

## RESOLUTION NO.79-20

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS, COLORADO APPROVING A MAJOR AMENDMENT TO THE BANNING LEWIS RANCH MASTER PLAN

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.

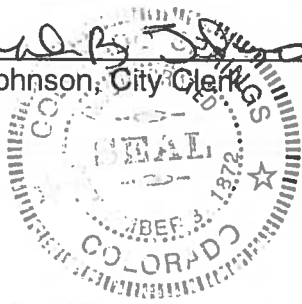
Dated at Colorado Springs, Colorado, this 22<sup>nd</sup> day of September 2020.



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

ATTEST:

  
\_\_\_\_\_  
Sarah B. Johnson, City Clerk







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BANNING LEWIS RANCH - VILLAGE B1  
 A SUB-AREA OF THE BANNING LEWIS RANCH MASTER PLAN  
 COLORADO SPRINGS, CO  
 MASTER PLAN AMENDMENT

PROJECT INFORMATION

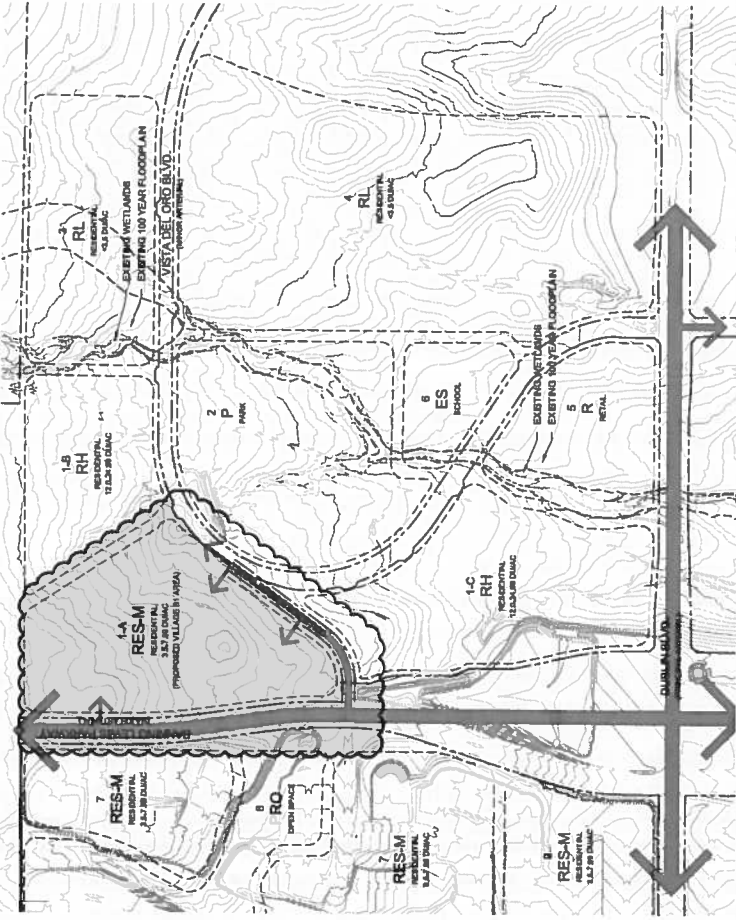
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 2 OF 2



LAND USE TABLE (EXISTING) MASTER PLAN

PARCEL	GROSS ACRES	PROPOSED USE	DENSITY	NET UNITS*	MAX BLDG. HT.
1	78.47	RESIDENTIAL	12.0 - 24.00	816 - 1910	35'
2	38.80	PARK			35'
3	28.25	RESIDENTIAL	<3.5	91 (max.)	35'
4	82.82	RESIDENTIAL	<3.5	208 (max.)	35'
5	17.91	COMMERCIAL			45'
6	9.43	SCHOOL			35'
7	72.89	RESIDENTIAL	3.5 - 7.00	255 - 600	35'
8	24.08	OPEN SPACE			35'
9	21.03	RESIDENTIAL	3.5 - 7.00	74 - 168	35'
SUB-TOTAL	366.07				
RIGHT-OF-WAY	42.43				
TOTAL	411.48	NOTE: ALL ACREAGES ARE APPROXIMATE.			



LAND USE TABLE (PROPOSED) MASTER PLAN

PARCEL	GROSS ACRES	PROPOSED USE	DENSITY	NET UNITS*	MAX BLDG. HT.
1A (VILLAGE BY AREA)	32.44	RESIDENTIAL	3.5 - 7.00	114 - 259	35'
1B	18.87	RESIDENTIAL	12.0 - 24.00	228 - 474	35'
2	32.03	RESIDENTIAL	12.0 - 24.00	345 - 600	35'
3	38.80	PARK			35'
4	28.25	RESIDENTIAL	<3.5	91 (max.)	35'
5	82.82	RESIDENTIAL	<3.5	208 (max.)	35'
6	17.91	COMMERCIAL			45'
7	72.89	SCHOOL			35'
8	9.43	RESIDENTIAL	3.5 - 7.00	255 - 600	35'
9	24.08	OPEN SPACE			35'
10	21.03	RESIDENTIAL	3.5 - 7.00	74 - 168	35'
SUB-TOTAL	378.84				
RIGHT-OF-WAY	35.65				
TOTAL	411.48	NOTE: ALL ACREAGES ARE APPROXIMATE.			

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