

Banning Lewis Ranch Village A

CPC MP 87-00381-A26MJ20

CPC V 20-00123

CPC PUZ 20-00124

CPC PUP 20-00125

CPC ZC 21-00038

CPC CP 21-00039

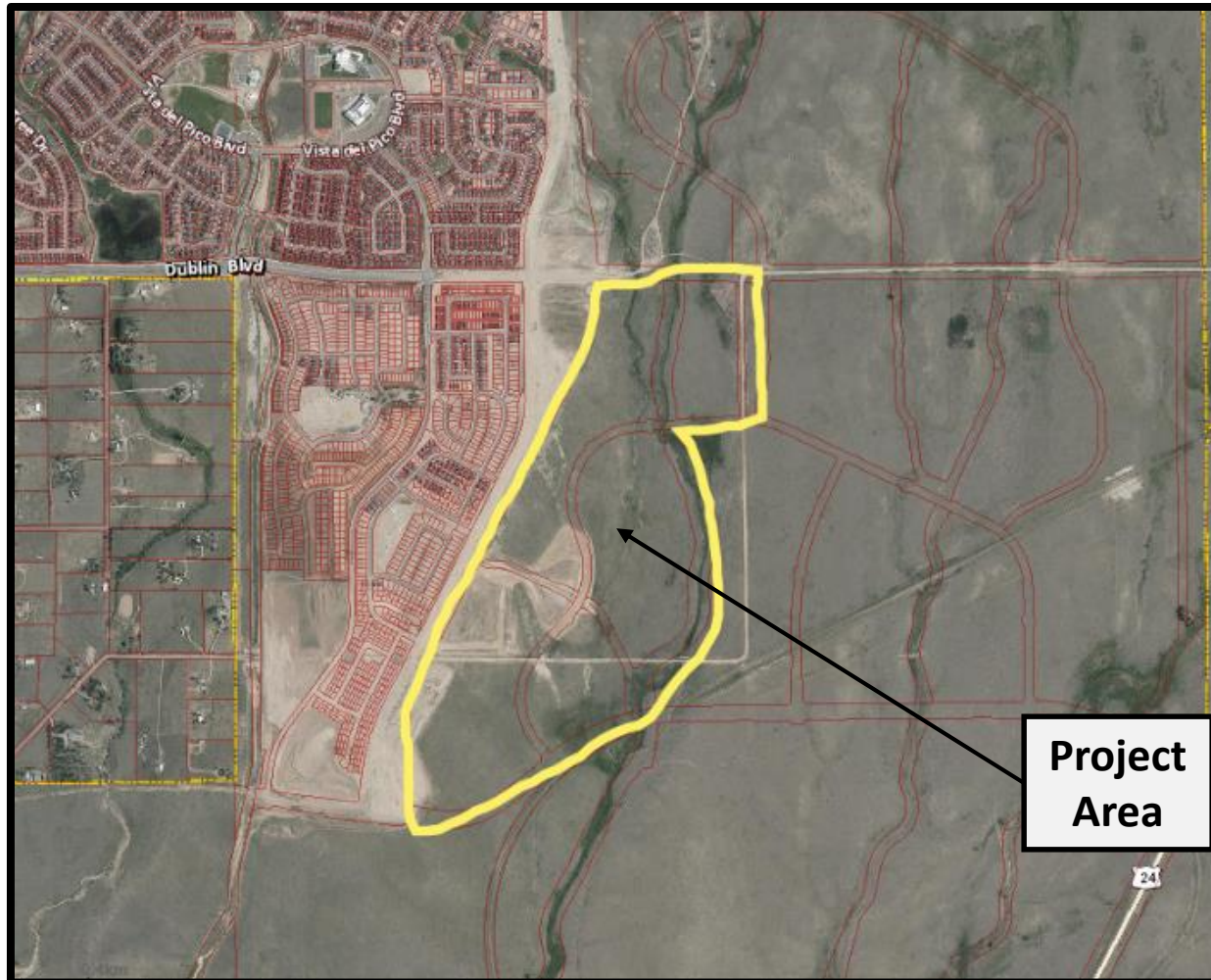
May 11, 2021

Katelynn Wintz, AICP

Senior Planner



Vicinity Map



General Information



Background Information

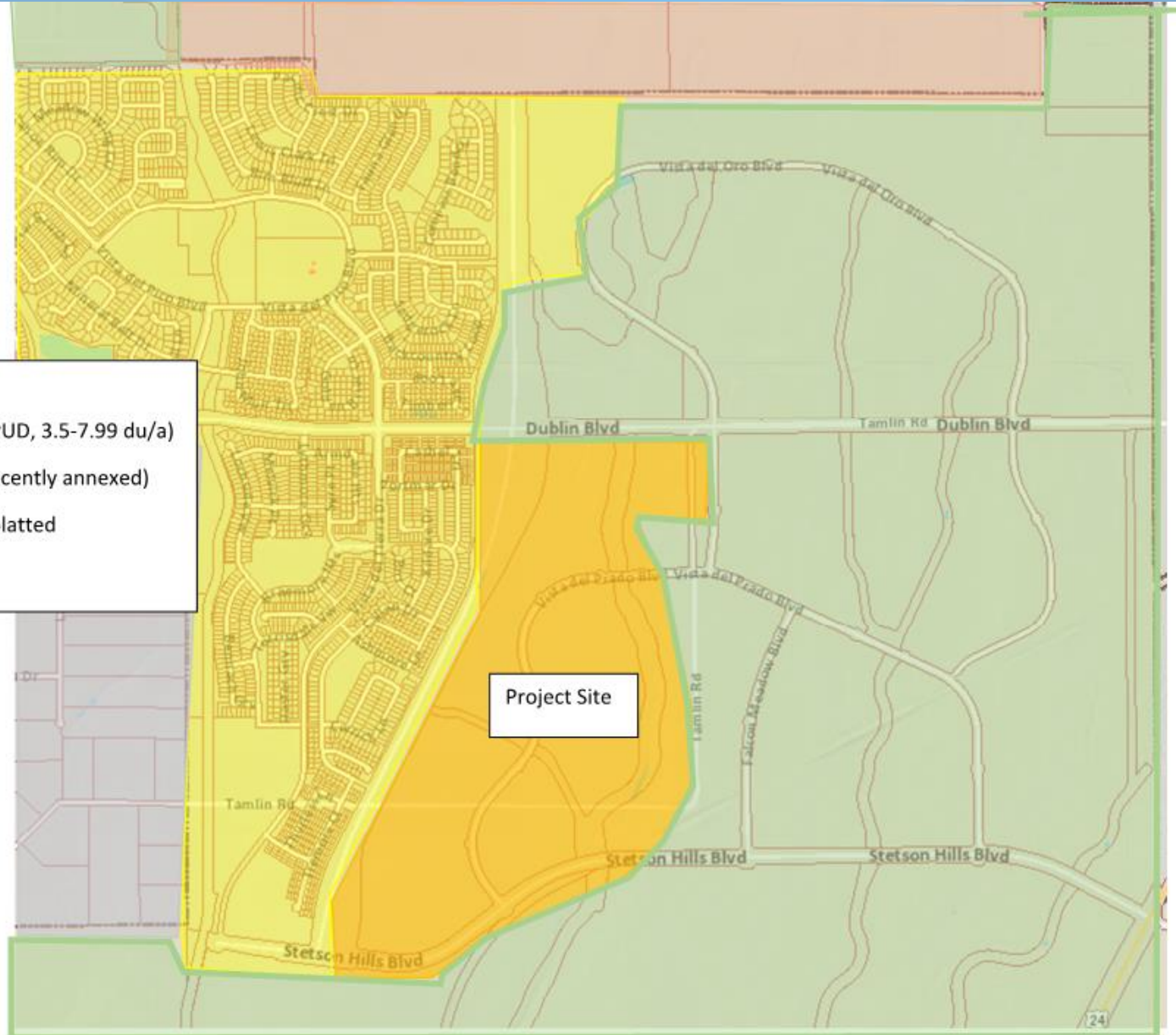
- 297.08 acres, vacant land
- Zoned R5/SS/AO and R1-6000/SS/AO (Multi-Family and Single-Family Residential with Streamside and Airport Overlays)
- The site is currently vacant.

Public Notice

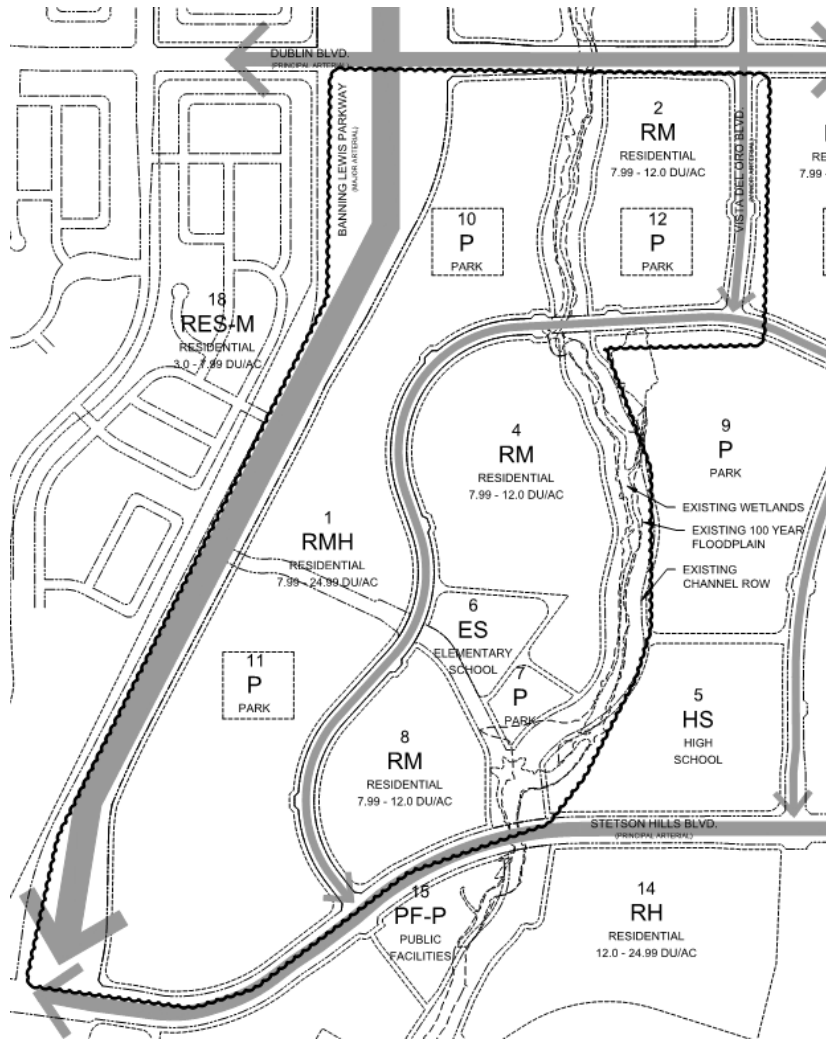
- Site posting and 34 postcards mailed three times: once at the initial review stage and before the Planning Commission and City Council Hearings. Staff has received one comment in opposition to the application citing needs for housing diversity beyond a single-family product.

Context Map

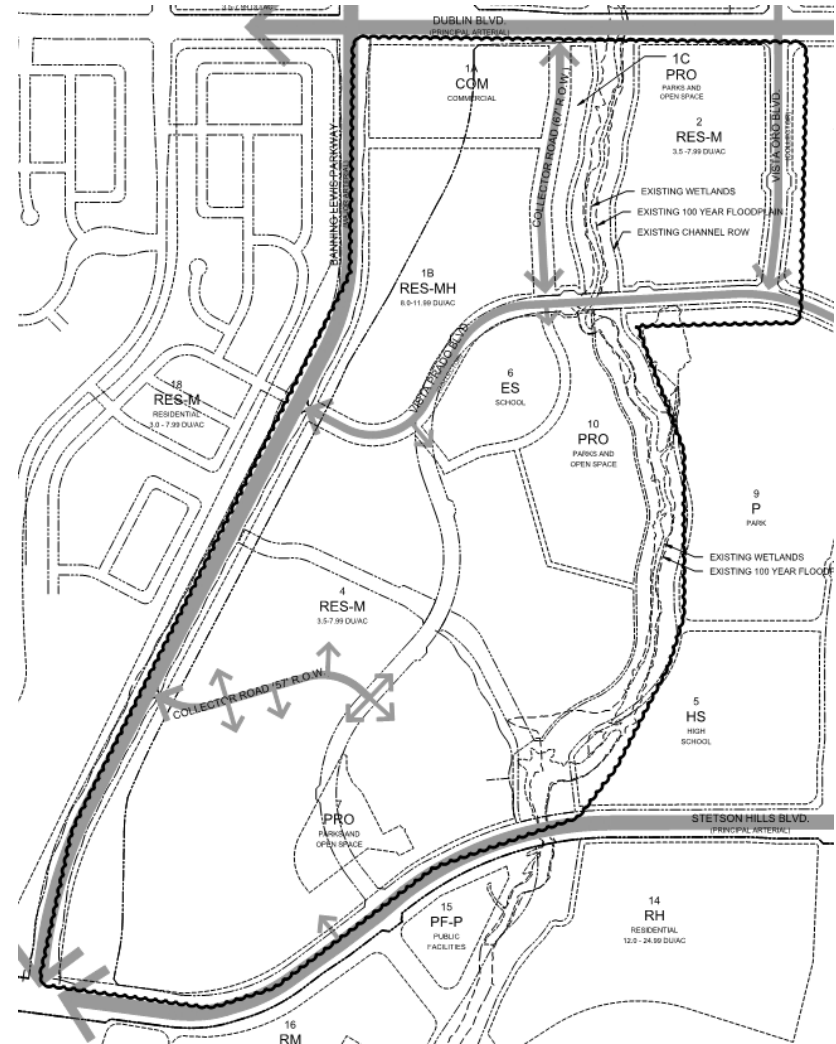
-  Project Site
-  Residential (PUD, 3.5-7.99 du/a)
-  BLR North (recently annexed)
-  Vacant & unplatted
-  County



Major Master Plan Amendment

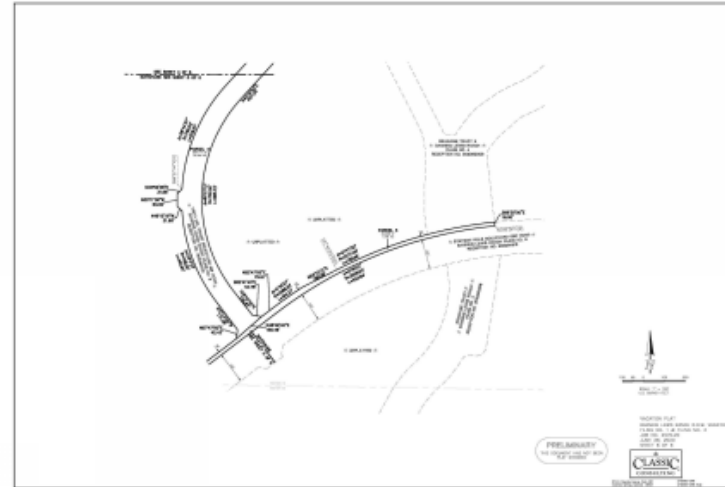
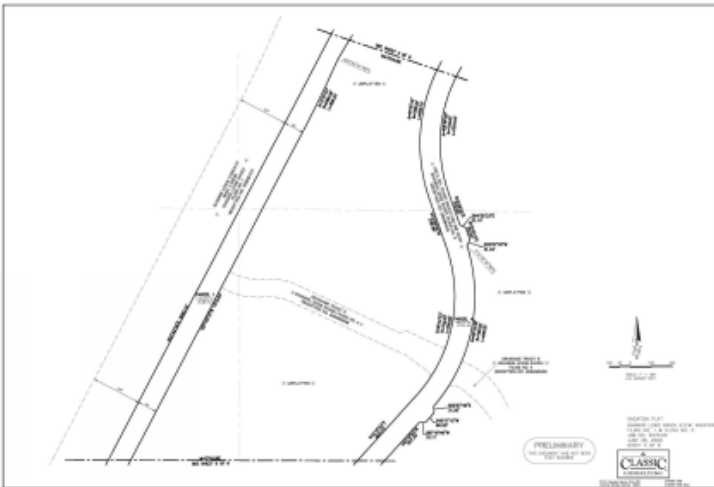
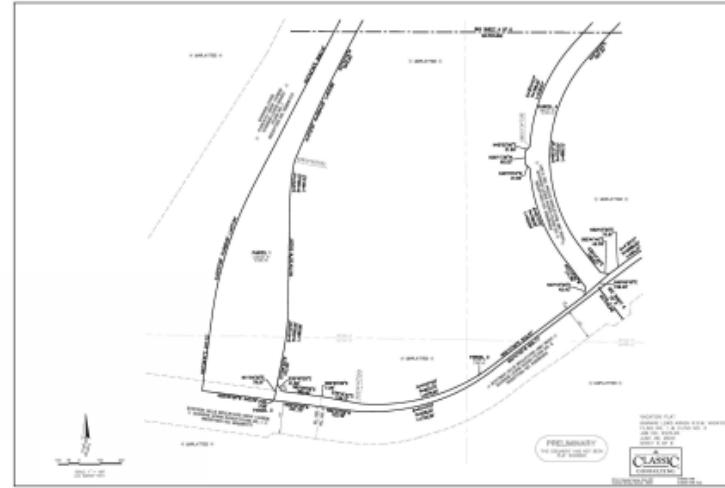


EXISTING MASTER PLAN

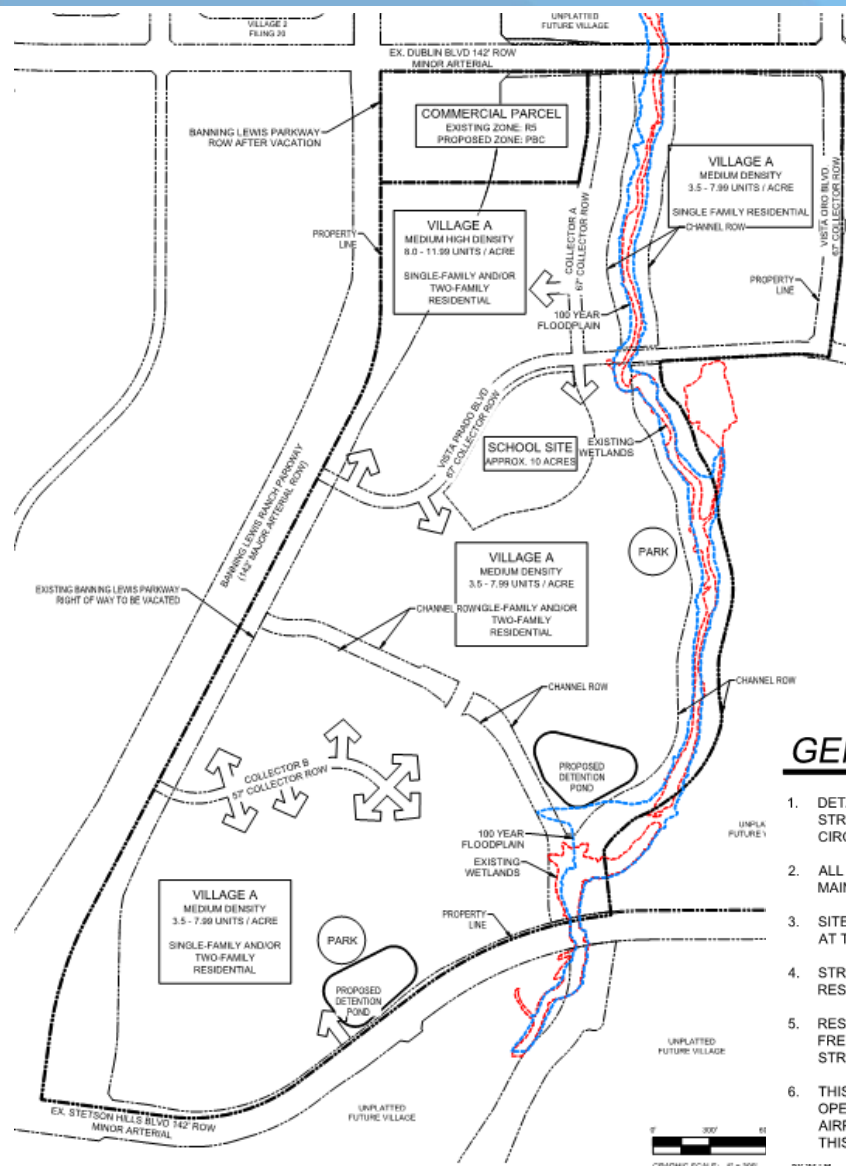


PROPOSED MASTER PLAN

Right-of-way Vacation



PUD Zone Change & Concept Plan

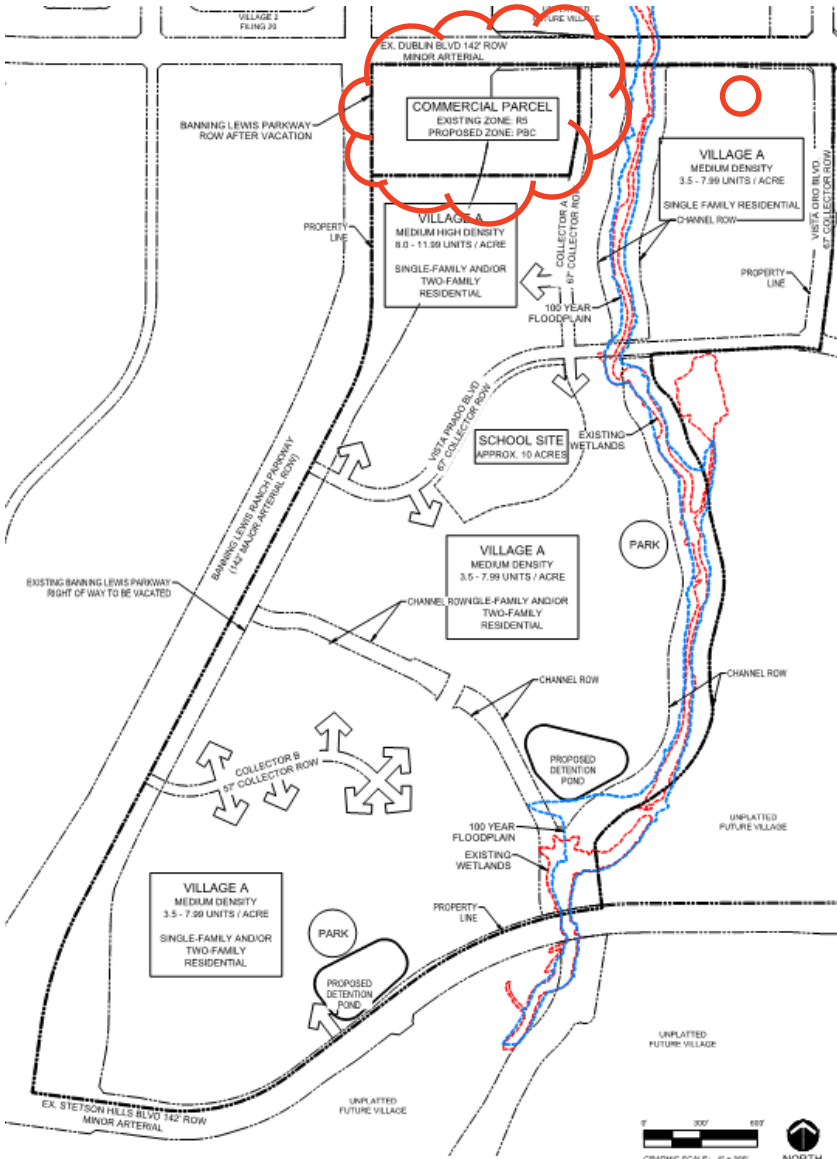


Single Family (detached and attached)
 3.5-7.99 DU/A
 8-11.99 DU/A
 Two proposed future Neighborhood Parks per PLDO
 One future school site
 Construction of Banning Lewis Parkway triggered by construction of 80 dwelling units within Village A

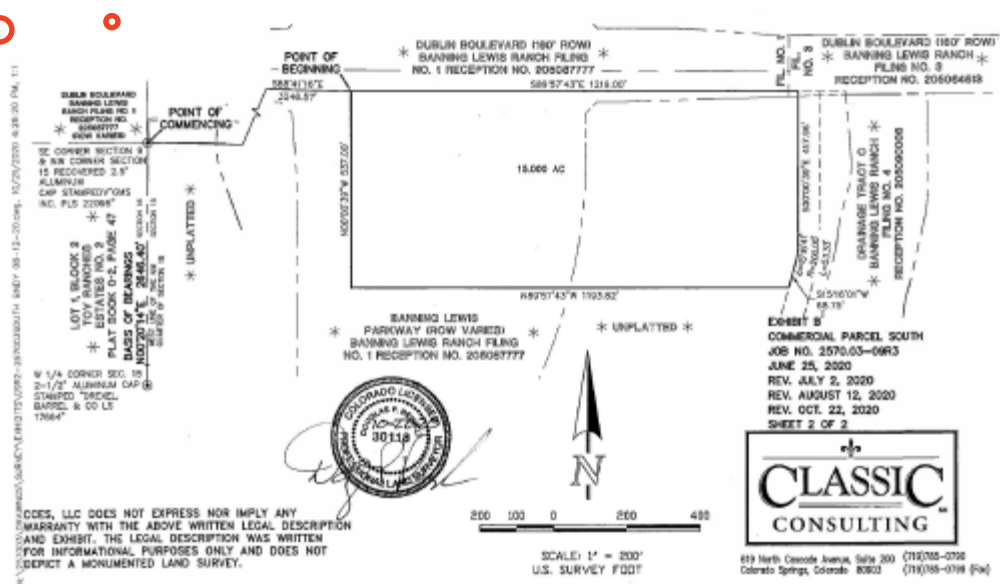
GENERAL NOTES

1. DETACHED 5' SIDEWALKS TO RUN ADJACENT TO ALL PUBLIC STREETS THROUGHOUT THE DEVELOPMENT FOR PEDESTRIAN CIRCULATION.
2. ALL PARKS, WHETHER PRIVATE OR PUBLIC, ARE TO BE OWNED AND MAINTAINED BY A BANNING LEWIS RANCH METROPOLITAN DISTRICT.
3. SITE SIGNAGE, LIGHTING AND LANDSCAPING WILL BE ADDRESSED AT THE DEVELOPMENT PLAN LEVEL.
4. STREETS INTERNAL TO VILLAGE A ARE CLASSIFIED AS 'LOCAL RESIDENTIAL' STREETS UNLESS OTHERWISE INDICATED.
5. RESIDENTIAL LOTS WILL NOT BE PERMITTED DIRECT ACCESS TO FREEWAYS, MAJOR OR MINOR ARTERIAL STREETS, OR COLLECTOR STREETS.
6. THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. BUYERS SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS AND THE RAMIFICATIONS THEREOF.
7. PRIOR TO THE ISSUANCE OF ANY SIGN PERMIT FOR ANY SIGN LOCATED WITHIN THIS PUD, A COORDINATED SIGN PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY SIGN SPECIALIST.
8. SOUND BARRIER MITIGATION SHALL BE REQUIRED FOR RESIDENTIAL LOTS ADJACENT TO BANNING LEWIS PARKWAY, STETSON HILLS BLVD. AND DUBLIN BLVD.
9. PRIOR TO CONSTRUCTION PLANS APPROVAL, THE DEVELOPER IS REQUIRED TO REMIT THE APPROPRIATE SIGNAL FEES FOR EACH OF THE PROPOSED SIGNALIZED INTERSECTIONS IDENTIFIED IN THE TRAFFIC IMPACT STUDY. THE APPROPRIATE SIGNAL FEES WILL BE DISCUSSED DURING THE DEVELOPMENT PLAN REVIEW FOR EACH PHASE.
10. THIS PUD CONCEPT PLAN AND PUBLIC IMPROVEMENTS ARE SUBJECT TO ANY RELATED DEVELOPMENT AGREEMENTS.
11. PLANNING AND CONSTRUCTION OF THE ROADWAYS AND PARK/OPEN SPACE IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE PUBLIC IMPROVEMENTS PROVISION TABLE OF THIS PUD.

Zone Change & Concept Plan



SURVEY - COMMERCIAL (PBC)



COMMERCIAL DEVELOPMENT NOTES

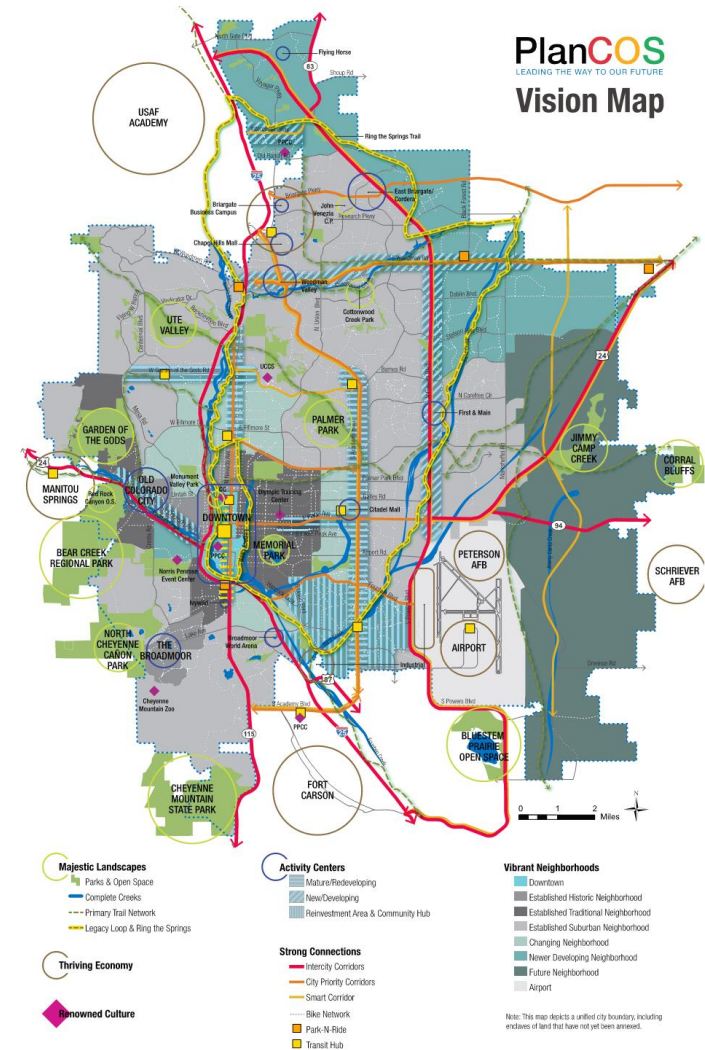
1. COMMERCIAL DEVELOPMENT WITHIN BANNING LEWIS RANCH VILLAGE A SHALL FOLLOW CITY OF COLORADO SPRINGS ZONE PBC (PLANNED BUSINESS CENTER) DEVELOPMENT STANDARDS EXCEPT FOR THE CHANGES NOTED BELOW.
2. PROHIBITED USES:
 - 2.1. MINIWAREHOUSES
 - 2.2. SEXUALLY ORIENTED BUSINESS

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.”*

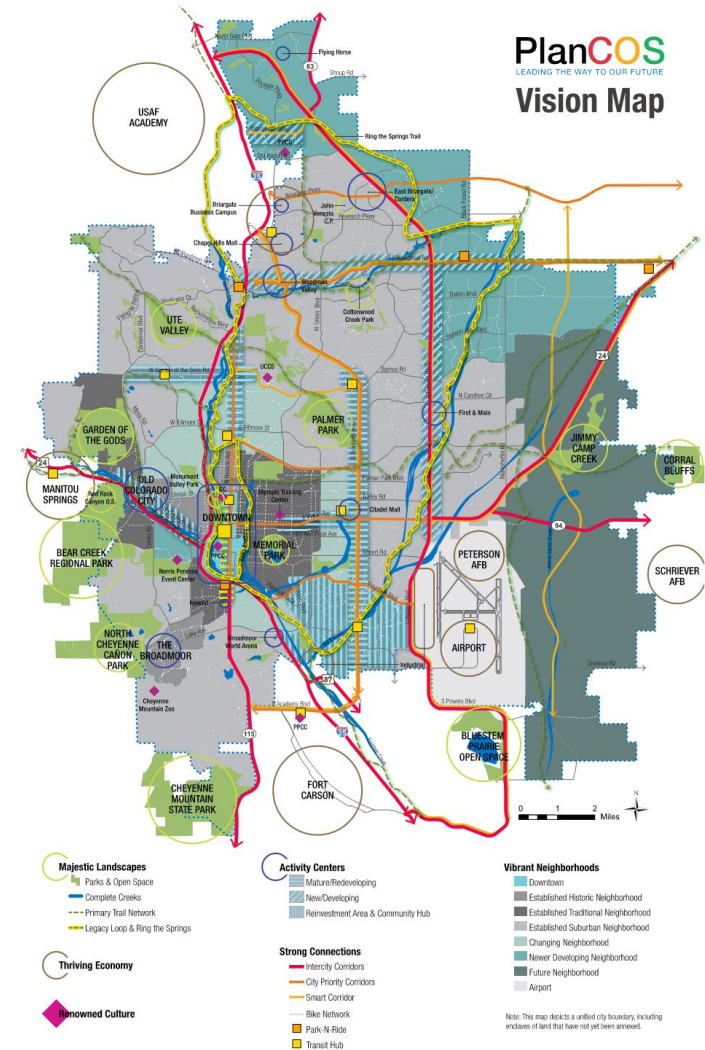


PlanCOS Conformance



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.
- Life and Style Typology



Recommendations



CPC MP 87-00381-A26MJ20 – MAJOR MASTER PLAN AMENDMENT

Adopt a resolution amending the Banning Lewis Ranch Master Plan, based upon the findings that the request meets the review criteria for granting a major master plan amendment, as set forth in City Code Section 7.5.408.

CPC V 20-00123 – STREET VACATION

Adopt an ordinance vacating portions of public right-of-way known as Banning Lewis Parkway, Stetson Hills Boulevard, Dublin Boulevard and interior roadways, 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 20-00124 – ZONE CHANGE TO PUD/AO

Adopt an ordinance amending the zoning map of the City of Colorado Springs relating to 282 acres from Multi-Family and Single Family Residential with Streamside and Airport Overlays (R5/SS/AO and R1-6000/SS/AO) to Planned Unit Development: Single-Family Detached and Single-Family Attached Residential, 3.5-7.99 Dwelling Units Per Acre and 8-11.99 Dwelling Units Per Acre, and a Maximum Building Height of 35 feet; with an Airport and Streamside Overlay (PUD/AO/SS), 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.

Recommendations



CPC PUP 20-00125 – PUD CONCEPT PLAN

Approve the PUD Concept Plan for the Banning Lewis Ranch Village A 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(E).

CPC ZC 21-00038 – ZONE CHANGE TO PBC/cr

Adopt an ordinance amending the zoning map of the City of Colorado Springs relating to 15 acres from Multi-Family and Single Family Residential with Streamside and Airport Overlays (R5/SS/AO and R1-6000/SS/AO) to Planned Business Center with Airport Overlay and conditions of record (PBC/AO/cr), based upon the findings that the request meets the review criteria for a zone change, as set forth in City Code Section 7.5.603. with the following conditions of record:

Prohibited Uses Include:

Miniwarehouse

Sexually Oriented Business

CPC CP 21-00039 – CONCEPT PLAN

Approve the Concept Plan for Banning Lewis Ranch Village A Commercial, based upon the findings that the review criteria for establishing a concept plan, as set forth in City Code Section 7.5.501(E).