



## Legislation Details (With Text)

**File #:** CPC V 17-00019      **Version:** 2      **Name:** Banning Lewis Ranch Village 2

**Type:** Planning Case      **Status:** Mayor's Office

**File created:** 7/18/2017      **In control:** City Council

**On agenda:** 8/22/2017      **Final action:** 8/22/2017

**Title:** Ordinance No. 17-71 Vacating Portions of Public Right-Of-Way Consisting of 0.57 Acre Located Along Dublin Boulevard East of Vista Del Tierra Drive

(Legislative)

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

**Sponsors:**

**Indexes:** BLR

**Code sections:**

**Attachments:** 1. ORD - BLR Fil 20 ROW Vacation, 2. Exhibit A - Legal Description, 3. Exhibit B - Legal Description Depicted, 4. Signed Ordinance 17-71

Date	Ver.	Action By	Action	Result
8/22/2017	2	City Council	finally passed	Pass
8/8/2017	1	City Council	approved on first reading	Pass

Ordinance No. 17-71 Vacating Portions of Public Right-Of-Way Consisting of 0.57 Acre Located Along Dublin Boulevard East of Vista Del Tierra Drive

(Legislative)

**Presenter:**

Hannah Van Nimwegen, Planner II, Planning & Community Development  
Peter Wysocki, Director of Planning & Community Development

**Summary:**

Applicant: LAI Design Group

Owner: MREC Oakwood Colorado Ranch LLC

Location: Along the northern side of Dublin Boulevard beginning at the intersection with Vista Del Tierra Drive and running east to Banning Lewis Ranch Parkway.

This project includes a single vacation area; a strip of excess right-of-way along Dublin Boulevard adjacent to Banning Lewis Ranch Filing No. 20. This portion of right-of-way was originally dedicated with the Banning Lewis Ranch Filing No. 1 plat in 2005. With the proposed development of Banning Lewis Ranch Filing No. 20, there is a desire to continue the recognized Dublin Boulevard roadway width established through previously approved right-of-way vacations and through City adopted

street section standards. See the attached Right-of-Way Vacation plat for further details on this vacation request (Exhibit B).

**Previous Council Action:**

On January 24, 2017, the City Council approved a similar right-of-way vacation along Dublin Boulevard for the Banning Lewis Ranch Filing No. 18 subdivision to the west of Filing No. 20 (Figure 1).

On August 8, 2017, the Ordinance was approved on first reading on the Consent Calendar.

**Background:**

A portion of Dublin Boulevard was platted and dedicated in 2005 as part of the Banning Lewis Ranch Filing No. 1 plat. With current proposed development, this roadway will be developed per current City standards for street sections. In 2010 the City adopted new street section standards to provide a uniform, community wide street width standards. This proposal will vacate approximately 20 to 25 feet of excess width along the north side of Dublin Boulevard adjacent to proposed Banning Lewis Ranch Filing No. 20. This request will accommodate the new street design criteria. This portion of vacated right-of-way would then be incorporated into a landscape tract, and used to continue an established 12 foot wide sidewalk along the north side of Dublin Boulevard through Banning Lewis Ranch Village 1 and Village 2.

This item supports the City's strategic goal of investing in infrastructure. This proposal maintains current City standards for infrastructure development and enhances connectivity in the community.

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

As required by Section 7.7.402.B.2 of the City Code, a request to vacate right-of-way is placed directly onto a City Council agenda for action after review by the administration. No review by a board or commission is required.

**Stakeholder Process:**

Upon submittal of the request; 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. No public comments were received.

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. A review was performed by City Traffic Engineering and no concerns were raised with the vacation of right-of-way.

**Alternatives:**

1. Approve the application;
2. Deny the application; or
3. Refer the application back to staff for further consideration.

**Proposed Motion:**

CPC V 16-00067 - Vacation of Right-of-Way

Adopt an ordinance vacating portions of public right-of-way along Dublin Boulevard east of Vista Del Tierra Drive based on the finding the request complies with the review criteria in City Code Section 7.7.402.C.

An ordinance vacating portions of Public Right-Of-Way along Dublin Boulevard east of Vista Del Tierra Drive consisting of a total 0.57 acre.