



# 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, December 16, 2021

8:30 AM

Hybrid Meeting - Open to Public  
Call 720-617-3426 Conf ID: 815 137 01#  
Blue River Board Room

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### Percheron Master Plan

- 7.G. [CPC MP 19-00123-A1 MJ21](#) A resolution of the City Council of the City of Colorado Springs, Colorado approving a major amendment to the Percheron Master Plan, previously the Banning Lewis Ranch North Master Plan, located along the north and south side of East Woodmen Road between Mohawk Road and Golden Sage Road

(Legislative)

Related Files: CPC PUP 19-00125-A1MJ21

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community Development

Peter Wysocki, Planning Director, Planning & Community Development

#### **Staff presentation:**

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

#### **CPC MP 19-00123-A1MJ21**

A major master plan amendment to the Percheron Master Plan, previously Banning Lewis Ranch North Master Plan, to modify proposed land uses. The property is located along the north and south side of Woodmen Road between Mohawk Road and Golden Sage Road and consists of approximately 809.6 acres.

#### **CPC PUP 19-00125-A1MJ21**

A major PUD concept plan amendment for Percheron modifying the development pattern. The property is located along the north and south side of Woodmen Road between Mohawk Road and Golden Sage Road and consists of approximately 809.6 acres.

#### **Background Information**

- 808 acres, vacant land
- Zoned PUD/AO (Planned Unit Development with Airport Overlay)
- The site is currently vacant.

**Public Notice**

- Site posting and 372 postcards mailed twice: once at the initial review stage and before the Planning Commission Hearing.
- Staff received comments expressing concerns about traffic and general concerns about new residential units.

**Applicant Presentation:**

Andrea Barlow with N.E.S. presented a PowerPoint with the scope and intent of this project, along with Tim Seibert with Nor'wood Development Group.

The following changes are proposed:

- Introduction of a 126.5-acre site for a regional sports complex in the southeast sector of the property.
- Addition of commercial development adjacent to sports complex and combining this with the previously proposed multifamily residential.
- Addition of 2 new right-in/right-out access points off Woodmen Road to serve the proposed sports complex and new commercial area.
- Expansion of the Residential Medium and Residential High parcels adjacent to the previously proposed community park.
- Change in density of the 15.7-acre parcel south of the utility easement and east of Banning Lewis Parkway from Residential Medium to Residential High density.
- Resultant reduction in the overall residential density cap from 2,900 to 2,650 units.
- Resultant reduction in PLDO requirement from 59 acres (60.2 acres provided) to 31.6 acres, including 14.2 acres of neighborhood parks and 17.4 acres of community park.
- Removal of the proposed community park, as the new regional sports complex satisfies the community parkland dedication requirement. This is replaced by a 4.5-acre neighborhood park and an open space/trail corridor.
- Reduction in size of the remaining neighborhood parks north and south of Woodmen Road.

**Questions:**

Commissioner Hente asked if the Sports Complex was going to be owned and operated by the City Parks department? Mr. Seibert explained there are ongoing discussions with the Parks Department on how to create a facility that can sustain itself without additional support from the General Fund. A feasibility analysis is being conducted to make sure the types of facilities both meet the community and regional needs, but also can develop a program that can be self-sustaining in the long run. Nor'wood Development Group and the City of Colorado Springs agree with the goal of trying to create a sustainable Sports Complex from a financial standpoint and are determining the right course of action. It could be run by the City or by a nonprofit and would like to keep those options open.

Commissioner Hente said ultimately he didn't want to go down the road of this becoming a private Sports Complex where people have to pay to use it. Mr. Seibert said they have looked at the private models, but for it to be an asset for the community, it needs to be accessible. The goal is to create a situation in

which the revenue that is generated, either through tournament play, through rental fees, or through indoor use of the facilities, would create a positive cash flow to offset that long term operation and maintenance.

Commissioner Hente asked if a right-in/right-out at the complex would be adequate for the number of cars that would be using that intersection. Mr. Seibert said the masterplan map shows a large north/south roadway that is Banning Lewis Parkway, which will ultimately be a six-lane roadway that will connect the entire east side of the city. Mr. Seibert went on to explain how the street system would work in and around the Sports Complex, which ultimately will provide multiple access points for circulation.

Commissioner Slattery said overall this is excellent to be able to provide for the community but wondered about the timing of the development and concerned about the City budget to be able to fund such a large area and maintain it. Mr. Seibert said there were two efforts regarding a Sports Complex in the northern part of the City that did not pan out, however, this site allows more patience on development that can take place to support the facility. Mr. Seibert said they are actively working the problem on how to leverage all opportunities to fund and build the complex.

**Supporters:**

N/A

**Opponents:**

Mike & Patty Bennett, residents in Pawnee Subdivision

- Concerned about the transitional housing around the borders of the property
  - Would like to see 2 dwelling units per acre instead of 4
- Concerned about the utility easement
  - Above ground or below
- Open space
  - The places specified for open space are ditches and completely unusable
- Proposed high school in the upper east corner
  - Inappropriate to place a high school where people live on 5 acre lots for multiple years
  - It's not respecting the property owners who live there
  - High school should be placed somewhere inside the middle of development
- Not opposed to the subdivision but want to see the transition a little easier from the 5-acres to housing unit density

**Questions of Staff:**

N/A

**Rebuttal:**

Ms. Barlow made the following rebuttal:

- The master plan had already been approved in January of 2021 and none of the items that were discussed by the Bennett's have been

changed from that approved master plan

- There is low density residential development on the west side (Ms. Barlow pointed at the map to show where the low density was located), along with a 50 foot open space trail buffer along the perimeter, which widens into a wider open space area on the north side
- The original master plan processed with the city only had about 7 or 8 comments and the majority of those were from new Banning Lewis Ranch residents to the south and maybe 2 or 3 from the county to the west and east
- High density power line easement
  - There is an existing 115 foot easement on the south portion of the easement that houses the existing overhead powerlines
  - There is an extended 185 foot easement north of that which makes up the total 300 feet that CSU has partially in place on this property and have required it be extended across the entire length of the property
  - There is potential to underground the overhead easement lines, but what that is used for is a matter for Colorado Springs Utilities and not a function of this development
- Open space being ditches
  - There is very little topography on this site so you could walk over the ditches and not even realize you walked over them
  - There was a conscious decision made by the developer to maintain the natural drainage ways to make good use of those drainage areas and incorporate them within the development
  - They will be amenitized with trails and other facilities as appropriate, so they are not going to be unusable areas
- High School location
  - There are several areas that will be developed in this area and the county and District 49 asked that the 3 developers get together and talk about school provision with the 3 major developments
  - It was determined between the developers there would be a school site in the general location that is appropriately located at the intersection of Banning Lewis Ranch Parkway and Briargate Parkway, the main east/west connector, that will serve the needs of these 3 growing communities
  - The school site will be approximately 40 acres with Nor'wood's and the other two developers' contributions

#### **DISCUSSION AND DECISION OF PLANNING COMMISSION:**

Commissioner Raughton said many of the issues have been addressed by a cooperative agreement between multiple land users. This project made some agile adjustments to the demands of this region including the Regional Park.

**Motion by Commissioner Raughton, seconded by Commissioner Rickett, to recommend approval to City Council the major master plan amendment to the Percheron 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 7:0:2:0**

**Aye:** 7 - Commissioner Raughton, Vice Chair McMurray, Commissioner Wilson, Chair Hente, Commissioner Slattery, Commissioner Rickett and Commissioner Almy

**Absent:** 2 - Commissioner Graham and Commissioner Eubanks

**7.H.** [CPC PUP 19-00125-A1 MJ21](#) A major amendment to the Percheron Concept Plan (previously known the Banning Lewis Ranch North Concept Plan) for future development of approximately 808 acres into a mix of residential, commercial and park/open space uses located along the north and south side of East Woodmen Road between Mohawk Road and Golden Sage Road

(Quasi-Judicial)

Related Files: CPC MP 19-00123-A1MJ21

Presenter:

Katelynn Wintz, Planning Supervisor, Planning & Community Development

Peter Wysocki, Planning Director, Planning & Community Development

See Item 7.H. (CPC MP 19-00123-A1MJ21)

**Motion by Commissioner Rickett, seconded by Commissioner Almy, that this Planning Case be accepted Recommend approval to City Council the major amendment to the Percheron Concept Plan, 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 7:0:2:0**

**Aye:** 7 - Commissioner Raughton, Vice Chair McMurray, Commissioner Wilson, Chair Hente, Commissioner Slattery, Commissioner Rickett and Commissioner Almy

**Absent:** 2 - Commissioner Graham and Commissioner Eubanks