



Legislation Details (With Text)

**File #:** CPC MP 87- 00381- A17MN17      **Version:** 2      **Name:** Banning Lewis Ranch Village 2

**Type:** Planning Case      **Status:** Passed

**File created:** 5/26/2017      **In control:** City Council

**On agenda:** 7/25/2017      **Final action:** 7/25/2017

**Title:** Minor Amendment to the Banning Lewis Ranch Master Plan changing the land use of 3.37 acres from Park to Residential-Medium (3.5-7.99 dwelling units per acre)

(Quasi-Judicial)

Related Files: CPC PUZ 17-00051, CPC PUP 07-00093-A6MN17

Presenter:  
Hannah Van Nimwegen, Planner II, Planning & Community Development  
Peter Wysocki, Planning and Community Development Director

**Sponsors:**

**Indexes:** BLR

**Code sections:**

**Attachments:** 1. CPC Staff Report\_BLR, 2. Figure 1 - Existing Land Use, 3. Figure 2 - Project Narrative, 4. Figure 3 - Master Plan Amendment, 5. Figure 4 - Concept Plan Amendment, 6. 7.5.408 MASTER PLAN REVIEW CRITERIA

Date	Ver.	Action By	Action	Result
7/25/2017	2	City Council	approved	Pass
6/15/2017	1	City Planning Commission	referred	Pass

Minor Amendment to the Banning Lewis Ranch Master Plan changing the land use of 3.37 acres from Park to Residential-Medium (3.5-7.99 dwelling units per acre)

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**Summary:**  
Applicant: LAI Design Group  
Owner: MREC Oakwood COLO Investments, LLC  
Location: North of the northwest corner of Dublin Boulevard and Banning Lewis Ranch Parkway within the Village 2 development.

This project includes concurrent applications for a minor amendment to the Banning Lewis Ranch Master Plan; a zone change from PK/AO (Park with an Airport Overlay) to PUD/AO (Planned Unit Development: Single-Family Detached, 35 foot maximum building height, and 6.37 dwelling units per acre with an Airport Overlay); and a minor amendment to the Banning Lewis Ranch Village 2 Concept Plan. The subject property is 3.37 acres in size and is generally located north of Dublin Boulevard and west of Banning Lewis Ranch Parkway within the existing Village 2 development.

**Previous Council Action:**

City Council voted to approve a rezoning from R-5/CR/AO/SS (Multi-family residential with conditions of record and Airport and Streamside Overlays), R1-6000/AO/SS (Single-family residential with Airport and Streamside Overlays), and PBC/CR/AO/SS (Planned Business Center with conditions of record and Airport and Streamside Overlays) to PUD/ AO/SS (Planned Unit Development: Commercial District consisting of neighborhood, commercial/lofts over retail; 50 ft. maximum bldg. ht.; Multi-family Attached, 40 ft. maximum bldg. ht.; and Single-Family Detached, 35 ft. max bldg. ht. and 6.37 du/ac. with Airport and Streamside Overlays) and PK/AO (Park with an Airport Overlay) in 2007 to establish the Banning Lewis Ranch Village 2 development. Then in 2013, the City Council voted to approve a rezoning of the park property in order to reduce its size from 4.5 acres to 3.37 acres which is the current condition under review.

**Background:**

The Village 2 PUD was established in 2007 which contained a 4.5 acre park generally in the same location. Because of subdivision design changes caused by new ownership, the park property was rezoned and resized in 2013 to reflect what is being reviewed today. These subdivision design changes promoted smaller, neighborhood specific, “pocket parks.” Since the initial concept plan’s approval, the commercial and multi-family concept has been replaced by single-family residential. The initial concept plan calculated the number of required parkland acres based on the higher proposed density, and due to the decreases in density within Village 2, the number of required parkland acres has been reduced. A redistribution of parkland was coordinated with City Parks and Recreation staff, and the request to remove and rezone the 3.37 acre park was presented and approved by the Park and Recreation Advisory Board on March 9, 2017.

This proposal contains three concurrent requests; rezone an existing 3.37 acre park to single-family residential, update the Banning Lewis Ranch Master Plan to remove the designated park area, and illustrate the removal of the park property from the Banning Lewis Ranch Village 2 Concept Plan. The Banning Lewis Ranch Master Plan currently designates the land as Park (P) which is proposed to amended to Residential-Medium (RES-M) with a density range of 3.5-7.99 dwelling units per acre. This designation is consistent with existing designations in the Village 2 development. The requested zone change from PK/AO (Park with an Airport Overlay) to PUD/AO (Planned Unit Development: Single-Family Detached, 35 foot max building height, and 6.37 dwelling units per acre with an Airport Overlay) mimics the specific density, dimensional, and use controls of the surrounding Village 2 PUD zone. The minor amendment to the Banning Lewis Ranch Village 2 Concept Plan illustrates the removal of the neighborhood park and the distribution of parkland into pocket parks throughout Village 2. Development standards, lot arrangement, and size will be reviewed with the development plan administratively.

This item supports the City’s strategic goal to build community and collaborative relationships by prioritizing walkability and bike-friendliness in new housing developments through establishing a connected system of trails and parks.

Please see the attached City Planning Commission staff report for additional detailed analysis.

**Financial Implications:**

Minor amendments to master plans are not subject to a fiscal impact analysis review. City Code Section 7.5.408 reads, "...Minor amendments are not subject to review criteria in subsection F of this section (Fiscal)."

**Board/Commission Recommendation:**

At their meeting on June 15, 2017, the City Planning Commission voted to recommend approval of the zone change to PUD/AO (Planned Unit Development: Single-Family Detached, 35 foot maximum building height, and 6.37 dwelling units per acre with an Airport Overlay), the minor master plan amendment, and the minor concept plan amendment as part of the Consent calendar.

**Stakeholder Process:**

Upon submittal of the requests; public notice was mailed to 20 property owners within a 1,000-foot radius of the subject sites, and the property was posted with the application and contact information. Prior to the City Planning Commission hearing and to the July 25, 2017 City Council hearing; the site was posted with the hearing date information and a postcard was mailed to the same 20 property owners within 1,000 feet of the site. No public comments were received during both posting periods.

Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, Water Resources Engineering, Parks and Recreation, and City Fire.

**Alternatives:**

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration

**Proposed Motion:**

Approve the minor amendment to the Banning Lewis Ranch Master Plan, based upon the finding that the amendment meets the review criteria for granting a master plan amendment as set forth in City Code Section 7.5.408.