

# Banning Lewis Ranch Master Plan

June 2015

- RES - M Residential - Low
- RES - H Residential - High
- COM Commercial
- IND Industrial
- PRO Parks & Open Space
- PUB Public / Institutional
- V Vacant
- Streets / Right of Way / Easements
- Flood Plain
- Parkway/Expressway - Existing
- Principal Arterial - Existing
- Parkway/Freeway - Proposed
- Parkway/Freeway - Existing
- Collector - Existing
- Road



0 3,400 6,800 Feet

## 1988 Land Use Plan

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> RVL Residential, Very Low    | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ccccff; border: 1px solid black; margin-right: 5px;"></span> INST Institution       |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> RL Residential, Low          | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9999; border: 1px solid black; margin-right: 5px;"></span> R Retail               |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> RM Residential, Medium       | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ff99cc; border: 1px solid black; margin-right: 5px;"></span> NR Neighborhood Retail |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9999; border: 1px solid black; margin-right: 5px;"></span> RMH Residential, Medium High | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ff99cc; border: 1px solid black; margin-right: 5px;"></span> IDP Industrial Park    |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ff99cc; border: 1px solid black; margin-right: 5px;"></span> RH Residential, High         | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ff99cc; border: 1px solid black; margin-right: 5px;"></span> AI Airport Industrial  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ff99cc; border: 1px solid black; margin-right: 5px;"></span> ACL Activity Center, Low     | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ff99cc; border: 1px solid black; margin-right: 5px;"></span> ID Industrial          |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ff99cc; border: 1px solid black; margin-right: 5px;"></span> ACM Activity Center, Medium  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ccccff; border: 1px solid black; margin-right: 5px;"></span> ES Elementary School   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ff99cc; border: 1px solid black; margin-right: 5px;"></span> ACH Activity Center, High    | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ccccff; border: 1px solid black; margin-right: 5px;"></span> MS Middle School       |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ff99cc; border: 1px solid black; margin-right: 5px;"></span> OL Office, Low               | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ccccff; border: 1px solid black; margin-right: 5px;"></span> HS High School         |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ff99cc; border: 1px solid black; margin-right: 5px;"></span> OM Office, Medium            | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ccffcc; border: 1px solid black; margin-right: 5px;"></span> OP Open Space          |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ff99cc; border: 1px solid black; margin-right: 5px;"></span> OH Office, High              | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ccffcc; border: 1px solid black; margin-right: 5px;"></span> P Park                 |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ff99cc; border: 1px solid black; margin-right: 5px;"></span> R&D Research and Development | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ccccff; border: 1px solid black; margin-right: 5px;"></span> PF Public Facilities   |

## Banning Lewis Ranch Master Plan Amendment History

1. Original Master Plan was approved by the City Planning Commission on June 2, 1988 and the City Council was on June 28, 1988. On July 20, 1988 the Planning Department approved a version of the Master Plan that met all conditions of approval imposed by the City Planning Commission and City Council decisions. Thus the first BLR Master Plan was approved on July 10, 1988. The official City Planning File # for the original BLR Master Plan approval is CPC MP 87-381.
2. The originally approved BLR Master Plan has been subsequently amended several times since 1988. These amendments include:
  3. Amendment #1: CPC MP 87-381-A1 (88). This amendment added approximately 148 acres to the eastern boundary of the Jimmy Camp Creek Regional Park in order to accommodate a golf course development. Approval date was April 25, 1989. The amendment was incorporated in the original BLR Master Plan approval is CPC MP 87-381.
  4. Amendment #2: CPC MP 89-381-A2 (92). This amendment reflected the new Highway 94 and 24 interchange alignment as proposed by CDOT. Approval date was April 28, 1992.
  5. Amendment #3: CPC MP 89-381-A3 (95). This amendment reflected the realignment of major electrical transmission line corridors along the east, west and south boundaries of the BLR Ranch. Approval date was September 7, 1995.
  6. Amendment #4: CPC MPA 88-180. This amendment reflected the realignment of Bradley Road through the BLR. Approval date was April 28, 1998.
  7. Amendment #5: CPC MP 89-381-A4 (03). This amendment (Minor Adjustment) modified the cross-sections for major streets within the Phase 1 portion of the Station Hill Blvd. extension portion of the BLR Ranch. Approval date was January 10, 2005.
  8. Amendment #6: CPC MP 05-137. This amendment proposes changes to land uses within a 528 acre portion of the Master Plan in the vicinity of the Colorado Centre development to accommodate a new development known as Rancho Colorado (aka Bradley Heights). This master plan amendment application is pending.
  9. Amendment #7: CPC MP 05-140. This amendment changed land uses within a 203 acre portion of the Master Plan in the northwest corner of the BLR to accommodate a new development known as Mountain Vista Ranch 1. Approval date was August 23, 2006.
  10. Amendment #8: CPC MP 05-202. This amendment proposes to change land uses with a 357 acre portion of the Master Plan southeast of Markshoffel and Barnes to accommodate a new development known as Mountain Vista Ranch. This master plan amendment was denied by the City Council on May 5, 2006.
  11. Amendment #9: CPC MP 07-089. This amendment changed land uses within a 427 acre portion of the Master Plan immediately east of BLR Village 1 to accommodate a new development known as Banning Lewis Ranch Village 2. Approval date was March 28, 2008.
  12. Amendment #10: CPC MP 07-090. This amendment modified the open space and drainage tracts within BLR Village 1. Approval date was March 26, 2008.
  13. Amendment #11: CPC MP 87-381-A7MN07. This amendment proposes to change land uses with a 194.12 acre portion of the Master Plan southeast of Markshoffel and Barnes to accommodate a new development known as Mountain Vista Ranch. This is a variation of amendment #8. This master plan amendment application is pending.
  14. Amendment #12: CPC MP 87-381-A8MN09. This amendment clarified the residential housing types allowed within a BLR Village 1. Approval date was February 23, 2010.
  15. Amendment #13: CPC MP 87-381-A9MJ12. This amendment changed the master plan land use designation changes for the Southern Delivery System Water Treatment Plant project to "P-Facility-Water". Approval date was August 23, 2012.
  16. Amendment #14: CPC MP 87-381-A10MJ12. This amendment modified the location of the previously approved changed land uses within a 427 acre portion of the Master Plan within Banning Lewis Ranch Village 2. Approval date was July 23, 2013.
  17. Amendment #15: CPC MP 87-381-A11MJ13. This amendment changed the master plan land use designation changes for the Southern Delivery System Bradley Pump Station to "P-Facility - Water". Approval date was June 11, 2013.
  18. Amendment #16: CPC MP 87-381-A12MJ13. This amendment changed the master plan land use designations for the area known as Bradley Heights. Approval date was January 27, 2015.

