



BANNING LEWIS RANCH 50A PARK REZONE

CITY COUNCIL

REGULAR MEETING – NOVEMBER 25, 2025



BANNING LEWIS RANCH 50A PARK REZONE

QUICK FACTS

Location

Northeast of Stetson Hills Blvd and Last Chance Dr

Zoning and Overlays

Current: PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlays)

Proposed: PK/AP-O (Public Park with Airport Overlay)

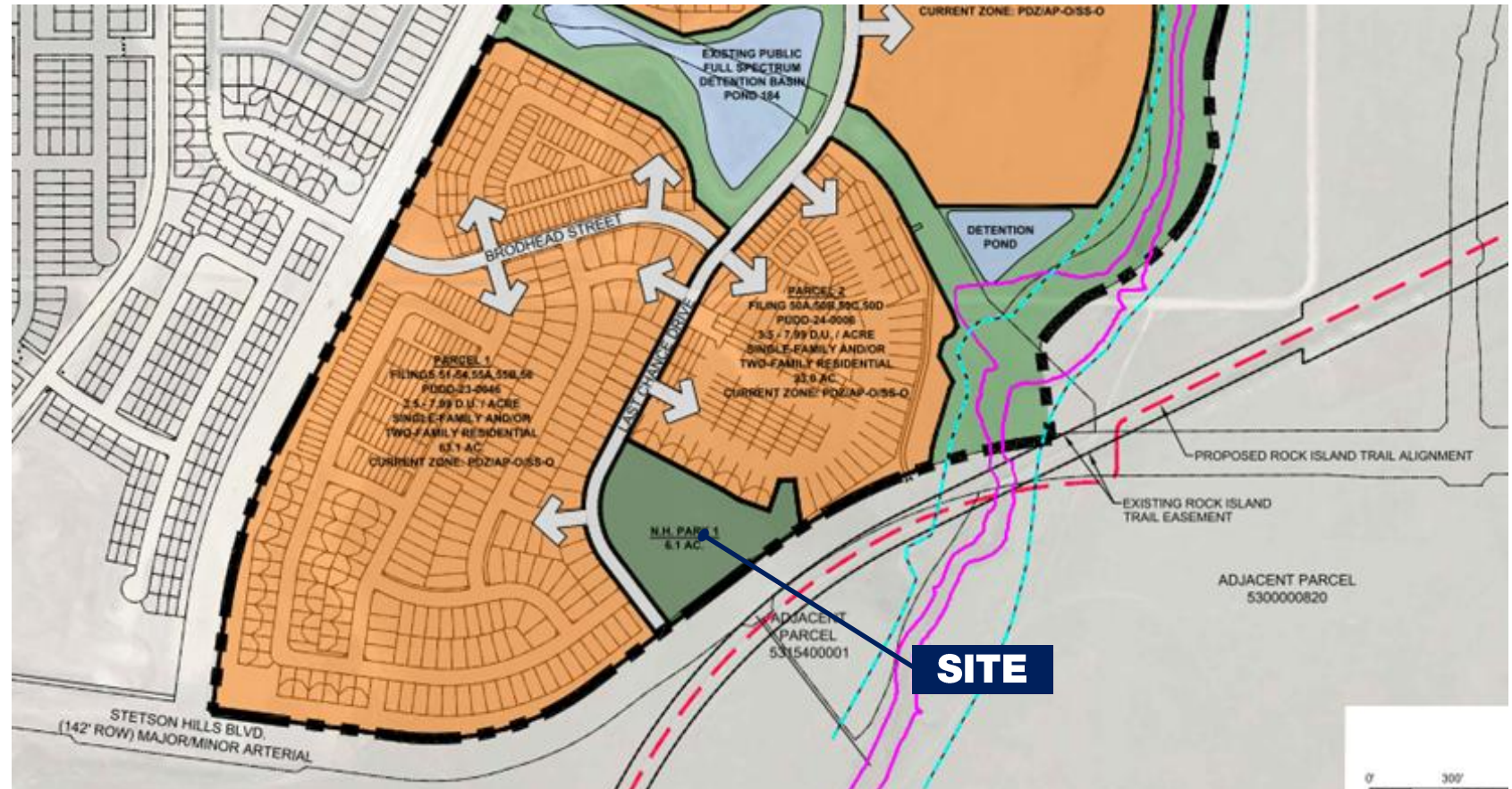
Site Area

6.07 Acres

APPLICATIONS

Zone Change with Land Use Statement

VICINITY MAP



SITE

BANNING LEWIS RANCH 50A PARK REZONE

PROJECT SUMMARY

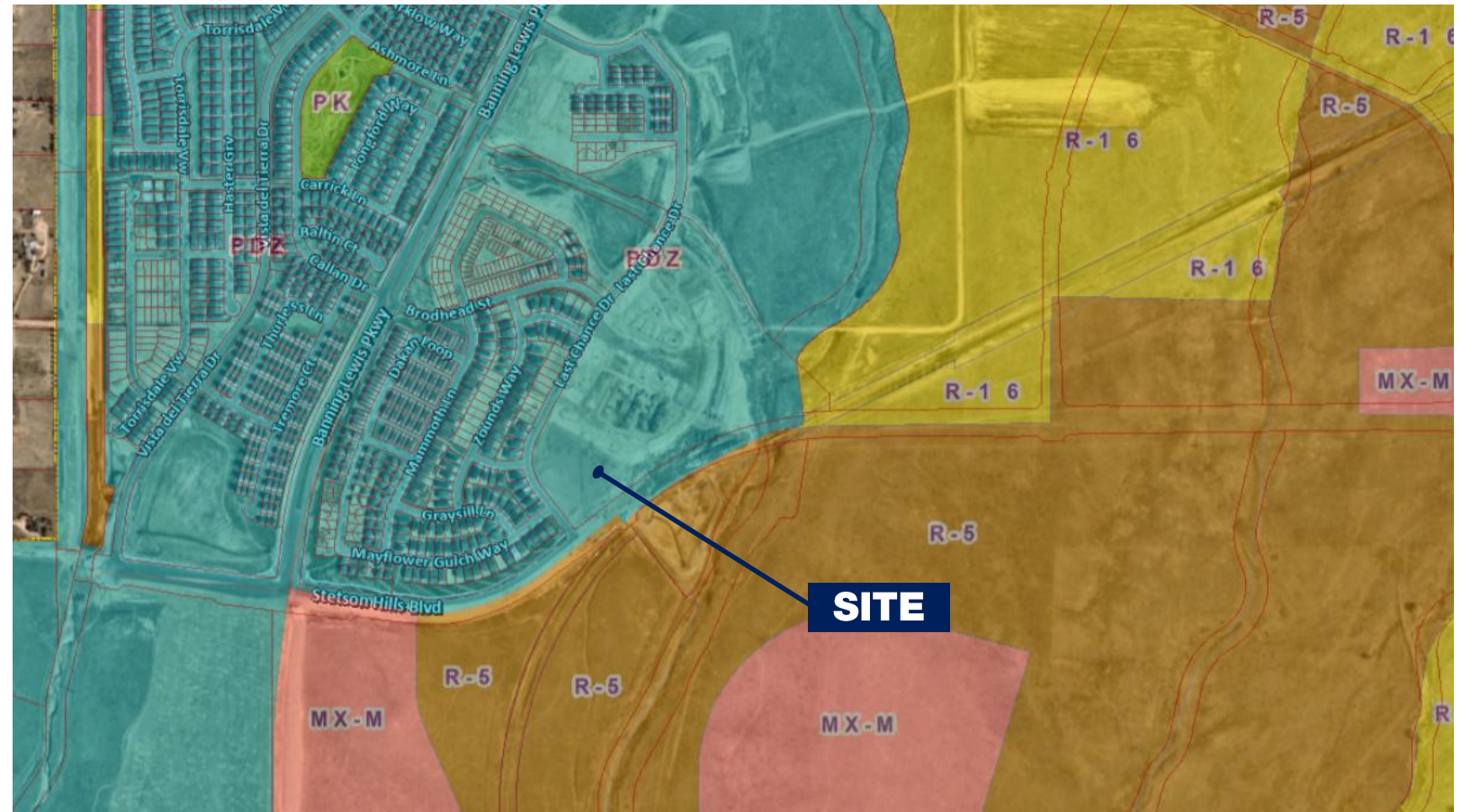
File #(s):

ZONE-25-0019

Project Proposal:

- Per the Unified Development Code, all dedicated parkland is required to be rezoned to PK (Public Parks)
- Rezone dedicated park site to the Public Park zoning district
- Parkland is shown on PUDD-24-0006

SITE PLAN



TIMELINE OF REVIEW

Initial Submittal Date

June 17, 2025

Number of Review Cycles

2

Item(s) Ready for Agenda

September 3, 2025

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing / Prior to City Council Public Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	209 Postcards
Number of Comments Received	0 Comments Received

PUBLIC ENGAGEMENT

- There were no comments received during the review and no neighborhood meeting was held for this project

AGENCY REVIEW

Traffic Engineering

Traffic Engineering reviewed the application and had no comment on this application.

Licensed Surveyor

All comments from the Planning Department's Licensed Surveyor have been addressed.

Parks

Parks reviewed the application and had no comment on this application.

Streamside Overlay

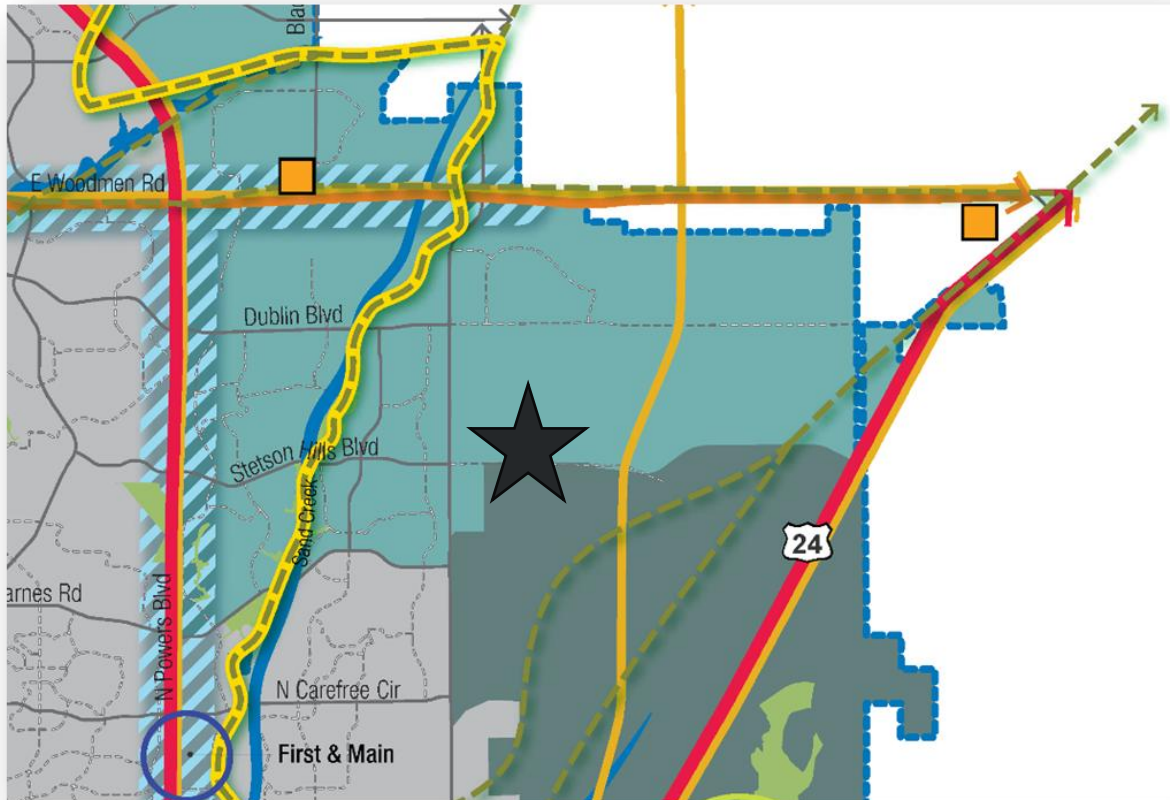
The streamside overlay reviewer determined that the area of the proposed Zoning Map Amendment is outside of the Streamside Overlay boundary and would not need to retain the overlay.

Colorado Springs Utilities

CSU reviewed the application and had no comments on this application.

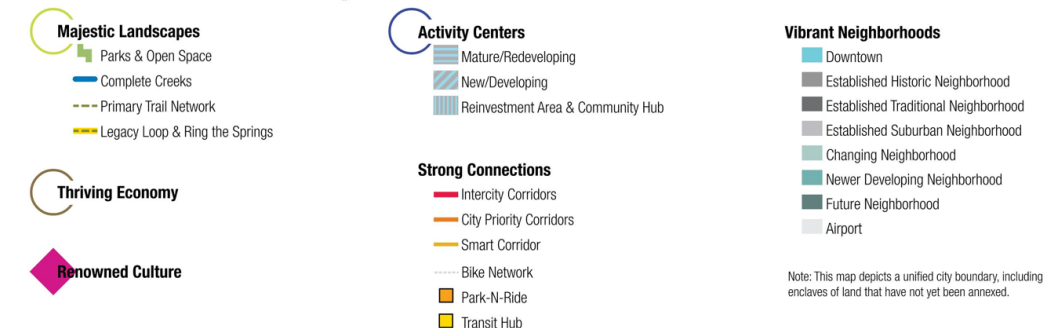
PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.



APPLICATION REVIEW CRITERIA

7.5.704 Zoning Map Amendment

Criteria for Approval

1. *The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).*
2. *The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.*
3. *The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).*
4. *If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.*
5. *If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.*
6. *If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).*
7. *The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.*

APPLICATION REVIEW CRITERIA

7.5.704 Zoning Map Amendment

Criteria for Approval

8. *If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.*
9. *If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.*
10. *Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts))*

Statement of Compliance

ZONE-25-0019

After evaluation of the Zone Map Amendment (Rezone) application for the BLR 50A Park Rezone project, staff finds the application meets the review criteria.

CITY COUNCIL OPTIONAL MOTIONS

Optional Motions:

ZONE-25-0019 – Banning Lewis Ranch Filing 50A Park Rezone

1. Motion to Approve

Approve the zoning map amendment of 7.33 acres from PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlays) to PK/AP-O (Public Park with Airport Overlay) based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.

1. Motion to Deny

Deny the zoning map amendment of 7.33 acres from PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlays) to PK/AP-O (Public Park with Airport Overlay) based upon the findings that the request does not comply with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.

