

RESOLUTION NO. 225 - 22

A RESOLUTION APPROVING A MAJOR AMENDMENT TO THE BANNING LEWIS RANCH MASTER PLAN CHANGING LAND USE DESIGNATIONS FROM RESIDENTIAL, PARKS, AND PUBLIC FACILITY USES TO ACCOMMODATE A MIX OF RESIDENTIAL AND CIVIC USES CONSISTING OF 557.357 ACRES LOCATED EAST OF MARKSHEFFEL ROAD AND BETWEEN THE FUTURE EXTENSIONS OF STETSON HILLS BOULEVARD, BARNES ROAD, AND BANNING LEWIS PARKWAY

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; and

WHEREAS, City Council may condition approval of the Master Plan on payment of certain outstanding drainage basin fees and the transfer of any City-owned property included in the Master Plan.

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, subject to closure of the Sand Creek Drainage Basin within Banning Lewis Ranch and the Transfer of any City-owned property within the master planned area, pursuant to City Council resolutions.

Section 4. This resolution shall be effective upon its approval by City Council.


Dated at Colorado Springs, Colorado, this 13th day of December 2022.



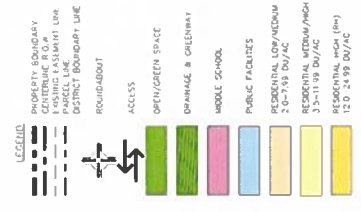
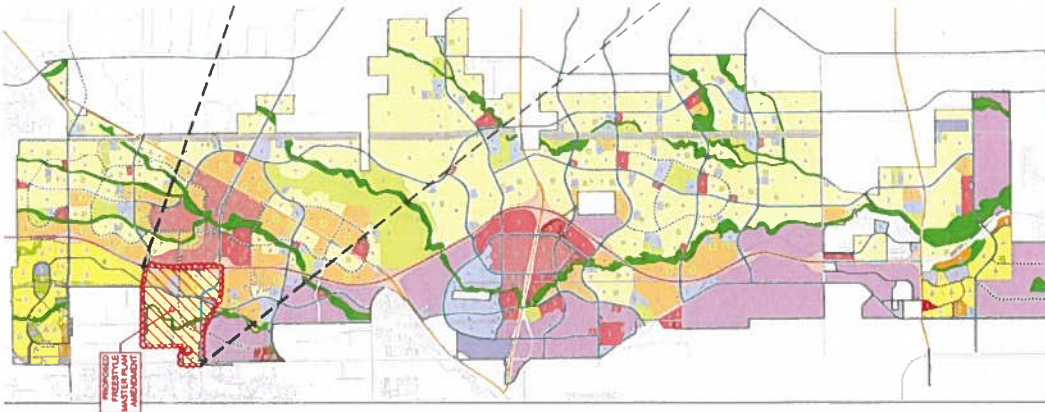
Council President

ATTEST:


Sarah E. Johnson, City Clerk

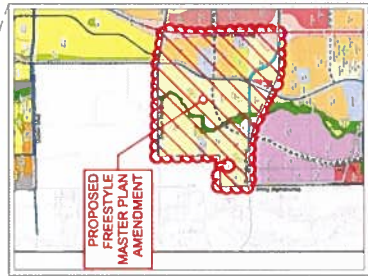


FREESTYLE NORTH MASTER PLAN AMENDMENT AT BANNING LEWIS RANCH JULY 25, 2022



GENERAL NOTES

1. THIS MASTER PLAN AMENDMENT HAS BEEN PREPARED BY THE CONSULTING ENGINEER AND ARCHITECT IN ACCORDANCE WITH THE CITY OF DENVER ZONING ORDINANCE AND THE CITY OF DENVER SUBDIVISION REGULATIONS.
2. THE CITY OF DENVER HAS REVIEWED THIS MASTER PLAN AMENDMENT AND HAS ISSUED A RESOLUTION OF APPROVAL ON 07/25/2022. THE CITY OF DENVER HAS REVIEWED THIS MASTER PLAN AMENDMENT AND HAS ISSUED A RESOLUTION OF APPROVAL ON 07/25/2022.
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(B) PROPOSED FREESTYLE COMMUNITY MASTER PLAN AMENDMENT

(A) EXISTING BANNING LEWIS MASTER PLAN

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1000 NORTH MEADOW AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 433-0180

MASTER PLAN AMENDMENT
SHEET 01 OF 01

FREESTYLE NORTH - MASTER PLAN - CITY FILE NO. CPC MP 87-00381-AWJ22