

Enclaves at Mountain Vista East

CPC MP 87-00381-A3MJ22, CPC PUZ 22-00034
and CPC PUP 16-00013-A4MJ22

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Applications



CPC MP 87-00381-A31MJ22

A Major Master Plan Amendment to the Banning Lewis Ranch Master Plan for 184.29-acres to accommodate a mixed residential, and commercial development as well as a future roadway network, located east of Marksheffel Road and south of the future extension of Barnes Road and west of the future extension Banning Lewis Parkway. (Quasi-Judicial)

CPC PUZ 22-00034

A PUD zone change rezoning 184.29-acres from R-1 6000/PBC/AO/R-5/PUD/PK/SS/AO (Single-Family Residential, Planned Business Center, Multi-Family Residential, Planned Unit Development, and Public Parks with Streamside Overlay and Airport Overlay) to PUD/SS/AO (Planned Unit Development: Residential, 3.5 dwelling units per acre to 24.99 dwelling units per acre, and 35 feet maximum building height; and Commercial, 138,500 square feet, and 45 feet maximum building height, with Streamside Overlay and Airport Overlay). (Quasi-Judicial)

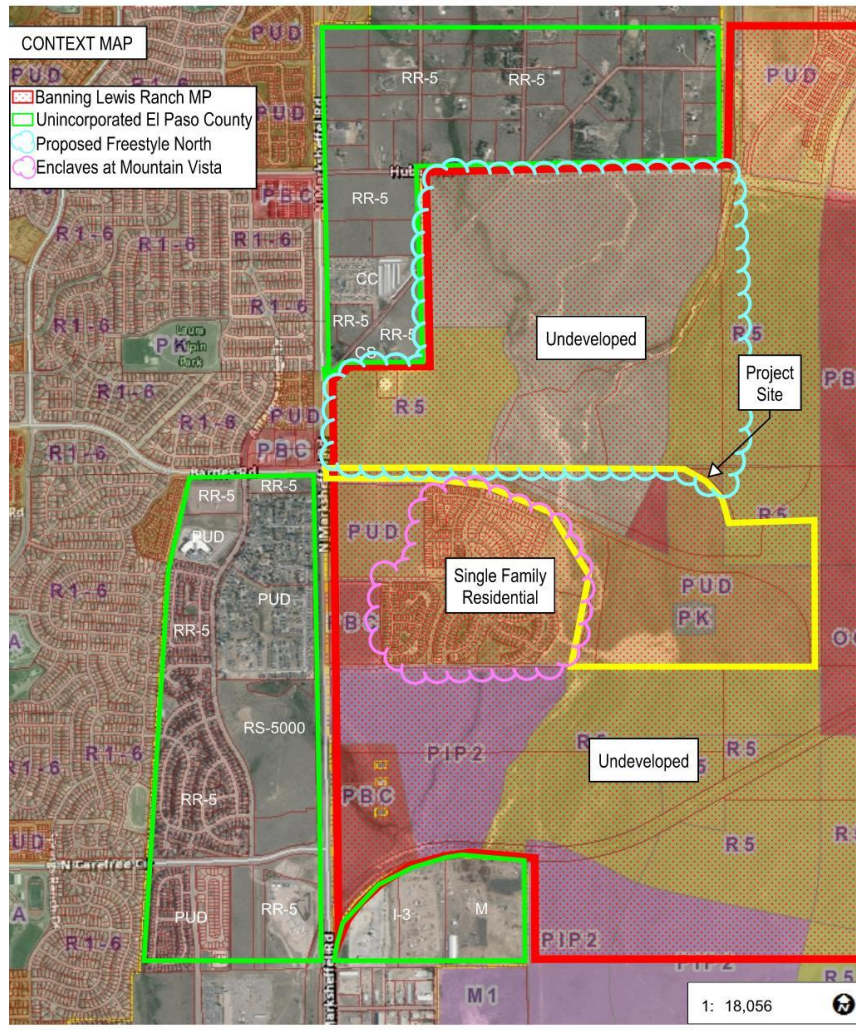
CPC PUP 16-00013-A4MJ22

A PUD Concept Plan for the Enclaves at Mountain Vista East project illustrating a phased residential and commercial development with a mix of land uses, public and private improvements and the realignment of Barnes Rd. (Quasi-Judicial)

Context Map



City of Colorado Springs



General Information



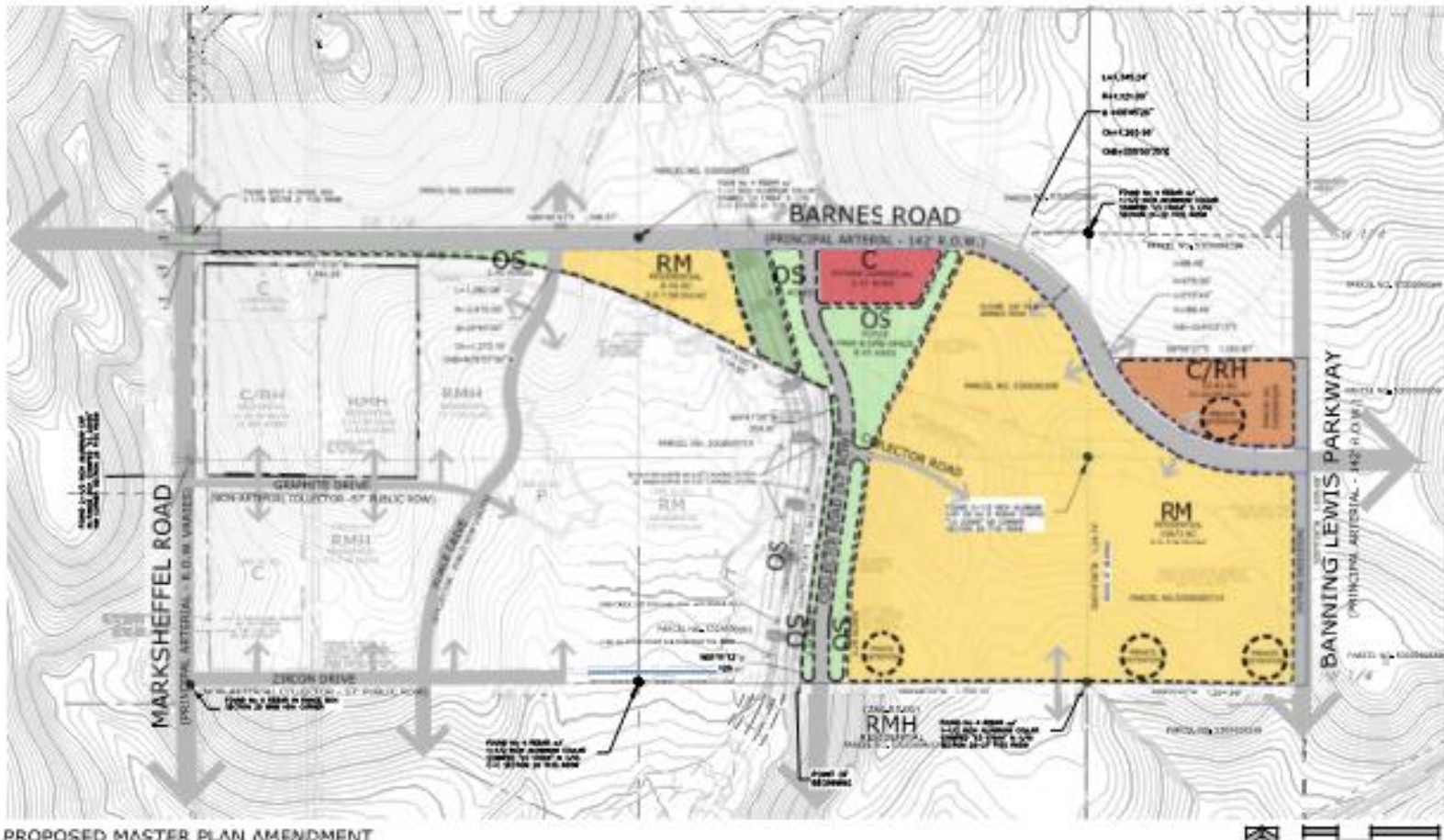
Site Details:

- Zoned R-1 6000/PBC/AO/R-5/PUD/PK/SS/AO (Single-Family Residential, Planned Business Center, Multi-Family Residential, Planned Unit Development, and Public Parks with Streamside and Airport Overlays)
- The project site is part of the Banning Lewis Ranch Master Plan
- The project site is currently vacant and undeveloped and consists of a gently, rolling hill, grass, weeds, and yucca landscape. The site also has a dominant north-south drainage.

➤ **Public Notification and Involvement:**

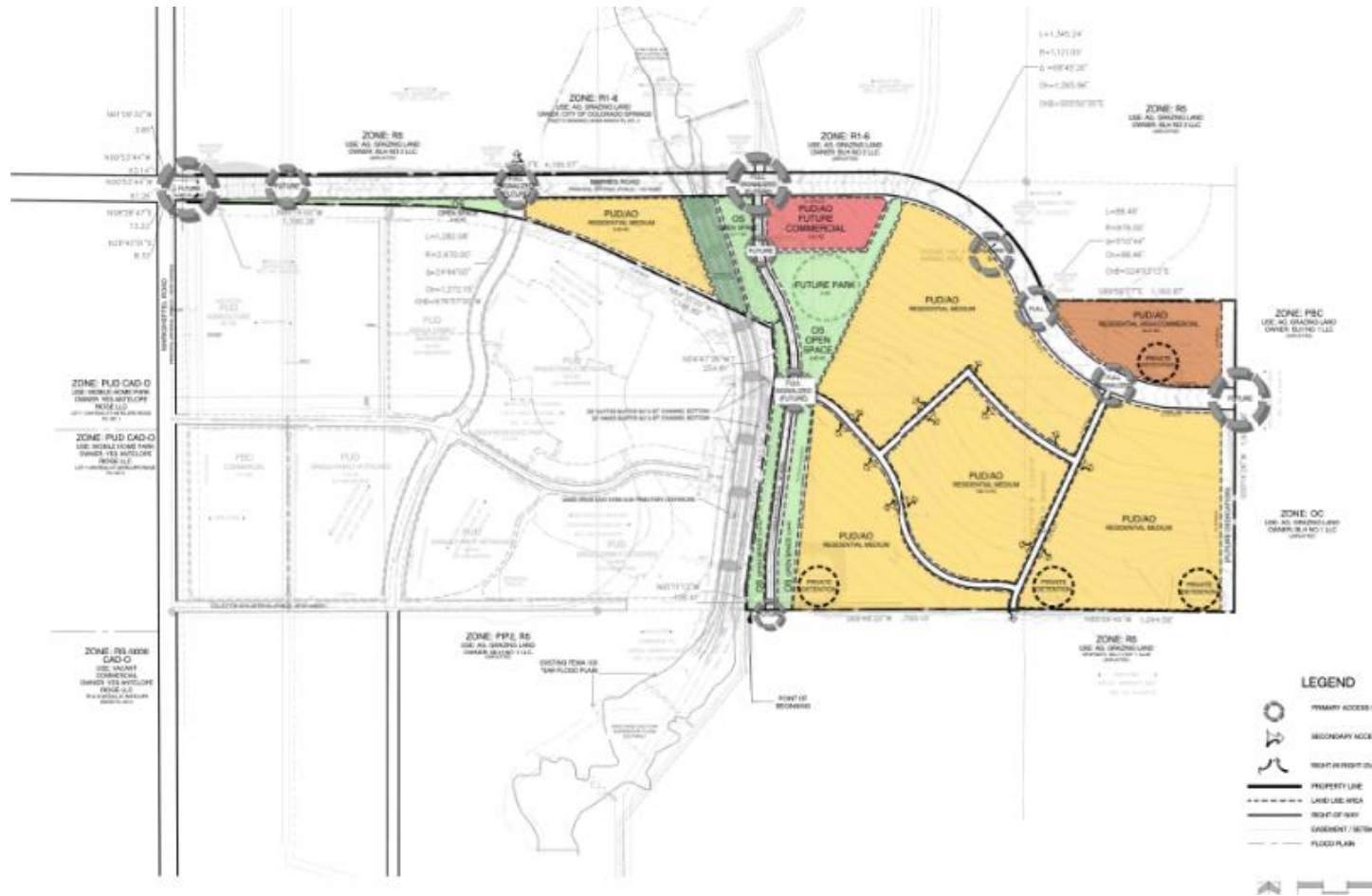
- Public notice was mailed to 239 property owners, on two occasions: internal review and this Planning Commission hearing
- The site was also posted on the two occasions above
- City Planning staff received no comments.

Master Plan Amendment



PROPOSED MASTER PLAN AMENDMENT

PUD Concept Plan



PlanCOS Conformance



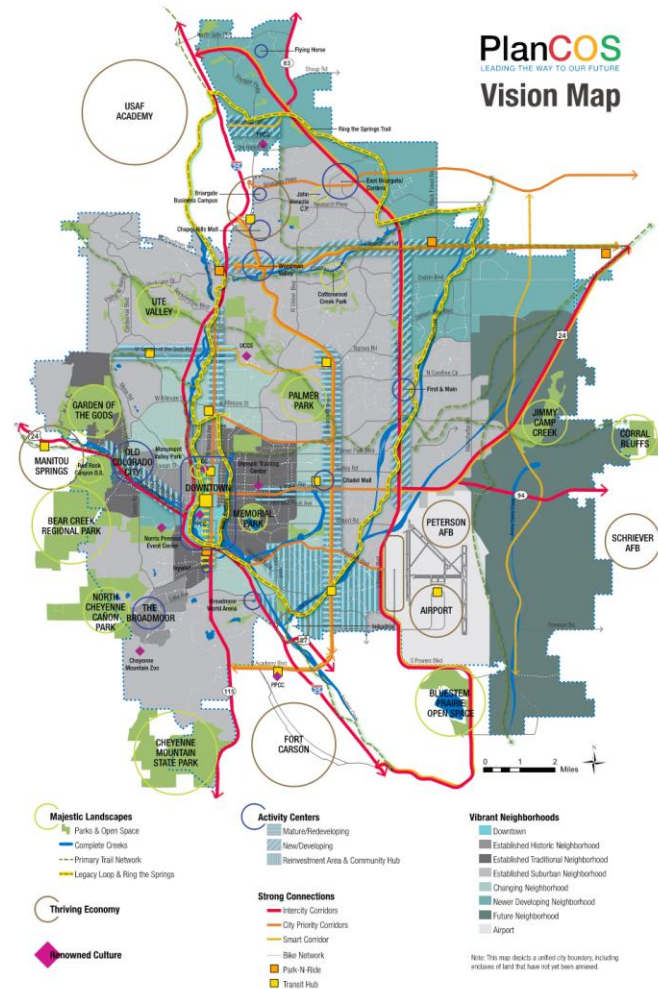
PlanCOS
LEADING THE WAY TO OUR FUTURE
Vision Map

Ch. 3 – Unique Places

- “Be a City of Places”, which has goal UP-1 that states:
“Enrich the texture and livability of the city as a tapestry of unique, vibrant, and walkable places.”

Ch. 7 – Majestic Landscapes

- “Although this overall plan will result in more areas with vertical development and less perceptual open space, staff recommends that the resulting plan supports several of the Majestic Landscapes Big Ideas including “Providing Parks for the People”, “Engaging with Our Landscapes”, and “Complete our Creeks”.



Recommendation



CPC MP 87-00381-A3MJ22

Approve a resolution of the City Council of the City of Colorado Springs, Colorado approving a major amendment to the Banning Lewis Ranch Master Plan changing land use designations from residential-medium high, neighborhood retail, school, and park to residential-medium, commercial, mixed commercial/residential-high, park and open space consisting of 184.29 acres located east of the North Marksheffel Road and Barnes Road intersection, based upon the findings that the request meets the review criteria for granting a master plan major amendment as set forth in City Code Section 7.5.408

Recommendation



CPC PUZ 22-00004

Adopt an ordinance amending the zoning map of the City of Colorado Springs for the Enclaves at Mountain Vista Ranch East project changing 184.29 acres from R-1 6000/PBC/AO/R-5/PUD/PK/SS/AO (Single-Family Residential, Planned Business Center, Multi-Family Residential, Planned Unit Development, and Public Parks with Streamside and Airport Overlays) to PUD/SS/AO (Planned Unit Development: Residential, 3.5 dwelling units per acre to 24.99 dwelling units per acre, and 35 feet maximum building height; and Commercial, 138,500 square feet maximum, and 45 feet maximum building height, with Streamside and Airport Overlays), 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).

Recommendation



CPC PUP 16-00013-A4MJ22

Approve the PUD Concept Plan for the Enclaves at Mountain Vista Ranch East project, 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