

Banning Lewis Ranch Village

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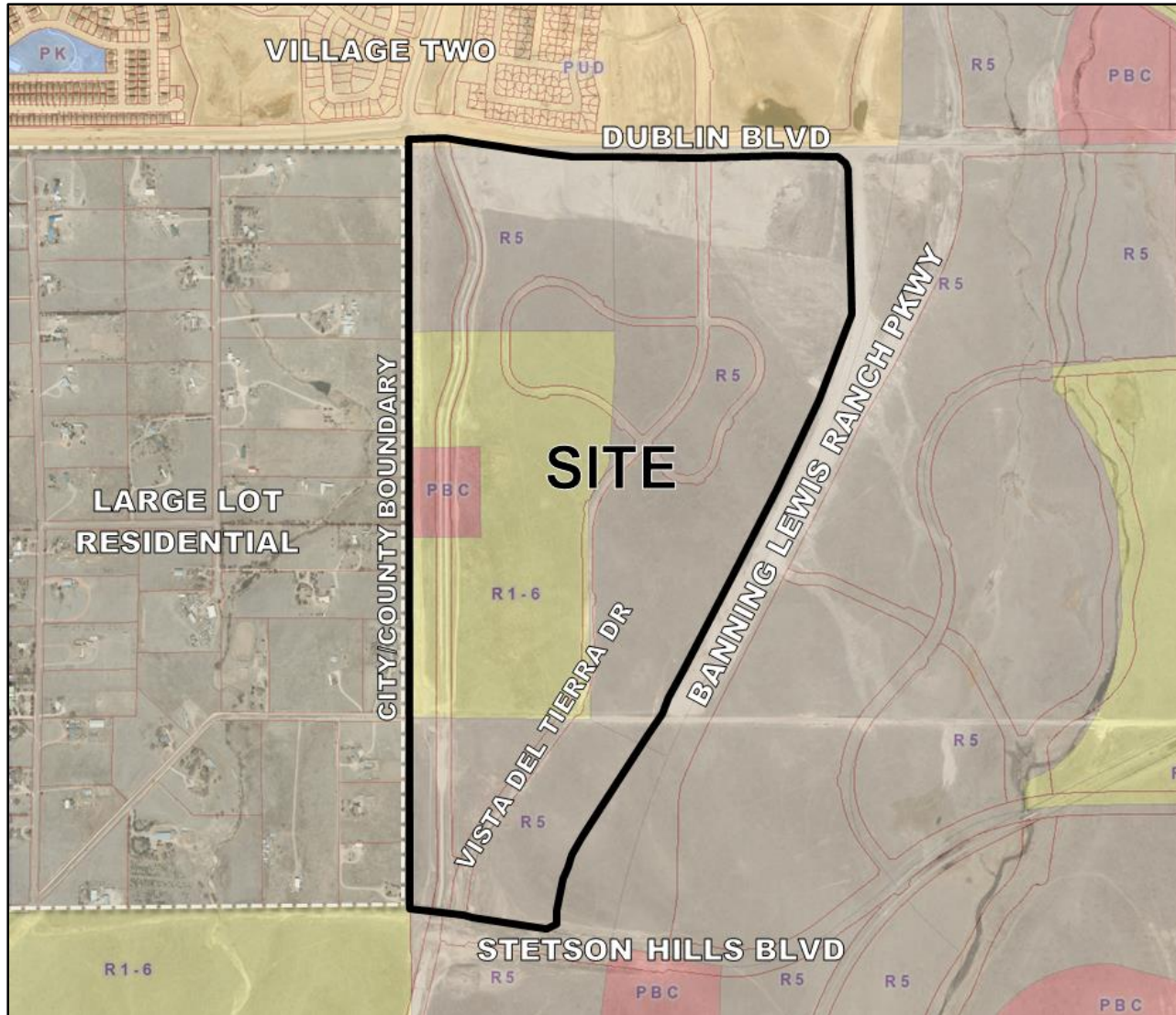
Major Master Plan Amendment
Zone Change
Concept Plan
Right-of-way Vacation

September 26, 2017

Hannah Van Nimwegen, Planner II



Vicinity Map



Banning Lewis Ranch Village 3



Site Details:

- Zoned R-5/CR/AO/SS; R-5/CR/AO; R1-6000/AO/SS; PBC/CR/AO/SS
- Master Plan designations: Residential-High, Residential-Medium, Residential-Low, Neighborhood Retail, Elementary School, and Park
- The site is undeveloped without changes in grade
- There are existing utilities running through the site

Applications:

- Major Master Plan Amendment to RES-M (3.5-7.99 du/ac)
- Zone Change to PUD/AO/SS.
- Concept Plan illustrating 284 acres of single-family residential
- Right-of-way Vacation to vacate a portion of Dublin Boulevard, Vista Del Tierra Road, Circulo Del Sol Road, and a portion of Stetson Hills Boulevard

Banning Lewis Ranch Village 3



Public Notification and Involvement:

- Public notice was mailed to 68 property owners for the application submittal.
- Public notice was mailed to 68 property owners prior to City Planning Commissioner and today's City Council hearing.

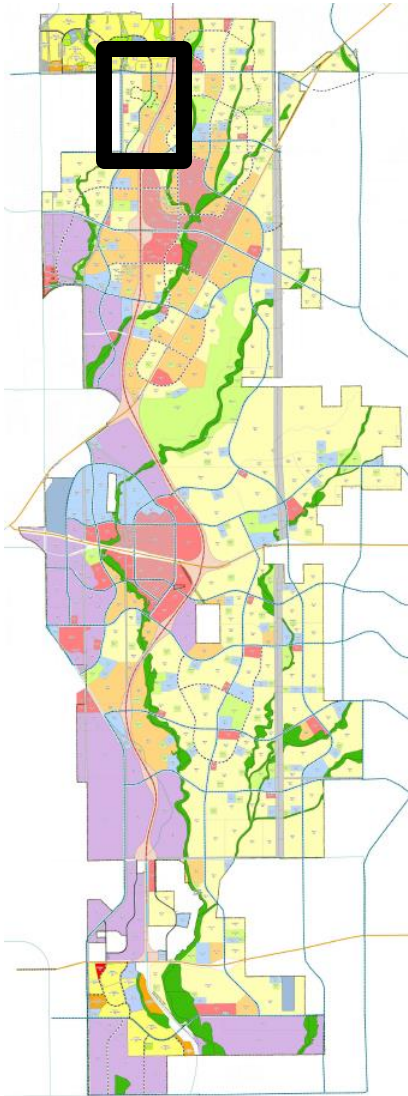
Internal and External Agency Review:

- Staff consulted the standard reviewing agencies in addition to the Fiscal and Strategic Planning Office and School District 49.
- At this time, all comments have been satisfied except for two technical modifications on the Concept Plan.

City Planning Commission:

- August 17, 2017, the City Planning Commission voted to recommend approval as part of the new business calendar with a motion to remove all references to "active-adult" and "age-restricted" on the Concept Plan.
- No one from the public spoke in support or in opposition to the proposal.

Major Master Plan Amendment



Existing



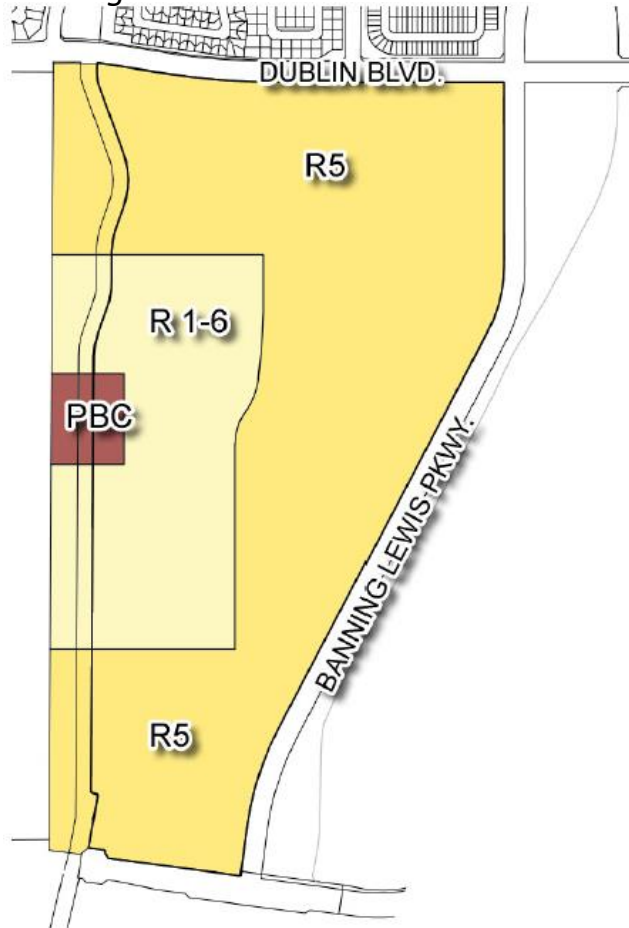
Proposed



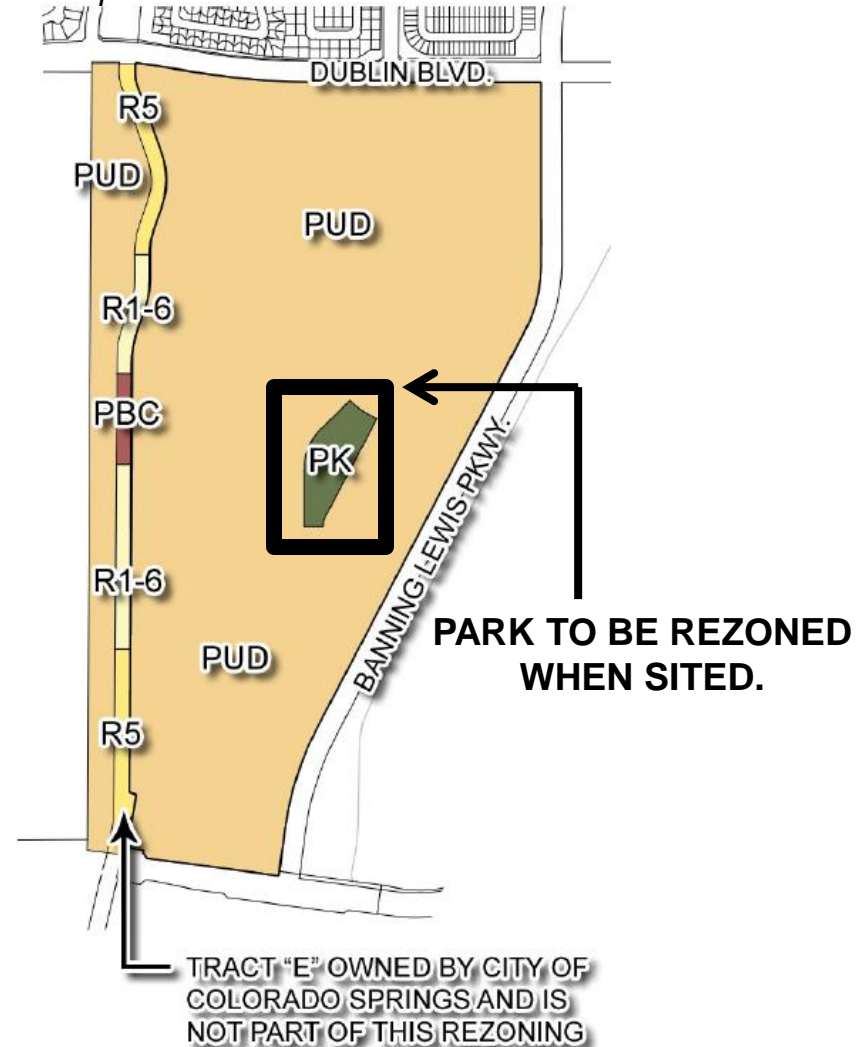
PUD Zone Change



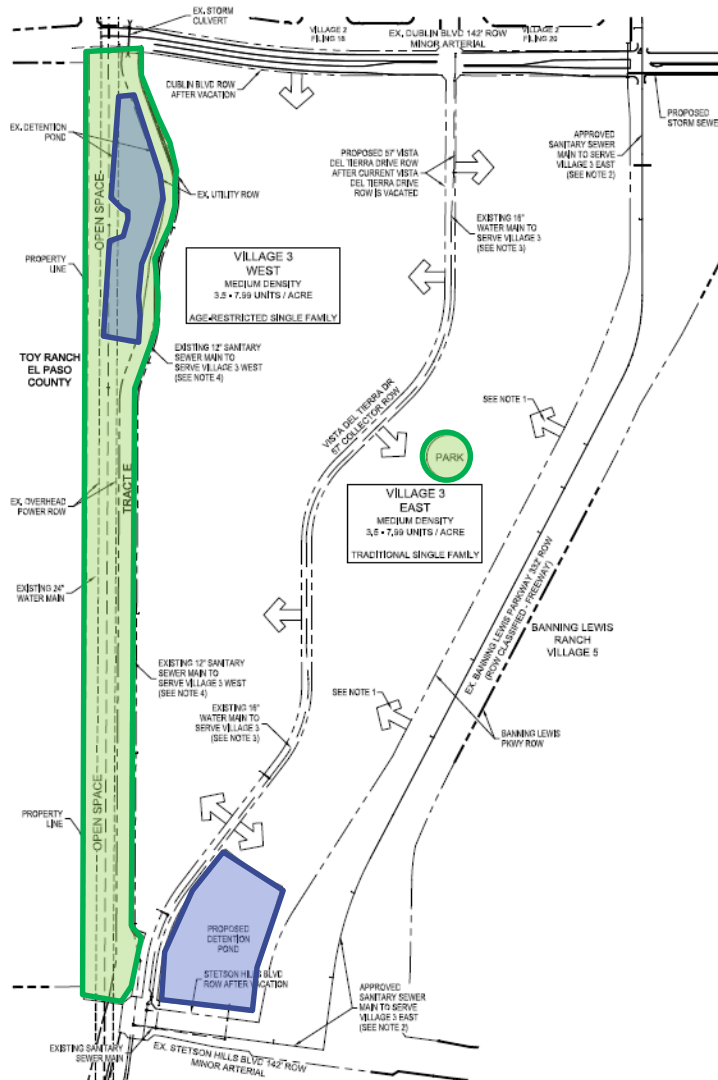
Existing



Proposed

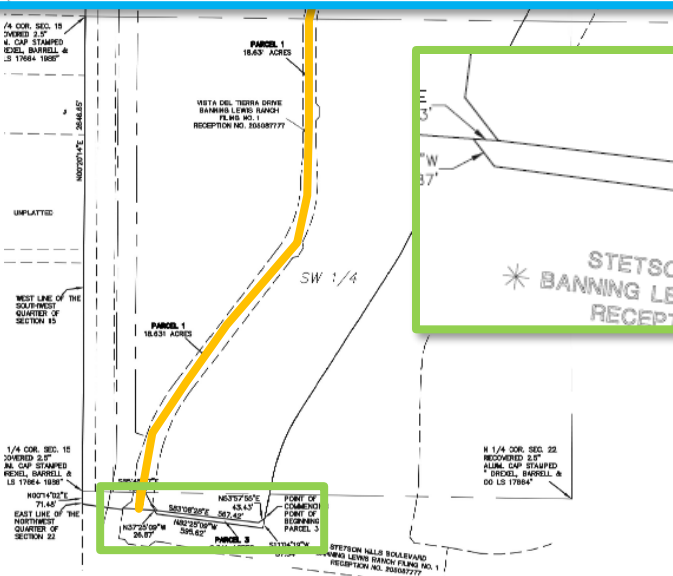
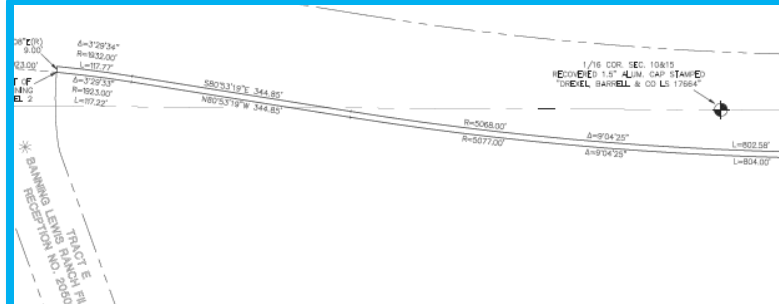
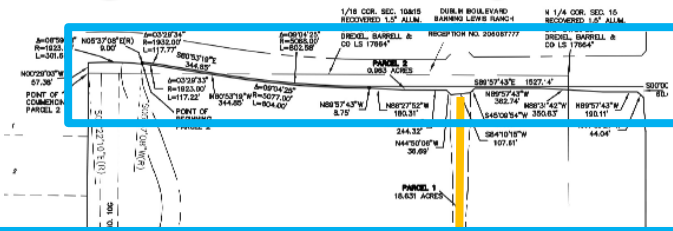


Village 3 Concept Plan

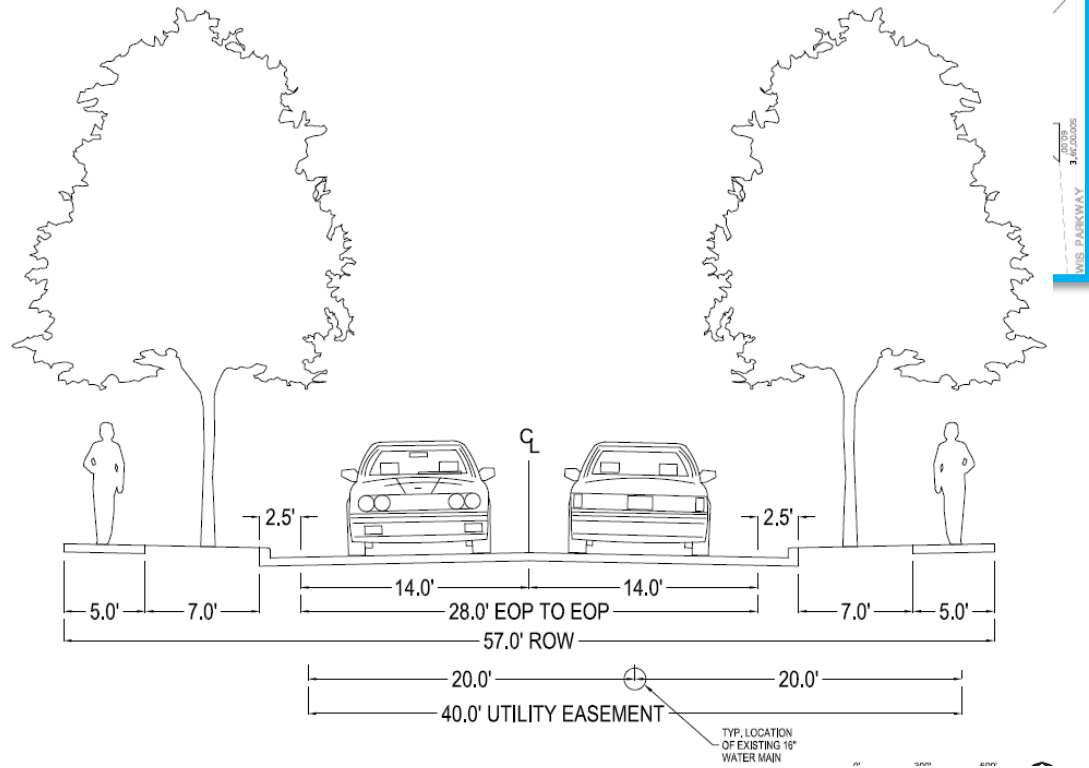


- Park and Open Space allocation approved by the Parks and Recreation Advisory Board in March, 2017.
- Two drainage areas shown.
- Traffic Impact Analysis reviewed and approved by Traffic Engineering.
- Density will be tracked on the Concept Plan for each filing.

Right-of-way Vacation



TYPICAL 57' ROW STREET COLORADO SPRINGS COLLECTOR CROSS SECTION





Banning Lewis Ranch Village 3

Fiscal Impact Analysis:

- The Fiscal and Strategic Planning Office determined the development would have a “neutral” impact to the City when comparing to the established densities and street widths.

School District 49:

- Village Three benefits from over-dedication within Villages One and Two. The over dedication will cover the requirements of the 107 acres of traditional residential.
- In theory, the active-adult community would not be contributing to the school population.

Technical Modifications:

- Removal of all references to “active-adult” or “age-restricted”
- Addition of note requiring additional documentation be supplied with development plan and final plat for each Village Three filing. Documentation would be provided to the school district for consideration.

Recommendations



CPC MP 87-00381-A16MJ17 – MAJOR MASTER PLAN AMENDMENT

Approve the major amendment to the Banning Lewis Ranch Master Plan, based upon the finding that the amendment meets the review criteria for granting a master plan amendment as set forth in City Code Section 7.5.408.

CPC PUZ 17-00047 – ZONE CHANGE

Approve the zone change from R-5/CR/AO/SS; R-5/CR/AO; R1-6000/AO/SS; PBC/CR/AO/SS to PUD/AO/SS (Planned Unit Development: single-family residential with a maximum building height of 40 feet and a gross density of 7.99 dwelling units per acre with Airport and Streamside Overlays), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603 and the development of a PUD zone as set forth in City Code Section 7.3.603.

CPC PUP 17-00048 –CONCEPT PLAN

Approve the Banning Lewis Ranch Village Three Concept Plan based upon the findings that the concept plan meets the review criteria for granting approval of a concept plan as set forth in City Code Section 7.5.501.E and the PUD Concept Plan criteria as set forth in City Code Section 7.3.605 subject to the below Technical Modification:

Technical Modification to the Banning Lewis Ranch Village Three Concept Plan:

1. General note to be added to the cover sheet of the concept plan, "Further assessment for land dedication or fees-in-lieu shall be conducted by the appropriate school district during the review of a filing's development plan and final plat. The applicant/builder of Village Three to provide the Planning Department a copy of the filing's Covenants, Conditions & Restrictions to provide to the school district for consideration. A general note must be placed on the plat stating the subdivision filing is subject to the Covenants, Conditions & Restrictions recorded at the applicable reception number."
2. Remove all language referencing "age-restriction" and "active-adult."

CPC V 17-00049 – RIGHT-OF-WAY VACATION

Approve the vacation of City right-of-way along a portion Dublin Boulevard, Vista Del Tierra Drive from Dublin Boulevard to Stetson Hills Boulevard, Circulo Del Sol Loop, and a portion of Stetson Hills Boulevard based on the finding the request complies with the review criteria in City Code Section 7.7.402.C.