

CITY PLANNING COMMISSION AGENDA

STAFF: HANNAH VAN NIMWEGEN

FILE NO(S):

CPC MP 87-00381-A17MN17 – QUASI-JUDICIAL

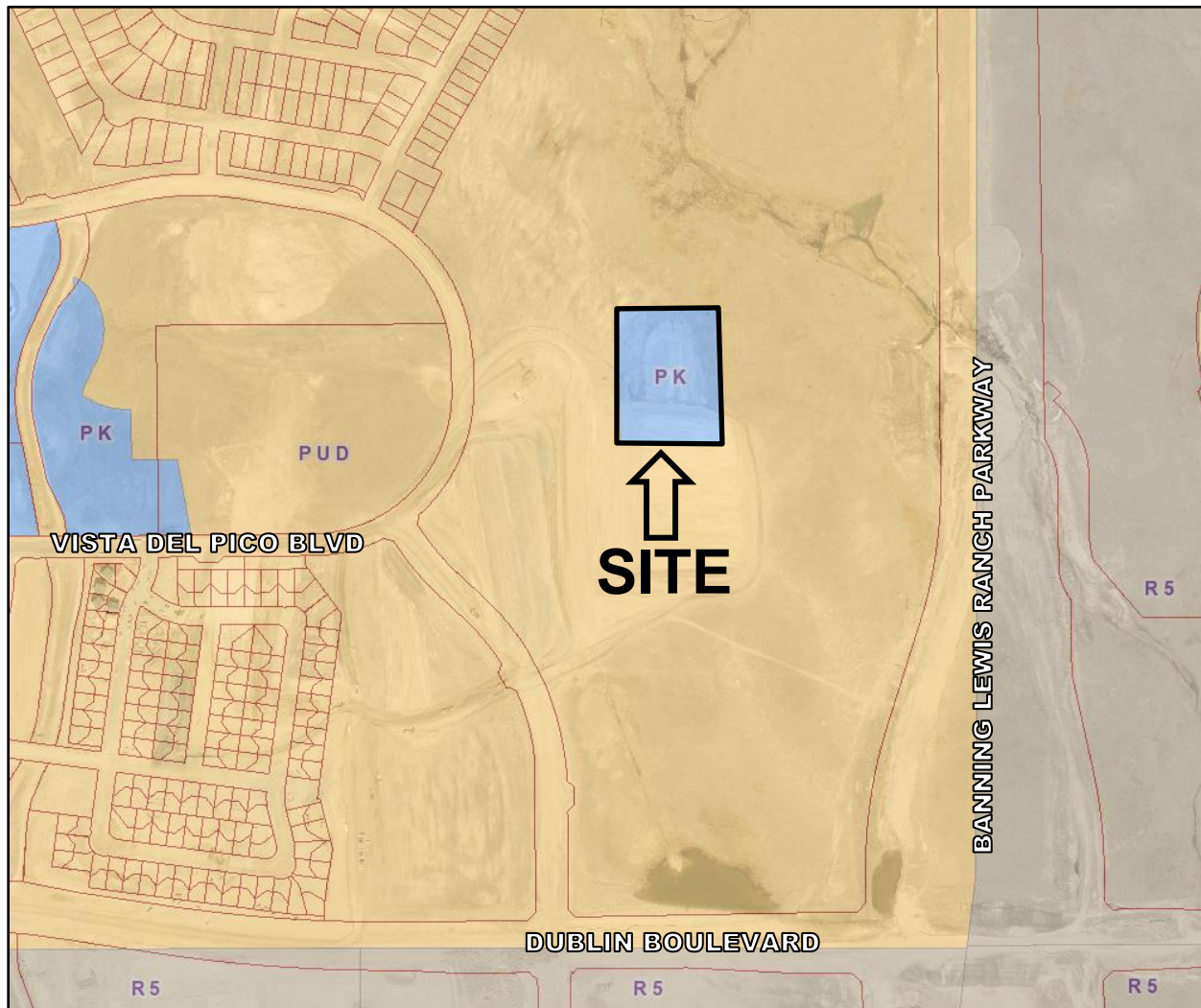
CPC PUZ 17-00051 – QUASI-JUDICIAL

CPC PUP 07-00093-A6MN17 – QUASI-JUDICIAL

PROJECT: BANNING LEWIS RANCH VILLAGE 2

APPLICANT: LAI DESIGN GROUP

OWNER: MREC OAKWOOD COLO INVESTMENTS, LLC



PROJECT SUMMARY

1. Project Description: This project includes concurrent applications for a minor amendment to the Banning Lewis Ranch Master Plan; a zone change from PK/AO (Park with an Airport Overlay) to PUD/AO (Planned Unit Development: Single-Family Detached, 35 foot max building height, and 6.37 dwelling units per acre with an Airport Overlay); and a minor amendment to the Banning Lewis Ranch Village 2 Concept Plan. The subject property is 3.37 acres in size and is generally located north of Dublin Boulevard and west of Banning Lewis Ranch Parkway within the existing Village 2 development. **(FIGURE 1)**
2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Team's Recommendation: Staff recommends approval of the applications.

BACKGROUND

1. Site Address: This site is not currently addressed. The property is generally located north of Dublin Boulevard and west of Banning Lewis Ranch Parkway within the existing Village 2 development.
2. Existing Zoning/Land Use: PK/AO (Park with an Airport Overlay)/Vacant **(FIGURE 1)**
3. Surrounding Zoning/Land Use: North: PUD (Planned Unit Development) then County zoned/Vacant
South: PUD (Planned Unit Development) then Dublin Boulevard/Vacant
East: PUD (Planned Unit Development) then Banning Lewis Parkway/Vacant
West: PUD (Planned Unit Development) then Vista Del Pico Boulevard/Vacant
4. Comprehensive Plan/Designated 2020 Land Use: This area is designated as General Residential
5. Annexation: The property was annexed on August 9, 1988 as part of the Banning Lewis Ranch No. 2 Annexation.
6. Master Plan/Designated Master Plan Land Use: Banning Lewis Ranch Master Plan/Designated Park.
7. Subdivision: This property is unplatted.
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The site is undeveloped, but some preliminary grading has been done. The site does not contain any significant natural features or changes in grade.

STAKEHOLDER PROCESS AND INVOLVEMENT

Upon submittal of the requests; public notice was mailed to 20 property owners within a 1,000-foot radius of the subject sites, and the property was posted with the application and contact information. Prior to the City Planning Commission hearing; the site was posted with the hearing date information and a postcard was mailed to the same 20 property owners within 1,000 feet of the site. No public comments were received during both posting periods.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, Water Resources Engineering, Parks and Recreation, and City Fire.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:
 - a. Background

This proposal contains three concurrent requests; rezone an existing 3.37-acre park to single-family residential, update the Banning Lewis Ranch Master Plan to remove the single designated park area, and illustrate the removal of the park property from the Banning Lewis Ranch Village 2 Concept Plan.

The Village 2 PUD was established in 2007 which contained a 4.5-acre park generally in the same location. Because of subdivision design changes caused by new ownership, the park property was rezoned and resized in 2013 to reflect what is being reviewed today. These subdivision design changes promoted smaller, neighborhood specific, "pocket parks." These pocket parks are located along the open space corridors in Village 2, and within individual residential filings. In 2008, the initial Village 2 concept plan was approved for the previous property owner, and illustrated mixed commercial and multi-family land uses. Since that time, the commercial and multi-family concept has been replaced by single-family residential. The initial concept plan calculated the number of required parkland acres based on that higher proposed density. However, due to the decreases in density within Village 2, the number of required parkland acres has been reduced in Village 2. This redistribution was coordinated with City Parks and Recreation staff, and the request to remove and rezone the 3.37-acre park was presented and approved by the Park and Recreation Advisory Board on March 9, 2017.

b. Minor Master Plan Amendment

This proposal will amend the Banning Lewis Ranch Master Plan by changing the envisioned land use designation for 3.37 acres of land within the Banning Lewis Ranch Village 2 development. The current designation is Park (P), and this request will transition the land use designation to a residential classification, Residential-Medium (RES-M) with a density range of 3.5-7.99 dwelling units per acre (**FIGURE 3**). This designation is consistent with existing designations in the Village 2 development.

Staff determined this amendment is minor despite the change in land use classification. Staff believes the transition from Park to Residential-Medium will have minimal to no impact on the City's transportation system, utility infrastructure, public facilities, or the provision of public safety services. Additionally, minor amendments to master plans are not subject to a fiscal impact analysis review. City Code Section 7.5.408 reads, "...Minor amendments are not subject to review criteria in subsection F of this section (Fiscal)."

c. PUD Zone Change

Concurrently the applicant is requesting a rezone of the 3.37-acre site from PK/AO (Park with an Airport overlay) to PUD/AO (Planned Unit Development: Single-Family Detached, 35 foot max building height, and 6.37 dwelling units per acre) with an Airport Overlay. The subject area was zoned Park with the 2007 establishment of the Village 2 PUD. The park area was resized, requiring a rezone to alter the zone district's boundaries in 2013. Today, the applicant's proposed PUD zone district mimics the specific density, dimensional, and use controls of the surrounding Village 2 PUD zone.

d. Minor Concept Plan Amendment

The applicant has submitted a minor amendment to the Banning Lewis Ranch Village 2 Concept Plan (**FIGURE 4**). The minor amendment illustrates the removal of the neighborhood park and the park's redistribution into pocket parks throughout Village 2. The subject site will transition to single-family detached residential and will not have a gross density exceeding 6.37 dwelling units per acre as stipulated in the zone change. Development standards, lot arrangement, and size will be reviewed with the development plan administratively.

2. Conformance with the City Comprehensive Plan

The proposed applications are consistent with the envisioned development patterns for the subject area, which is identified as General Residential (averaging ≥ 3 dwelling units per acre) per the Comprehensive Plan 2020 Land Use Map. This is supported by the intention of the Comprehensive Plan to accommodate regional growth.

a. Objective LU 2: Develop Cohesive Residential Areas

The 2020 Comprehensive Plan states, "neighborhoods are the fundamental building block for developing residential areas of the city. ... Residential areas of the city should be developed,

as cohesive sets of neighborhoods, sharing an interconnected network of streets, schools, parks, trails, open spaces, activity centers, and public facilities and services.” The current subdivision design of Village 2 provides that network of parks special to each neighborhood, trails to other neighborhoods, activity centers, and open spaces within the development, exemplifying the objective’s intent.

b. Objective N 1: Focus On neighborhoods

The 2020 Comprehensive Plan states, “While neighborhoods change over time, there are certain fundamental characteristics of most neighborhoods, such as natural features and landscaping, building and street patterns, historic and cultural features, parks, open space and schools, which need to be preserved in order to maintain their character. At the same time, there are new and developing residential areas that need to be supported so that they emerge as well-functioning neighborhoods.” Banning Lewis Ranch Village 2 includes open space that includes preservation of natural vegetation, neighborhood parks, and trail system; all supporting the creation of a community. These features will also assert the viability of Banning Lewis Ranch as a community into the future.

3. Conformance with the Area’s Master Plan

As discussed above, this proposal will amend the Banning Lewis Ranch Master Plan by changing the envisioned land use designation for 3.37 acres of land within the Banning Lewis Ranch Village 2 development. The current designation is Park (P), and this request will transition the land use designation to a residential classification, Residential-Medium (RES-M) with a density range of 3.5-7.99 dwelling units per acre. This designation is consistent with existing designations in the Village 2 development. Additionally, with the removal of the 3.37 acre park, Village 2 exceeds the required parkland dedication acres. Based on the current density, 32.39 acres of parkland are required, and Village 2 currently has 43.12 acres dedicated.

Staff finds the proposal to be consistent with, and in substantial compliance with, the Banning Lewis Ranch Master Plan as amended.

STAFF RECOMMENDATION

CPC MP 87-00381-A17MN17 – MINOR MASTER PLAN AMENDMENT

Recommend approval to City Council the minor master plan amendment to the Banning Lewis Ranch Master Plan, based upon the finding that the amendment meets the review criteria for granting a master plan amendment as set forth in City Code Section 7.5.408.

CPC PUZ 17-00051 – CHANGE OF ZONING TO PUD

Recommend approval to City Council the zone change from PK/AO (Park with an Airport overlay) to PUD/AO (Planned Unit Development: Single-Family Detached, 35 foot max building height, and 6.37 dwelling units per acre with an Airport Overlay), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603 and the development of a PUD zone as set forth in City Code Section 7.3.603.

CPC PUP 07-00093-A6MN17 – MINOR CONCEPT PLAN AMENDMENT

Recommend approval to City Council the minor amendment to the Banning Lewis Ranch Village 2 concept plan, based upon the findings that the proposal meets the review criteria set forth in City Code Section 7.5.501.E.