



# City of Colorado Springs

Plaza of the Rockies  
South Tower, 5th Floor  
Blue River Board Room  
121 S Tejon St, Colorado  
Springs, CO 80901

## Meeting Minutes - Draft Planning Commission

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Thursday, April 15, 2021

8:30 AM

Remote Meeting - Call 720-617-3426

Conf ID: 815 137 01#

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### Banning Lewis Ranch Village A

- 6.A. [CPC MP 87-00381-A2 6MJ20](#) A Major Master Plan Amendment to the Banning Lewis Ranch Master Plan for 297 acres to reduce the density of residential land use from Residential-High to Residential-M, Residential-MH and addition of commercial land use, located southeast of Dublin Boulevard and future Banning Lewis Parkway.

(Legislative)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

**Staff presentation:**

Katelynn Wintz, City Planning, presented a PowerPoint with the scope and intent of this project.

**Applicant Presentation:**

Rick Haering, LAI Design Group, presented a PowerPoint with the scope and intent of this project.

**Questions:**

Commissioner McMurray asked if Banning Lewis Ranch (BLR) Villages 1-3 built out according to the original plan or did those require master plan updates over time. Mr. Haering said those did require master plan amendments and added Banning Lewis Ranch had a fairly high density proposal in the 80s when it was started, and generally the market demands reducing land densities down to around medium density use.

Commissioner Rickett asked why there was a downgrade of Banning Lewis Parkway.

Mr. Peter Wysocki, Director of Planning and Community Development, explained the original Banning Lewis Ranch master plan annexation agreement approved by the city in the 1980s planned BLR Parkway to be within a 300 foot right of way and act essentially as an expressway/freeway. When the City redid the annexation agreement two or three years ago, the City adopted an amended and restated annexation agreement for Banning Lewis Ranch, which encompassed pretty much the entire BLR. It was determined then that the City could reduce the right of way from 300 feet to 142 feet, which meets the current

standard for a major arterial road. It can still accommodate six or seven lanes, but a big, wide roadway section was not needed, so this proposal now meets the amended and restated annexation agreement between the City and all the owners.

Ms. Wintz added there was a financial impact analysis that was completed as part of the master planning for this project, and the city finance department found that there would be a positive cumulative cashflow for the city over a 10-year period with the proposed changes.

**Supporters:**

None

**Opponents:**

None

**Questions of Staff:**

None

**Rebuttal:**

None

**DISCUSSION AND DECISION OF PLANNING COMMISSION:**

Commissioner McMurray said he did not think this project was in harmony with PlanCOS. Commissioner McMurray added he did not believe building additional single-family housing subdivisions promoted housing diversity, and only promotes the status quo. As far as the economic vitality aspect, the development does not maximize infrastructure investments, or minimize the City's future maintenance, and is just the opposite. Even though the short-term fiscal impact for 10-years shows a net benefit to the City, we have ample evidence that in the long run beyond that timeframe it will be a net negative to the City. That does not represent the highest and best use of the master plan. Commissioner McMurray said he was not in support of this project.

**Motion by Commissioner Rickett, seconded by Commissioner Almy, to recommend approval to City Council the major master plan amendment to the Banning Lewis Ranch Master Plan, based upon the findings that the request meets the review criteria for granting a master plan amendment as set forth in City Code Section 7.5.408. The motion passed by a vote of 6:1:2:0**

**Aye:** 6 - Commissioner Wilson, Vice Chair Hente, Commissioner Slattery, Commissioner Rickett, Commissioner Almy and Commissioner Eubanks

**No:** 1 - Commissioner McMurray

**Excused:** 2 - Commissioner Raughton and Chair Graham

- 6.B. [CPC V 20-00123](#) A Right-of-Way Vacation for Banning Lewis Ranch Village A to allow the vacation of 49.6 acres of undeveloped public right-of-way known as Banning Lewis Parkway, Stetson Hills Boulevard, Dublin Boulevard and interior roadways.

(Legislative)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

**Motion by Commissioner Rickett, seconded by Commissioner Almy, to recommend approval to City Council the street vacation for portions of Banning Lewis Parkway, Stetson Hills Boulevard, Dublin Boulevard, and interior roadways based on the findings that the request meets the review criteria granting a street vacation as set forth in City Code Section 7.7.402(C). The motion passed by a vote of 6:1:2:0**

**Aye:** 6 - Commissioner Wilson, Vice Chair Hente, Commissioner Slattery, Commissioner Rickett, Commissioner Almy and Commissioner Eubanks

**No:** 1 - Commissioner McMurray

**Excused:** 2 - Commissioner Raughton and Chair Graham

**6.C.** [CPC PUZ 20-00124](#)

A PUD Zone Change request for Banning Lewis Ranch Village A changing 282 acres from Multi-Family and Single-Family Residential with Airport and Streamside Overlays to PUD/AO (Planned Unit Development: Single-Family Detached and Single-Family Attached Residential, 3.5-7.99 Dwelling Units Per Acre and 8-11.99 Dwelling Units Per Acre, and a Maximum Building Height of 35 feet; with an Airport and Streamside Overlay), located southeast of Dublin Boulevard and future Banning Lewis Parkway.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

**Motion by Commissioner Rickett, seconded by Commissioner Almy, to recommend approval to City Council the PUD zone change from Multi-Family Residential and Single-Family Residential with Streamside and Airport Overlays (R5/R1-6000/SS/AO) to Planned Unit Development: Single-Family Detached and Single-Family Attached Residential, 3.5-7.99 Dwelling Units Per Acre, 8-11.99 Dwelling Units Per Acre and a Maximum Building Height of 35 feet; with Airport and Streamside Overlays (PUD/AO/SS) based upon the findings that the request meets the review criteria for establishing a PUD zone, as set forth in City Code Section 7.3.603, and the review criteria for a zone change, as set forth in City Code Section 7.5.603. The motion passed by a vote of 6:1:2:0**

**Aye:** 6 - Commissioner Wilson, Vice Chair Hente, Commissioner Slattery, Commissioner Rickett, Commissioner Almy and Commissioner Eubanks

**No:** 1 - Commissioner McMurray

**Excused:** 2 - Commissioner Raughton and Chair Graham

**6.D.**    [CPC PUP  
20-00125](#)    A PUD Concept Plan for Banning Lewis Ranch Village A establishing the residential develop pattern for 282 acres, located southeast of Dublin Boulevard and future Banning Lewis Parkway.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

**Motion by Commissioner Rickett, seconded by Commissioner Almy, to recommend approval to City Council the PUD concept plan for Banning Lewis Ranch Village A, based upon the findings that the request meets the review criteria for establishing a PUD concept plan, as set forth in City Code Section 7.3.605, and the review criteria for establishing a concept plan, as set forth in City Code Section 7.5.501(E). The motion passed by a vote of 6:1:2:0**

**Aye:** 6 - Commissioner Wilson, Vice Chair Hente, Commissioner Slattery, Commissioner Rickett, Commissioner Almy and Commissioner Eubanks

**No:** 1 - Commissioner McMurray

**Excused:** 2 - Commissioner Raughton and Chair Graham

**6.E.**    [CPC ZC  
21-00038](#)    A zone change request for Banning Lewis Ranch Village A changing 15 acres from Multi-Family and Single-Family residential with Airport and Streamside Overlays to PBC/AO/cr (Planned Business Center with Airport Overlay and conditions of record), located southeast of Dublin Boulevard and future Banning Lewis Parkway.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

**Motion by Commissioner Rickett, seconded by Commissioner Almy, to recommend approval to City Council the zone change from Multi-Family Residential and Single-Family Residential with Streamside and Airport Overlays (R5/R1-6000/SS/AO) to PBC/cr/AO (Planned Business Center with conditions of record and Airport Overlay), based upon the findings that the zone change meets the review criteria as set forth in City Code Section 7.5.603 with the following conditions of record:**

**Prohibited Uses Include:**

**Miniwarehouse**

**Sexually Oriented Business**

**The motion passed by a vote of 6:1:2:0**

**Aye:** 6 - Commissioner Wilson, Vice Chair Hente, Commissioner Slattery, Commissioner Rickett, Commissioner Almy and Commissioner Eubanks

**No:** 1 - Commissioner McMurray

**Excused:** 2 - Commissioner Raughton and Chair Graham

**6.F.** [CPC CP  
21-00039](#)

A Concept Plan for Banning Lewis Ranch Village A establishing commercial development for 15 acres, located southeast of Dublin Boulevard and future Banning Lewis Parkway.

(Quasi-Judicial)

Presenter:

Katelynn Wintz, Senior Planner, Planning & Community Development

**Motion by Commissioner Rickett, seconded by Commissioner Almy, to recommend approval to City Council the Concept Plan for Banning Lewis Ranch Village A Commercial, based upon the findings that the request meets the review criteria for establishing a concept plan, as set forth in City Code Section 7.5.501(E). The motion passed by a vote of 6:1:2:0**

**Aye:** 6 - Commissioner Wilson, Vice Chair Hente, Commissioner Slattery, Commissioner Rickett, Commissioner Almy and Commissioner Eubanks

**No:** 1 - Commissioner McMurray

**Excused:** 2 - Commissioner Raughton and Chair Graham