



## Legislation Text

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**File #:** 15-0045, **Version:** 1

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Bradley Heights Amendment to the Banning Lewis Ranch Master Plan, Bradley Heights PUD Zone Change and Concept Plan  
(Quasi-Judicial Matter)

**From:**

Peter Wysocki, Planning and Development Director, Planning and Development Department

**Summary:**

CPC MP 87-00381-A13MN14 - QUASI-JUDICIAL  
CPC PUZ 14-00101 - QUASI-JUDICIAL  
CPC PUP 05-00139-A1MJ14 - QUASI-JUDICIAL

This project includes concurrent applications for a minor amendment to the Banning Lewis Ranch Master Plan, PUD zone change and PUD concept plan amendment for a 529.45-acre property known as Bradley Heights, located at the southwest corner of the Bradley Road and Marksheffel Road intersection in the southern portion of Banning Lewis Ranch.

**Previous Council Action:**

The City Council approved a master plan amendment, zoning request and concept plan in 2005 for similar PUD uses.

**Background:**

The minor master plan amendment proposes to change the land use of approximately 138 acres by eliminating the industrial land uses from the area and reconfiguring the commercial, residential, school and park areas.

Rezoning will change the 529.45 acres from PUD/SS/AO (Planned Unit Development with Streamside and Airport Overlay) to a new PUD/SS/AO (Planned Unit Development with Streamside and Airport Overlay), to allow a mix of residential, commercial and school/park uses, eliminating the previous industrial uses from the PUD zoning.

The PUD concept plan illustrates the development of the 529.45 acres as a mix of multifamily, commercial, single-family residential, school, and park uses.

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

**Financial Implications:**

Not applicable.

**Board/Commission Recommendation:**

The City Planning Commission unanimously approved the applications at their December 18, 2014, regular meeting.

**Stakeholder Process:**

The public process included posting the site and sending postcards to 138 property owners within 1,000 feet. A majority of surrounding properties are currently vacant. There are two residential neighborhoods in the area that are within unincorporated El Paso County. 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 Widefield 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 MP 87-00381-A13MN14 - MINOR MASTER PLAN AMENDMENT

Approve the amendment to the Banning Lewis Ranch Master Plan Amendment, based upon the finding that the amendment meets the review criteria for master plan amendments as set forth in City Code Section 7.5.408 with the following condition of approval:

1. The comprehensive document for the Banning Lewis Ranch master plan as a whole must be updated prior to final approval, including an update to the Banning Lewis Ranch Comprehensive Land Use Table.

Not applicable.