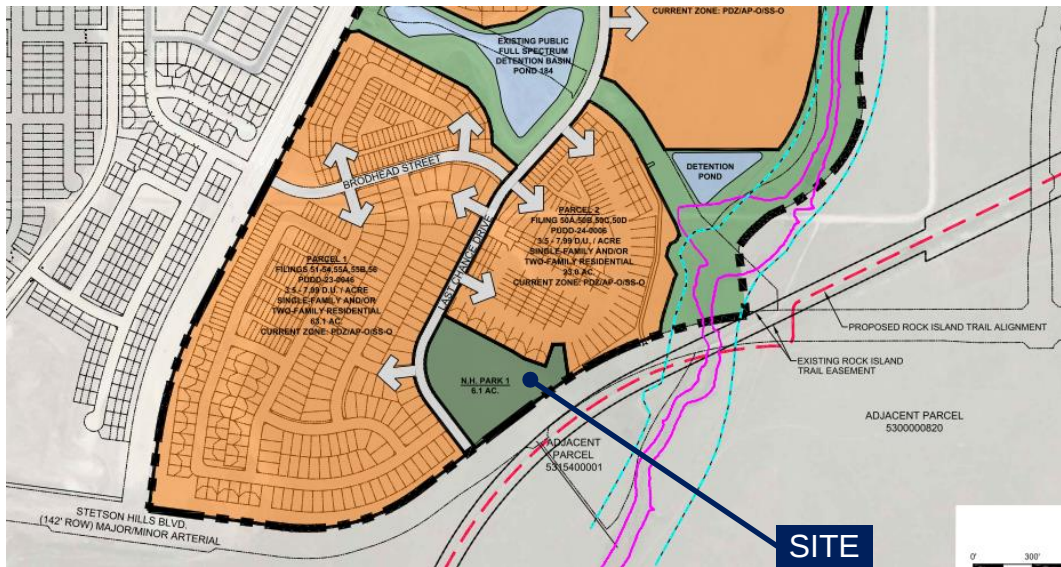


BANNING LEWIS RANCH 50A PARK REZONE

Planning Commission October 8, 2025

Staff Report by Case Planner: Austin Cooper



Quick Facts

Applicant

LAI Design Group

Property Owner & Developer

Clayton Properties Group II Inc.

Address / Location

Northeast of Stetson Hills Boulevard and Last Chance Drive

TSN(s)

5315400002

Zoning and Overlays

Current: PDZ/AP-O/SS-O
(Planned Development Zone District with Airport and Streamside Overlays)

Proposed: PK/AP-O (Public Park with Airport Overlay)

Site Area

6.07 acres

Proposed Land Use

Public Park

Applicable Code

UDC

City Council District

District #6

Project Summary

This application is for a Zoning Map Amendment (rezone) of 6.07 acres located Northeast of Stetson Hills Boulevard and Last Chance Drive from PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlays) to PK/AP-O (Public Park with Airport Overlay).

File Number

ZONE-25-0019

Application Type

Zoning Map Amendment

Decision Type

Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Banning Lewis Ranch Addition No. 2	September 1, 1988
Subdivision	Banning Lewis Ranch Village A2 Filing 50 A Plat	Approved but not recorded
Master Plan	Banning Lewis Ranch	1988
Prior Enforcement Action	N/A	N/A

Site History

The subject property is part of the Banning Lewis Ranch Village A Land Use Plan that was originally established in 2021 but most recently amended in 2025. The area is shown as “Park” within this Concept Plan fulfills the Parkland Dedication Ordinance requirements. As part of that requirement the developer is required to rezone the dedicated Parkland to PK (Public Park) (refer to Attachment 1 – Project Statement).

Applicable Code

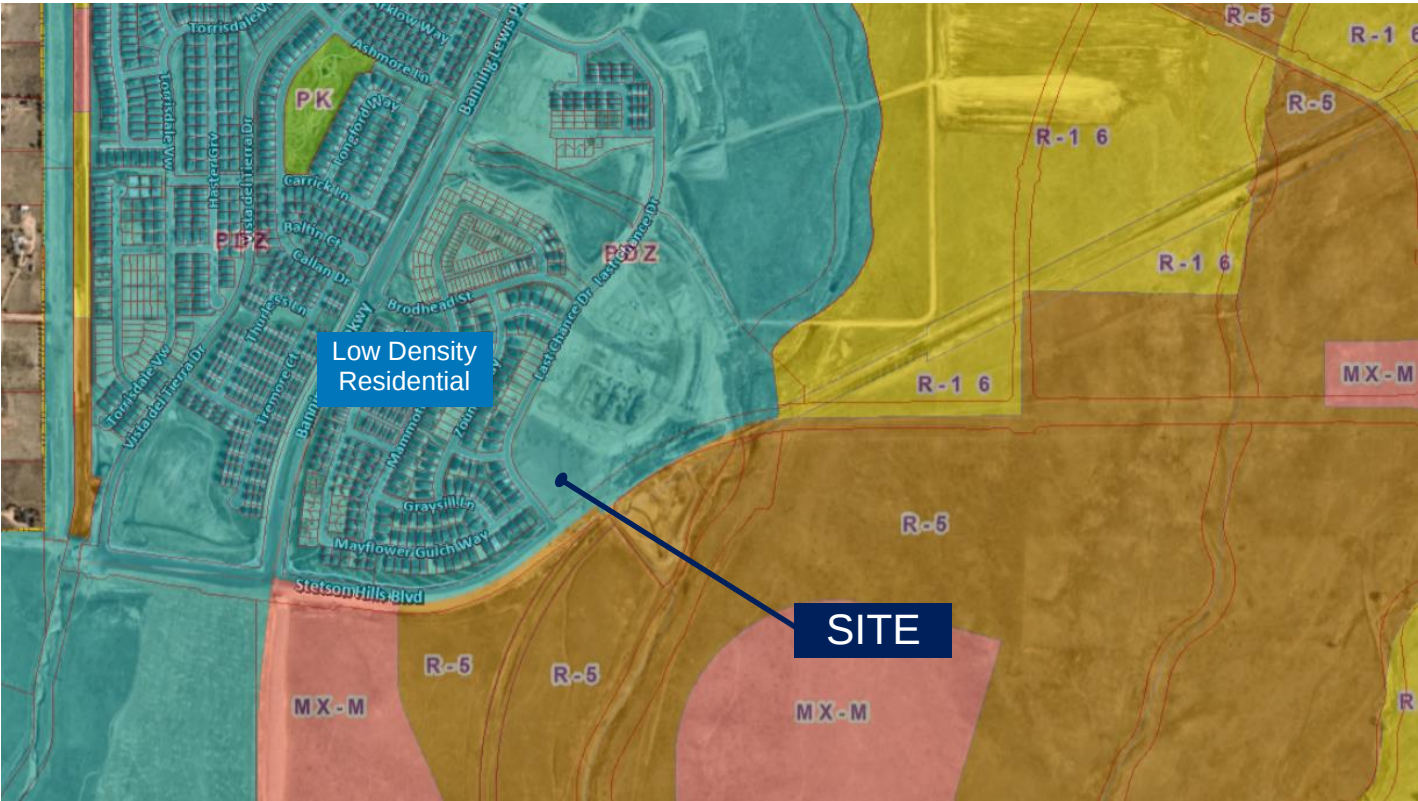
The subject application was submitted after the implementation date (06/05/2023) of the ReTool project. The subject application has been reviewed under the Unified Development Code (UDC). All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code (UDC).

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlay)	Under Construction Single and Two-Family Residential Development	N/A
West	PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlay)	Single and Two-Family Residential Development	N/A
South	R-5/cr/AP-O/SS-O (Multi-Family High with Conditions of Record with Airport and Streamside Overlays)	Vacant	Condition of Record on the site requires compliance with standards outlined in Ordinance 88-133
East	PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlay)	Under Construction Single and Two-Family Residential Development	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Internal Review / Planning Commission Public Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	209
Number of Comments Received	0

Public Engagement

There were no comments received during the review and no neighborhood meeting was held for this project.

Timeline of Review

Initial Submittal Date	June 17, 2025
Number of Review Cycles	2
Item(s) Ready for Agenda	September 3, 2025

Agency Review

Traffic Engineering

Traffic Engineering reviewed the application and had no comment on this application.

Licensed Surveyor

All comments from the Planning Department's Licensed Surveyor have been addressed.

Parks Recreation and Cultural Services Department

Parks reviewed the application and had no comment on this application.

Streamside Overlay

The streamside overlay reviewer determined that the area of the proposed Zoning Map Amendment is outside of the Streamside Overlay boundary and would not need to retain the overlay.

Colorado Springs Airport

All comments from the airport have been addressed.

Zoning Map Amendment

Summary of Application

In accordance with UDC Section 7.5.704.A, the purpose of a zone map amendment is to establish standards and provide a mechanism for the City to review and decide on an application to rezone property within the City's jurisdiction, where the City has determined that rezoning of those areas is appropriate. An application to establish or change the boundaries of any zone district is required to include a Land Use Plan unless waived or a development plan is submitted in conjunction with the Zoning Map Amendment request. The applicant requested a Land Use Plan waiver by submitting a Land Use Statement demonstrating that a Land Use Plan would not serve the purposes of the UDC because one or more of the criteria for a waiver outlined in UDC Section 7.5.514.B.3.a.(1)-(6) are met (refer to Attachment 2 – Land Use Statement).

(1) The land area under review is less than ten (10) acres and is planned to be developed in a single phase;

The site is 6.07 acres and will be developed in accordance with the Parks Recreation and Cultural Services Department at a later date.

(2) The land is contained in and subject to a previously approved Master or Concept Plan;

The parcel is part of the Banning Lewis Ranch Village A Land Use Plan originally approved in 2021 and amended in 2025. The 6.07 acre site was planned to be a neighborhood park and open space to support the proposed residential development in the Banning Lewis Ranch development area.

(3) The land is included in a Development Plan application;

Not applicable. Public parks do not have to submit a development plan in which a Park Master Plan will be reviewed by the Parks Recreation and Cultural Services Department per city code section 7.5.515.B.2.c

(4) The land area is part of an established surrounding development pattern;

The surrounding land use pattern consists of low density residential to the north, east and west, and vacant land to the south. The 6.07 acre site is proposed to be a neighborhood park and open space which will serve the surrounding existing and future neighborhoods.

(5) The proposed zoning pattern for the land aligns with adjacent existing zoning or development; and/or

The proposed rezone to PK (Public Park) aligns with the adjacent existing zoning in all directions of the site. The primary use in all directions includes existing or proposed low density residential uses.

(6) Major infrastructure or urban services for the land including but not limited to access points and roadway systems, have already been established and are not proposed to be changed.

There are no proposed changes to major infrastructure or urban services.

Staff finds that the request to waive the requirements for a Land Use Plan has been met in accordance with UDC Section 7.5.514.B.3.

Application Review Criteria

UDC Code Section 7.5.704.D

An application for an amendment to the zoning map shall be subject the following criteria for approval:

- 1. The proposed Zoning Map Amendment is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).*

The proposed Zoning Map Amendment application has been evaluated for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. The proposed Zoning Map Amendment and Land Use Statement are substantially in compliance with the goals, policies and strategies within PlanCOS as addressed below. The PK (Public Park) zone district accommodates public recreation and open space related uses. This zone-district *"may also be reserved for natural or environmental reasons, such as preservation of wildlife, vegetation, or significant natural, cultural, or historic resources."*

- 2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.*

The request to rezone the 6.07-acre site to PK (Public Park) is not expected to be detrimental to the public interest, health, safety, convenience, or general welfare. The proposed zoning is consistent with the adjacent PDZ (Planned Development Zone). The existing and proposed residential uses in the surrounding area will be supported by the proposed neighborhood park and open space at the site.

- 3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).*

As noted, the Zoning Map Amendment to PK (Public Park) is an appropriate zoning as this zone district is compatible with the zoning of the adjacent existing and proposed residential uses. PK (Public Park) zone district allows for public recreation and open spaces.

4. *If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.*

The property proposed to be rezoned is a 6.07-acre site which will consist of a future neighborhood park and open space. The site is compatible with the surrounding uses and will not have significant impacts to existing infrastructure.

5. *If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.*

The proposed rezone does not create a dislocation of tenants or occupants, as the site is currently vacant. The requested rezone is not in conflict with PlanCOS goals. The rezone will secure the 6.07-acre site as a public park and open space to support the existing and proposed residential uses in the surrounding area.

6. *If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514.C.3 (Land Use Plan Criteria).*

This criterion is not applicable as the applicant has submitted an accompanying Land Use Statement.

7. *The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.*

The project is consistent with the Banning Lewis Ranch Village A Land Use Plan.

8. *If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607.D (Decision) shall also apply to consideration of the Zoning Map Amendment required to create or amend the boundaries of the ADS-O district.*

The Zoning Map Amendment is not for an ADS-O district.

9. *If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.*

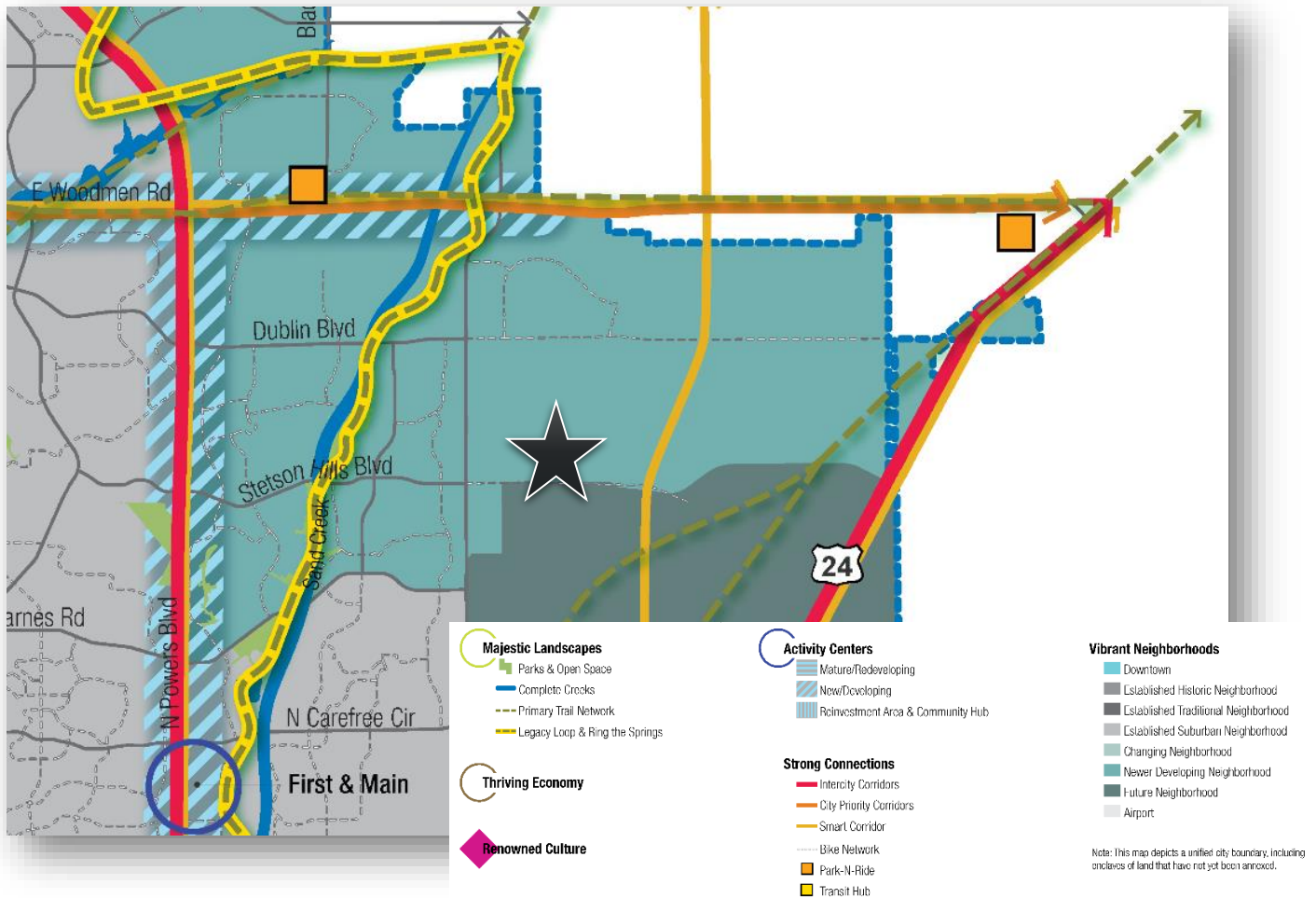
The Zoning Map Amendment is not to a PDZ (Planned Development Zone District) district.

10. *Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).*

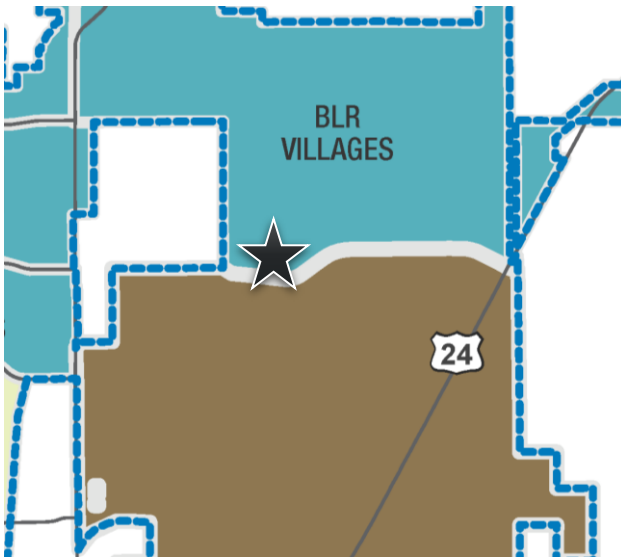
The subject property is within the Airport Overlay (AP-O) district. The proposed future use (Public Park) is consistent with the goals and standards set forth in this overlay district.

After evaluation of the Zoning Map Amendment and accompanying Land Use Statement for the Banning Lewis Ranch Filing 50A Park Rezone, the application meets the review criteria.

PlanCOS Vision



The proposed Zoning Map Amendment application has been evaluated for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is within a "Future Neighborhood". These neighborhoods are *"actively managed, privately initiated master plans typically guide their initial development and can be refined and updated for not-yet-developed properties"*.



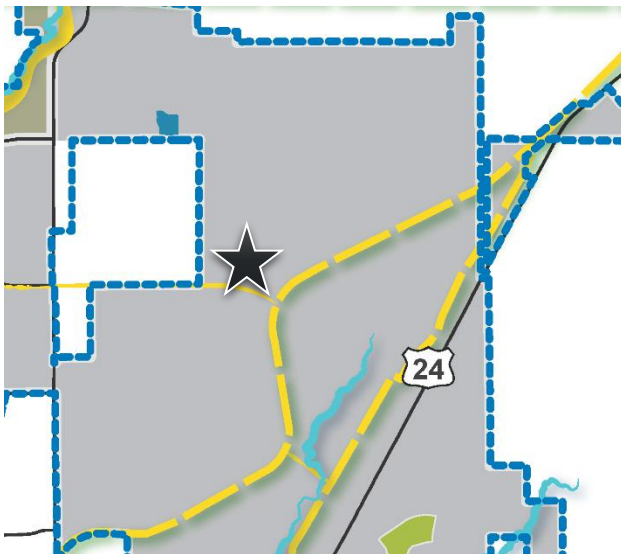
Predominant Typology

 Downtown	 Established Traditional Neighborhood
 Newer Developing Neighborhood	 Established Suburban Neighborhood
 Changing Neighborhood	 Airport
 Established Historic Neighborhood	 Future Neighborhood

Vibrant Neighborhoods

The project site is within the Banning Lewis Ranch Village A neighborhood which is considered a Newer Developing Neighborhood

- Policy VN-3.A: Preserve and enhance the physical elements that define a neighborhood's character
- Strategy VN-3.A-3: Incorporate existing natural features into project design by providing amenities such as trail connectivity, outdoor dining areas, promenades, and plazas.



Predominant Typology

 Neighborhood Greenspace	 Trails and Connections
 Sports and Active Recreation	 Major Trail Corridors
 Natural Resources and Regional Recreation	 Complete Urban Creeks
 Community Education Landscapes	 Complete Greenways

Majestic Landscapes

The project site is along a major trail corridor and a complete greenway. The area's predominant typology is Natural Resources and Regional Recreation

- Strategy ML-1.A-3: Use partnerships, grants, private donations, and businesses to leverage dedicated revenue sources and fund strategic parks, facility adoption programs, streetscape, open space, recreation, and trails priority projects.

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After evaluation of the Zoning Map Amendment for the Banning Lewis Ranch Filing 50A Park Rezone, the application meets the review criteria.