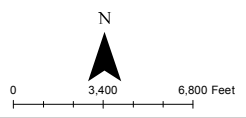


# Banning Lewis Ranch Master Plan

## June 2015

RL-L	Residential - Low
RL-H	Residential - High
CM	Commercial
IND	Industrial
PO	Parks & Open Space
PUB	Public / Institutional
V	Vacant
SE	Streets / Right of Way / Easements
FP	Flood Plain
PE	Parkway/Expressway - Existing
PEP	Parkway/Expressway - Proposed
PA	Principal Arterial - Existing
PA-P	Parkway/Freeway - Proposed
PA-E	Parkway/Freeway - Existing
CO	Collector - Existing
R	Road



### 1988 Land Use Plan

RVL	Residential, Very Low	INST	Institution
RL	Residential, Low	RE	Retail
RM	Residential, Medium	NBR	Neighborhood Retail
RMH	Residential, Medium High	INDP	Industrial Park
RH	Residential, High	AI	Airport Industrial
ACL	Activity Center, Low	IND	Industrial
ACM	Activity Center, Medium	ES	Elementary School
ACH	Activity Center, High	MS	Middle School
OL	Office, Low	HS	High School
OM	Office, Medium	OSP	Open Space
OH	Office, High	P	Park
R&D	Research and Development	PF	Public Facilities

- ### Banning Lewis Ranch Master Plan Amendment History
1. Original Master Plan was approved by the City Planning Commission on June 1, 1988 and the City Council on June 28, 1988. On July 26, 1988 the Planning Department approved a waiver of the Master Plan for all additions of open space to the Banning Lewis Ranch, including the 400-acre open space addition. This was the first CPC-MP amendment.
  2. The original approved BLS Master Plan has been subsequently amended several times since 1988. These amendments include:
    3. Amendment #1 CPC-MP 87-081-01 (1987). This amendment added approximately 148 acres to the eastern boundary of the Banning Lewis Ranch and changed the zoning from RVL to RML. Approved date was April 28, 1987.
    4. Amendment #2 CPC-MP 88-041-02 (1988). This amendment reflected the new highway 16 and 26 interchange alignment as proposed by CDOT (approved on May 26, 1987).
    5. Amendment #3 CPC-MP 88-041-03 (1988). This amendment reflected the realignment of major arterial roads from existing lines to the east, west and north boundaries of the BLS Ranch. Approved date was September 7, 1988.
    6. Amendment #4 CPC-MP 88-041-04 (1988). This amendment reflected the realignment of major arterial roads through the BLS Ranch. Approved date was August 26, 1988.
    7. Amendment #5 CPC-MP 88-041-05 (1988). This amendment (MMA) required the subdivision of major streets within the Phase 1 portion of the Banning Lewis Ranch. Approved date was January 16, 1989.
    8. Amendment #6 CPC-MP 88-137 (1988). This amendment proposed to change the zoning within a 330-acre portion of the Master Plan to the zoning of the Colorado Springs Urban Center. This amendment was approved on March 23, 1989.
    9. Amendment #7 CPC-MP 88-143 (1988). This amendment changed land use within a 280-acre portion of the Master Plan to the zoning of the BLS Ranch. This amendment was approved on August 23, 1988.
    10. Amendment #8 CPC-MP 88-202 (1988). This amendment proposed to change land use within a 307-acre portion of the Master Plan. This amendment was approved on March 23, 1989.
    11. Amendment #9 CPC-MP 87-088 (1987). This amendment changed land use within a 437-acre portion of the Master Plan. This amendment was approved on March 23, 1989.
    12. Amendment #10 CPC-MP 88-060 (1988). This amendment modified the open space and drainage facts within BLS Village 1. Approved date was March 23, 1989.
    13. Amendment #11 CPC-MP 88-060 (1988). This amendment proposed to change land use within a 104-acre portion of the Master Plan. This amendment was approved on March 23, 1989.
    14. Amendment #12 CPC-MP 87-081-06 (1987). This amendment clarified the residential zoning allowed within a BLS Village 1. Approved date was February 10, 1988.
    15. Amendment #13 CPC-MP 87-081-07 (1987). This amendment modified the master plan land use designations for the Banning Lewis Ranch. This amendment was approved on February 10, 1988.
    16. Amendment #14 CPC-MP 87-081-08 (1987). This amendment modified the zoning of the existing approved land use within a 1-acre portion of the Master Plan. This amendment was approved on February 10, 1988.
    17. Amendment #15 CPC-MP 87-081-09 (1987). This amendment changed the zoning of the existing approved land use for the Banning Lewis Ranch. This amendment was approved on February 10, 1988.
    18. Amendment #16 CPC-MP 87-081-10 (1987). This amendment changed the zoning of the existing approved land use for the Banning Lewis Ranch. This amendment was approved on February 10, 1988.
    19. Amendment #17 CPC-MP 87-081-11 (1987). This amendment changed the zoning of the existing approved land use for the Banning Lewis Ranch. This amendment was approved on February 10, 1988.
    20. Amendment #18 CPC-MP 87-081-12 (1987). This amendment changed the zoning of the existing approved land use for the Banning Lewis Ranch. This amendment was approved on February 10, 1988.

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