

BANNING LEWIS RANCH VILLAGE B2

Planning Commission July 8, 2026

Staff Report by Case Planner: Tamara Baxter



Quick Facts

Applicant

LAI Design Group

Property Owner

Walt Colorado LLC

Developer

Clayton Properties Group II, Inc. DBS
Oakwood Homes of Colorado
Springs

Address / Location

North of Tamlin Road and East of
Dublin Boulevard and Banning Lewis
Parkway extension

TSN(s)

5300000716; 5310415002;
5310415001; 5300000548;
5300000547; 5300000541

Site Area

511.93 acres

Proposed Land Use

Commercial and Residential

Applicable Code

Previous Chapter 7 (Repealed and
replaced in 2023 per Ordinance No.
23-03.)

Council District

#6

Project Summary

This project includes concurrent applications for a major master plan amendment, PUD zone change, PUD concept plan, zone change and concept plan for 511.20 acres of land northeast of the intersection of Banning Lewis Parkway and Dublin Boulevard; and a concurrent application for a Street Vacation is also being considered.

File Number	Application Type	Decision Type
MAPN-23-0001	Master Plan Major Modification	Quasi-Judicial
PUDC-23-0002	PDZ Concept Plan	Quasi-Judicial
PUDZ-23-0002	PDZ Zone Change	Quasi-Judicial
COPN-23-0010	Concept Plan	Quasi-Judicial
ZONE-23-0008	Zone Change	Quasi-Judicial
SUBD-23-0052	ROW Vacation	Legislative

Zoning and Overlays

Current: PDZ/R-5/cr/R-1 6/MX-M cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Conditions of Record, Single Family-Medium, Mixed-Use Medium Scale with Conditions of Record, and Airport and Streamside Overlays) and PDZ/R-5/cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Airport and Streamside Overlays)

Proposed: PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlays and MX-M/AP-O/SS-O (Mixed-Use Medium Scale with Airport and Streamside Overlays)

Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Banning Lewis Ranch #2 (Ordinance 88-115)	August 9, 1988
Subdivision	N/A	N/A
Master Plan	Banning Lewis Ranch	1988
Prior Enforcement Action	N/A	N/A

Site History

In 1988, Banning Lewis Ranch Village B2 Master Plan was approved following the Banning Lewis Ranch #2 annexation, which brought this property into the City of Colorado Springs. The master plan envisioned a mix of residential-low, medium, and high-density areas; commercial; park facilities; and two school sites. The subject area is part of the overall Banning Lewis Ranch Master Plan. In accordance with Chapter 7, Section 7.5.402, the Banning Lewis Ranch Master Plan is considered an “implemented master plan”. An implemented master plan is “a master plan that is eighty five percent (85%) or more built out and the remaining vacant land is zoned in conformance with the master plan. The redevelopment and neighborhood plans that are more than eighty five percent (85%) built out and are being used as an ongoing guide will not be classified as implemented.”

Applicable Code

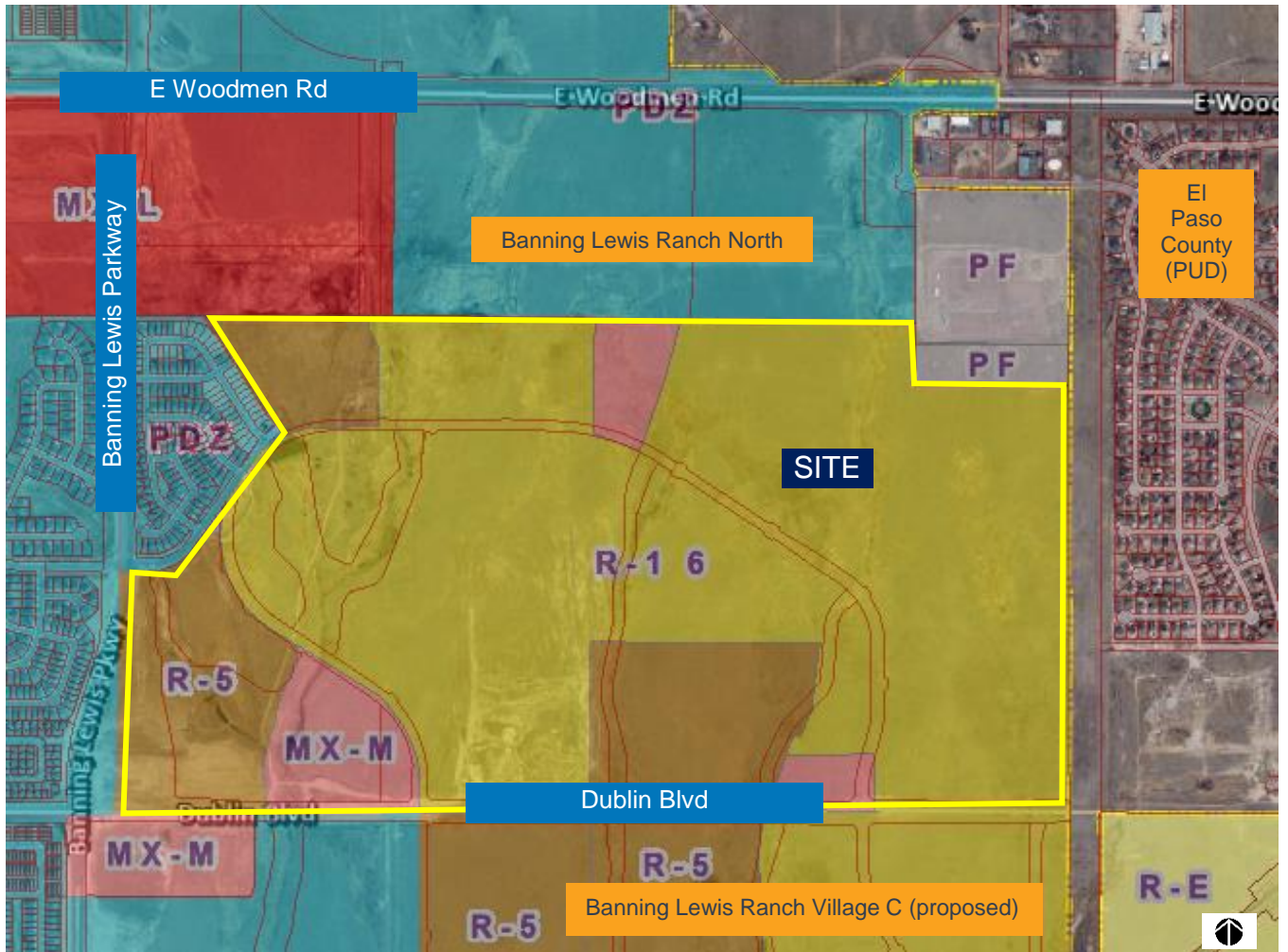
The subject applications were submitted prior to the implementation date (June 5, 2023) of the ReTool project. The subject applications were reviewed under previous Chapter 7 of the City Code. All subsequent references within this report that are made to “the Code” and related sections are references to previous Chapter 7.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	Zoning	Existing Use	Special Conditions
North	PDZ/AP-O (Planned Development Zone District and Airport Overlay), MX-L (Mixed-Use Large Scale) and PF (Public Facilities)	Vacant / Substation	Banning Lewis Ranch North Jackson Fueller Substation (DEPN-24-0020)
West	PDZ/AP-O (Planned Development Zone District and Airport Overlay)	Single-Family	Banning Lewis Ranch Village B1 Banning Lewis Ranch Village A
South	MX-M (Mixed-Use Medium Scale); PDZ (Planned Development Zone District); R-1 6/cr (Single Family - Medium with Conditions of Record); R-5/AP-O/SS-O (Multi-Family High with Airport and Streamside Overlays)	Vacant	Banning Lewis Ranch Village C (proposed)
East	PUD (Planned Unit Development District)	Single-Family Residential / Vacant	El Paso County

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	4 (Administrative Review / x2 Neighborhood Meetings / Prior to Planning Commission)
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	261 (Initial Review) / 382 (Neighborhood Meeting) and (Planning Commission) Posters were installed along each street or right-of-way frontage of the property per UDC Section 7.5.406
Number of Comments Received	Five (written)

Public Engagement

- The Applicant hosted a neighborhood meeting for Village B2 was held on December 20, 2023. A summary of this meeting has been included (refer to Attachment 1 – Public Comment; Public Comment Response; Neighborhood Mtg Summary). Primary concerns raised by neighbors that attended this meeting included roads and traffic; safety and wildfires; amenities; density; parks and open space; and schools. A second neighborhood meeting was held on September 16, 2025, for both Village B2 and Village C.
- Five written public comments were received in opposition, expressing general concern about density, reduction of park and open space, congested streets, and lack of infrastructure. The Applicant provided a written response to the public comments (refer to Attachment 1 – Public Comment; Public Comment Response; Neighborhood Mtg Summary). No follow-up correspondences from the public were received.

Timeline of Review

Initial Submittal Date March 29, 2023

Number of Review Cycles Six (6)

Item(s) Ready for Agenda June 15, 2026

Agency Review

Traffic Impact Study

A Traffic Impact Study (TIS) Addendum, dated July 15, 2022, prepared by LSC Transportation Consultants, Inc. was submitted for review, and City Traffic Engineering agreed with the findings and recommendations. An update to the TIS submitted in 2022 was not required by City Traffic Engineering. As future development ensues in BLR Village B2, City Traffic Engineering may require updates to the TIS as needed for future entitlement applications.

School District

School District 49 comments were addressed during the review of this project. The school site identified on the Master Plan and Concept Plan is suitable to the school district needs.

Parks

City Parks, Recreation, & Cultural Services (“City Parks”) reviewed the project. The Master Plan Amendment and PDZ Concept Plan for BLR Village B2, proposes residential development which triggers Park Land Dedication requirements, City Code (UDC) 7.4.307. The Master Plan amendment and PDZ Concept Plan reflect a 12.87-acre neighborhood park land obligation, to be met by the Type I metro district owned neighborhood park option of alternative compliance at 100 percent of the neighborhood park land dedication requirement, and a 15.59-acre community park land obligation to be dedicated as a “summed” 35.0-acre Community Park site within the Banning Lewis Ranch Village C Land Use Plan. The Parks Advisory Board reviewed the Banning Lewis Ranch B2 Master Plan Amendment and PDZ Concept Plan proposal for Park Land Dedication on May 14, 2026, and June 11, 2026. The Parks Advisory Board unanimously voted to recommend Master Plan Amendment and PDZ Concept Plan approval to City Council by providing land for metro district owned neighborhood parks and providing land for a community park site located within Banning Lewis Ranch Village C Land Use Plan (LUPL-25-0008).

Stormwater Enterprise (SWENT)

Stormwater comments were addressed during the initial review of this project.

Resolution No. 223-22 amended Resolution No. 202-22 eliminating the Sand Creek Drainage Basin Fee for the portion of the Sand Creek Drainage Basin within Banning Lewis Ranch. The City/County Drainage Board recommended partial

closure of the Sand Creek Drainage Basin within Banning Lewis Ranch, eliminating the Sand Creek Drainage Basin fee within the area upon the payment of unpaid fees.

Colorado Springs Utilities

Colorado Springs Utilities (CSU) comments were all addressed during the initial review of this project.

City Budget Office

The City Budget Office reviewed the master plan amendment and determined that the previous Fiscal Impact Analysis is still applicable, and a revised analysis is not necessary (refer to “Attachment 2 – Banning Lewis Ranch Village B2 Fiscal Impact Analysis”).

Application Type Analysis

Summary of Application

The project (herein referenced as “BLR Village B2”) consists of 511.20 acres, located in the northeast corner of Banning Lewis Parkway and Dublin Boulevard. The project area is currently zoned PDZ/R-5/cr/R-1 6/MX-M/cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Conditions of Record; Single-Family - Medium; Mixed-Use Medium Scale with Conditions of Record, and Airport and Streamside Overlays) and PDZ/R-5/cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Conditions of Record, and Airport and Streamside Overlays) (refer to “Attachment 3 – Banning Lewis Ranch B2 Project Statement”).

The Major Master Plan Amendment proposes a revision of the previous land use designations from RL (Residential-Low) and RH (Residential-High) to RES-M (Residential-Medium density, 3.5-7.99 dwelling units per acres); R (Retail) and NR (Neighborhood Retail) to COM (Commercial); P (Park) to PRO (Park and Open Space) and ES (School) land use designation, to establish a primarily residential development with some commercial opportunities (refer to “Attachment 8 – Banning Lewis Ranch Master Plan Major Modification”). The project includes a concurrent request for a 35.856-acre, cumulative, right-of-way vacation affecting previously platted portions of Banning Lewis Parkway, Dublin Boulevard, and Vista Del Oro Boulevard, which was platted with the Banning Lewis Ranch Filing No. 1 and No. 3. The platting of these rights-of-way in advance of development occurred per the original Master Plan (refer to “Attachment 4 – Banning Lewis Ranch ROW Vacation Filing No. 1 and 3 – 2002”). The proposed right-of-way vacation area is included in the proposed Zone Change and Concept Plan request outlined below.

There are two Zone Change requests associated with this application: One proposes to change the 501.99 acres from PDZ/R-5/cr/R-1 6/MX-M/cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Conditions of Record; Single-Family - Medium; Mixed-Use Medium Scale with Conditions of Record, and Airport and Streamside Overlays) to PDZ/AP-O/SS-O (Planned Development Zone District and Airport and Streamside Overlays: Residential; density of 3.5-7.99 du/ac; and maximum building height of 35 feet) (refer to “Attachment 5 – Exhibit A and Exhibit B (PDZ Rezone)”). The second rezone application proposes changing 9.2 acres from PDZ/R-5/cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Conditions of Record, and Airport and Streamside Overlays) to MX-M/AP-O/SS-O (Mixed-Use Medium Scale and Airport and Streamside Overlays) (refer to “Attachment 6 – Exhibit A and Exhibit B (MX-M)”). The concurrent Concept Plans illustrate the envisioned commercial and residential developments with proposed access, roadway extensions, and connections to future development beyond the limits of the project (refer to “Attachment 7 – Banning Lewis Ranch Village B2 PDZ Concept Plan and Concept Plan”).

Application Review Criteria – Previous Chapter 7

The BLR Village B2 project was submitted to the City in March of 2023. This submittal was prior to the repealed and replaced former City Code Chapter 7 in 2023 (Ordinance No. 23-03). With the adoption of the UDC in June of 2023, Applicants had a choice to continue projects review under previous Chapter 7 process or pivot the project to be reviewed under the UDC. In 2024, BLR Village B2 was ready to be considered by City Planning Commission, however, the Applicant requested that it be delayed to an undetermined time as the Applicant was in the process of submitting the remaining Oakwood Homes holdings in Banning Lewis Ranch with the intent of addressing public concerns pertaining to park land dedication, schools, and other project amenities. The current UDC does not have a timeline of when a project is

required to be reviewed under UDC from previous Chapter 7. Nonetheless, Planning staff encouraged the Applicant to have both projects completed through the public hearing process prior to the end of 2026.

Major Master Plan Amendment [MAPN-23-0001]

The Major Master Plan Modification application (refer to “Attachment 8 – Banning Lewis Ranch Master Plan Major Modification”) proposes a revision of the previous land use designations from RL (Residential-Low) and RH (Residential-High) to RES-M (Residential-Medium density, 3.5-7.99 dwelling units per acres); R (Retail) and NR (Neighborhood Retail) to COM (Commercial); P (Park) to PRO (Park and Open Space) and ES (School) land use designation. Master Plans are generalized guides for development and as noted in City Code Section 7.5.403.C, at times may become necessary to amend the plans as conditions change. The Banning Lewis Master Plan, originally approved in 1988, illustrated a vision of high-density residential development throughout the master planned area. This plan has been amended frequently to accommodate the modern residential development pattern. Market conditions have evolved over the last three decades, and the proposed changes proactively respond to infill development and current market conditions. The proposed land use designation change maintains a primarily residential land use classification and is compatible with existing and proposed residential land uses to the west.

Pursuant to City Code (Chapter 7) Section 7.5.408, master plans and major and minor amendments to approved master plans shall be reviewed for substantial conformance with the criteria listed below:

- A. *Comprehensive Plan: The Comprehensive Plan is the context and benchmark for the assessment of individual land use master plans. The proposed land use master plan or the amendment conforms to the policies and strategies of the Comprehensive Plan.*

In accordance with PlanCOS, the project conforms to the policies and strategies of the City's Comprehensive Plan. The City has “the land capacity to absorb our expected population and employment growth through 2040, primarily within existing city limits, but also with some targeted annexed areas. While the majority of this capacity is located in Banning Lewis Ranch, other newly developing areas of the city have their own opportunities. Together, the combination of vacant and redevelopable parcels in the generally developed areas of the city represents an opportunity for our community's development needs”

- B. *Land Use Relationships:*
 - a. *The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections.*
 - b. *Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood or business area. Activity centers also vary in size, intensity, scale and types of uses depending on their function, location and surroundings.*
 - c. *The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.*
 - d. *Housing types are distributed so as to provide a choice of densities, types and affordability.*
 - e. *Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities.*
 - f. *Land uses are buffered, where needed, by open space and/or transitions in land use intensity.*
 - g. *Land uses conform to the definitions contained in section 7.5.410 of this part.*

BLR Village B2 promotes development patterns of mixed supportive uses with a balance of residential (single-family and attached single-family), a commercial area, school site and parks and open space. The street networks will be developed with future development plans which will provide a strong pedestrian and bicycle network. The placement of land uses reflects environmental constraints and opportunities identified through site analysis. Open space and transitions in land use intensity provide buffering consistent with the land use compatibility principles outlined in Chapter 7.

- C. *Public Facilities:*
 - a. *The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan.*
 - b. *Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community.*

- c. *The proposed school sites meet the location, function and size needs of the school district.*
- d. *The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities.*
- e. *Proposed public facilities are consistent with the strategic network of long-range plans.*
- f. *The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.*

The Master Plan Amendment complies with PLDO requirements. The Parks Advisory Board recommended approval to City Council the Banning Lewis Ranch Village B2 Major Amendment, which meets Park Land Dedication requirements by providing land for metro district owned neighborhood parks and providing land for a community park site located within Banning Lewis Ranch Village C Land Use Plan. District 49 School District noted their support of the proposed 25-acre school site. All utility extensions and public facility placements conform to Colorado Springs Utilities (CSU) policies and long-range strategic network plans, while the drainage design complies with the applicable basin planning study and the drainage criteria manual. Together, these coordinated elements ensure that the plan supports sustainable growth, proper infrastructure capacity, and seamless integration with surrounding systems.

D. Transportation:

- a. *The land use master plan is consistent with the adopted intermodal transportation plan. Conformity with the intermodal transportation plan is evidence of compliance with State and local air quality implementation and maintenance plans.*
- b. *The land use master plan has a logical hierarchy of arterial and collector streets with an emphasis on the reduction of through traffic in residential neighborhoods and improves connectivity, mobility choices and access to jobs, shopping and recreation.*
- c. *The design of the streets and multiuse trails minimizes the number of uncontrolled or at grade trail crossings of arterials and collectors.*
- d. *The transportation system is compatible with transit routes and allows for the extension of these routes.*
- e. *The land use master plan provides opportunities or alternate transportation modes and cost-effective provision of transit services to residents and businesses.*
- f. *Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements.*

As noted above, a Traffic Impact Study (TIS) was reviewed by City Traffic Engineering and is consistent with the adopted intermodal transportation plan. A logical hierarchy of existing and proposed extensions of arterial and collector streets improves connectivity. Future residential streets will be designed as BLR Village B2 builds out. Trip generation forecasts remain within the capacity of adjacent major roads as identified in the TIS reviewed by City Traffic Engineering.

E. Environment:

- a. *The land use master plan preserves significant natural site features and view corridors. The Colorado Springs open space plan shall be consulted in identifying these features.*
- b. *The land use master plan minimizes noise impacts on existing and proposed adjacent areas.*
- c. *The land use master plan utilizes floodplains and drainageways as greenways for multiple uses including conveyance of runoff, wetlands, habitat, trails, recreational uses, utilities and access roads when feasible.*
- d. *The land use master plan reflects the findings of a preliminary geologic hazard study and provides a range of mitigation techniques for the identified geologic, soil and other constrained natural hazard areas.*

The master plan preserves significant natural site features and view corridors by delineating floodplain, drainageways and environmentally sensitive areas on the plan and incorporating them into a connect open-space-network. Natural drainage corridors are utilized as multi-functional open spaces that support runoff conveyance, habitat, future trail connection and other compatible uses. A Geologic Hazard Report prepared by Entech Engineering was approved by City Engineering. The report provides findings and mitigation techniques for future development.

F. Fiscal:

- a. *A fiscal impact analysis and existing infrastructure capacity and service levels are used as a basis for determining impacts attributable to the master plan. City costs related to infrastructure and service levels shall be determined for a ten (10) year horizon for only the appropriate Municipal funds.*
- b. *The fiscal impact analysis demonstrates no adverse impact upon the general community and the phasing of the master plan is consistent with the adopted strategic network of long-range plans that identify the infrastructure and service needs for public works, parks, police and fire services.*
- c. *The cost of on-site and off-site master plan impacts on public facilities and services is not borne by the general community. In those situations where the master plan impacts are shown to exceed the capacity of existing public facilities and services, the applicant will demonstrate a means of increasing the capacity of the public facilities and services proportionate to the impact generated by the proposed master plan. Mitigation of on-site and off-site costs may include, but is not limited to, planned expansions to the facilities, amendments to the master plan, phasing of the master plan and/or special agreements related to construction and/or maintenance of infrastructure upgrades and/or service expansions. Any special agreements for mitigation of on-site and off-site impacts for public improvements, services and maintenance are shown to be workable and supported by financial assurances. Preexisting and/or anticipated capacity problems not attributable to the master plan shall be identified as part of the master plan review.*
- d. *Special agreements for public improvements and maintenance are shown to be workable and are based on proportional need generated by the master plan.*
- e. *Any proposed special districts are consistent with policies established by the City Council. (Ord. 84-221; Ord. 87-38; Ord. 91-30; Ord. 94-107; Ord. 97-109; Ord. 01-42; Ord. 02-51; Ord. 19-3)*

The City Budget Office reviewed the amended plan and determined that the previous Fiscal Impact Analysis (FIA) is still applicable, and a revised analysis is not necessary (refer to "Attachment 2 – Banning Lewis Ranch Village B2 Fiscal Impact Analysis"). The FIA indicates a positive cumulative cashflow for the City during the 10-year timeframe. The revenue generated by construction as well as the revenue generated by the retail acreage is greater than the expenditure created for the City.

Staff find that the addition of a commercial use designation will be complimentary land use at an envisioned major intersection to serve many neighborhood commercial needs. The commercial land use designation will not substantially impact public facilities, transportation, or the environment. The master plan accounts for school district needs and identifies areas dedicated to park and open space. The neighborhood park land obligations will be satisfied by 15.05 acres of park sites and allocating land for Park Land Dedication in the Banning Lewis Ranch Village C Land Use Plan (LUPL-25-0008) to meet both BLR Village B2 and BLR Village C community park obligations to total a 35- acre community park. Notes on park land obligation have been included in the PUD Concept and Concept Plan.

Staff find that the proposed master plan amendment meets the review criteria listed above.

Zone Change [ZONE-23-0008]

A change of zone of 9.3. acres from PDZ/ R-5/cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Conditions of Record and Airport and Streamside Overlays) to MX-M/AP-O/SS (Mixed-Use Medium Scale and Airport and Streamside Overlays) is being requested for future commercial uses (refer to "Attachment 6 – Exhibit A and Exhibit B (MX-M)"). The proposed zoning provides a needed commercial area at the intersection of two major roadways in this newer developing neighborhood. A 3-acre retail use was envisioned for this location, however, the proposed 9.3-acres of commercial use is uniquely situated to provide a range of complimentary commercial opportunities to the future residents of BLR Village B2 as well as service the residents in the residential developments to the west and in the future to the south. The MX-M zone district accommodates a mix of, for example, commercial, retail, office, multi-family residential, and civic use. If approved, this area will become one of the three commercially zoned properties along Dublin Boulevard east of the North Marksheffel Road corridor and provide a large commercial conducive to a greater mix of land uses.

Pursuant to City Code (Chapter 7) Section 7.5.603.B a proposal for a change of zone district boundaries may be approved only if the following findings are made:

1. *The action will not be detrimental to the public interest, health, safety, convenience or general welfare.*

Staff do not anticipate negative outcomes regarding traffic safety, public health, public convenience or general welfare, and environmental or physical landscape impacts.

2. *The proposal is consistent with the goals and policies of the Comprehensive Plan.*

See below PlanCOS section for further discussion on the project's compliance with the City's Comprehensive Plan.

3. *Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request.*

A master plan amendment has been reviewed to support the rezone of the 9.3 acres commercial site. See above Major Master Plan Amendment section for further discussion.

4. *For MU zone districts the proposal is consistent with any locational criteria for the establishment of the zone district, as stated in article 3, "Land Use Zoning Districts", of this chapter.*

This proposed Zone Change does include the creation of an MU zone district; thus, this criteria is not applicable.

City Planning staff find the request is consistent with the established parameters of the MX-M (Mixed-Use Medium Scale) zone district, as set forth in City Code Section 7.3.202.C, which envisions a range of retail sales and service establishments. Staff find the application to be consistent with the purpose for a zone change request as set forth in City Code Section 7.5.601.

Concept Plan [COPN-23-0010]

The proposed Concept Plan (refer to "Attachment 7 – Banning Lewis Ranch Village B2 PDZ Concept Plan and Concept Plan") consists of a conceptual design for 9.3 acres of the property to be developed commercially. The plan shows that primary access to the commercial area will be from a proposed roadway which will intersect Dublin Boulevard. The timing for the construction of the Dublin Boulevard extension has not been determined at this time. The Public Improvement table on the cover sheet of the concept plan notes that future extension of Dublin Boulevard shall be designed, constructed and sequenced by the Developer.

A Concept Plan is used to review the impact of the proposed land uses on the adjacent properties, neighborhood, road systems, and existing and planned infrastructure and to determine the need for additional dedication and design criteria. No concept plan shall be approved unless the plan complies with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of the City's land use and zoning regulations and is compatible with the existing and proposed land uses surrounding the site. A Concept Plan shall be reviewed using the criteria listed below (City Code (Chapter 7) Section 7.5.501).

1. *Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?*

The proposed development will not have a detrimental effect upon the general health, welfare and safety or convenience of persons residing in the neighborhood of the proposed development. The Concept Plan was reviewed by all city agencies, and all outstanding comments were addressed

2. *Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off the site?*

The proposed density is consistent with other BLR Villages developed by the same applicant. The types of land uses and range of square footages permit adequate light and air both on and off the site.

3. *Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?*

The permitted uses, bulk requirement and required landscaping is appropriate to the type of development, the neighborhood, and the community.

4. *Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?*

The proposed ingress/egress points have been reviewed by City Traffic Engineering. A Traffic Impact Study was submitted with this project which was reviewed and approved by City Traffic Engineering.

5. *Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?*

The proposed BLR Village B2 project will not overburden the capacity of existing streets, utilities, parks, schools and other public facilities. City agencies reviewed the project, and all comments were addressed during the review process.

6. *Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?*

The proposed development promotes stabilization and preservation of adjacent properties and surrounding residential neighborhoods by incorporating compatible land uses, appropriate buffering, and a thoughtfully connected street and open-space network. The plan's design minimizes traffic, noise, and visual impacts on nearby homes while enhancing neighborhood access to parks, trails, and community amenities. By integrating new development in a manner that supports and reinforces the character of existing neighborhoods, the project contributes to long-term stability and overall community quality.

7. *Does the concept plan show how any potentially detrimental use to use relationships (e.g., commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?*

The Concept Plan demonstrates that the proposed use relationships, such as commercial uses adjacent to residential, are not detrimental. The commercial site serves as an appropriate transition between the differing use intensities in the area.

8. *Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?*

The proposed concept plan is in conformance with all requirements of previous Chapter 7 of City Code, the Subdivision Code, and with all applicable elements of the Comprehensive Plan.

City Planning staff finds the application to be consistent with the purpose of the concept plan request, set forth in City Code Section 7.5.501 (Concept Plan).

PDZ Zone Change [PUDZ-23-0002]

A PUD Zone District (also referred to as PDZ using current district names) may be established upon any tract of land held under a single ownership or under unified control, provided the application for the establishment of the zone district is accompanied by a PUD (PDZ) Concept Plan or PUD (PDZ) development Plan covering the entire zone district which conforms to the provisions of this part. A PDZ Concept Plan, discussed below, has been submitted concurrently with PDZ (PUD) Zone Change request.

The request will rezone 502 acres, which is a portion of a larger 511.20-acre unplatted parcel, from PDZ/R-5/cr/R-1 6/MX-M/cr/AP-O/SS-O (Planned Development Zone District, Multi-Family High with Conditions of Record; Single-Family – Medium; Mixed-Use Medium Scale with Conditions of Record, and Airport and Streamside Overlays) to PDZ/AP-O/SP-O (Planned Development Zone District and Airport and Streamside Overlays: Residential; density of 3.5-7.99 du/ac; and maximum building height of 35 feet) (refer to “Attachment 5 – Exhibit A and Exhibit B (PDZ Rezone)”).

The proposed land use is single-family and/or two-family residential with a density range of 3.5-7.99 dwelling units per acre with a maximum building height of 35 feet. The rezone is substantially similar to established PDZ developments to the west. The development to the west is a PDZ single-family residential community, approved in 2017, and developed by the same developer with the same density range and maximum building height as requested in this rezone. Per City Code Section 7.3.601 *Planned Unit Development Districts Purpose*, this zone district encourages flexibility of design that cannot be achieved through the application of the City's standard single use zones.

Pursuant to City Code (Chapter 7) Section 7.5.603.B a proposal for a change of zone district boundaries may be approved only if the following findings are made:

1. *The action will not be detrimental to the public interest, health, safety, convenience or general welfare.*

Staff does not anticipate adverse impacts to public health, safety, welfare, or the built environment.

2. *The proposal is consistent with the goals and policies of the Comprehensive Plan.*

See below PlanCOS section for further discussion on the project's compliance with the City's Comprehensive Plan.

3. *Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request.*

A master plan amendment has been reviewed to support the rezone of the 502 acres consisting of residential, park sites, and a school site. See above Major Master Plan Amendment section for further discussion. City Planning staff finds the application to be consistent with the purpose of the concept plan request, set forth in City Code Section 7.5.501 (Concept Plan).

4. *For MU zone districts the proposal is consistent with any locational criteria for the establishment of the zone district, as stated in article 3, "Land Use Zoning Districts", of this chapter.*

Not applicable

City Planning staff find the application to be consistent with the purpose for a zone change request, as set forth in City Code Section 7.3.601 (PUD) and City Code Section 7.5.601 (Zone Change) as well as the criteria for a zone change as found in Section 7.5.603.B of previous Chapter 7.

PDZ Concept Plan [PUDC-23-0002]

The Banning Lewis Ranch Village 2 PUD (PDZ) Concept Plan (refer to "Attachment 7 – Banning Lewis Ranch Village B2 PDZ Concept Plan and Concept Plan) consists of a conceptual design for 502 acres of property to be developed as medium-density residential (3.5-7.99 dwelling units per acre). The ultimate number of units is based on the PDZ zone density with limitations for building area and future land dedication and other factors. Throughout the residentially planned area, the Applicant proposes detached 5-foot sidewalks to run adjacent to all public streets throughout the development for pedestrian circulation. This will allow for safe access to the proposed school sites and pedestrian access to other areas of the concept plan area. The PDZ Concept Plan states that all dimensional development standards will be established with a subsequent development plan. The Public Improvements table on the cover sheet of the PDZ Concept Plan also notes that future trails and open space will be provided throughout the development and will be established through platting.

Pursuant to City Code (Chapter) Section 7.3.605, approval of the PUD Concept Plan shall be in substantial compliance with the following criteria:

- A. *Is the proposed development pattern consistent with the Comprehensive Plan and all applicable elements of the Comprehensive Plan (including the intermodal transportation plan and the parks, recreation and trails master plan)?*

The proposed development pattern of the BLR Village B2 project is consistent with PlanCOS and its guidance regarding Future Neighborhoods, mixed-use patterns, connectivity, and infrastructure efficiency.

- B. *Are the proposed uses consistent with the Comprehensive Plan, as amended?*

The proposed uses of the BLR Village 2 project are consistent with the Comprehensive Plan, as amended.

- C. *Is the proposed development consistent with any City approved master plan that applies to the site?*

A concurrent Banning Lewis Master Plan amendment is under review. More details can be found under the Major Master Plan Amendment section above in this report.

- D. *Is the proposed development consistent with the intent and purposes of this Zoning Code?*

The proposed development is consistent with the intent and purpose of the former City Code Chapter 7.

E. Does the development pattern proposed within the PUD concept plan promote the stabilization and preservation of the existing or planned land uses in adjacent areas and surrounding residential neighborhoods?

The proposed PDZ Concept Plan promotes stabilization and preservation of adjacent existing and planned land uses by ensuring that the development pattern is compatible in scale, intensity, and function with surrounding residential neighborhoods.

F. Does the development pattern proposed within the PUD concept plan provide an appropriate transition or buffering between uses of differing intensities both on site and off site?

The PDZ Concept Plan provides appropriate transitions and buffering between land uses of differing intensities and compatible intermediate uses.

G. Does the nonresidential development pattern proposed within the PUD concept plan promote integrated activity centers and avoid linear configurations along roadways?

The BLR Village B2 project proposed a 9.3-acre commercial site at the northeast corner of Banning Lewis Parkway and Dublin Boulevard. If approved, this area will become one of the three commercially zoned properties along Dublin Boulevard east of the North Marksheffel Road corridor and provide a large commercial conducive to a greater mix of land uses.

H. Are the permitted uses, bulk requirements and required landscaping appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community?

The permitted uses and bulk requirements are appropriate and compatible with the types of development, the surrounding neighborhood or area and the community.

I. Does the PUD concept plan provide adequate mitigation for any potentially detrimental use to use relationships (e.g., commercial use adjacent to single-family homes)?

The PDZ Concept Plan provides adequate mitigation between use relationships.

J. Does the PUD concept plan accommodate automobile, pedestrian, bicycle and transit modes of transportation as appropriate, taking into consideration the development's primary function, scale, size and location?

The PDZ Concept Plan takes into consideration the developments' primary function, scale, size and location. The PDZ Concept Plan provides access nodes off major arterials. Modes of transportation will be further designed with future developments plans as the project develops.

K. Does the PUD concept plan include a logical hierarchy of perimeter and internal arterial, collector and local streets that will disperse development generated vehicular traffic to a variety of access points and ways, reduce through traffic in adjacent residential neighborhoods and improve resident access to jobs, transit, shopping and recreation?

The PDZ Concept Plan provides access nodes off major arterials. Future road connections will be coordinated through subsequent development plans in accordance with City standards.

L. Will streets and drives within the project area be connected to streets outside the project area in a way that minimizes significant through traffic impacts on adjacent residential neighborhoods, but still improves connectivity, mobility choices and access to jobs, shopping and recreation?

The PDZ Concept Plan provides access nodes off major arterials. The configuration of streets and drives will be finalized with future development plans.

M. Does the PUD concept plan provide safe and convenient vehicle and pedestrian connections between uses located within the zone district, and to uses located adjacent to the zone district or development?

Safe and convenient vehicle and pedestrian connections between uses located within the zone district will be designed and evaluation with each individual development plan and how they connect with adjacent development.

N. *Will adequately sized parking areas be located to provide safe and convenient access, to avoid excessive parking ratios and avoid excessive expanses of pavement?*

Parking will be determined when uses are identified and reviewed under future Development Plans. Parking shall comply with off-street parking requirements per the UDC.

O. *Are open spaces integrated into the PUD concept plan to serve both as amenities to residents/users and as a means for alternative transportation modes, such as walking and biking?*

Open spaces are integrated into the PDZ Concept Plan and will serve as amenities to residents/users.

P. *Will the proposed development overburden the capacities of existing or planned streets, utilities and other public facilities?*

It has been determined by all city agencies based on the applications and support documentation reviewed that the proposed BLR Village B2 project will not overburden the existing or planned streets, utilities and other public facilities.

Q. *Are the areas with unique or significant natural features preserved and incorporated into the design of the project? (Ord. 03-110; Ord. 03-190; Ord. 09-70; Ord. 09-80; Ord. 12-68; Ord. 19-3)*

The areas with unique or significant natural features, such as the East Fork Sand Creek Channel, are preserved and incorporated into the design of the project.

Per the review criteria, set forth in City Code Section 7.3.605 *Review Criteria for PUD Concept Plans*, the plan is in substantial compliance with the required criteria. Specifically, the proposed development is consistent with the surrounding established residential development to the west and reinforces the land use patterns as established by the approved master plan as amended. City Planning staff find the application to be consistent with the purpose of the PUD (PDZ) Concept Plan request, set forth in City Codes Section 7.3.601 (PUD) and City Code Section 7.5.501 (Concept Plan).

Vacation of Right-Of-Way [SUBD-23-0052]

The proposed Right-of-Way Vacation request seeks to vacate 35.856 acres consisting of several platted roadways including Vista Del Oro Boulevard and portions of public right-of-way of Dublin Boulevard and Banning Lewis Parkway (refer to "Attachment 4 – Banning Lewis Ranch ROW Vacation Filing No 1 and 3-2022"). The street design for Banning Lewis Parkway has changed significantly since platting, including reducing the road classification from an expressway to a principal arterial, which reduces the need for excess right-of-way. The right-of-way vacation request is consistent with the 2018 Amended Annexation Agreement, which states that the City will act on requests to vacate excess portions of right-of-way including any previously dedicated rights-of-way for Banning Lewis Parking in excess of 142 feet. The City Traffic Engineering Division of Public Works (herein referred to as "Traffic Engineering") supports the vacation request as proposed. The proposed right-of-way vacations along Dublin Boulevard provide a uniform right-of-way width along Dublin Boulevard. All necessary rights-of-way are retained through this request to accommodate public facilities, and no City departments have requested maintaining easements within the proposed vacation area. Future subdivision plats within BLR Village B2 will dedicate right-of-way once new internal road networks are known, and future roadway connections have been identified.

Pursuant to City Code (Chapter) Section 7.7.402, the vacation of right of way is solely at the discretion of the City Council. An application for vacation of public right of way may be approved by City Council only if the request complies with the following criteria:

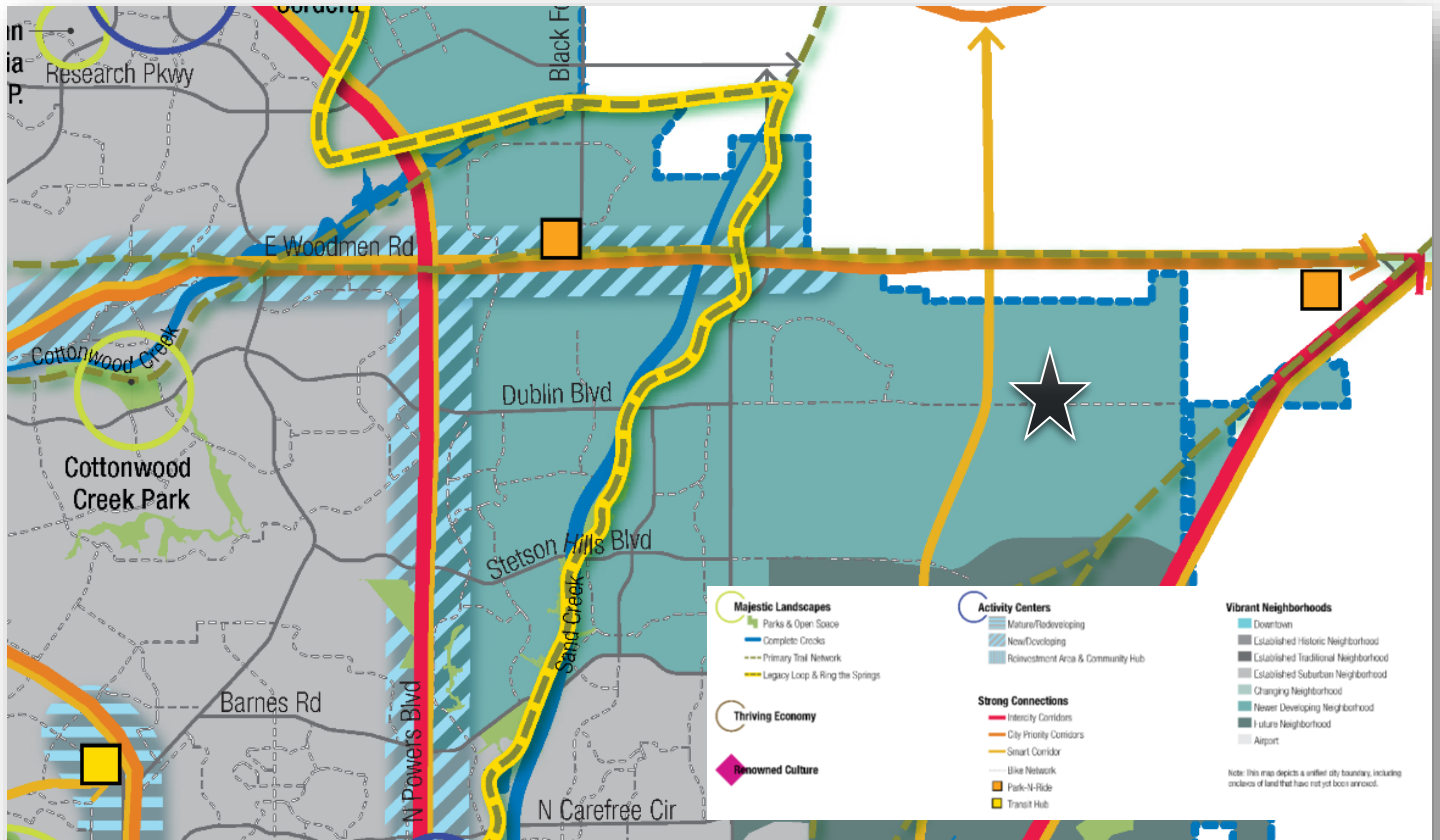
1. *The right of way is no longer needed for public transportation purposes;*
2. *The vacation will not adversely impact use of the right of way for public utility and/or drainage purposes;*
3. *The vacation will not adversely impact the uniform width of the remaining portions of the public right of way along the block frontage for which vacation is sought;*
4. *Access to lots or properties surrounding the public right of way will not be adversely affected; and*
5. *The vacation is consistent with the purpose of this Subdivision Code. (Ord. 96-44; Ord. 01-42; Ord. 06-13; Ord. 09-80; Ord. 12-75)*

City Planning staff finds the application to be consistent with the vacation plat requirements and platting procedures, as set forth in City Code Section 7.7.402.

In accordance with City Code Section 7.7.402.B.2, if the vacation plan involves an accompanying application requiring Planning Commission action, the vacation plat shall be presented to the Planning Commission for consideration in conjunction with the application prior to the vacation plan being forwarded to the City Council for consideration.

Compliance with PlanCOS

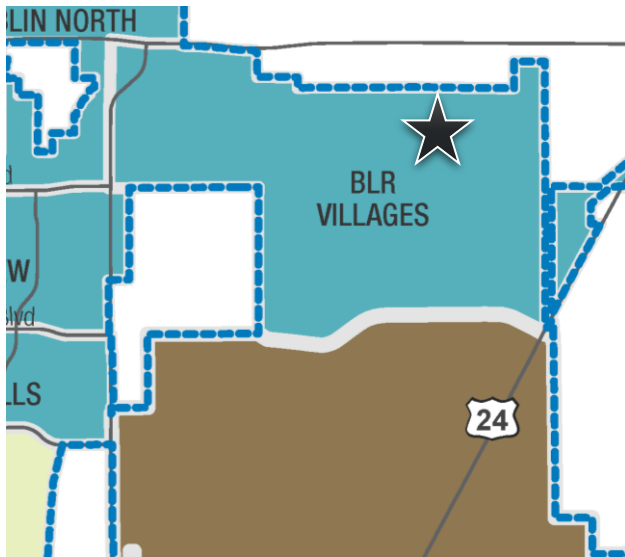
PlanCOS Vision



Staff evaluated the proposed project for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to the PlanCOS Vision Map, the project site is identified as a 'Newer Developing Neighborhood'.

The project fits within the 'Future Neighborhood' Typology 4 as defined in Chapter 2, Vibrant Neighborhoods. The goal of this neighborhood typology "is to include those desired elements that result in great neighborhood design as each new neighborhood emerges over the next 20 years". "Future Neighborhoods are those that have yet to be developed in the city, most notably within Banning Lewis Ranch. These areas provide an opportunity to create, from the ground up, new, diverse, and "smart" connected neighborhoods that reflect the PlanCOS Vibrant Neighborhoods vision and goals, while addressing emerging demographic and market considerations. These neighborhoods should consider the impact their development has on existing infrastructure and neighborhoods. For the most part, they are expected to be actively guided by privately initiated master plans or other guiding documents such as Planned Unit Development plans or holistic concept plans. These newly developed or amended documents should be prepared and adopted with consideration of this Plan."

This typology encourages a variety of housing types from low to medium density and ensures that careful attention is paid to the amenities the development may offer to enhance the neighborhood's livability.



Predominant Typology

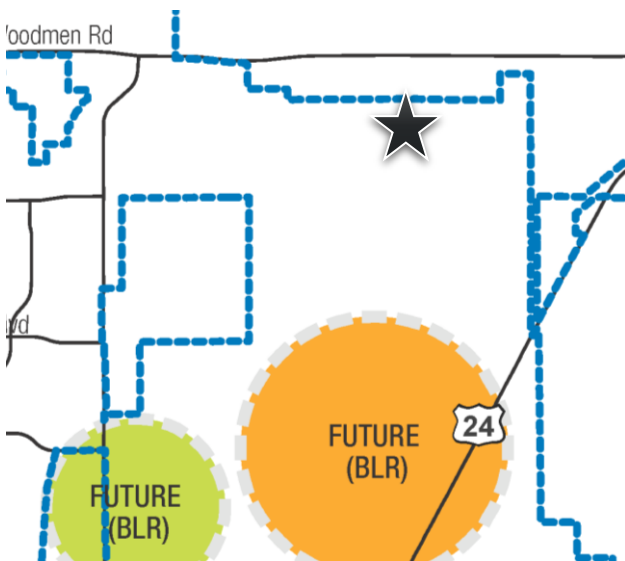
- Downtown
- Newer Developing Neighborhood
- Changing Neighborhood
- Established Historic Neighborhood
- Established Traditional Neighborhood
- Established Suburban Neighborhood
- Airport
- Future Neighborhood

Vibrant Neighborhoods

Banning Lewis Ranch Village B2 will be served by a Metropolitan District, which is known to finance public improvements and provide higher levels of ongoing services and amenities. Chapter 2 also identifies in Goal VN-2 to:

“Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships and appropriate zoning and density that is adaptable to market demands and housing needs.”

Provision of newly constructed residential units is a direct response to the market needs for housing in the City, and the allowance of a PDZ zone district that allows for customizable design standards benefits this goal by allowing for a variety of housing types and density mixes.



Predominant Typology

- Cornerstone Institutions
- Spinoffs and Startups
- The Experience Economy
- Life and Style
- Industry Icons
- Critical Support
- City Boundary
- Interstate 25
- Major Roads

Thriving Economy

The project aligns with PlanCOS Chapter 4 Goal TE-4, which states:

“Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.”

Policy TE-4.A encourages prioritization of development within the existing City boundaries and built environment (not in the periphery) and is further supported by Strategy TE.4-A-3 which supports greenfield development that includes mixed-use, higher density clusters, and quality design. Banning Lewis Ranch Village B2 is a proposed medium-density single-family residential greenfield development within the existing City boundaries. While the proposed development is on the periphery of the built environment, staff finds the project to still substantially conform to the intent of the Policy as stated because the project site is within the existing City boundaries and is located adjacent to existing development which further reinforces the ability to maximize investments in existing infrastructure.

Statement of Compliance

MAPN-13-0001 – Banning Lewis Ranch Village B2 Master Plan Major Amendment

After evaluation of the Banning Lewis Ranch Village B2 Master Plan Major Modification, the application meets the review criteria.

COPN-23-0010 – Banning Lewis Ranch Village B2 Concept Plan

After evaluation of the Banning Lewis Ranch Village B2 Concept Plan, the application meets the review criteria.

ZONE-23-0008 - Banning Lewis Ranch Village B2 Zone Change

After evaluation of the Banning Lewis Ranch Village B2 Zone Change, the application meets the review criteria.

PUDC-23-0001 – Banning Lewis Ranch Village B2 PDZ Concept Plan

After evaluation of the Banning Lewis Ranch Village B2 PDZ Concept Plan, the application meets the review criteria.

PUDZ-23-0002 - Banning Lewis Ranch Village B2 PDZ Zone Change

After evaluation of the Banning Lewis Ranch Village B2 PDZ Zone Change, the application meets the review criteria.

SUBD-23-0052 – Banning Lewis Ranch Village B2 Vacation of Right-of-Way

After evaluation of the Banning Lewis Ranch Village B2 Vacation of Right-of-Way, the application meets the review criteria.