

RESOLUTION NO. 73-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS, COLORADO APPROVING A MAJOR AMENDMENT TO THE BANNING LEWIS RANCH MASTER PLAN RELATING TO 297.08 ACRES LOCATED EAST OF BANNING LEWIS PARKWAY BETWEEN DUBLIN BOULEVARD AND STETSON HILLS BOULEVARD CHANGING LAND USE DESIGNATIONS TO RESIDENTIAL AND COMMERCIAL

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:**

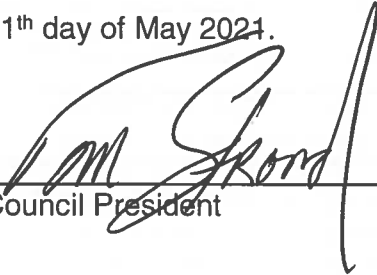
Section 1. The above and foregoing recitals are incorporated herein by reference and are adopted as findings and determinations of the City Council.

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 11<sup>th</sup> day of May 2021.

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

ATTEST:

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





CLAYTON PROPERTIES GROUP, INC.
A COLORADO CORPORATION
1400 SOUTH WASHINGTON AVENUE
DENVER, COLORADO 80202
PHONE: (303) 733-2800

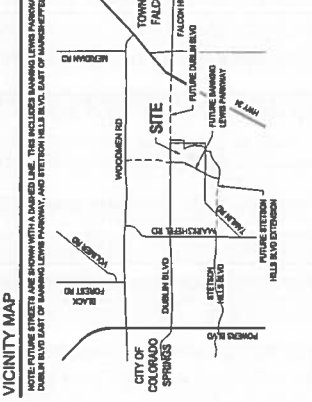
BANNING LEWIS RANCH - VILLAGE
A SUB-AREA OF THE BANNING LEWIS RANCH MASTER PLAN
COLORADO SPRINGS, CO
MASTER PLAN AMENDMENT

PROJECT INFORMATION table with columns: PROJECT #, SHEET NUMBER, ISSUE RECORD, BEAL.

RIGHT OF WAY VACATION LEGAL DESCRIPTION
(CONTINUED)

TRACED ON THE NORTHERLY BOUNDARY OF SAID SECTION 14, TOWNSHIP 18 SOUTH, RANGE 108 WEST, COUNTY OF EL PASO, TEXAS, BEING THE FOLLOWING: ...

VICINITY MAP



GENERAL NOTES

- 1. ALL PROPOSED ACCESS ROADS ARE CONCEPTUAL IN NATURE. FUTURE DEVELOPMENT PLANS WILL DETERMINE FINAL LOCATIONS.
2. THE SUBJECT PROPERTY IS TO BE INCLUDED IN THE BANNING LEWIS RANCH METRO DISTRICT 1.
3. ALL LANDSCAPE TRACTS AND PAVING WITHIN BANNING LEWIS RANCH VILLAGE A SHALL BE OWNED AND MAINTAINED BY THE BANNING LEWIS RANCH METRO DISTRICT 1.
4. FULL SPECTRUM DETAILING WILL BE PROVIDED FOR ALL DEVELOPED RUNOFF.
5. ALL ENGINEERING SHALL BE DONE BY THE MASTER DEVELOPER. RESIGNING SHALL OCCUR DURING THE DEVELOPMENT PLAN PROCESS.

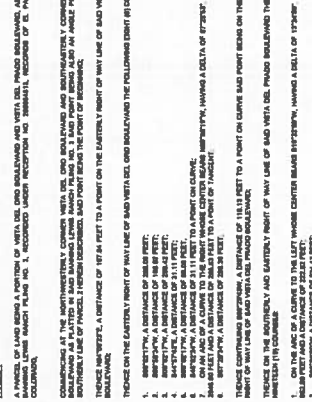
SITE DATA

PROPERTY OWNER, DEVELOPER, TAX ID NUMBER, EXISTING LAND USE, PROPOSED LAND USE, PROPOSED ZONING.

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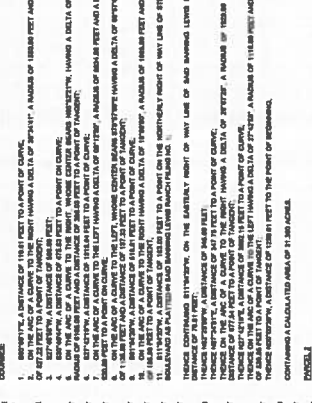
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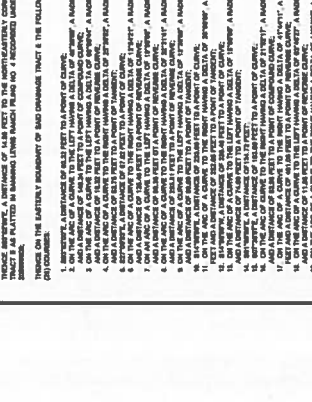
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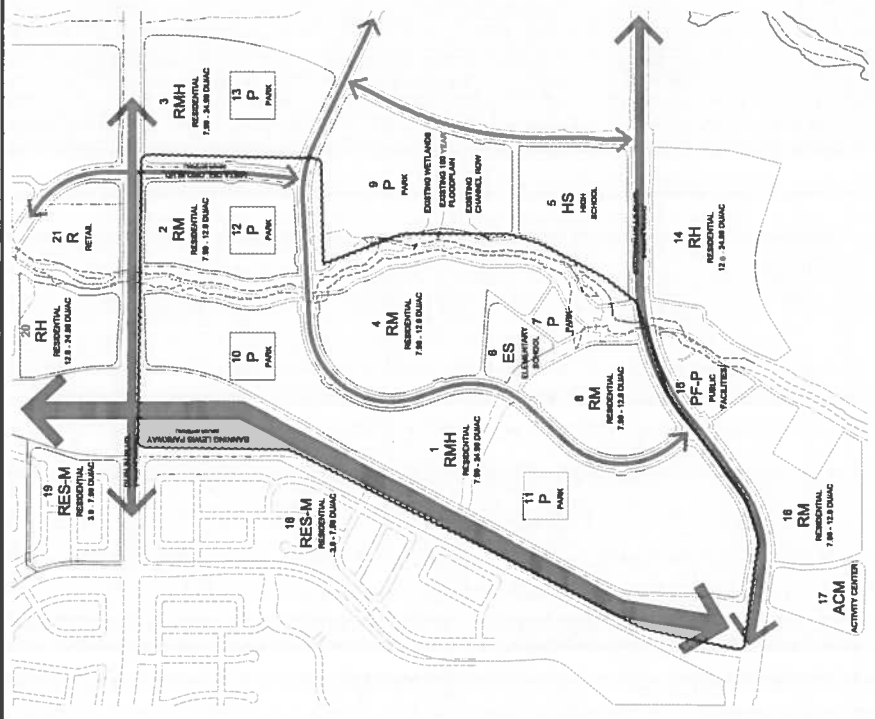
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PROPERTY OWNER, DEVELOPER, TAX ID NUMBER, EXISTING LAND USE, PROPOSED LAND USE, PROPOSED ZONING.

NO.	DATE	DESCRIPTION
1	12/11/19	ISSUE RECORD
2	12/11/19	ISSUE RECORD
3	12/11/19	ISSUE RECORD
4	12/11/19	ISSUE RECORD
5	12/11/19	ISSUE RECORD
6	12/11/19	ISSUE RECORD
7	12/11/19	ISSUE RECORD
8	12/11/19	ISSUE RECORD
9	12/11/19	ISSUE RECORD
10	12/11/19	ISSUE RECORD
11	12/11/19	ISSUE RECORD
12	12/11/19	ISSUE RECORD
13	12/11/19	ISSUE RECORD
14	12/11/19	ISSUE RECORD
15	12/11/19	ISSUE RECORD
16	12/11/19	ISSUE RECORD
17	12/11/19	ISSUE RECORD
18	12/11/19	ISSUE RECORD
19	12/11/19	ISSUE RECORD
20	12/11/19	ISSUE RECORD
21	12/11/19	ISSUE RECORD

**LAND USE TABLE (EXISTING) MASTER PLAN**

PARCEL	GROSS ACRES	PROPOSED USE	DENSITY	NET UNITS*	MAX BLDG. HT.
1	108.0	RESIDENTIAL	7.99 - 24.89	882 - 2698	35'
2	24.1	RESIDENTIAL	7.99 - 12.0	192 - 288	35'
3	38.1	RESIDENTIAL	7.99 - 24.89	312 - 977	35'
4	41.8	RESIDENTIAL	7.99 - 12.0	332 - 489	35'
5	29.4	SCHOOL			
6	8.3	SCHOOL			
7	3.8	PARK			
8	23.8	RESIDENTIAL	7.99 - 12.0	190 - 288	35'
9	47.5	PARK			
10	3.9	PARK			
11	3.9	PARK			
12	3.9	PARK			
13	3.9	PARK			
14	41.0	RESIDENTIAL	7.99 - 24.89	327 - 1024	35'
15	8.7	PUBLIC FACILITIES			
16	31.1	RESIDENTIAL	7.99 - 12.0	248 - 373	35'
17	11.5	ACTIVITY CENTER			
18	108.4	RESIDENTIAL	3.0 - 7.89	318 - 838	35'
19	20.8	RESIDENTIAL	3.0 - 7.89	62 - 168	35'
20	15.1	RESIDENTIAL	12.0 - 24.89	181 - 377	35'
21	17.7	COMMERCIAL			48'
SUB-TOTAL	586.5				
RIGHT-OF-WAY	199.2				
TOTAL	785.7	NOTE: ALL ACREAGES ARE APPROXIMATE.			

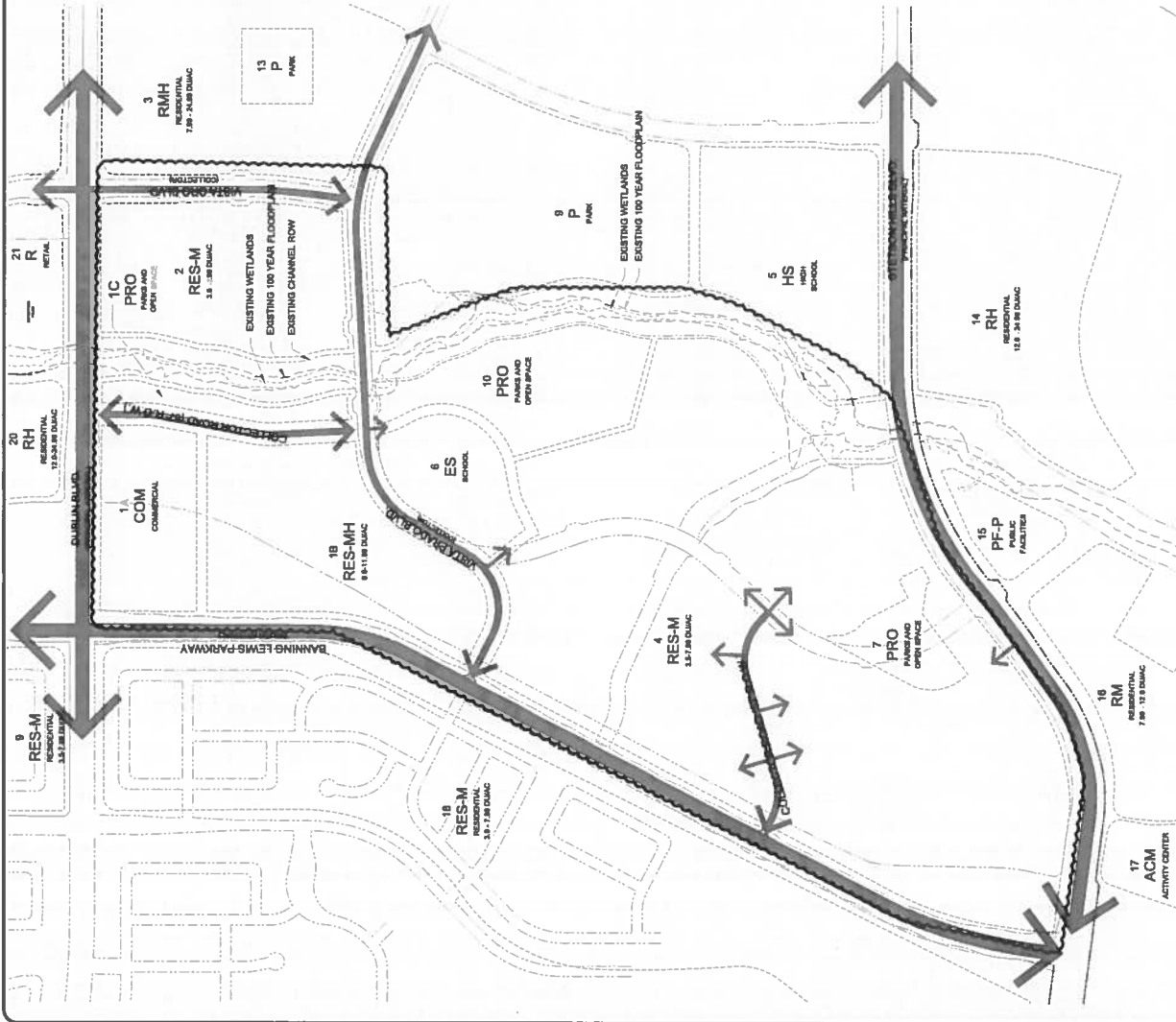


EXISTING MASTER PLAN AREA

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PARCEL	GROSS ACRES	PROPOSED USE	DENSITY	NET UNITS*	MAX BLDG. HT.
1A	15.1	COMMERCIAL	8.0 - 11.00	250 - 343	48'
1B	32.0	RESIDENTIAL			30'
1C	5.8	PARK			30'
2	28.4	RESIDENTIAL	3.5 - 7.99	100 - 228	30'
3	28.1	RESIDENTIAL	7.00 - 24.99	312 - 877	30'
4	139.7	RESIDENTIAL	3.5 - 7.99	468 - 1118	30'
5	28.5	SCHOOL			
6	40.0	PARK			
7	4.4	PARK			
8	47.5	PARK			
9	17.1	PARK			
10	3.9	PARK			
11	41.0	RESIDENTIAL	7.99 - 24.99	304 - 1139	30'
12	8.5	PUBLIC FACILITIES			
13	29.7	RESIDENTIAL	7.99 - 12.0	237 - 366	30'
14	11.5	ACTIVITY CENTER			
15	105.4	RESIDENTIAL	3.0 - 7.99	318 - 838	30'
16	29.8	RESIDENTIAL	3.0 - 7.99	82 - 188	30'
17	15.1	RESIDENTIAL	12.0 - 24.99	181 - 377	30'
18	17.7	COMMERCIAL			48'
SUB-TOTAL	621.8				
RIGHT-OF-WAY	84.7				
TOTAL	716.7				

NOTE: ALL ACREAGES ARE APPROXIMATE.



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