

Colorado Springs, CO

Planning and Development
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903



Application Comment Report

Application No. LUPL-25-0008

Report Date: 10/31/2025

Description :

Address : 0 14-15-65

Record Type : Land Use Plan

Reviewer Contact Information:

| Reviewer Name | Reviewer Email | Reviewer Phone No.: |
|-----------------|-------------------------------------|---------------------|
| District #49 | evelyn.galanephillips@d49.org | 719-494-8986 |
| Matthew Alcuran | malcuran@csu.org | - |
| Caroline Miller | caroline.miller@coloradosprings.gov | 719-385-6089 |
| Zaker Alazzeh | zaker.alazzeh@coloradosprings.gov | - |
| Tamara Baxter | tamara.baxter@coloradosprings.gov | - |

General Comments

Corrections in the following table need to be applied before a permit can be issued

**Document: 241010 BLR VC EPC Eng Comment
Reponse.pdf**

| Comment ID | Page Reference | Annotation Type | Reviewer : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|---|--------|---|-----------------------------|
| 66 | 1 | Note | Zaker Alazzeh : City Eng - Traffic Engineering | Open | Please add to the statement in the EPC Eng letter under Traffic/Transportation that a 5' easement will be dedicated along with the 70' ROW. | |

Document: 241010_BLR Village C Land Use Plan.pdf

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|------------|----------------|-----------------|--|--------|---|--|
| 1 | 1 | Callout | Matthew Alcuran : Col Springs Utilities | Open | **Springs Utilities comment to applicant: Springs Utilities comments will be provided at the time of the required Preliminary Utility and Public Facilities Plan submittal associated with the development plan entitlement. | <p>Guest - 09-09-2025 15:33:17</p> <p>Noted</p> |
| 15 | 1 | Note | Caroline Miller : Planning | Open | <p>PLDO Reviewer would like for Village B2 and C to go to Parks Advisory Board prior to City Planning Commission to highlight PLDO obligations through the Master Plan/Land Use Plan and how they are to be met through the spread of Neighborhood Parks and summed Village C Community Park site. This will take two months, the first month as a presentation item, the second month as an action item, once Parks comments are resolved on Village C.</p> <p>In addition, Parks is awaiting feedback regarding the developer building the Community Park, then dedicating it to the city. A Community Park amenity list was provided in April to help the conceptual feasibility discussions. Notes will likely be added to this LUP in the future, upon developer response.</p> | <p>Guest - 09-09-2025 16:35:39</p> <p>Noted</p> |
| 2 | 2 | Note | Zaker Alazzeh : City Eng - Traffic Engineering | Open | The developer shall dedicate the appropriate right-of-way along the northern property line of Parcel 6, located on Dublin Boulevard. This dedication must align with the western property line right-of-way existing roadway and meet the city's standards. Please coordinate with city traffic engineering on the ROW dedication. | <p>Guest - 10-28-2025 15:04:11</p> <p>Dublin Blvd north of Parcel 7 now has a 70' ROW per the 9/8/2025 meeting with Oakwood, LAI, Classic Consulting, City Traffic, and El Paso County Engineer.</p> |
| 25 | 2 | Note | District #49 : School Districts | Open | PK-8 proposed | <p>Guest - 09-10-2025 09:32:21</p> <p>Updated</p> |

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| 74 | 1 | Note | Tamara Baxter : Planning | Open | Expand GN # 26. All of the Development Standards Adjustment city files shall be identified and description of the DSA. A table format may be the best. | Guest - 10-28-2025 15:19:36 A table has been added identifying the city filing numbers and the associated adjustment. |
| 79 | 1 | Callout | Tamara Baxter : Planning | Open | Per UDC Section 7.3.201, SF detach is a conditional use in the MX-M zone district. Please note as such. Also Manufacture homes is not permitted. | Guest - 10-28-2025 15:22:12 SF detached is now identified as a conditional use in the table. |
| 80 | 1 | Callout | Tamara Baxter : Planning | Open | Verify these parcels. Lot 6 is proposed to be R-Flex Med. | |
| 82 | 1 | Callout | Tamara Baxter : Planning | Open | verify that all the acreage match those on sheet 2 | |
| 84 | 1 | Note | Tamara Baxter : Planning | Open | Please email affidavit for neighborhood meeting on the 16th of September | Guest - 10-28-2025 15:22:58 Affidavit has been emailed to Tamara Baxter. |
| 85 | 1 | Note | Tamara Baxter : Planning | Open | CDOT will be added as a review with the resubmittal. Recommend that you reach out them prior to resubmittal to see if they have any comments related to Highway 24. | Guest - 10-28-2025 15:19:59 Noted |
| 86 | 1 | Note | Tamara Baxter : Planning | Open | El Paso County has not provided rereview comments. Upon receipt I will email them to you or re-run resubmittal report. | Guest - 10-28-2025 15:24:50 Noted |
| 87 | 1 | Note | Tamara Baxter : Planning | Open | Staff reserve the right to provide additional comments with subsequent resubmittal. | Guest - 10-28-2025 15:21:23 Noted |
| 70 | 2 | Note | Caroline Miller : Planning | Open | Please revise cells to match above unit counts. | |

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| 71 | 2 | Note | Caroline Miller : Planning | Open | <p>With the change to Community Park acreage, staff would like to understand the road connections for the Community Park site and the residential area to the south. What is the thought for the road design? Will a connector road be built through the Community Park site, connecting to the residential area, thereby limiting the Community Park acreage to a full-access public road?</p> <p>In addition, will there be any other road access points off of Dublin, or just the Community Park area? Feel free to reach out to the reviewer to discuss in a meeting if preferred.</p> | <p>Guest - 10-28-2025 15:17:40</p> <p>Noted and a meeting with parks will be scheduled at the appropriate time.</p> |
| 72 | 2 | Note | Caroline Miller : Planning | Open | <p>Parks is awaiting feedback regarding the developer building the Community Park, then dedicating it to the city. A Community Park amenity list was provided in April 2025 to help the conceptual feasibility discussions. Notes will likely be added to this LUP in the future, upon developer response.</p> | <p>Guest - 10-28-2025 15:18:23</p> <p>Noted and a meeting with parks will be scheduled at the appropriate time.</p> |
| 75 | 2 | Callout | Tamara Baxter : Planning | Open | <p>What is the zoning for this area? Please call out.</p> | <p>Guest - 10-28-2025 15:22:33</p> <p>Zoning label added.</p> |
| 76 | 2 | Callout | Tamara Baxter : Planning | Open | <p>Please call out zoning for this area.</p> | <p>Guest - 10-28-2025 15:17:59</p> <p>Zoning label added.</p> |
| 77 | 2 | Callout | Tamara Baxter : Planning | Open | <p>Please call out zoning for this area. Should be reflective of the area shown in ZONE-25-0020</p> | <p>Guest - 10-28-2025 15:22:44</p> <p>Zoning label added.</p> |
| 78 | 2 | Callout | Tamara Baxter : Planning | Open | <p>Please call out zoning for this area. Should be reflective of ZONE-25-0021</p> | <p>Guest - 10-28-2025 15:21:01</p> <p>Zoning label added.</p> |

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| 81 | 2 | Callout | Tamara Baxter : Planning | Open | As noted on the cover sheet, SF detached are conditional use in the MX-M zone district | Guest - 10-28-2025 15:23:14 SF detached is now identified as a conditional use in the table. |
| 83 | 2 | Note | Tamara Baxter : Planning | Open | Please clean up overlap so text is legible. | |
| 88 | 2 | Callout | Tamara Baxter : Planning | Open | Will future residential in this area be limited to the 3-156 du/ac, similar to R-Flex Med? | |
| 69 | 3 | Note | Caroline Miller : Planning | Open | Please update Park Analysis to show 30 acre Community Park Site. | Guest - 10-28-2025 15:06:16 The label for the park has been updated and now reflects the correct acres. |
| 73 | 7 | Note | Caroline Miller : Planning | Open | Please confirm that the potential wetlands will not pose a limitation to Community Park development over lot grading. | Guest - 10-28-2025 15:24:22 Noted |

Document: 241010_BLR Village C LUP Project Statement.pdf

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| 89 | 1 | Callout | Tamara Baxter : Planning | Open | Does "overall" also mean in the MX-M zone district? if this the case, please reflect this in the project statement and on the LUP. | |
| 90 | 3 | Callout | Tamara Baxter : Planning | Open | more than one. | |
| 91 | 3 | Note | Tamara Baxter : Planning | Open | I recommend identifying the city file numbers associated with these DSVAs. maybe at the end of each one. | |
| 92 | 3 | Callout | Tamara Baxter : Planning | Open | This area is for residential and commercial. Please address that in this paragraph. | |
| 93 | 4 | Callout | Tamara Baxter : Planning | Open | Please provide more information with respect to public engagement. | |