



GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Banning Lewis Ranch North

Existing Zone: PUD, RR-5, A4 Acreage: 807.5

Site Address: 9550 East Woodmen Road

Direction from Nearest Street Intersection: Located along the north & south side of East Woodmen Road between Mohawk Road and Golden Sage Road

Tax Schedule Number(s): 5300000241, 304, 484, 605-6, 5311100001

TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

- 2020 Land Use Map Amendment
Administrative Relief
Amendment to Plat Restriction
Annexation
Building Permit to Unplatted Land
Building Permit Prior to Platting
CMRS No.
Concept Plan
Conditional Use
Coordinated Sign Plan (CSP)
Development Agreement
Development Plan
Historic Preservation
Landscape Plan
Master Plan
Nonuse Variance
Preservation Easement Adjustment
Property Boundary Adjustment
PUD Concept Plan
PUD Development Plan
PUD Zone Change
Street Name Change
Subdivision Plat
Subdivision Waiver
Use Variance
Vacation of Plat
Waiver of Replat
Zone Change; Proposed Zone: PUD
FBZ Development Plan
FBZ Conditional Use
FBZ Interim Use Plan
FBZ Minor Improvement Plan
FBZ Warrant

PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Signatures and dates for Property Owner, Consultant, and Developer.

APPLICANT CONTACT INFORMATION (please print or type)

Contact information for Property Owner, Developer, and Consultant/Main Contact name.

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists, Distribution Form, Project Blurb, E-mail to Admin, Initial Review Level, Payment, Assigned to, Receipt No., City File No.





## New Master Plan or Major Amendment to an existing Master Plan Application Requirements

**SUBMITTAL CHECKLIST:** This checklist is intended to assist in preparing a complete plan that will address all City development standards, requirements, and review criteria. The following information must be included with the plan submittal. If justified, the City may exempt any requirement. *The Land Use Review Division may require additional information in accordance with City Code section 7.5.202.B.*

Applicant Planner

**General Development Application Form**

1 copy of a **Project Statement** identifying the following:

1. **Description:** Describe the project and/or land uses proposed
2. **Justification:** Provide the following information.
  - a. How does the project address the review criteria at the end of this checklist?
  - b. How is the master plan supported by policies of the City's Comprehensive Plan, adopted City side system plans and other public plans?
  - c. Analyze the public facilities necessitated by the proposed master plan and their impacts on the City's ability to maintain adopted service standards. Public facilities should include major and minor streets, traffic signals, stormwater and drainage facilities, utility facilities, police protection and fire suppression.
  - d. Calculate the park and school dedication requirements, based on City Code Section 7.7.1203.
3. **Issues:** Explain how the identified issues have been addressed or mitigate

1 copy of a **Master Plan** showing all Plan Content Requirements" below

**Mineral Estate Owner Notification Certification Affidavit** (Public Hearing Items ONLY)  @ PUBLIC HEAR

All plans, documents, and reports uploaded to Dropbox folder (Planner to send folder invite link through email)

Required **Reports and Studies** (Unless specifically waived in writing by the departments noted in parentheses below). *Each study listed below must be prepared by the appropriate qualified professional.*

2 copies of a **Geologic Hazards Study** or **Waiver**

2 copies of a **Traffic Impact Analysis**

2 copies of a **Drainage Study**

Submittal of the **Hydraulic Grade Line (HGL) Request Form** to Colorado Springs Utilities (CSU)  
Email completed form and map to waterplanning@csu.org or fax to 719-668-5651 prior to application submittal.

Submittal of the **Wastewater Facilities Master Report** to Colorado Springs Utilities (CSU)  
Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.  n/a

1 copy of a **Land Suitability Analysis**.

A **Fiscal Impact Analysis** including the following information (Budget Office):  n/a

1. Estimated total number of traffic lane miles;
2. Estimated number of residential units by type and market value;
3. Estimated square footage and market value of commercial, office and industrial uses;
4. Estimated yearly build-out by land use type; and
5. Current assessed valuation of the property.

**PLAN CONTENTS:** All plans shall be neat, clear, legible and drawn to a standard Engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plan sheets must not exceed 36 in. x 48 in. and should be folded no larger than 9 in. x 14 in. with the lower right-hand corner exposed.

### General Information

Each **Plan Sheet** should show the following information:

Master Plan Name

City File Number

Sheet number (i.e. 1 of X, 2 of X, etc)

Scale, both written and graphic

Applicant

- |  |                          |
|--|--------------------------|
| <input checked="" type="checkbox"/> North arrow              | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Space for approval stamp | <input type="checkbox"/> |

Provide a **Cover Sheet** with the following information:

- |   |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Vicinity Map  | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Master Plan name  | <input type="checkbox"/> |
| <input type="checkbox"/> Subdivision Plat name, if applicable   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Project description summary   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Date of preparation   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Total master plan area  | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Legal description   | <input type="checkbox"/> |
| <input type="checkbox"/> Existing land uses by classification and their respective acreage (if applicable) with densities and number of DUs | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Proposed land uses by classification and their respective acreage with densities and number of DUs      | <input type="checkbox"/> |

**Specific Master Plan Drawing Information** (may include multiple sheets)

- |  |                          |
|--|--------------------------|
| <input checked="" type="checkbox"/> Boundaries of master plan area   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Existing and proposed City boundaries (if submitted concurrently with an Annexation)   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Depiction of proposed master plan land uses by defined area (land use classifications are set forth in Section 7.5.406 of the Zoning Code) | <input type="checkbox"/> |
| <input type="checkbox"/> For residential uses, note the proposed number of dwelling units per defined area   | <input type="checkbox"/> |
| <input type="checkbox"/> For commercial, office and industrial uses, note the proposed square footage of commercial and/or industrial space per defined area                   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Show any existing significant natural features, geologic hazards, drainageways and floodplains as shown in the Land Suitability Analysis   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Show zone districts and land uses on adjacent properties   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Show the existing and proposed major street (collectors and above) rights-of-way, and trails and bicycle route corridors                   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Show the existing and proposed major utilities, storm sewer systems and facilities and major easements and other rights-of-way             | <input type="checkbox"/> |
| <input type="checkbox"/> Provide a <b>Master Utility and Public Facility Plan</b> drawings   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Provide a <b>Land Suitability Analysis</b>   | <input type="checkbox"/> |

## MASTER PLAN REVIEW CRITERIA

The City will review your master plan application according to the criteria below. *Note: the master plan approval does not entitle the project to any future approvals.*

A. Comprehensive Plan: The Comprehensive Plan and the 2020 Land Use Map are the context and the 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. The proposed land use pattern is consistent with the Citywide perspective presented by the 2020 Land Use Map.

B. Land Use Relationships:

1. 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.
2. 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.
3. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.
4. Housing types are distributed so as to provide a choice of densities, types and affordability.
5. Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities.
6. Land uses are buffered, where needed, by open space and/or transitions in land use intensity.
7. Land uses conform to the definitions contained in section 7.5.410 of this part.

C. Public Facilities:

1. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan.
2. Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community.
3. The proposed school sites meet the location, function and size needs of the school district.
4. The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities.
5. Proposed public facilities are consistent with the strategic network of long range plans.
6. The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.

D. Transportation:

1. 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.
2. The land use master plan has a logical hierarchy of the 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.
3. The design of the streets and multiuse trails minimizes the number of uncontrolled or at grade trail crossings of arterials and collectors.
4. The transportation system is compatible with transit routes and allows for the extension of these routes.
5. The land use master plan provides opportunities or alternate transportation modes and cost effective provision of transit services to residences and businesses.
6. 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.

E. Environmental:

1. 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.
2. The land use master plan minimizes noise impacts on existing and proposed adjacent areas.
3. 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.
4. 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 areas.

F. Fiscal:

1. 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 time horizon for only the appropriate municipal funds.
2. 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.
3. 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 proportional 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 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.
4. Special agreements for public improvements and maintenance are shown to be workable and are based on proportional need generated by the master plan.
5. Any proposed special districts are consistent with policies established by the City Council.



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## BANNING LEWIS RANCH NORTH

### PROJECT STATEMENT

**AUGUST 21, 2019**

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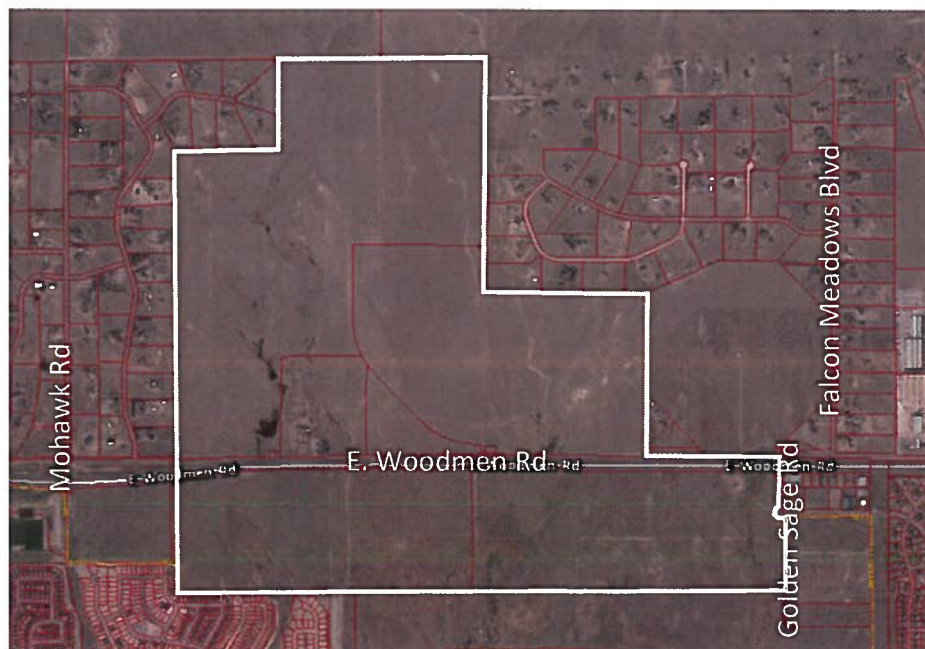
#### REQUEST

N.E.S. Inc. on behalf of Nor'wood Development Group, request approval of the following applications.

1. Annexation of the Banning Lewis Ranch North (BLR North) property.
2. A Master Plan for Banning Lewis Ranch North.
3. A Zone Change from County Zoning to Planned Unit Development (PUD).
4. A Concept Plan for Banning Lewis Ranch North.

#### LOCATION

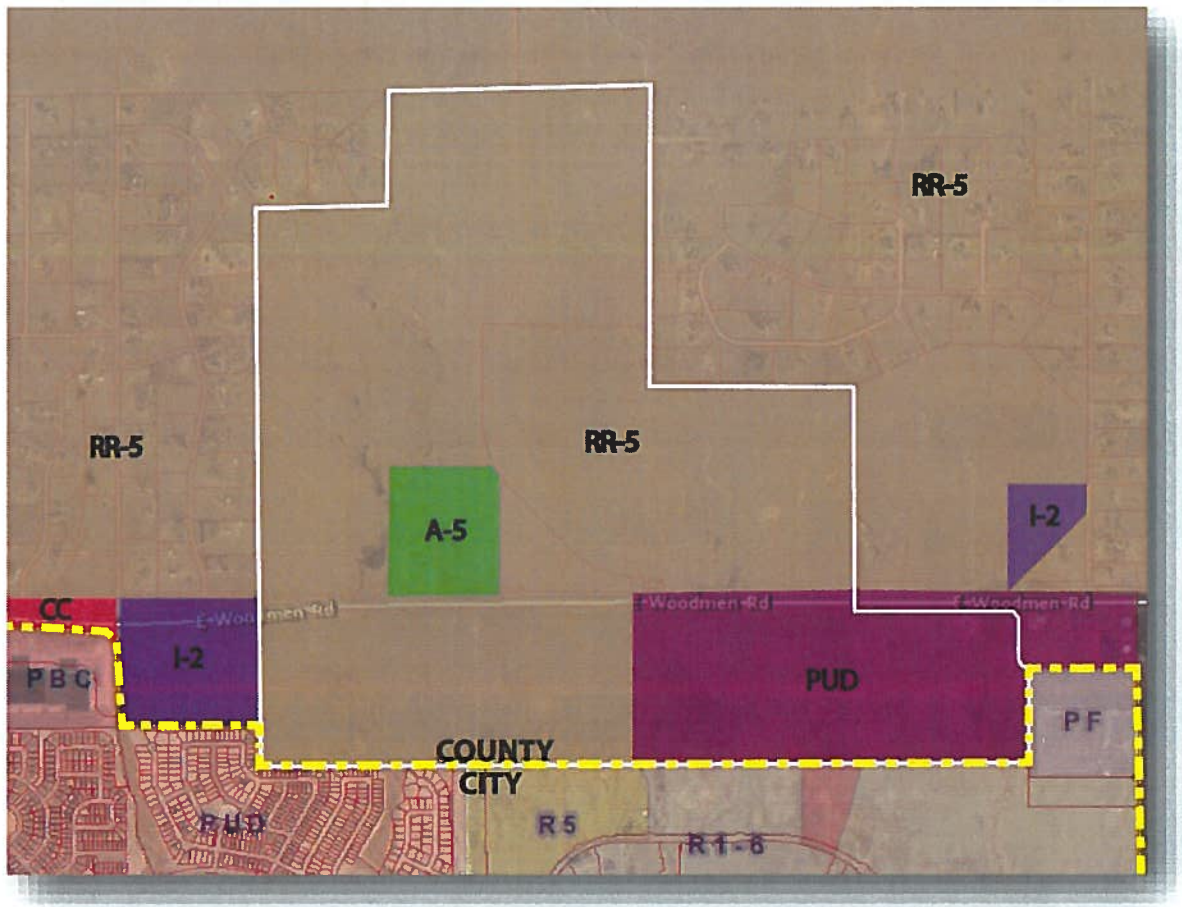
The approximately 807-acre property is located in El Paso County, east of Mohawk Road and along the north and south side of Woodmen Road. The property lies north of the already annexed Banning Lewis Ranch. County 5-acre residential properties lie to the east and west, north of Woodmen Road. To the north is the proposed Sterling Ranch development, which is an urban density County project. To the east, south of Woodmen Road is existing commercial development in the County. To the west, south of Woodmen Road is a vacant industrially zoned parcel in the County. To the southwest is the development part of Banning Lewis Ranch which includes urban density single family residential development.



**ZONING CONTEXT**

The site is surrounded by a mix of City and County zone districts. To the south is the City of Colorado Springs boundary with City zoning. To the north, east, and west is El Paso County with County zoning. The site consists of three County zone districts RR-5, PUD, and A-5. The proposed annexation area and all surrounding properties have an Airport Overlay (CAD-O in the County and AO in the City).

DIRECTION	MUNICIPALITY	ZONE	
NORTH/NORTHEAST/NORTHWEST	COUNTY	RR-5	RURAL RESIDENTIAL
EAST	COUNTY	RR-5, I-2, PUD	RURAL RESIDENTIAL, LIMITED INDUSTRIAL, PLANNED UNIT DEVELOPMENT
SOUTHEAST	CITY	PF, R1-6	PUBLIC FACILITY, SINGLE FAMILY
SOUTH/SOUTH WEST	CITY	PBC, PUD, R5, R1-6	PLANNED BUSINESS CENTER, PLANNED UNIT DEVELOPMENT, MULTI-FAMILY, SINGLE FAMILY
WEST	COUNTY	RR-5, I-2, CC	RURAL RESIDENTIAL, LIMITED INDUSTRIAL, COMMERCIAL COMMUNITY





## **PROJECT DESCRIPTION**

Banning Lewis Ranch North proposes a mix of land uses including residential, office, commercial, school, and open space/park areas. The primary north-south access is provided by the future Banning Lewis Parkway, which will ultimately connect the southern portion of Banning Lewis Ranch and Woodmen Road to Briargate Parkway to the north through the Sterling Ranch community.

The residential areas are divided into five categories: Residential Very Low (RVL), Residential Low (RL), Residential Medium (RM), Residential High (RH), and Residential Very High (RHL) with an overall density range of 2,434 to 4109 dwelling units. It is proposed to cap the maximum residential density at 2800 units based upon estimates of realistic density targets, having regard to road infrastructure, utility and landscaping requirements.

Two office/commercial areas are proposed near the intersection of Woodmen Road and the future Banning Lewis Parkway. Three sites are shown as school sites, two of the sites are for traditional school development and the third school site is for transit services. Approximately 98 acres of open space is provided and 25 acres of park land. The office, commercial, and residential areas are connected to schools, parks, and open space areas through a series of green trail corridors. This will create an integrated and vibrant community that promotes walking and biking between neighborhoods and as a means of accessing the services and facilities shown on the Master Plan. An exhibit of the community connections is provided at Appendix A.

A separate document setting out the specific zoning and development standards for the various use categories is included as part of the PUD zoning submittal.

## **PROJECT JUSTIFICATION**

### **Conditions for Annexation Review Criteria (Section 7.6.203)**

#### **A. THE AREA PROPOSED TO BE ANNEXED IS A LOGICAL EXTENSION OF THE CITY'S BOUNDARY:**

Banning Lewis Ranch North is immediately adjacent to the City boundary and is a logical extension of the City and the existing/proposed Banning Lewis Ranch Community. Approximately 275 acres (34%) of the property is recommended for annexation and the remainder of the property is within the 3-mile buffer identified in the 2006 Annexation Plan. The advantage of the remainder of the property also being annexed into the City is that the City will have control over future road and utility infrastructure and will benefit from the sales taxes generated by the project.

#### **B. THE DEVELOPMENT OF THE AREA PROPOSED TO BE ANNEXED WILL BE BENEFICIAL TO THE CITY. FINANCIAL CONSIDERATIONS, ALTHOUGH IMPORTANT, ARE NOT THE ONLY CRITERIA AND SHALL NOT BE THE SOLE MEASURE OF BENEFIT TO THE CITY;**

The area provides a mix of residential densities that can accommodate a variety of housing types. This mix of densities furthers the City's Vision of "everyone in a neighborhood" and "housing for all". The proposed development will also include 37 acres of office/commercial land, which will provide

services, employment opportunities, and tax revenue for the City. Land is also set aside for schools, school facilities, and parks to serve the proposed new community and the wider area.

**C. THERE IS A PROJECTED AVAILABLE WATER SURPLUS AT THE TIME OF REQUEST;**

The project proposes to connect to CSU water. CSU has indicated that they have sufficient supply and facilities to serve this property.

**D. THE EXISTING AND PROJECTED WATER FACILITIES AND/OR WASTEWATER FACILITIES OF THE CITY ARE EXPECTED TO BE SUFFICIENT FOR THE PRESENT AND PROJECTED NEEDS FOR THE FORESEEABLE FUTURE TO SERVE ALL PRESENT USERS WHETHER WITHIN OR OUTSIDE THE CORPORATE LIMITS OF THE CITY;**

CSU has indicated that they have sufficient supply and facilities to serve this property.

**E. THE ANNEXATION CAN BE EFFECTED AT THE TIME THE UTILITIES ARE EXTENDED OR AT SOME TIME IN THE FUTURE;**

The land to be annexed is under a single ownership and, therefore, the annexation can be effected at the time utility connections are available.

**F. THE CITY SHALL REQUIRE AS A CONDITION OF ANNEXATION THE TRANSFER OF TITLE TO ALL GROUNDWATER UNDERLYING THE LAND PROPOSED TO BE ANNEXED. SHOULD SUCH GROUNDWATER BE SEPARATED FROM THE LAND OR OTHERWISE BE UNAVAILABLE FOR TRANSFER TO THE CITY, THE CITY, AT ITS DISCRETION, MAY EITHER REFUSE ANNEXATION OR REQUIRE PAYMENT COMMENSURATE WITH THE VALUE OF SUCH GROUNDWATER AS A CONDITION OF ANNEXATION. THE VALUE OF SUCH GROUNDWATER SHALL BE DETERMINED BY THE UTILITIES BASED ON MARKET CONDITIONS AS PRESENTLY EXIST;**

This will be addressed in the Annexation Agreement.

**G. ALL RIGHTS OF WAY OR EASEMENTS REQUIRED BY THE UTILITIES NECESSARY TO SERVE THE PROPOSED ANNEXATION, TO SERVE BEYOND THE ANNEXATION, AND FOR SYSTEM INTEGRITY, SHALL BE GRANTED TO THE UTILITIES. UTILITIES, AT THE TIME OF UTILITY SYSTEM DEVELOPMENT, SHALL DETERMINE SUCH RIGHTS OF WAY AND EASEMENTS;**

Utility easements and rights of way will be provided with future development plans for the area. A utility easement is proposed within the southern portion of the site for the existing overhead power line. An easement runs north-south through the property for a Cherokee Metropolitan District water line. This will be incorporated under right-of-way or relocated as necessary.

**H. IF THE PROPOSED ANNEXATION TO THE CITY OVERLAPS AN EXISTING SERVICE AREA OF ANOTHER UTILITY, THE APPLICANT SHALL PETITION THE PUC (PUBLIC UTILITIES COMMISSION) OR OTHER GOVERNING AUTHORITY TO REVISE THE SERVICE AREA SUCH THAT THE NEW SERVICE AREA WILL BE CONTIGUOUS TO THE NEW CORPORATE BOUNDARY OF THE CITY.**

A portion of the site is in the Falcon Highlands Metropolitan District. The applicant is working with the District to remove this property from its service area. This will be completed prior to annexation. The Property is also currently served by Mountain View Electric Association and Falcon

Fire Protection District. Requirements for removal of the property from the service areas of these Districts will be addressed in the Annexation Agreement.

**Conformance with Master Plan Amendment Criteria (Section 7.5.408)**

- A. COMPREHENSIVE PLAN: THE COMPREHENSIVE PLAN AND THE 2020 LAND USE MAP ARE THE CONTEXT AND THE 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. THE PROPOSED LAND USE PATTERN IS CONSISTENT WITH THE CITYWIDE PERSPECTIVE PRESENTED BY THE 2020 LAND USE MAP.**

The 2020 Land Use Map is no longer valid as it has been superseded by PlanCOS. The 2006 Annexation Plan, which is part of the Comprehensive Plan, shows the portion of the property south of Woodmen Road as recommended for annexation; the remainder of the property is within the 3-mile buffer for annexation. The property is a logical extension of the City boundary.

Policy VN-2.A of Plan COS promotes neighborhoods that incorporate common desired neighborhood elements. The Master Plan continues the land use pattern established with the southern portion of Banning Lewis Ranch including, residential, office, community commercial, schools, neighborhood parks, trails, and open space. The Master Plan provides a variety of residential densities in order to further the PlanCOS goals of "housing for all" and "everyone in a neighborhood". The variety of densities accommodates multiple housing types within the same community. These residential densities transition from the office/commercial and higher densities at the intersection of Banning Lewis Parkway and Woodmen Road to lower residential areas around the perimeter. These lower densities also provide a transition to the large residential lots within the County.

Policy VN-3.F of PlanCOS encourages enhancing the mobility and connectivity between neighborhoods across Colorado Springs and with surrounding jurisdictions. The proposed extension of Banning Lewis Parkway enhances mobility and connectivity as it will connect the southern portion of Banning Lewis Ranch and Woodmen Road to Briargate Parkway to the north through the Sterling Ranch community. This will greatly improve the east-west transportation corridors in this part of the City and County, which currently rely solely on Woodmen Road.

**B. LAND USE RELATIONSHIPS:**

- 1. 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.**

The Master Plan proposes a mix of residential densities in order to provide a combination of housing types. Office/commercial areas are provided at the corner of Woodmen Road and the future Banning Lewis Parkway. A network of trail corridors and open space provide connectivity throughout the community, along with complete streets that provide sidewalks, bicycle lanes, and adequate vehicular capacity.

- 2. 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.**

The proposed office/community commercial areas are easily accessible from Woodmen Road and Banning Lewis Parkway and will include a variety of uses to meet the needs of the Banning Lewis Ranch North Community and the surrounding neighborhoods.

- 3. THE LAND USE PATTERN IS COMPATIBLE WITH EXISTING AND PROPOSED ADJACENT LAND USES AND PROTECTS RESIDENTIAL NEIGHBORHOODS FROM EXCESSIVE NOISE AND TRAFFIC INFILTRATION.**

The area is primarily residential and is compatible with the surrounding mix of residential in the City and County. The Master Plan provides a transition from the office/commercial and higher density residential around the intersection of Woodmen Road and Banning Lewis Parkway to the lower density residential around the perimeter, providing a transition to the County residential areas.

- 4. HOUSING TYPES ARE DISTRIBUTED SO AS TO PROVIDE A CHOICE OF DENSITIES, TYPES AND AFFORDABILITY.**

A range of residential densities is provided to allow a variety of housing products and types. The project anticipates lower density single family, patio homes, townhomes, and apartments at varying densities and levels of affordability.

- 5. LAND USE TYPES AND LOCATION REFLECT THE FINDINGS OF THE ENVIRONMENTAL ANALYSIS PERTAINING TO PHYSICAL CHARACTERISTICS WHICH MAY PRECLUDE OR LIMIT DEVELOPMENT OPPORTUNITIES.**

A Soil, Geology, and Geological Hazard Study was conducted by Entech Engineering, Inc. and found the site to be suitable for development. Geologic conditions were identified as imposing some constraints on development and will be analyzed in more detail with subsequent development plans and will be avoided or mitigated through standard construction practices.

- 6. LAND USES ARE BUFFERED, WHERE NEEDED, BY OPEN SPACE AND/OR TRANSITIONS IN LAND USE INTENSITY.**

The residential densities include a transition from higher densities adjacent to the office/commercial areas to the very low-density residential areas on the perimeter of the property, adjacent to the rural residential lots in the County. Green trail corridors provide buffers between land uses within the community while still maintaining connectivity.

- 7. LAND USES CONFORM TO THE DEFINITIONS CONTAINED IN SECTION 7.5.410 OF THIS PART.**

The land uses conform to the definitions within section 7.5.410.

**C. PUBLIC FACILITIES:**

- 1. THE LAND USE MASTER PLAN CONFORMS TO THE MOST RECENTLY ADOPTED COLORADO SPRINGS PARKS, RECREATION AND TRAILS MASTER PLAN.**

The Master Plan identifies areas of open space that connect to proposed open space within the City Limits and the Banning Lewis Ranch. The Plan includes connection to the proposed Woodmen Road trail which connects the City to the County.

- 2. RECREATIONAL AND EDUCATIONAL USES ARE SITED AND SIZED TO CONVENIENTLY SERVICE THE PROPOSED POPULATION OF THE MASTER PLAN AREA AND THE LARGER COMMUNITY.**

A community park, trails, neighborhood parks, and school sites are identified to serve the community. These are located and sized in accordance with the Parks and School land dedication ordinances and following discussions with School District 49.

- 3. THE PROPOSED SCHOOL SITES MEET THE LOCATION, FUNCTION AND SIZE NEEDS OF THE SCHOOL DISTRICT.**

The proposed sites have been discussed with School District 49 and meet the needs of the school district. A partial high school site (remainder in County to north) and elementary school site are provided, as well as a site for bus parking and maintenance located in the southeast corner.

- 4. THE LAND USE MASTER PLAN CONFORMS TO THE ADOPTED PLANS AND POLICIES OF COLORADO SPRINGS UTILITIES.**

This project contributes to CSU's goals of regionalization and acting as a regional water provider for the Pikes Peak region.

- 5. PROPOSED PUBLIC FACILITIES ARE CONSISTENT WITH THE STRATEGIC NETWORK OF LONG RANGE PLANS.**

The developer will work with CSU to appropriately locate public facilities as needed.

- 6. THE MASTER DEVELOPMENT DRAINAGE PLAN CONFORMS TO THE APPLICABLE DRAINAGE BASIN PLANNING STUDY AND THE DRAINAGE CRITERIA MANUAL.**

A Preliminary Drainage report is submitted with this application and addresses the requirements of the DCM.

**D. TRANSPORTATION:**

- 1. 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.**

The Master Plan is consistent with the Intermodal Transportation Plan as the Master Traffic Study assesses the future growth expectations for the area and analyses the trips to be generated by this development in the future. This Master Plan incorporates the principal street classifications and structure required to support this growth. The Master Plan also includes

provision for multi-modal transport by providing internal trails and connections to regional trails and bike routes.

- 2. THE LAND USE MASTER PLAN HAS A LOGICAL HIERARCHY OF THE 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.**

Woodmen Road (Expressway) and Banning Lewis Parkway (Principal Arterial) bisect the development and provide the primary access through the Master Plan area. All internal collectors to local roads will be accessed from these two arterials. These primary access roads to the development will not negatively impact the surrounding neighborhoods. The provision of a future connection to Briargate Parkway to the north will significantly improve east-west connectivity for this part of the City and will take pressure off Woodmen Road.

- 3. THE DESIGN OF THE STREETS AND MULTIUSE TRAILS MINIMIZES THE NUMBER OF UNCONTROLLED OR AT GRADE TRAIL CROSSINGS OF ARTERIALS AND COLLECTORS.**

An interconnected trail system is provided through green corridors and are designed to follow the existing natural drainageways. Design of the arterials, collectors, and trails will be established with future development plans.

- 4. THE TRANSPORTATION SYSTEM IS COMPATIBLE WITH TRANSIT ROUTES AND ALLOWS FOR THE EXTENSION OF THESE ROUTES.**

Transit routes are not provided in this area as there is no service to connect to at this time. The proposed streets will be designed to meet City standards and will include provision for transit as needed.

- 5. THE LAND USE MASTER PLAN PROVIDES OPPORTUNITIES OR ALTERNATE TRANSPORTATION MODES AND COST-EFFECTIVE PROVISION OF TRANSIT SERVICES TO RESIDENCES AND BUSINESSES.**

The Master Plan does not provide transit service as no transit service exists in this area at this time. Opportunities for alternative modes of transport are accommodated with the internal trail network and connection to the Woodmen Trail.

- 6. 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.**

A Master Traffic Impact Study prepared by SM Rocha accompanies this application and details existing conditions, early phasing, and build-out scenario. This report identifies capacity of the roadway system and any recommended improvements to accommodate this development and other projected growth in the area.

**E. ENVIRONMENTAL:**

- 1. 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.**

The only features of note on this site are an area of floodplain in the southeast portion of the property and an area of jurisdictional wetlands along the south boundary. There are no significant slopes and the drainageways, floodplain and wetlands are incorporated and preserved in the open space areas.

- 2. THE LAND USE MASTER PLAN MINIMIZES NOISE IMPACTS ON EXISTING AND PROPOSED ADJACENT AREAS.**

Noise Impacts will be assessed on at the development plan stage per the City's noise policy. Appropriate buffering requirements will be met for properties along principal arterials and between differing land uses per code requirements.

- 3. 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.**

Green trail corridors are provided throughout the development to provide connectivity to the open space, neighborhood parks, and the community park. The large open space tracts utilize and protect the natural drainageways, floodplain and a small area of wetlands in the southeast corner.

- 4. 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 AREAS.**

Mitigation techniques for each constraint are outlined in the Soils & Geology Report prepared by Entech. Further analysis and specific mitigation strategies will be identified at development plan stage.

**F. FISCAL:**

- 1. 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 TIME HORIZON FOR ONLY THE APPROPRIATE MUNICIPAL FUNDS.**

The City Budget Office will provide a fiscal impact analysis for the proposed Master Plan.

- 2. 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.**

The City Budget Office will provide a fiscal impact analysis for the proposed Master Plan.

- 3. THE COST OF ONSITE AND OFFSITE 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 ONSITE AND OFFSITE COSTS MAY INCLUDE, BUT IS NOT LIMITED TO, PLANNED EXPANSIONS TO THE FACILITIES, AMENDMENTS TO 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 ONSITE AND OFFSITE 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.**

The City Budget Office will provide a fiscal impact analysis for the proposed Master Plan. Any required mitigation will be discussed through the Annexation Agreement process.

- 4. SPECIAL AGREEMENTS FOR PUBLIC IMPROVEMENTS AND MAINTENANCE ARE SHOWN TO BE WORKABLE AND ARE BASED ON PROPORTIONAL NEED GENERATED BY THE MASTER PLAN.**

The Annexation Agreement will address any required public improvements or maintenance.

- 5. ANY PROPOSED SPECIAL DISTRICTS ARE CONSISTENT WITH POLICIES ESTABLISHED BY THE CITY COUNCIL.**

Any proposed special districts will be consistent with the relevant City policies and statutory requirements.

#### **Zone Change Criteria (Section 7.5.603. B)**

- 1. THE ACTION WILL NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE.**

The proposed PUD zoning consisting of office, commercial, residential, school, and open space uses is consistent with development existing patterns in this part of the City. Residential is the primary use compatible with the surrounding residential areas. A maximum density of 2800 units is proposed to accommodate likely development patterns and to ensure compatibility with the surrounding area.

- 2. THE PROPOSAL IS CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN.**

The 2006 Annexation Plan, which is part of the Comprehensive Plan, shows the portion of the property south of Woodmen Road as recommended for annexation; the remainder of the property is within the 3 mile buffer for annexation. The property is a logical extension of the City boundary.

Policy VN-2.A of Plan COS promotes neighborhoods that incorporate common desired neighborhood elements. The Master Plan continues the land use pattern established with the southern portion of Banning Lewis Ranch including, residential, office, community commercial, schools, neighborhood



parks, trails, and open space. The Master Plan provides a variety of residential densities in order to further the PlanCOS goals of "housing for all" and "everyone in a neighborhood". The variety of densities accommodates multiple housing types within the same community. These residential densities transition from the office/commercial and higher densities at the intersection of Banning Lewis Parkway and Woodmen Road to lower residential areas around the perimeter. These lower densities also provide a transition to the large residential lots within the County.

Policy VN-3.F of PlanCOS encourages enhancing the mobility and connectivity between neighborhoods across Colorado Springs and with surrounding jurisdictions. The proposed extension of Banning Lewis Parkway enhances mobility and connectivity as it will connect the southern portion of Banning Lewis Ranch and Woodmen Road to Briargate Parkway to the north through the Sterling Ranch community. This will greatly improve the east-west transportation corridors in this part of the City and County, which currently rely solely on Woodmen Road.

- 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 is proposed in conjunction with the Zone Change and the zone change request is consistent with it.

- 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. (ORD. 94-107; ORD. 97-111; ORD. 01-42; ORD. 03-157; ORD. 12-76)**

No MU Zone district exists on this site nor is one proposed.

**PUD Concept Plan Review Criteria (Section 7.3.605)**

- A. IS THE PROPOSED DEVELOPMENT PATTERN CONSISTENT WITH THE COMPREHENSIVE PLAN, THE 2020 LAND USE MAP, AND ALL APPLICABLE ELEMENTS OF THE COMPREHENSIVE PLAN (INCLUDING THE INTERMODAL TRANSPORTATION PLAN AND THE PARKS, RECREATION AND TRAILS MASTER PLAN)?**

The 2006 Annexation Plan, which is part of the Comprehensive Plan, shows the portion of the property south of Woodmen Road as recommended for annexation; the remainder of the property is within the 3 mile buffer for annexation. The property is a logical extension of the City boundary.

Policy VN-2.A of Plan COS promotes neighborhoods that incorporate common desired neighborhood elements. The Master Plan continues the land use pattern established with the southern portion of Banning Lewis Ranch including, residential, office, community commercial, schools, neighborhood parks, trails, and open space. The Master Plan provides a variety of residential densities in order to further the PlanCOS goals of "housing for all" and "everyone in a neighborhood". The variety of densities accommodates multiple housing types within the same community. These residential densities transition from the office/commercial and higher densities at the intersection of Banning Lewis Parkway and Woodmen Road to lower residential areas around the perimeter. These lower densities also provide a transition to the large residential lots within the County.

Policy VN-3.F of PlanCOS encourages enhancing the mobility and connectivity between neighborhoods across Colorado Springs and with surrounding jurisdictions. The proposed extension of Banning Lewis Parkway enhances mobility and connectivity as it will connect the southern portion of Banning Lewis Ranch and Woodmen Road to Briargate Parkway to the north through the Sterling Ranch community. This will greatly improve the east-west transportation corridors in this part of the City and County, which currently rely solely on Woodmen Road.

**B. ARE THE PROPOSED USES CONSISTENT WITH THE PRIMARY AND SECONDARY LAND USES IDENTIFIED IN THE 2020 LAND USE MAP OF THE COMPREHENSIVE PLAN, AS AMENDED?**

Not Applicable.

**C. IS THE PROPOSED DEVELOPMENT CONSISTENT WITH ANY CITY APPROVED MASTER PLAN THAT APPLIES TO THE SITE?**

A Master Plan is proposed in conjunction with the PUD Zone Change and Concept Plan and this Concept Plan is consistent with it.

**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 code as it will ensure a logical growth of the physical elements of the City. The development will improve housing standards and will provide required schools, parks and other public infrastructure and facilities.

**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 area is primarily residential and is compatible with the surrounding mix of residential in the City and County. The Master Plan provides a transition of office/commercial and higher density residential to the lower density residential around the perimeter providing a transition to the County residential areas. Banning Lewis Parkway provides a spine of connectivity from Banning Lewis Ranch to the south through Sterling Ranch to the north providing additional east west connections. Internal roadways and green corridors provide connectivity throughout the development.

**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?**

Higher density residential is situated near the office/commercial areas and the intersection of Banning Lewis Parkway and Woodmen Road. A mix of uses provides a transition from the higher density residential to the lower density residential around the perimeter and to the adjacent County residential.

**G. DOES THE NONRESIDENTIAL DEVELOPMENT PATTERN PROPOSED WITHIN THE PUD CONCEPT PLAN PROMOTE INTEGRATED ACTIVITY CENTERS AND AVOID LINEAR CONFIGURATIONS ALONG ROADWAYS?**

Office/commercial nodes of activity are provided at the major intersection of Banning Lewis Parkway and Woodmen Road with supportive higher density residential.

**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?**

A range of residential densities is provided to allow a variety of housing products and types. The project anticipates lower density single family, patio homes, townhomes, and apartments. Bulk requirements, height limitations, and density caps ensure the development provides internal transitions and is compatible with the surrounding residential. Open space and parks are provided however, landscaping requirements will be assessed with future development plans.

**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)?**

Buffering will be provided per Code at the development plan level.

**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?**

Interconnected roadways, green trail corridors, and connections to multi-use trails provide access for automobile, pedestrians, and bicycles. Transit is not proposed at this time due to lack of transit service in the surrounding area to connect to.

**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?**

Woodmen Road (Expressway) and Banning Lewis Parkway (Principal Arterial) bisect the development and provide the primary access through the Master Plan area. All internal collectors to local roads will be accessed from these two arterials. These primary access roads to the development will not negatively impact the surrounding neighborhoods. The provision of a future connection to Briargate Parkway to the north will significantly improve east-west connectivity for this part of the City and will take pressure off Woodmen Road. Primary access to the development will not impact the surrounding neighborhoods.

- 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?**

Banning Lewis Parkway bisects the development to provide additional options for east-west traffic and to provides the spine road through the development to the south a future connection to Briargate Parkway to the north will significantly improve east-west connectivity for this part of the City. The east-west routes will not go through the existing adjacent residential neighborhoods.

- 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?**

Green trail corridors provide buffers between land uses while still maintaining connectivity through the mix of uses. Internal roads will provide vehicular connections throughout the area.

- 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?**

This will be addressed with future development plans.

- 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?**

The development utilizes existing drainageways as open space and provides parks to serve the community. These parks are connected through green trial corridors providing access to the mix of residential, office, commercial, park and school sites.

- P. WILL THE PROPOSED DEVELOPMENT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED STREETS, UTILITIES AND OTHER PUBLIC FACILITIES?**

Through annexation the development will connect to CSU services and will have enough capacity. Police and Fire fees will be paid with annexation. School and Parkland are proposed with this PUD Concept Plan per City ordinances and in discussion with School District 49.

- Q. ARE THE AREAS WITH UNIQUE OR SIGNIFICANT NATURAL FEATURES PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT?**

The only features of note on this site are an area of floodplain in the southeast portion of the property and an area of jurisdictional wetlands along the south boundary. There are no significant slopes and the drainageways, floodplain and wetlands are incorporated and preserved in the open space areas.



**City of Colorado Springs  
Planning Department  
Fee Receipt**

[Return to Fee Calculator](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>With Split Pay Option</u>
Annexation	CSU Utilities	\$479.00	\$479.00
Annexation	EDRD	\$2,449.00	\$1,224.50
Annexation	EDRD	\$14,105.00	\$7,052.50
Annexation	Fire Review	\$248.00	\$248.00
Annexation	Land Use Review	\$2,150.00	\$1,075.00
Annexation	Land Use Review	\$10,070.00	\$5,035.00
Geologic Hazard Reports	EDRD	\$284.00	\$284.00
Geologic Hazard Reports	Land Use Review	\$300.00	\$300.00
Master Plan (New or Major Amendment)	CSU Utilities	\$111.00	\$111.00
Master Plan (New or Major Amendment)	EDRD	\$4,035.00	\$4,035.00
Master Plan (New or Major Amendment)	EDRD	\$1,052.00	\$1,052.00
Master Plan (New or Major Amendment)	Fire Review	\$248.00	\$248.00
Master Plan (New or Major Amendment)	Land Use Review	\$1,050.00	\$1,050.00
Master Plan (New or Major Amendment)	Land Use Review	\$24,210.00	\$24,210.00
Tech Fee	IT-GIS	\$25.00	\$25.00
<u>Total Fees</u>		<u>\$60,816.00</u>	<u>\$46,429.00</u>
<u>Due Prior to Approval</u>			<u>\$14,387.00</u>

**Intake Staff:**  
**Date:** 9/11/2019  
**Planner:** Katie Carleo  
**Receipt Number:** 34835  
**Check Number:** 3795  
**Amount:** \$46,429.00  
**Received From:** DEVELOPMENT MANAGEMENT INC. - Banning Lewis Ranch North

→ This reflects the split pay fee for annexation. Balance paid @ time of approval.



PLANNING & DEVELOPMENT DEPARTMENT  
Project Notification Information

Date: September 12, 2019  
Planner: **KATIE CARLEO**  
Planner email: **KCARLEO@SPRINGSGOV.COM**  
Planner phone number: (719) 385-5060  
Applicant Email: [abarlow@nescolorado.com](mailto:abarlow@nescolorado.com)  
Applicant Name: Andrea Barlow  
Owner Email: [tseibert@nor-wood.com](mailto:tseibert@nor-wood.com)  
Owner Name: Tim Seibert \*put them both on all communications  
TSN: 5300000241, 5300000304, 5300000484, 5300000605, 5300000606, 5311100001

**PROJECT: BANNING LEWIS RANCH NORTH**

<input type="checkbox"/>	Pre-application Notice	<input checked="" type="checkbox"/>	Standard Notification
<input type="checkbox"/>	Pre-application Neighborhood Meeting Notice	<input type="checkbox"/>	Standard with Neighborhood Meeting Notice
<input type="checkbox"/>	No notice	<input type="checkbox"/>	Poster only

**PUBLIC NOTICE:**

- 150 feet     500 feet     1,000 feet  
 Modified (attach modified buffer)  
 No public notice

**PROJECT BLURB(S)**

**Annexation**

Request by BLH NO 1, 2, & 3 LLC Nor'wood Development Group, with representation by N.E.S. Inc., for approval of the annexation of property known as Banning Lewis Ranch North consisting of approximately 847.58 to be annexed to the City of Colorado Springs. If approved the proposed would allow for future development within the City. The site is currently zoned PUD/RR-5/CAD-O (Planned Unit Development, Rural Residential with Commercial Airport District) in El Paso County; the property is concurrently proposed for zone change in the City to PUD (Planned Unit Development) located along the north and south side of Woodmen Road between Mohawk Road and Golden Sage Road.

**Master Plan**

Request by BLH NO 1, 2, & 3 LLC Nor'wood Development Group, with representation by N.E.S. Inc., for approval of the new Banning Lewis Ranch North Master Plan. If approved the proposed would allow for future development of proposed residential, office, commercial, schools, parks and open spaces within the City. The site is currently zoned PUD/RR-5/CAD-O (Planned Unit Development, Rural Residential with Commercial Airport District) in El Paso County; the property is concurrently proposed for zone change in the City to PUD (Planned Unit Development; zoning and development standards per PUD guidelines). The property is located along the north and south side of Woodmen Road between Mohawk Road and Golden Sage Road and consists of approximately 807 acres.

**PUD Zone Change**

Request by BLH NO 1, 2, & 3 LLC Nor'wood Development Group, with representation by N.E.S. Inc., for approval and establishment of a PUD (Planned Unit Development; zoning and development standards per PUD guidelines) zoning district within the City. If approved the proposed would allow for future development of proposed residential, office, commercial, schools, parks and open spaces within the City. The site is currently zoned PUD/RR-5/CAD-O (Planned Unit Development, Rural

[Type text]

Residential with Commercial Airport District) in El Paso County. The property is located along the north and south side of Woodmen Road between Mohawk Road and Golden Sage Road and consists of approximately 807 acres.

### **PUD Concept Plan**

Request by BLH NO 1, 2, & 3 LLC Nor'wood Development Group, with representation by N.E.S. Inc., for approval of the new Banning Lewis Ranch North Concept Plan. If approved the proposed would allow for future development of proposed residential, office, commercial, schools, parks and open spaces within the City. The site is currently zoned PUD/RR-5/CAD-O (Planned Unit Development, Rural Residential with Commercial Airport District) in El Paso County; the property is concurrently proposed for zone change in the City to PUD (Planned Unit Development; zoning and development standards per PUD guidelines). The property is located along the north and south side of Woodmen Road between Mohawk Road and Golden Sage Road and consists of approximately 807 acres.

### **POSTCARD**

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- Annexation of Banning Lewis Ranch North approximately 847.58 acres
- Establishment of a PUD (Planned Unit Development) zone district which would allow future development of residential, office, commercial, schools, parks and open space
- Establishment of the Banning Lewis Ranch North Master Plan and Concept Plan which identifies areas for future development within the PUD guidelines established

### **POSTER**

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Annexation of Banning Lewis Ranch North, approximately 847.58 acres, for the establishment of a PUD (Planned Unit Development) zone district which would allow future development of residential, office, commercial, schools, parks and open space as governed by the proposed Banning Lewis Ranch North Master Plan.



**Planning and Development Distribution Form**  
**Master Plan**

Planner Intake Date: **9/9/2019 - KAC** Admin Receive Date: 9.13.19

Project Name: **BANNING LEWIS RANCH NORTH**

**1. PUBLIC NOTICE:** (see Project Blurb to establish noticing parameters)

**2. Date buckslip comments are due (21 calendar days after submittal):** **OCTOBER 3, 2019**

**3. HOA:** (Note HOA number or write N/A)

**# 85, # 86, and # 120 – Black Forest Committees**

**4. STANDARD DISTRIBUTION:**

Include all standard distribution recipients (either check here or individually check boxes below)

ID#	Division Name	Email/Distribution Notes
85	<input type="checkbox"/> Utilities Development Services	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
9	<input type="checkbox"/> Fire Prevention	<a href="mailto:Steven.Smith@coloradosprings.gov">Steven.Smith@coloradosprings.gov</a>
24	<input type="checkbox"/> DR&S	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
56	<input type="checkbox"/> Comprehensive Planning; PlanCOS	<a href="mailto:PlanCOS@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>
21	<input type="checkbox"/> Karla Conner(MC 1565)	<a href="mailto:CONNERKA@coloradosprings.gov">CONNERKA@coloradosprings.gov</a>
19	<input type="checkbox"/> Century Link	<a href="mailto:Patti.Moore@CenturyLink.com">Patti.Moore@CenturyLink.com</a> <a href="mailto:Bea.Romero@centurylink.com">Bea.Romero@centurylink.com</a>
77	<input type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
11	<input type="checkbox"/> CSPD	<a href="mailto:bjones2@springsgov.com">bjones2@springsgov.com</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:bihaley@springsgov.com">bihaley@springsgov.com</a> <a href="mailto:Constance.Perry@coloradosprings.gov">Constance.Perry@coloradosprings.gov</a>
23	<input type="checkbox"/> Enumerations	<a href="mailto:addressing@pprbd.org">addressing@pprbd.org</a>
29	<input type="checkbox"/> Flood Plain	<a href="mailto:Keith@pprbd.org">Keith@pprbd.org</a>
98	<input type="checkbox"/> USPS	<a href="mailto:Elaine.f.kelly@usps.gov">Elaine.f.kelly@usps.gov</a>
45	<input type="checkbox"/> Zaker Alazzeh, Traffic – School Safety	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	<a href="mailto:SAPPLEGATE@coloradosprings.gov">SAPPLEGATE@coloradosprings.gov</a>
48	<input type="checkbox"/> Street Division	<a href="mailto:thuggins@springsgov.com">thuggins@springsgov.com</a> <a href="mailto:Cole.Platt@coloradosprings.gov">Cole.Platt@coloradosprings.gov</a> <a href="mailto:Michael.Hensley@coloradosprings.gov">Michael.Hensley@coloradosprings.gov</a>
60	<input type="checkbox"/> Transit	<a href="mailto:Roger.Austin@coloradosprings.gov">Roger.Austin@coloradosprings.gov</a>
25	<input type="checkbox"/> County Health Department	<a href="mailto:aarondoussett@elpasoco.com">aarondoussett@elpasoco.com</a>
88	<input type="checkbox"/> Parking Enterprise	<a href="mailto:Scott.Lee@coloradosprings.gov">Scott.Lee@coloradosprings.gov</a>

3	<input type="checkbox"/> CONO	<a href="mailto:rdavis@cscono.org">rdavis@cscono.org</a> <a href="mailto:mcupp@cscono.org">mcupp@cscono.org</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:jcooper@springsgov.com">jcooper@springsgov.com</a>
54	<input type="checkbox"/> Budget/Finance	<a href="mailto:budget@coloradosprings.gov">budget@coloradosprings.gov</a> For: Financial Impact Analysis Preparation

**5. SCHOOL DISTRICT:**

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	<a href="mailto:mwilsey@hsd2.org">mwilsey@hsd2.org</a>
68	<input type="checkbox"/> School District # 3	<a href="mailto:neald@wsd3.k12.co.us">neald@wsd3.k12.co.us</a>
37	<input type="checkbox"/> School District # 11	<a href="mailto:johnstp@d11.org">johnstp@d11.org</a>
38	<input type="checkbox"/> School District # 12	<a href="mailto:cooper@cmsd12.org">cooper@cmsd12.org</a>
39	<input type="checkbox"/> School District # 20	<a href="mailto:tom.gregory@asd20.org">tom.gregory@asd20.org</a>
69	<input type="checkbox"/> School District # 22	<a href="mailto:terryebert@ellicottschools.org">terryebert@ellicottschools.org</a>
41	<input checked="" type="checkbox"/> School District # 49	<a href="mailto:mandrews@d49.org">mandrews@d49.org</a>

**6. MILITARY INSTALLATION (if within 2 mile buffer):**

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	<a href="mailto:john.j.sanders71.civ@mail.mil">john.j.sanders71.civ@mail.mil</a>
46	<input type="checkbox"/> NORAD	<a href="mailto:dino.bonaldo@cheyennemountain.af.mil">dino.bonaldo@cheyennemountain.af.mil</a> <a href="mailto:dino.bonaldo@us.af.mil">dino.bonaldo@us.af.mil</a> <a href="mailto:dino.bonaldo@afspc.af.mil">dino.bonaldo@afspc.af.mil</a> <a href="mailto:Michael.kozak.2@us.af.mil">Michael.kozak.2@us.af.mil</a> <a href="mailto:Kim.van_treadway@us.af.mil">Kim.van_treadway@us.af.mil</a>
26	<input type="checkbox"/> USAFA	<a href="mailto:corine.weiss@us.af.mil">corine.weiss@us.af.mil</a> <a href="mailto:craig.johnson.35.ctr@us.af.mil">craig.johnson.35.ctr@us.af.mil</a> <a href="mailto:steven.westbay.ctr@us.af.mil">steven.westbay.ctr@us.af.mil</a> <a href="mailto:elizabeth.dukes.3.ctr@us.af.mil">elizabeth.dukes.3.ctr@us.af.mil</a>
75	<input type="checkbox"/> Peterson	<a href="mailto:glenn.messke@us.af.mil">glenn.messke@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>

**7. OPTIONAL DISTRIBUTION (Depending on Location of Site):**

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	<a href="mailto:dbryan@stratusiq.com">dbryan@stratusiq.com</a> <a href="mailto:mcline@stratusiq.com">mcline@stratusiq.com</a> <a href="mailto:bkley@stratusiq.com">bkley@stratusiq.com</a> <b>BLR &amp; Flying Horse (ONLY)</b>
35	<input checked="" type="checkbox"/> Landscape Review	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a>

27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:Valerie.sword@state.co.us">Valerie.sword@state.co.us</a>
34	<input checked="" type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</a>
18	<input type="checkbox"/> Streamside Area Overlay	<a href="mailto:Tasha.Brackin@coloradosprings.gov">Tasha.Brackin@coloradosprings.gov</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:Kerri.Schott@coloradosprings.gov">Kerri.Schott@coloradosprings.gov</a>
42	<input type="checkbox"/> Historic Preservation Area Overlay	<a href="mailto:Chris.Staley@coloradosprings.gov">Chris.Staley@coloradosprings.gov</a>
20	<input type="checkbox"/> Airport	<a href="mailto:kandrews@springsgov.com">kandrews@springsgov.com</a>
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:MikeHrebenar@elpasoco.com">MikeHrebenar@elpasoco.com</a> Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
70	<input checked="" type="checkbox"/> Woodmen Road Metro District	<a href="mailto:Kalilah.A@wsdistricts.co">Kalilah.A@wsdistricts.co</a> <a href="mailto:Lori.v@wsdistricts.co">Lori.v@wsdistricts.co</a>
71	<input type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfire.org">tharwig@falconfire.org</a>
72	<input checked="" type="checkbox"/> Black Forest Fire Protection District	<a href="mailto:chief@bffire.org">chief@bffire.org</a>
81	<input type="checkbox"/> Broadmoor Fire Protection District	<a href="mailto:chief@broadmoorfire.com">chief@broadmoorfire.com</a> <a href="mailto:noalsperran@gmail.com">noalsperran@gmail.com</a>
80	<input type="checkbox"/> CSURA – Urban Renewal	<a href="mailto:Jarrah.Walker@coloradosprings.gov">Jarrah.Walker@coloradosprings.gov</a> <a href="mailto:Kayla.Battles@coloradosprings.gov">Kayla.Battles@coloradosprings.gov</a>
70	<input checked="" type="checkbox"/> Woodmen Heights Metro District	<a href="mailto:Kalilah.A@wsdistricts.co">Kalilah.A@wsdistricts.co</a> <a href="mailto:Lori.v@wsdistricts.co">Lori.v@wsdistricts.co</a>
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	<a href="mailto:Kate.Brady@coloradosprings.gov">Kate.Brady@coloradosprings.gov</a>
9	<input checked="" type="checkbox"/> Fire Prevention, Jessica Mitchell	<a href="mailto:Jessica.Mitchell@coloradosprings.gov">Jessica.Mitchell@coloradosprings.gov</a> If DP, CP is accompanying an Annexation
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	<a href="mailto:mwood@uccs.edu">mwood@uccs.edu</a>
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	<a href="mailto:Chelsea.Gaylord@coloradosprings.gov">Chelsea.Gaylord@coloradosprings.gov</a> <b>QOZ</b>

## 8. LAND USE REVIEW:

### *Hard Copy Full sized plans*

<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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### Special notes or instructions:

