

Ray Charles Commercial Centre – Filing No. 1

Development Plan and Subdivision Plat Applications

January 2026



Applicant:

Dakota Springs Engineering, LLC
15 S Wahsatch Ave
Colorado Springs, CO 80903
(719) 227-7388

Project Objectives

On behalf of Queen Bee Investments LLC, Dakota Springs Engineering LLC request the review and approval of:

1. The subdivision of the subject parcel into 9 lots for individual commercial developments at a future date.
2. The required infrastructure to allow access to each lot.

Location

The site is located on the northeast corner of Bradley Road and Powers Blvd. Surrounding developments consist of:

- North – Vacant land within the boundaries of the City of Colorado Springs currently zoned LI AO APZ1
- East (North) – A commercial and multi-family development within the boundaries of the City of Colorado Springs currently seeking approvals under the project name of Victory Villas.
- East (South) – A residential development within the boundaries of the City of Colorado Springs currently seeking approvals under the project name of Waterview Villas.
- South – Vacant land in the county zoned CS
- West - Vacant land in the county zoned A-5 CAD-O