



## Legislation Text

---

**File #:** CPC PUZ 16-00011, **Version:** 2

---

Ordinance No. 16-71 amending the zoning map of the City of Colorado Springs pertaining to 17.7 acres located east of Marksheffel Boulevard and south of the Barnes Road extension from PIP-2/SS/AO (Planned Industrial Park with Streamside and Airport Overlays) to PBC/AO (Planned Business Center with Airport Overlay).

(Quasi-Judicial)

Related Files: CPC MP 87-000381-A15MJ16, CPC PUZ 16-00010, CPC PUP 16-00013

**Presenter:**

Meggan Herington, Planning Manager for LUR/DRE, Planning and Community Development

**Summary:**

Applicant: NES, Inc.

Owner: Rivers Development, LLC

Location: East of Marksheffel Boulevard and South of the Barnes Road extension in the Banning Lewis Ranch

This project includes concurrent applications for a major amendment to the Banning Lewis Ranch Master Plan, PUD zone change, PBC zone change and concept plan for a 153.33-acre property known as Enclaves at Mountain Vista. The project facilitates a land use change from industrial to commercial and residential and illustrates the future development of a mixed residential use with associated neighborhood commercial.

**Previous Council Action:**

On June 28, 2016, the City Council pulled the applications associated with this project from the Consent Calendar and held a public hearing. At the conclusion of the public hearing the City Council voted to approve the project's applications, with seven votes in favor (Council President Bennett, Council President Pro-tem Gaebler, Councilor Knight, Councilor Bagley, Councilor King, Councilor Pico, Councilor Murray, and Councilor Strand) and one opposed (Council Collins), and set the second hearing date for July 12, 2016.

City Council last acted on this property with the annexation, master plan and zoning for Banning Lewis Ranch in the mid 1980's.

**Background:**

The property is part of the Banning Lewis Ranch Master Plan. The amendment will remove the industrial uses and replace with a 135.63 acre residential development and 17.7 acres of commercial.

The property was originally zoned PIP-2 with the Banning Lewis Ranch Annexation in 1988. This PUD rezone will change the zone of 135.63 acres from PIP-2/SS/AO (Planned Industrial Park with Stream Side and Airport Overlays) to PUD/SS/AO (Planned Unit Development). The PUD zone district will allow residential type uses at a density of 3.5 - 7.99 dwelling units per acre with a maximum building height of 36 feet. The airport overlay will apply to the entire property with the streamside overlay being present along the eastern boundary.

The 17.7 acres adjacent to Marksheffel Boulevard will be rezoned from PIP-2/SS/AO (Planned Industrial Park with Streamside and Airport Overlays) to PBC/AO (Planned Business Center with Airport Overlay). The streamside overlay drops off of this piece of property because this area is not adjacent to the stream. The airport overlay will be applied.

The neighborhood commercial site is illustrated with a full access point from Marksheffel Boulevard and a to-be constructed collector roadway. This future collector will also access the phases of single-family attached and detached product. Barnes Road will be extended east of Marksheffel Boulevard as a secondary major access to the new development.

Incorporating attached and detached single-family into the neighborhood ensures a multitude of housing options. Those housing options are supported by parks, open space areas and a future school site. All parks and schools are shown conceptually with the final areas and building locations determined when the facilities are required for the growing community.

This item supports the City's strategic plan to enhance connectivity between trails and open space by encouraging a well-designed residential community with local amenities that enrich the trails and open spaces. A well-designed residential community can provide connections and corridors leveraging windows of opportunity for trail and open space experiences. This development also supports employment opportunities of Colorado Springs residents, and maintains further prospect for strengthening the Colorado Springs economy.

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At their meeting on May 19, 2016 the Planning Commission voted unanimously to approve the applications as part of the consent calendar.

**Stakeholder Process:**

The public process included posting the site and sending postcards to 7 property owners within 500 feet. A majority of surrounding properties are currently vacant. There is one residential area to the west of Marksheffel Boulevard within unincorporated El Paso County which is more than 1000 feet away from this site. Staff did not receive any comments from neighboring property owners.

Staff also sent the plans to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City Parks, Police, E-911, Airport, and the Falcon School District.

**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:**

CPC PUZ 16-00011 - CHANGE OF ZONING TO PBC

Adopt an ordinance changing the zoning from PIP-2/SS/AO (Planned Industrial Park with Streamside and Airport Overlays) to PBC/AO (Planned Business Center with Airport Overlay) based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603.

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 17.7 acres located east of Marksheffel Boulevard and south of the Barnes Road extension from PIP-2/SS/AO (Planned Industrial Park with Streamside and Airport Overlays) to PBC/AO (Planned Business Center with Airport Overlay).