

RESOLUTION NO. 125 - 22

A RESOLUTION 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 USES CONSISTING OF 184.29 ACRES LOCATED EAST OF THE NORTH MARKSHEFFEL ROAD AND BARNES ROAD INTERSECTION.

WHEREAS, the Land Use Review Division staff of the City of Colorado Springs ("City"), has reviewed, analyzed, and processed for substantial conformance with the review criteria contained in § 7.5.408 of the City Code, an application for a major amendment to the Banning Lewis Ranch Master Plan (the "Plan"); and

WHEREAS, City staff recommends approval of the major amendment to the Plan and finds that the Plan, as amended, substantially conforms to the review criteria contained in § 7.5.408 of the City Code; and

WHEREAS, the Plan, as amended, is consistent with other community plans and visions including the City's "Comprehensive Plan"; and

WHEREAS, pursuant to City Code § 7.5.407, at a public hearing the major amendment to the Plan has been reviewed and recommended for approval by the City's Planning Commission.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:**

Section 1. The above and foregoing recitals are incorporated herein by reference and are adopted as findings and determinations of the City Council.

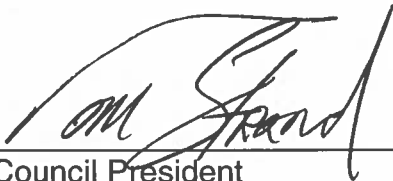
Section 2. City Council finds that the Plan, as amended through the major amendment application, substantially conforms to the review criteria contained in City Code § 7.5.408 and hereby approves the Plan as attached in Exhibit A.



Section 3. City Council further recommends that upon adoption, this Plan also be utilized, as appropriate, to guide and inform the community with respect to City

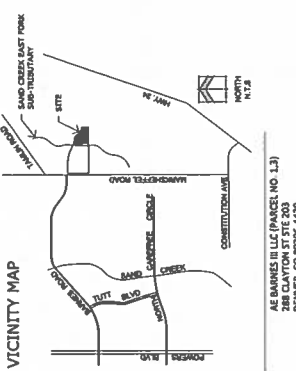
Strategic Plan goals and objectives, updates to other planning studies, and any necessary ordinances in support of the Plan.

Section 4. This resolution shall be effective upon its approval by City Council.

Dated at Colorado Springs, Colorado, this 13<sup>th</sup> day of September 2022.

  
\_\_\_\_\_  
Council President

ATTEST:  
  
Sarah B. Johnson, City Clerk  
 for Sarah B. Johnson



**SITE DATA**

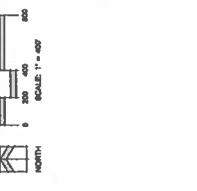
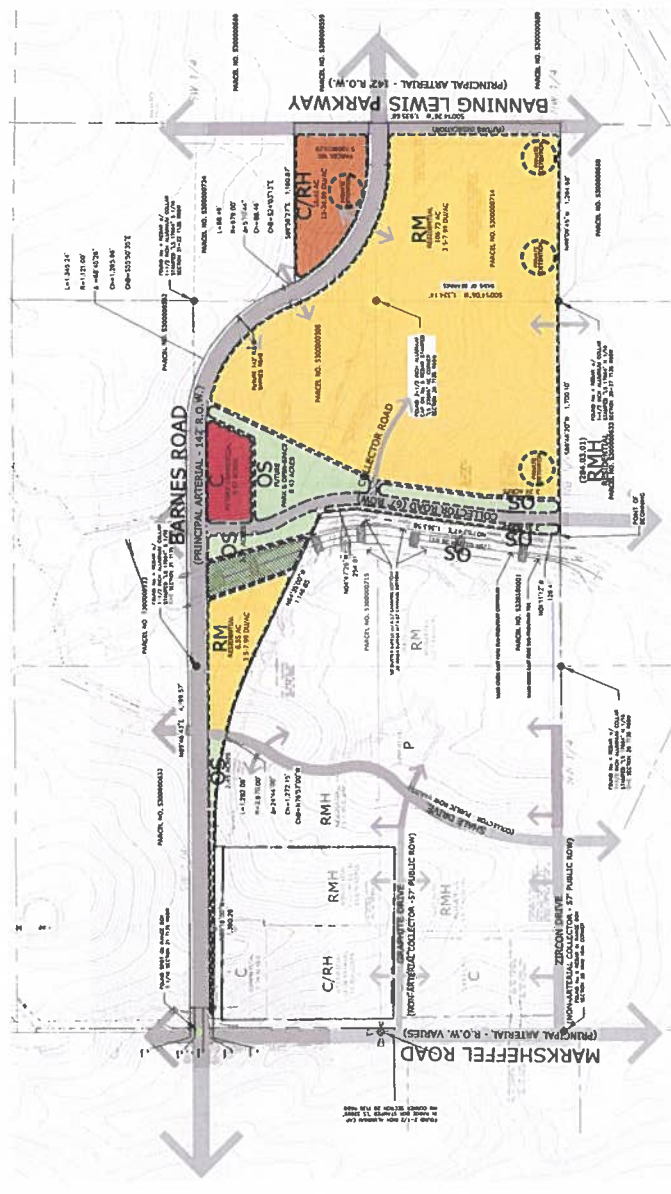
**OWNER:**  
 AE BARNES III LLC (PARCEL NO. 1,3)  
 288 CLAYTON ST STE 200  
 DENVER, CO 80202-4459

**Tax ID Number:**  
 B/LA NO 2 LLC (PARCEL NO. 2)  
 111 S. TERRY ST. STE 222  
 COLORADO SPRINGS, CO 80903  
 CHALLENGER COMMUNITIES LLC (PARCEL NO. 4)  
 8505 EXPLORER DR #200  
 COLORADO SPRINGS, CO 80920  
 S300000716 (PARCEL NO. 1)  
 PUD PK S3 AD  
 S300000629 (PARCEL NO. 2)  
 PUD RS/CR R1-5 S3 AD  
 S300000715 (PARCEL NO. 3)  
 RS/CR PRC/CR R1-5/PUD

**Master Plan Area:**  
 BANNING LEWIS BANCH  
 MASTER PLAN, CPC MP 87-381

**Existing Land Use:**  
 AGRICULTURAL  
 PUD PK S3 AD / PUD RS / CR R1-5 S3 AD / RS / CR PRC / CR R1-5 / PUD  
 RESIDENTIAL MEDIUM-DENSITY (RMH), 115.29 AC  
 MAX DENSITY 2.89 DU / 115.29 AC  
 MAX BUILDING HEIGHT: 35'

**Proposed Land Use:**  
 OPEN SPACE: 19.17 AC  
 COMMERCIAL/RESIDENTIAL HIGH (CRH), 10.41 AC  
 MAX DENSITY 74.99 DU/DU AL AC  
 MAX BUILDING HEIGHT: 45'  
 COMMERCIAL: 5.57 AC  
 R.O.W.: 29.74  
 PUD AD



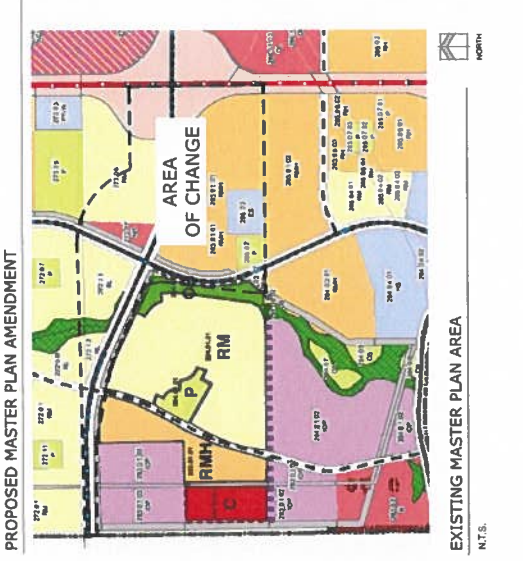
**LAND USE TABLE**

GROSS ACRES	LAND USE	DENSITY (units/acre)	MAX. BLDG. HGT. (ft)
135.29	RMH (Residential Medium Density)	3.5-7.0	35
10.41	CRH (Commercial/Residential High)	12-24.99	70-100
5.57	C (Commercial)	10-20	45
19.17	OS (Open Space)	0	0
29.74	R.O.W. (Right of Way)	0	0
<b>TOTAL</b>			

**PARK LAND DEDICATION**

DATE/NAME	ACRES	COMMENTS
10/15/19	1.04	2.4 acres set aside for park
12/22/20	9.17	20.00 acres set aside for park
<b>TOTAL</b>		

- GENERAL NOTES**
- PROPOSED LAND USES ARE COMPATIBLE WITH THE EXISTING LAND USES AND ZONING.
  - THE DEVELOPMENT IS SUBJECT TO THE BANNING LEWIS BANCH MASTER PLAN AS APPROVED BY THE CITY AND AN AMENDMENT COST SHARED DEVELOPMENT PROGRAM IS IN PLACE IN THE BANNING LEWIS BANCH MASTER PLAN.
  - THE PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO SPRINGS MUNICIPALITY.
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EXISTING MASTER PLAN AREA

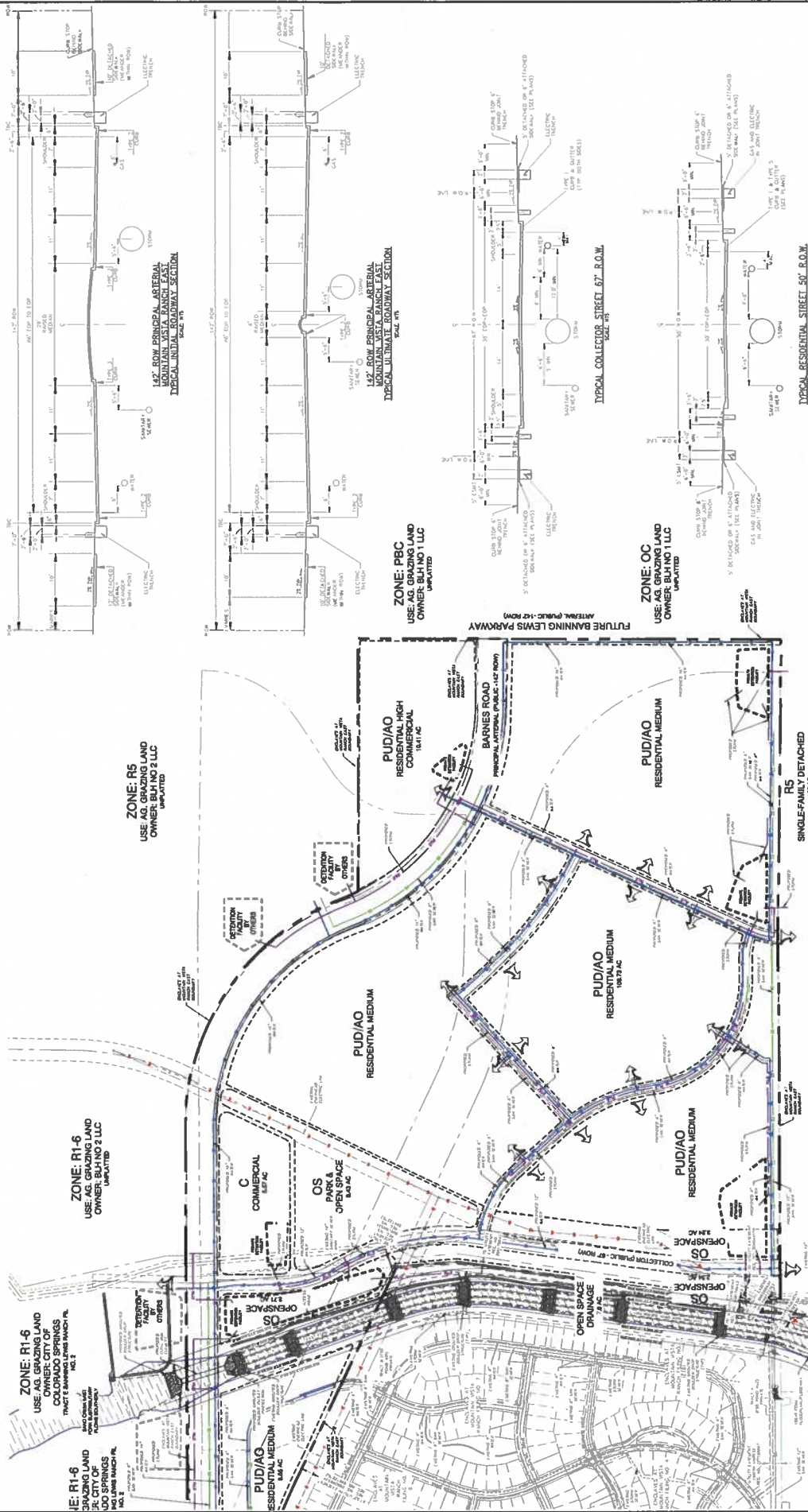
**EXHIBIT A - MASTER PLAN AMENDMENT**



# ENCLAVES AT MOUNTAIN VISTA RANCH EAST

## CONCEPT PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

MAY 2022



**UTILITY LEGEND**

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING GAS (NOT VORTED)
- EXISTING ELECTRIC
- PROPOSED ELECTRIC
- EXISTING OPEN SPACE
- PROPOSED OPEN SPACE
- EXISTING ROAD
- PROPOSED ROAD
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING BIKEWAY
- PROPOSED BIKEWAY
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING LIGHT FIXTURE
- PROPOSED LIGHT FIXTURE
- EXISTING SIGNAGE
- PROPOSED SIGNAGE
- EXISTING UTILITY
- PROPOSED UTILITY

**LEGEND**

- EXISTING GAS (NOT VORTED)
- ELECTRIC SET BACK
- UTILITY EASEMENT
- PROPOSED EASEMENT
- PROPERTY LINE / PROJECT USE
- LAND USE AREA
- RIGHT OF WAY
- FROM FLOORPLAN/FLOORPLAN BARRY

**FOR LOCATING:**

- PROJECT NO. 20-010
- DATE: 05.12.2022
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**ENCLAVES AT MOUNTAIN VISTA RANCH EAST**

**PREL. UTILITIES & PUBLIC FACILITIES PLAN**

PROJECT NO. 20-010 DATE: 05.12.2022

DESIGNED BY: DJM SCALE: HORIZONTAL

DRAWN BY: DJM SCALE: VERTICAL

CHECKED BY: WJS SCALE: N/A

SHEET 3 OF 3 PU02

**CIVIL CONSULTANTS, INC.**

CPC, MP 87-00381-A31M22