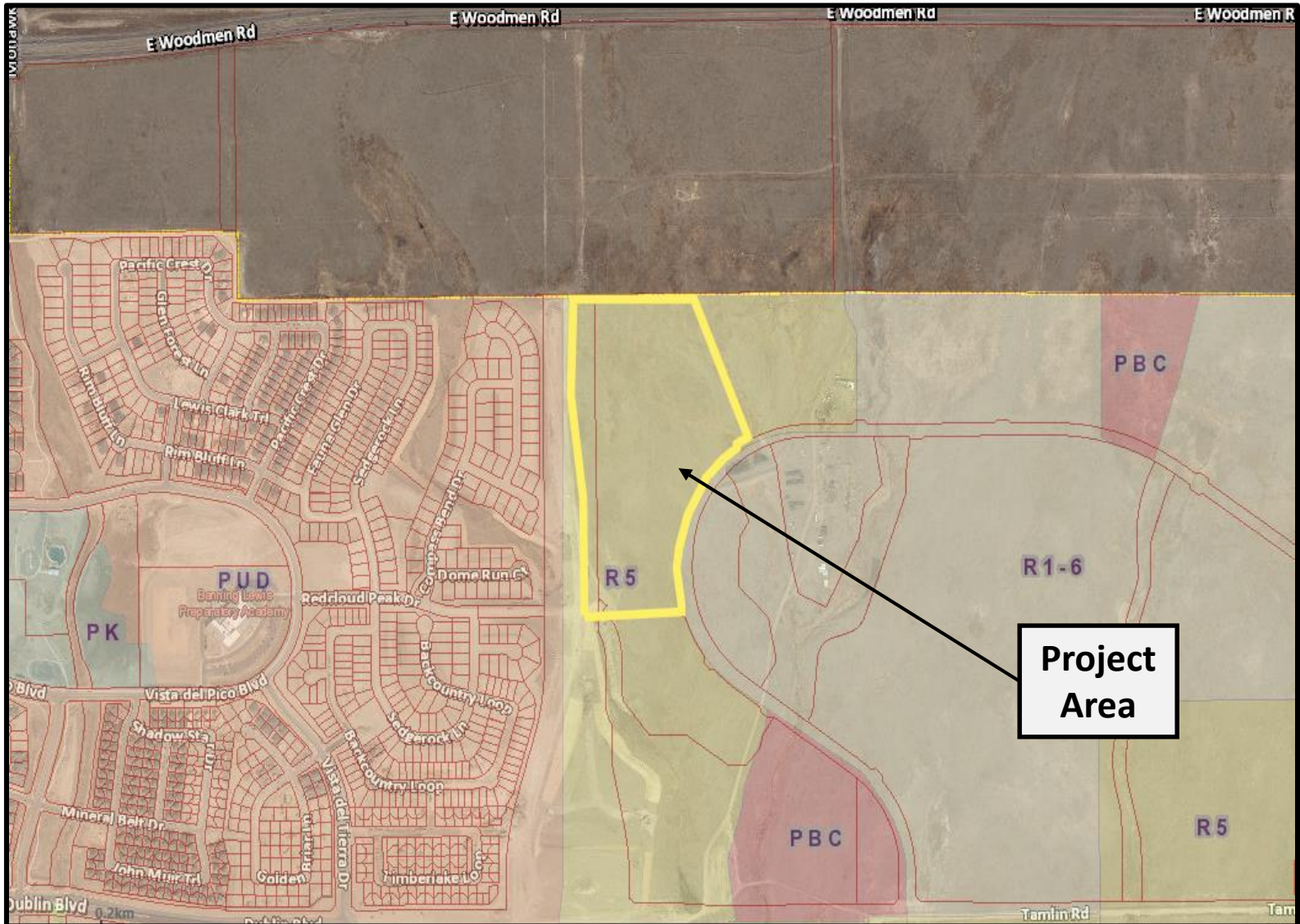
CPC PUZ 20-00029 – PUD Zone Change

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 and Streamside and Airport 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; and Airport Overlay) (Quasi-Judicial)

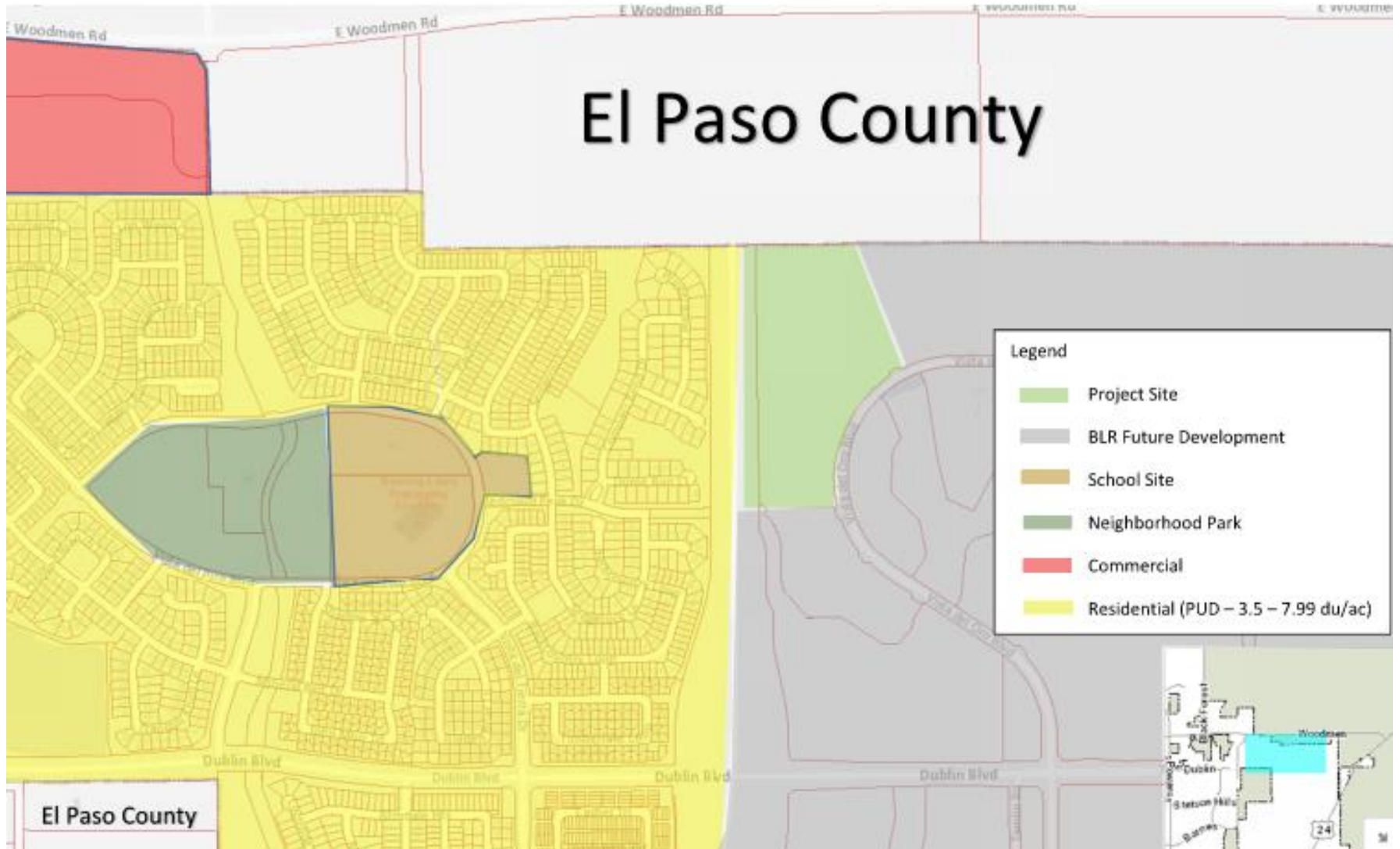
CPC PUP 20-00030 – PUD Concept Plan

A PUD Concept Plan for the Banning Lewis Ranch Village B1 project to allow single-family residential development. (Quasi-Judicial)

Vicinity Map



Context Map



General Information



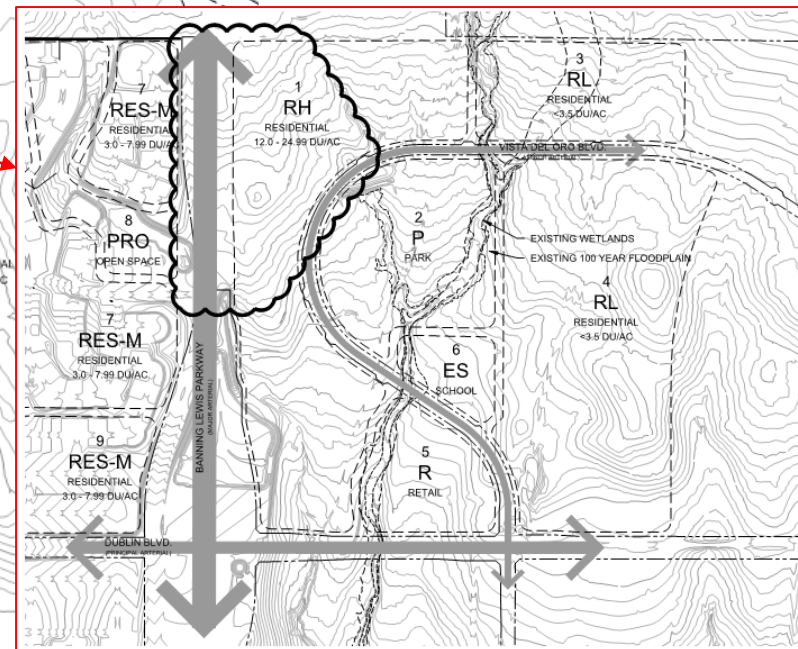
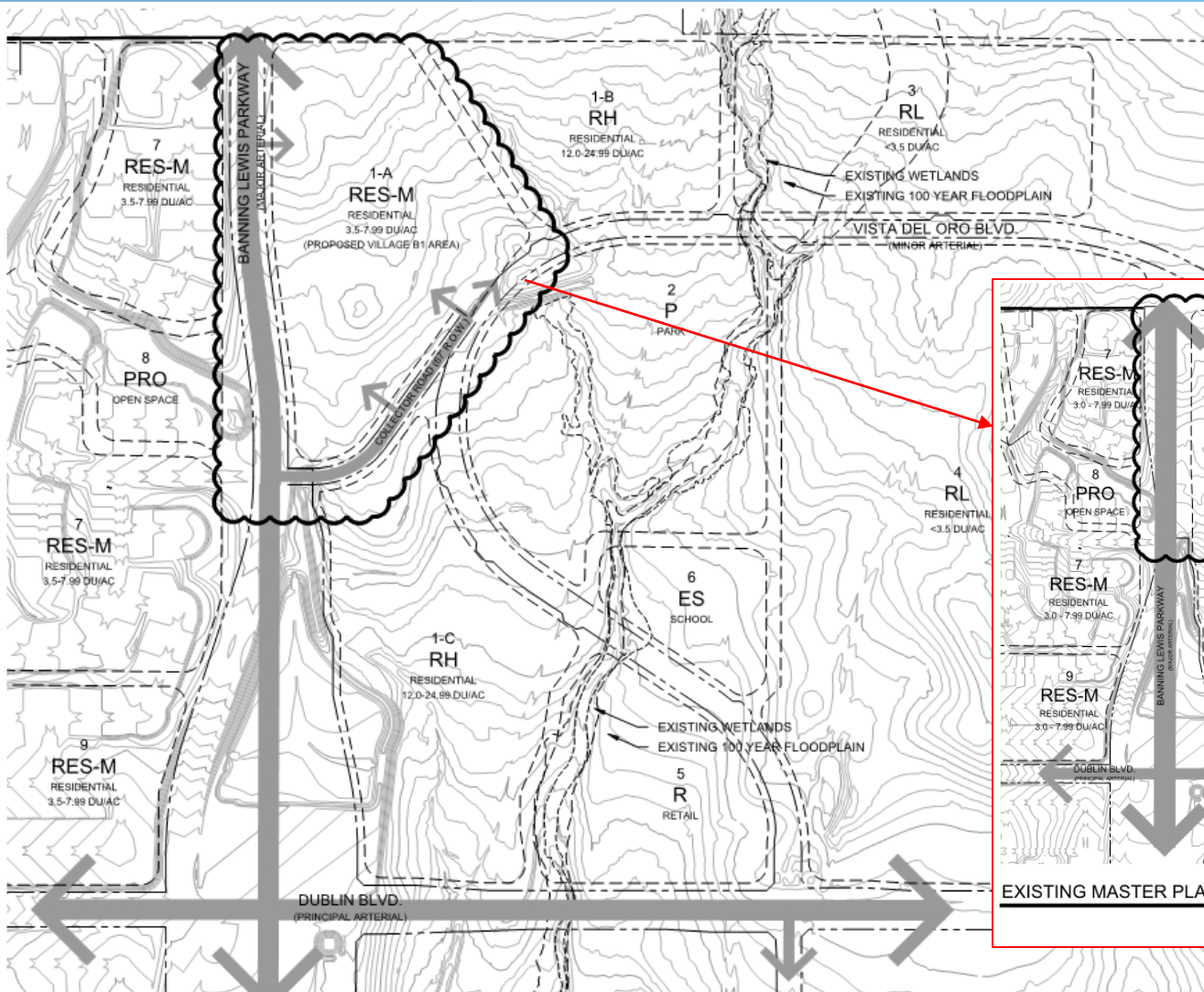
Background Information

- 32.4 acres, vacant land
- Zoned R5/SS/AO and R1-6000/SS/AO (Multi-Family and Single-Family Residential with Streamside and Airport Overlays)
- The site is currently vacant.

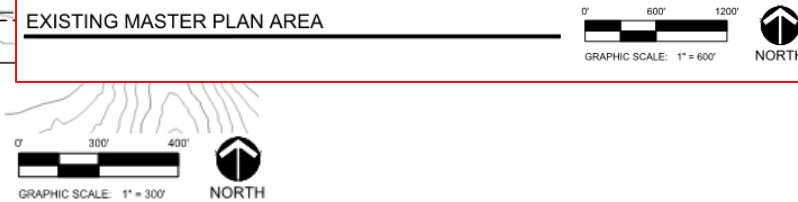
Public Notice

- Site posting and 169 postcards mailed twice: once at the initial review stage and before the Planning Commission Hearing. No comments received from the public.

Major Master Plan Amendment



PROPOSED MASTER PLAN AMENDMENT



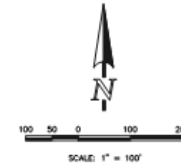
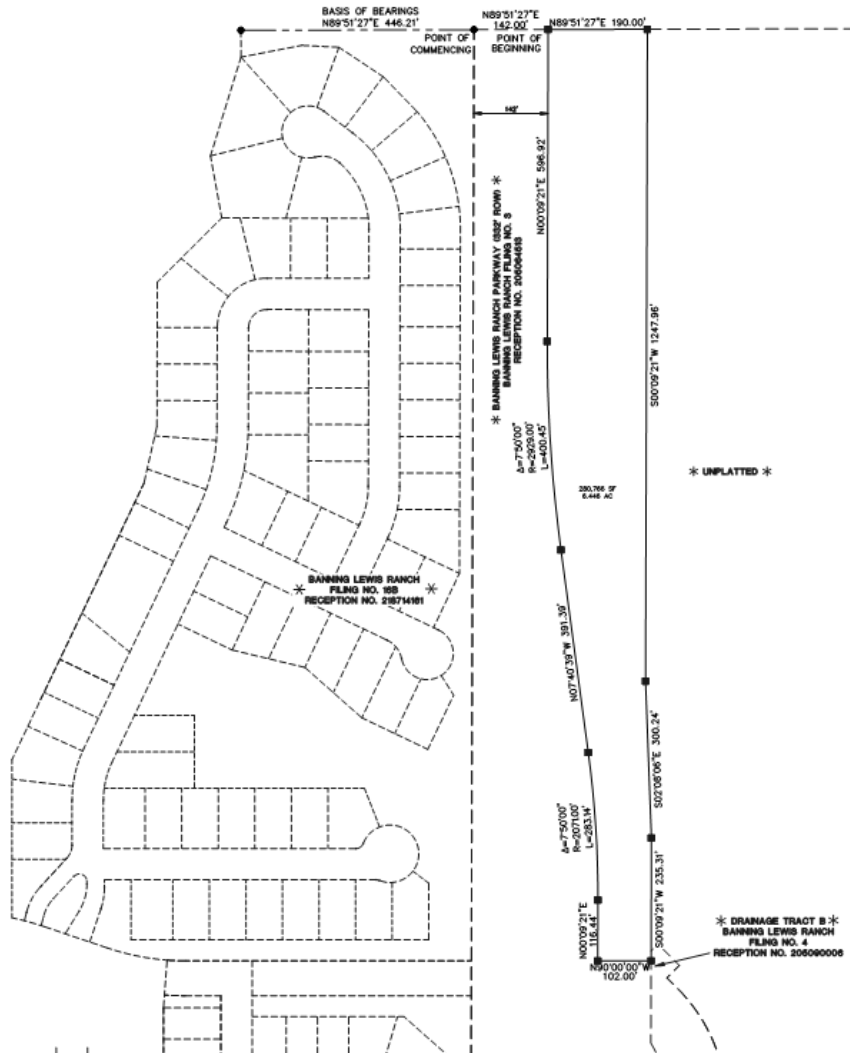
Major Master Plan Amendment, cont.



**GENERAL FUND FISCAL IMPACT ANALYSIS
SUMMARY OF EXPENDITURES AND REVENUE FOR
BLR Village**

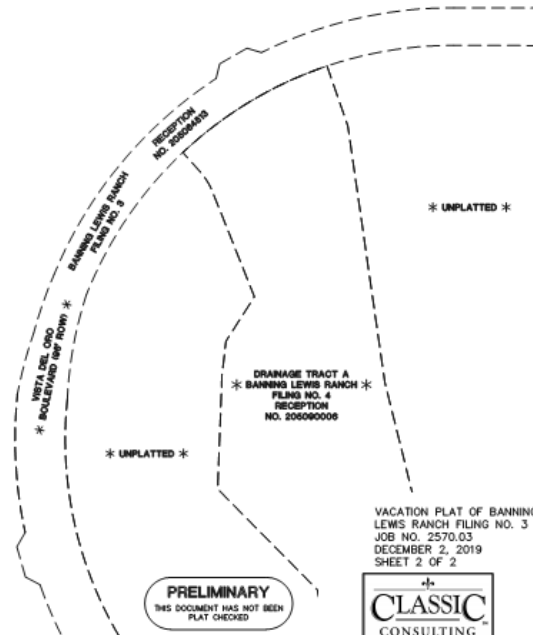
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
EXPENDITURES										
<u>Total Salaries, Operating, and Capital Outlay</u>										
Police	(11,771)	(12,124)	(12,487)	(12,862)	(13,248)	(13,645)	(14,055)	(14,476)	(14,911)	(15,358)
Fire	(870)	(896)	(923)	(950)	(979)	(1,008)	(1,039)	(1,070)	(1,102)	(1,135)
Public Works - Operations and Maintenance	0	0	0	0	0	0	0	0	0	0
Public Works - Transit	0	0	0	0	0	0	0	0	0	0
Public Works - Traffic	0	0	0	0	0	0	0	0	0	0
Parks, Recreation and Cultural Services	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENDITURES	(12,640)	(13,019)	(13,410)	(13,812)	(14,227)	(14,654)	(15,093)	(15,546)	(16,012)	(16,493)
REVENUES										
Property Taxes	0	0	8,175	8,420	8,673	8,933	9,201	9,477	9,761	10,054
Specific Ownership Taxes	0	0	1,114	1,148	1,182	1,218	1,254	1,292	1,330	1,370
Road & Bridge Revenue	0	0	317	327	336	347	357	368	379	390
Sales Tax Revenue (Residential)	3,170	3,265	3,363	3,464	3,568	3,675	3,785	3,899	4,016	4,136
Sales and Use Tax Revenue (Building Materials)	213,755	0	0	0	0	0	0	0	0	0
Miscellaneous Revenue	(50,829)	(52,354)	(53,924)	(55,542)	(57,208)	(58,924)	(60,692)	(62,513)	(64,388)	(66,320)
General Fund Sub-Total	166,097	(49,088)	(40,955)	(42,184)	(43,449)	(44,752)	(46,095)	(47,478)	(48,902)	(50,369)
<u>Public Safety Sales Tax Fund</u>										
Sales Tax Revenue (Residential)	634	653	673	693	714	735	757	780	803	827
Sales and Use Tax Revenue (Building Materials)	42,751	0	0	0	0	0	0	0	0	0
Public Safety Sales Tax Fund Sub-Total	43,385	653	673	693	714	735	757	780	803	827
<u>2C Road Tax Fund</u>										
Sales Tax Revenue (Residential)	903	903	903	903	903	0	0	0	0	0
Sales and Use Tax Revenue (Building Materials)	60,920	0	0	0	0	0	0	0	0	0
2C Road Tax Fund Sub-Total	61,824	903	903	903	903	0	0	0	0	0
TOTAL REVENUE	271,306	(47,532)	(39,379)	(40,587)	(41,832)	(44,017)	(45,338)	(46,698)	(48,099)	(49,542)
REVENUE SURPLUS/DEFICIT										
(Total Rev. less Total Exp.)										
ANNUAL	283,946	(34,512)	(25,969)	(26,775)	(27,605)	(29,364)	(30,245)	(31,152)	(32,087)	(33,049)
CUMMULATIVE	283,946	249,434	223,465	196,690	169,085	139,721	109,476	78,324	46,237	13,187

Right-of-way Vacation



LEGEND

- AC ACRES
- SF SQUARE FEET
- * NOT PART OF THIS PLAT
- RECOVERED NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYORS CAP STAMPS: 3/32" I.D. P.O. 30117 FLUSH WITH THE GROUND (TYP.)
- NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYORS CAP STAMPS: 3/32" I.D. P.O. 30117. TO BE SET FLUSH WITH THE GROUND (TYP.)



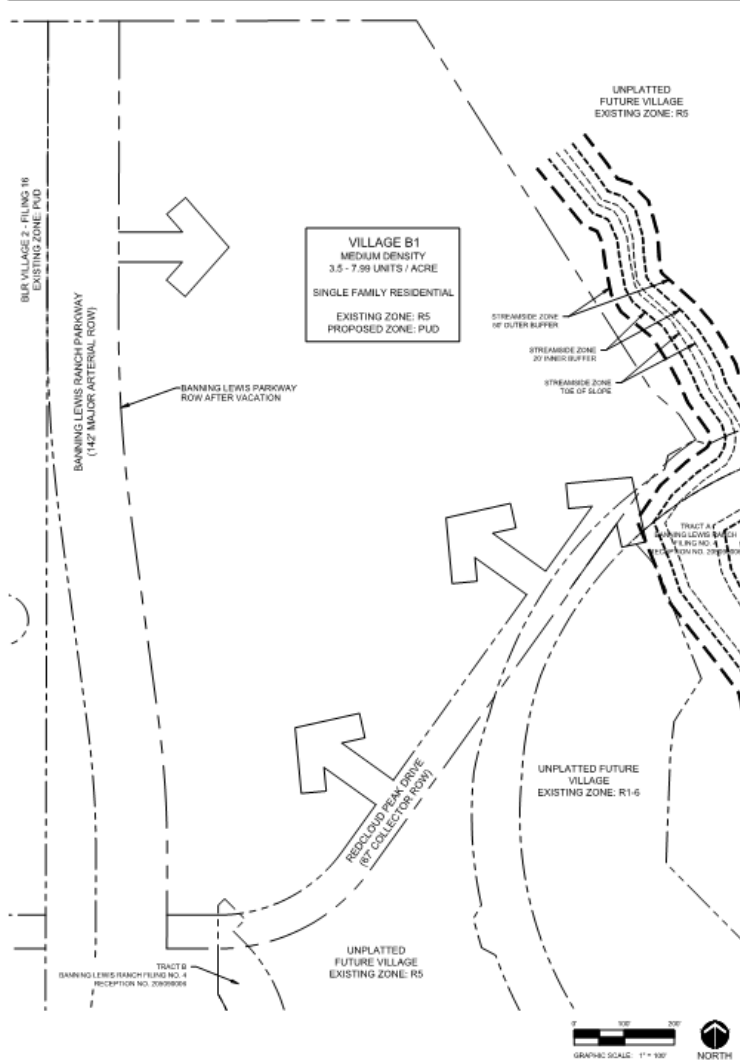
VACATION PLAT OF BANNING LEWIS RANCH FILED NO. 3 R.O.W. JOB NO. 2570.03 DECEMBER 2, 2019 SHEET 2 OF 2



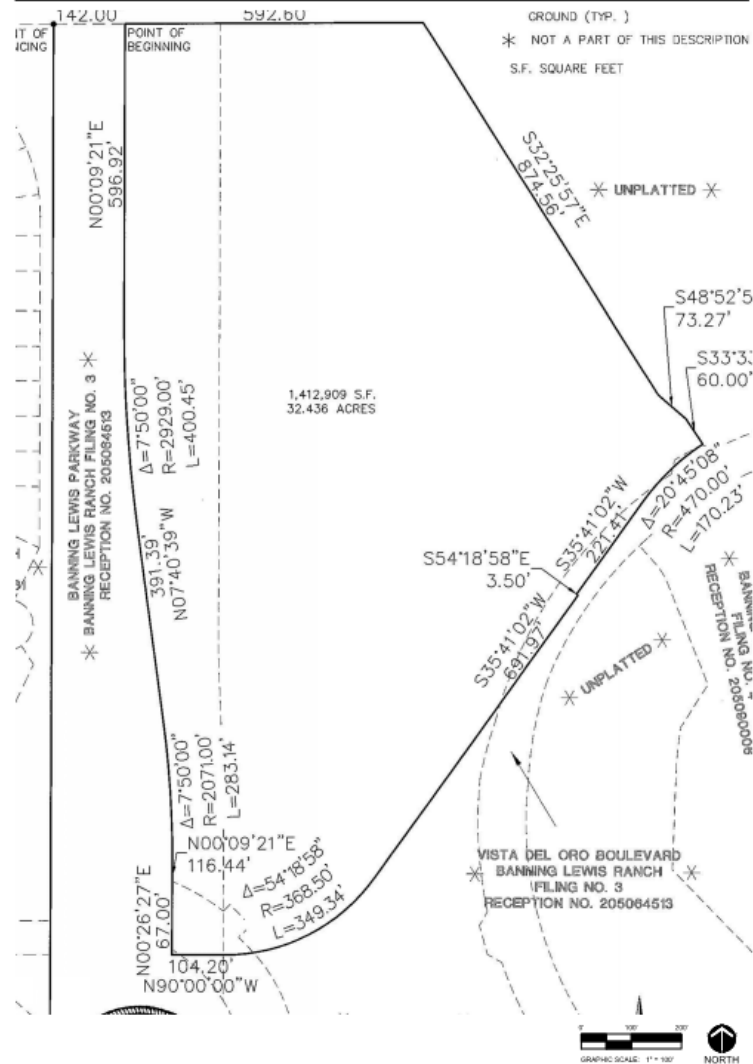
PUD Zone Change & Concept Plan



PUD CONCEPTUAL PLAN AND ZONE CHANGE



PUD SURVEY



ARCHITECT / PLANNER



DEVELOPER/CLIENT

CLAYTON PROPERTIES GROUP I
A COLORADO CORPORATION DB
CANYONWOOD HOMES
1000 N. NEWPORT RD
COLORADO SPRINGS, CO 80916
PHONE: (719) 583-9000

BANNING LEWIS RANCH - VILLAGE B1
PUD CONCEPT PLAN
COLORADO SPRINGS, CO
CONCEPT PLAN

PROJECT INFORMATION

PROJECT # 19186
DRAWN BY: JG
CHECKED BY: RB

ISSUE RECORD

NO.	DATE	DESCRIPTION
1	01/13/20	ISSUED FOR PERMITS
2	05/22/20	ISSUED FOR PERMITS
3	06/24/20	ISSUED FOR PERMITS

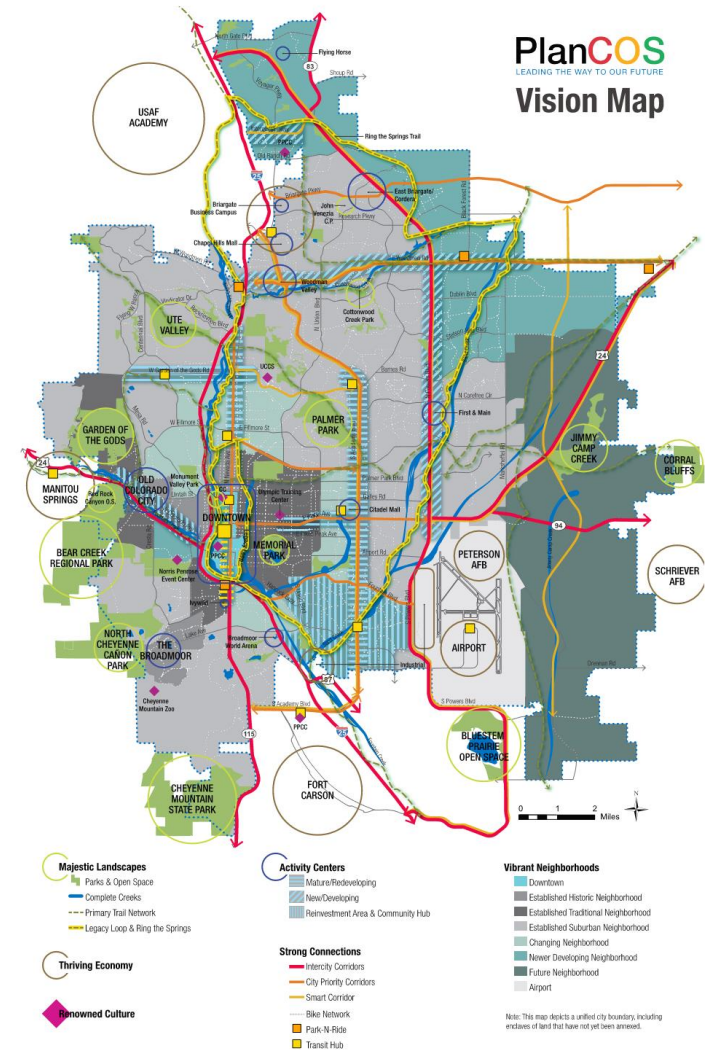
CPC PUP 20-00030
CPC PUP 20-00030
SHEET NUMBER

PlanCOS Conformance



Ch. 2 – Vibrant Neighborhoods

- Emerging Neighborhood Typology encourages variety of housing types from low to medium density.
- Goal VN-2
 - *“Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships and appropriate zoning and density that is adaptable to market demands and housing needs.”*

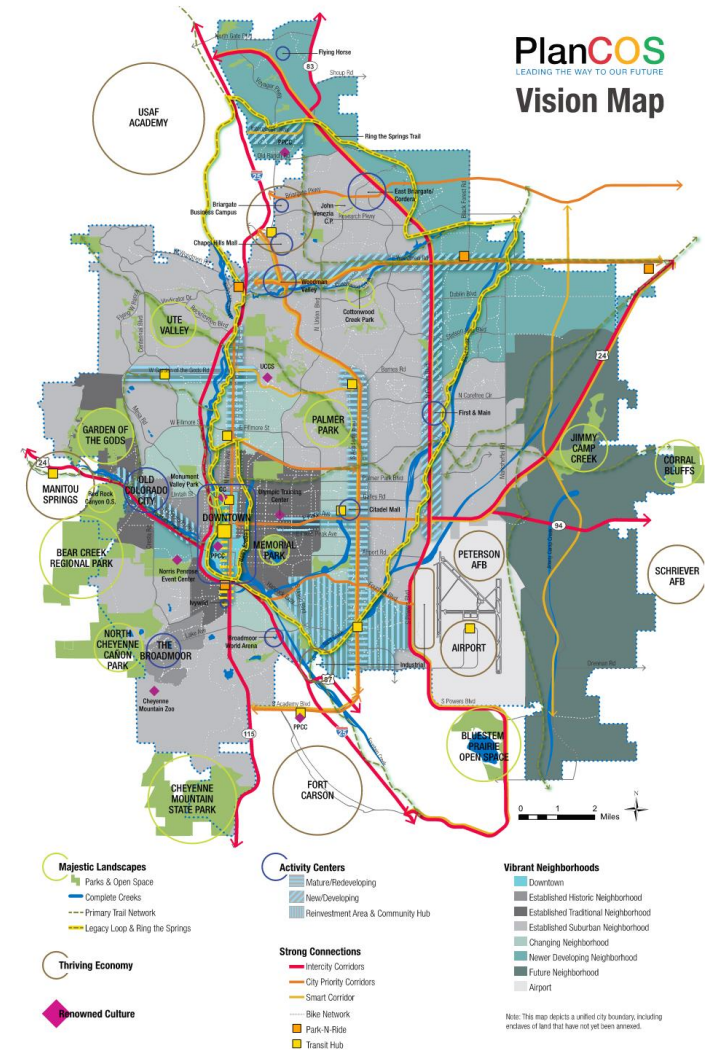


PlanCOS Conformance



Ch. 4 – Thriving Economy

- Goal TE-4
 - *“Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.”*
- Strategy TE-4.A-3 supports greenfield development within the existing City boundaries.



Recommendations



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

Approve the 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.

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

Adopt an ordinance vacating portions of public right-of-way known as 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).

CPC PUZ 20-00029 – PUD Zone Change

Adopt an ordinance amending the zoning map of the City of Colorado Springs relating to 32.4 acres from R5/SS/AO (Multi-Family and Streamside and Airport 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; and Airport Overlay), 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.

CPC PUP 20-00030 – PUP Concept Plan

Approve the PUD Concept Plan for the Banning Lewis Ranch Village B1 project to allow single-family residential development, 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).