

Banning Lewis Ranch

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Background



- Annexed in 1988
- Approximately 24,000 acres
- Projected population of 180,000
- Very specific master plan
- “Hard zoned”
- In the 1980s, over two miles east of developed area of the City
- Significant developer obligations
- Remains mostly undeveloped
- Amendments to master plan and zoning with new developments

Issues with 1988 Annexation Agreement



- Inflexible base zoning precludes mixed land uses and modern land use patterns
- Lack of well defined phasing plan and triggers
- Base zoning sets unattainable residential densities and residential/non-residential land use ratios
- Obligations were determined when BLR was “detached” from rest of the City and based on land uses/densities not being realized
- Obligations are not equitable with other annexations within the City

Reasons for Amendment



Stimulate Development within Banning Lewis Ranch

- Significant direct and indirect economic benefits
- Prevent leapfrog development outside BLR/City limits
- Prevent impacts to City services without added revenues
- Remain a competitive city in terms of quality of life, housing affordability and economic development
- Opportunities for new parks, trails and open space within BLR
- Methods of how development pays-its-way have evolved since the 1980s
- Available land within City limits [outside BLR] will accommodate growth for less than 10 years

Proposed Changes



- Do not de-obligate the current or future owners/developers from required public improvements/dedications or pay pro-rata fees
- Consistent with City Code, as may be amended in the future
- Consistent with current annexation practices
- Structured to be malleable over time
- In context of BLR being “in the City” vs. an “island” as in the 1980s

Review of Comparison Table

Questions of Staff