

Colorado Springs, CO

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



Final Report - Corrections Required **Application No. LUPL-25-0008**

Report Date: 07/24/2025

Description :

Address : 0 14-15-65

Record Type : Land Use Plan

Document Filename : 241010_BLR Village C Land Use Plan.pdf

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Allison Stocker	allison.stocker@coloradosprings.gov	-
Chris Padilla	chris.padilla@coloradosprings.gov	719-550-1906
District #49	evelyn.galanephillips@d49.org	719-494-8986
Caroline Miller	caroline.miller@coloradosprings.gov	719-385-6089
Matthew Alcuran	malcuran@csu.org	-
Erica Schmitz	erica.schmitz@coloradosprings.gov	-
Steve Smith	steven.smith@coloradosprings.gov	
Tamara Baxter	tamara.baxter@coloradosprings.gov	-
Joel Dagnillo	joel.dagnillo@coloradosprings.gov	-

General Comments

Comment ID	Reviewer : Department	Review Comments
35	Chris Padilla : COS Airport	Action Item: This will be reviewed by the Airport Advisory Commission on 7/23/2025 with the below action item: Airport staff recommends no objection with the following conditions: For Parcel # 5300000733 • Avigation Easement: An avigation easement is required or provide proof of previous recording (book/page or reception number). Add avigation easement note to plat.

Comment ID	Reviewer : Department	Review Comments
36	Chris Padilla : COS Airport	<p>Informational Item:</p> <p>This will be reviewed by the Airport Advisory Commission on 7/23/2025 with the below Informational comment.</p> <p>For Parcel # 5300000733</p> <p>• FAA Form 7460-1: If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities; FAA's website (https://oeaaa.faa.gov/oeaaa/external/portal.jsp).</p>

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

Comment ID	Page Reference	Reviewer : Department	Review Comments
9	1	Erica Schmitz : City Engineering - SWENT	The existing channel must be shown and labeled and if the existing channel is not stabilized, it may be required to be stabilized. Please reach out to the Lead Reviewer to set-up a meeting to discuss the channel improvements and to schedule a site visit.
10	1	Erica Schmitz : City Engineering - SWENT	Add a note calling out channel improvement requirements associated with the Site, including responsible party, long-term maintenance responsibility, and timing requirements. If not applicable, provide a note stating channel improvements are not required.
11	1	Erica Schmitz : City Engineering - SWENT	Info Only: Please contact the Lead Reviewer, Erica Schmitz (erica.schmitz@coloradosprings.gov) with any questions related to SWENT comments. Please reference the Planning review number in all communications.
12	1	Erica Schmitz : City Engineering - SWENT	<p>Info Only: The Stormwater Enterprise (SWENT) has recently updated Criteria regarding required submittals. For all Development Plans (DPs) which previously required a Final Drainage Report (FDR) submittal (generally, all DPs with 1 acre or more of earth disturbance proposed), a Preliminary Drainage Report (PDR) submittal is now acceptable instead of an FDR submittal. This change in Criteria allows for such DPs to be approved without requiring detailed, final drainage design calculations at the planning stage of the project.</p> <p>For DPs with less than 1 acre of earth disturbance proposed, a Final Drainage Letter (FDL) submittal is required.</p> <p>A PDR submittal is now acceptable instead of an FDR submittal in support of a Final Plat (FP). The PDR must be approved before the FP can be recorded.</p> <p>An FDR may still be submitted in support of DP or FP approval if final design information is available at the time of the DP or FP submittal. FDR Addendums are no longer accepted. All required final calculations must be included in the FDR prior to FDR approval.</p> <p>FDR approval is still a prerequisite for Construction Drawing (CD) approval (e.g., GEC Plan, Drainage Plan/Profile, PCM Plan, etc.).</p> <p>Master Development Drainage Plans (MDDPs) are no longer required for DPs with 10 or more acres of earth disturbance proposed.</p> <p>Please see SWENT's website for updated checklists: https://coloradosprings.gov/stormwater-enterprise/page/stormwater-review</p>

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6	1	Joel Dagnillo : City Engineering Dev Review	Please add the following note to Cover Sheet: "This property is subject to the findings, summary and conclusions of a geologic hazard report prepared by Entech Engineering, Inc. dated May 1, 2020 (revised June 17, 2020), which identified the following specific geologic hazards on the property: areas of hydrocompaction, loose soils, potentially expansive soils, erosion, seasonal and potentially seasonal shallow groundwater areas, ponded water, floodplains and artificial fill. A copy of said report has been placed withing the subdivision file of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Ave, Suite 701, Colorado Springs, CO, if you would like to review said report."
7	1	Joel Dagnillo : City Engineering Dev Review	Add a note stating the timeline in which Dublin and Stetson Hills will be constructed and by whom.
13	1	Joel Dagnillo : City Engineering Dev Review	All public improvements to be built to City Standards, and specifically called out as so on forthcoming Development Plan(s). Construction plans and financial assurances will also be required as this project progresses.
8	2	Joel Dagnillo : City Engineering Dev Review	All accesses and required public improvements along Highway 24 will have to be coordinated with CDOT.
1	1	Matthew Alcuran : Col Springs Utilities	**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.
14	2	Steve Smith : Fire	For response purposes, the fire station/public facility location, is better suited in this corner.
3	1	Allison Stocker : Planning	Informational reminder to staff: Prior application is under PDZL-24-0005
15	1	Caroline Miller : Planning	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. 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.
31	1	Caroline Miller : Planning	Please add a note that Rock Island Trail easements will be provided at time of adjacent development.
37	1	Tamara Baxter : Planning	I would reference the Development Standards Adjustments as well, as this will be applicable for future DPs.
39	1	Tamara Baxter : Planning	Change to "SS-O" per UDC. Correct through out plan set.
40	1	Tamara Baxter : Planning	Please look at the definition of dwelling specific to two family attached and two-family (duplex) attached. Please clarify if one or the other or both are intended.
48	1	Tamara Baxter : Planning	What is intended as 'mixed-use'?
51	1	Tamara Baxter : Planning	This comment is also applicable to the Development Standards Adjustment application(s). Please refer to UDC Section 7.4.201.C [Table 7.4.2-C] Notes 1 and 3.
56	1	Tamara Baxter : Planning	Identify which version. Thank you for including.
57	1	Tamara Baxter : Planning	Plannign staff reverses the right to provide additional comments with a resubmittal.
-	2	Caroline Miller : Planning	
-	2	Caroline Miller : Planning	

Comment ID	Page Reference	Reviewer : Department	Review Comments
16	2	Caroline Miller : Planning	Informational - More Parks comments or edits are likely to be requested.
19	2	Caroline Miller : Planning	Please revise all proposed zones - PDZ for Parks and Schools is no longer proposed.
21	2	Caroline Miller : Planning	As shown, there is a need for pedestrian bridges to allow connection to the Community Park site. Will the developer provide those?
22	2	Caroline Miller : Planning	As communicated with the developer team, May 2025, BLR Village A is to be viewed as a separate development, removing the Community obligation of Village A from Village C. Please remove all references to Village A acreage. PLDO reviewer acknowledges that with this direction, the Community Park size is required to meet B2 & C obligations is 28.7 acres, though additional acreage would be supported in creating a larger, more versatile site, and better meeting Community Park Site characteristics.
23	2	Caroline Miller : Planning	Please add Village B2 Community Park acreage to table, as it is carried over from Village B2.
24	2	Caroline Miller : Planning	Please recalculate math for Community Park obligations for Village C and B2. Reviewer calculates 11.568 for Village C and 17.128 for Village B2 with units shown.
26	2	Caroline Miller : Planning	Please confirm, in prior LUP Review (PDZL-24-0005) 1,841 units were used as an average for PLDO calculations. Now, this number has been revised to 1,446 to account for 6 du/ac (Note 1) where the mean unit count is now 2,285. Please confirm with staff which count is more accurate. Typically staff would go with average.
28	2	Caroline Miller : Planning	Notes 2 and 4 need to be updated with accurate acreages and reflect that Village A is no longer included.
29	2	Caroline Miller : Planning	Staff sees 4 3.5 acre parks totaling 14 acres of Neighborhood Parks. Are there any notes that need to be added regarding the 4th park site considering future multifamily development? Is the intent that the future multifamily development will be meeting Neighborhood Park PLDO through this dedication, with Community Park fees in lieu due? Staff is supportive of the eastern 4th park site, as it is geographically separate from the rest of Village C and a benefit to the residents there.
32	2	Allison Stocker : Planning	Label creek name and type
42	2	Tamara Baxter : Planning	Refer to EPC, EPC Engineering and District 49 comments which were uploaded to file.
43	2	Tamara Baxter : Planning	Please see separate email dated 6.25.25 from City Budget Office sent separately.
44	2	Tamara Baxter : Planning	Single Family detached are conditional use in the MX-M zone district.
45	2	Tamara Baxter : Planning	Please clarify what is intended as "Mixed-Use", does this anticipate more than commercial and residential per UDC?
46	2	Tamara Baxter : Planning	Add the AP-O and SS-O overlays to the proposed zone district labels.
47	2	Tamara Baxter : Planning	Add the "SS-O" overlay to the proposed zone district labels
49	2	Tamara Baxter : Planning	Is this both detached and attached?
50	2	Tamara Baxter : Planning	This range does not include the proposed residential density in parcel 6, 7, 8 and 9.
52	2	Tamara Baxter : Planning	The UDC does not define Mixed-Use. Can you please clarify. Does this encompass the uses that are allowed or conditional in the MX-M zone district? Are there uses that you want to restrict?
53	2	Tamara Baxter : Planning	Please use this on the coversheet as well.
54	2	Tamara Baxter : Planning	What does this residential encompass?
30	3	Caroline Miller : Planning	This graphic doesn't match the LUP Bubbles shown on page 2, park is not next to Public Safety.

Comment ID	Page Reference	Reviewer : Department	Review Comments
33	4	Allison Stocker : Planning	Can the conceptual trail connections be shown to help staff get an idea of how that may look?
55	5	Tamara Baxter : Planning	Refer to the date of this plan...ie what version. Thank you for including.
4	7	Allison Stocker : Planning	label creek with name and type
25	2	District #49 : School Districts	PK-8 proposed

BANNING LEWIS RANCH - VILLAGE C

ARCHITECT / PLANNER



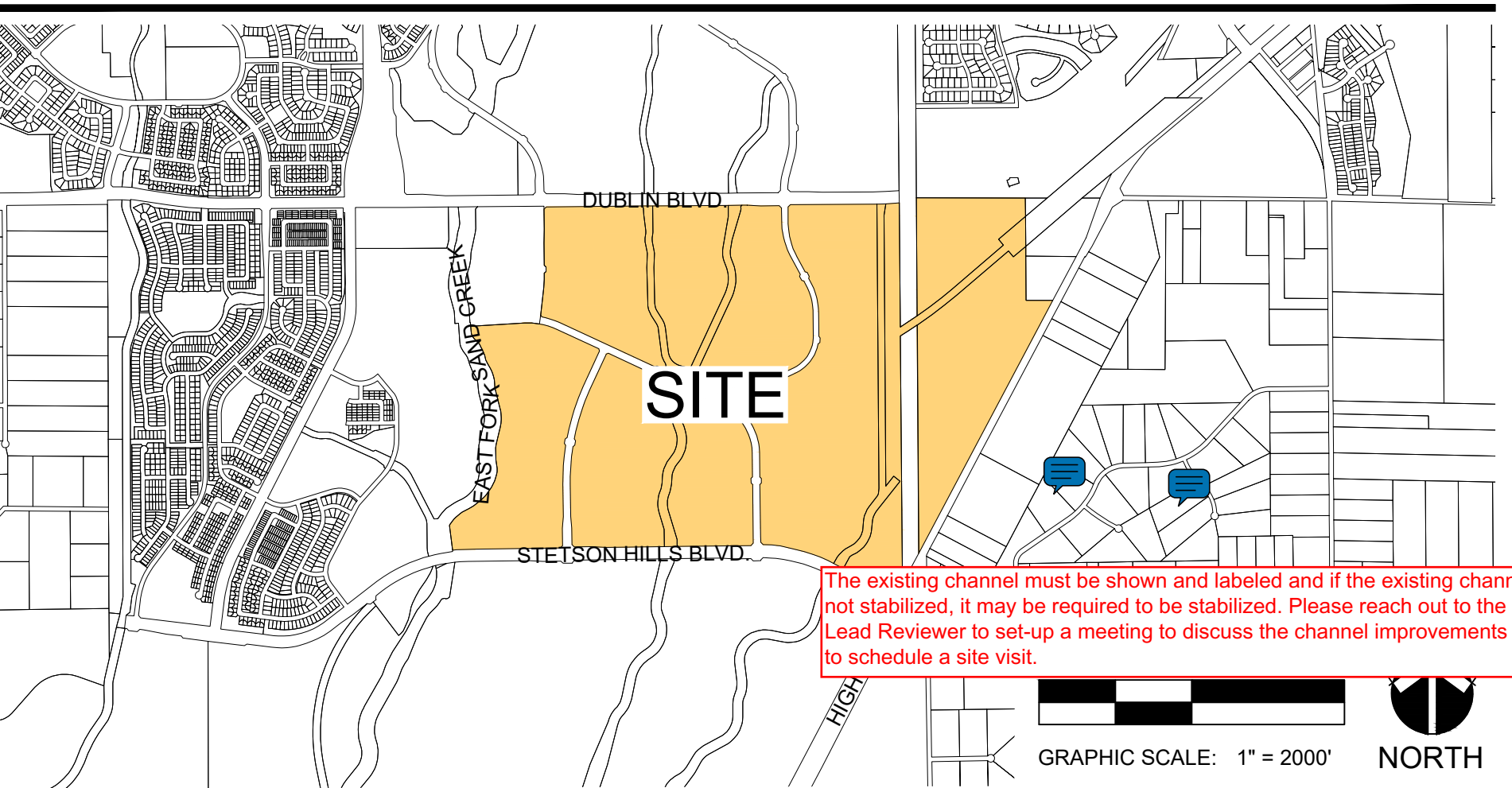
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OWNER/CLIENT
CLAYTON PROPERTIES GROUP INC.
1290 N. NEWPORT RD.
COLORADO SPRINGS, CO 80916
PHONE: (719) 380-5058

BANNING LEWIS RANCH - VILLAGE C
LAND USE PLAN
COLORADO SPRINGS, CO
COVER SHEET

LAND USE PLAN

VICINITY MAP



GENERAL NOTES

- INDIVIDUAL LOT DEVELOPMENT STANDARDS (INCLUDING SETBACKS) AND PRODUCT SHALL BE DETERMINED BY THE FILING'S DEVELOPMENT PLAN. DEVELOPMENT DATA FOR EACH FILING (HOUSING PRODUCT TYPES, DENSITY, ACREAGE, ETC.) SHALL BE PROVIDED DURING THE DEVELOPMENT PLAN PROCESS.
- ANY CONSTRUCTION RESTRICTIONS OR CONDITIONS OF THE AVIGATION OVERLAY EASEMENT APPLY TO THIS SITE.
- PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, A STREAMSIDE DEVELOPMENT PLAN SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL. FURTHER, THE INNER STREAMSIDE BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
- FULL SPECTRUM DETENTION WILL BE PROVIDED FOR ALL DEVELOPED RUNOFF.
- THE LAND USE PLAN IS NOT TO BE USED FOR FINAL PLATTING. A SUBSEQUENT ENTITLEMENT APPLICATION IS REQUIRED TO ESTABLISH THE PROPOSED LOT CONFIGURATION FOR PLATTING.
- ACCESS LOCATION WILL BE COORDINATED AND FINALIZED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
- DETACHED 5' SIDEWALKS TO RUN ADJACENT TO ALL PUBLIC STREETS THROUGHOUT THE DEVELOPMENT FOR PEDESTRIAN CIRCULATION.
- SITE SIGNAGE, LIGHTING AND LANDSCAPING WILL BE ADDRESSED AT THE DEVELOPMENT PLAN LEVEL.
- RESIDENTIAL LOTS WILL NOT BE PERMITTED DIRECT ACCESS TO FREEWAYS, MAJOR OR MINOR ARTERIAL STREETS, OR COLLECTOR STREETS.
- THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. BUYERS SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS AND THE RAMIFICATIONS THEREOF.
- PRIOR TO THE ISSUANCE OF ANY SIGN PERMIT FOR ANY SIGN LOCATED WITHIN THIS LAND USE PLAN, A COORDINATED SIGN PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY SIGN SPECIALIST.
- SOUND BARRIER MITIGATION SHALL BE REQUIRED FOR RESIDENTIAL LOTS ADJACENT TO BANNING LEWIS PARKWAY, STETSON HILLS BLVD. AND DUBLIN BLVD.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- REMOVAL OF STREAMSIDE OVERLAY ZONES IS DEPENDENT UPON A ZONE CHANGE. REALIGNMENT OF STREAMSIDE OVERLAY ZONES IS SUBJECT TO THE APPROVAL OF A DEVELOPMENT PLAN.
- PUBLIC PONDS WILL BE OWNED BY METRO DISTRICT; AESTHETIC MAINTENANCE BY DISTRICT AND STRUCTURAL MAINTENANCE BY THE CITY.
- PUBLIC CHANNELS WILL BE OWNED AND MAINTAINED BY THE CITY.
- ONLY LOTS AND TRACTS WITHIN THE STREAMSIDE OVERLAY BOUNDARIES WILL RECEIVE THE SS OVERLAY ZONE DESIGNATION. SS OVERLAY ZONE WILL BE DETERMINED AT TIME OF DEVELOPMENT PLAN.
- VILLAGE C TO BE UNDER JURISDICTION OF ONE OF THE BANNING LEWIS RANCH METROPOLITAN DISTRICTS 9,10 OR 11. DISTRICT BOUNDARIES WILL BE DETERMINED WITH FUTURE DEVELOPMENT PLANS AND PLATS.
- DRAINAGE TRACTS TO BE RE-DEDICATED TO CITY OF COLORADO SPRINGS BASED ON FINAL ALIGNMENT OF CHANNELS AT TIME OF DEVELOPMENT PLAN AND FINAL PLAT.
- ROAD ALIGNMENTS AND ACCESS POINTS ARE CONCEPTUAL AND FINAL ALIGNMENTS WILL BE DETERMINED WITH THE SUBDIVISION PLAT.
- SCHOOL DEDICATION WILL BE MET VIA 3 PARCELS LOCATED WITHIN BLR VILLAGES B2 & C. SCHOOL SITES AND ONE 47 ACRE SITE FOR A MIDDLE/HIGH SCHOOL CAMPUS.

FLOODPLAIN

PORTIONS OF THIS SITE FALL WITHIN A FEMA FLOODPLAIN (ZONE A) AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBERS 08041C0545G & 08041C0561G EFFECTIVE DATE, DECEMBER 7, 2018.

SITE DATA

TAX ID NUMBERS AND EXISTING ZONING	5300000733 - R-5/CR R-1 6 R-1 6/CR SS AO 5300000653 - R-5/CR R-5 R-1 6/CR R-E MX-M/CR R-1 6 SS 5300000546 - R-1 6 R-5/CR SS 5300000538 - R-1 6 R-5/CR R-5 SS 5300000540 - R-1 6 R-5/CR SS 5313000103 - R-E 5313000104 - R-E
TOTAL SITE AREA	658.34 AC.
AVIGATION EASEMENT	RECEPTION # 217069667
PROPOSED ZONING	1. R-FLEX MEDIUM/MAP-O/SS-O (R-FLEX MEDIUM ZONE DISTRICT WITH AIRPORT AND STREAMSIDE OVERLAYS) - 547.10 AC. 2. MX-M/AP-O/SS-O (MIXED USE MEDIUM SCALE DISTRICT WITH AIRPORT AND STREAMSIDE OVERLAYS) - 111.20 AC.
CURRENT LAND USE	UNDEVELOPED

PROPOSED LAND USE

CATEGORY	DENSITY RANGE	ACERAGE
DWELLING - SINGLE-FAMILY DETACHED & DWELLING - TWO-FAMILY (DUPLEX), DWELLING - MULTI-FAMILY	3-16 DU/AC.	240.50
COMMERCIAL, MIXED-USE, OR DWELLING - MULTI FAMILY	N/A	68.5
PARKS	N/A	57.0
PUBLIC SAFETY SERVICES	N/A	9.1
SCHOOL, ELEMENTARY OR SECONDARY	N/A	72.0
STREET ROW, DRAINAGE AREAS, & OTHER	N/A	211.44
TOTAL		658.34 AC.

PROPERTY OWNER

H20 SUB BLR VILLAGE 4 LLC
14614 N KIERLAND BLVD #120
SCOTTSDALE AZ, 85254

DEVELOPER

CLAYTON PROPERTIES GROUP INC.
COLORADO SPRINGS, COLORADO 80916
PH: (719) 380-5058

PLANNER

LAI DESIGN GROUP
88 INVERNESS CIRCLE EAST, SUITE J-101
ENGLEWOOD, COLORADO 80112
Ph: (303) 734-1777

ENGINEERING & SURVEYING

CLASSIC CONSULTING, INC.
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, CO 80903
PH: (719) 785-0790

AMENDMENT HISTORY

CITY FILE NUMBER	DATE APPROVED	DESCRIPTION	NOTES
PDZL-24-0005	PENDING	ORIGINAL APPROVAL	

SHEET INDEX

- COVER SHEET
- LAND USE PLAN
- PARK ANALYSIS
- PARK VICINITY MAP
- BANNING LEWIS RANCH MASTER PLAN
- LSA-SLOPE ANALYSIS
- LSA-STREAMSIDE AND OVERLAY & NATURAL FEATURES
- LSA-SOIL ANALYSIS
- LSA-VEGETATION & WILDLIFE ANALYSIS
- LSA-COMPOSITE LAND SUITABILITY ANALYSIS

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF THE WEST ONE-HALF (W1/2) OF SECTION 13, SECTION 14, AND THE EAST ONE-HALF (E1/2) OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED BY "GMS INC. PLS 22095" AND AT THE WEST ONE-QUARTER CORNER BY A 2-1/2" ALUMINUM CAP STAMPED BY "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR 500°20'14"W, A DISTANCE OF 2647.40 FEET:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE SOUTH 44°18'02" EAST A DISTANCE OF 6,413.05 FEET TO THE POINT OF BEGINNING;
THENCE ON THE EASTERLY LINE OF DRAINAGE TRACT E OF BANNING LEWIS RANCH FILING NO. 4 SUBDIVISION ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED JUNE 16, 2005 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 205090006, THE FOLLOWING TWENTY-SIX (26) COURSES:

- NORTH 06°30'00" WEST A DISTANCE OF 333.55 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 46.00 FEET, WHOSE CENTER BEARS NORTH 83°30'00" EAST;
- NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°34'49", AN ARC DISTANCE OF 32.58 FEET TO A POINT OF COMPOUND CURVE, HAVING A RADIUS OF 446.04 FEET;
- NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°24'57", AN ARC DISTANCE OF 135.58 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 54.00 FEET;
- THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°14'43", AN ARC DISTANCE OF 5.89 FEET TO POINT OF REVERSE CURVE, HAVING A RADIUS OF 449.59 FEET;
- THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°55'59", AN ARC DISTANCE OF 77.94 FEET TO A POINT OF COMPOUND CURVE, HAVING A RADIUS OF 30.00 FEET;
- THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°22'36", AN ARC DISTANCE OF 3.86 FEET TO A POINT OF COMPOUND CURVE, HAVING A RADIUS OF 456.08 FEET;
- THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°29'47", AN ARC DISTANCE OF 35.79 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 643.92 FEET;
- THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°51'32", AN ARC DISTANCE OF 166.99 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 180.00 FEET;
- THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°46'27", AN ARC DISTANCE OF 11.86 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 660.40 FEET;
- THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°44'11", AN ARC DISTANCE OF 481.06 FEET TO A POINT OF COMPOUND CURVE, HAVING A RADIUS OF 220.00 FEET;

- THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°52'17", AN ARC DISTANCE OF 83.98 FEET;
- THENCE NORTH 07°38'07" WEST A DISTANCE OF 103.50 FEET;
- THENCE NORTH 01°00'00" WEST A DISTANCE OF 134.72 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 283.00 FEET, WHOSE CENTER BEARS NORTH 89°00'00" EAST;
- THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'00", AN ARC DISTANCE OF 74.09 FEET;
- THENCE NORTH 14°00'00" WEST A DISTANCE OF 226.46 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 517.00 FEET, WHOSE CENTER BEARS NORTH 76°00'00" WEST;
- THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°00'00", AN ARC DISTANCE OF 252.65 FEET;
- THENCE NORTH 14°00'00" WEST A DISTANCE OF 233.90 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 283.00 FEET, WHOSE CENTER BEARS NORTH 76°00'00" EAST;
- THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°30'05", AN ARC DISTANCE OF 66.69 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 517.00 FEET;
- THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°31'41", AN ARC DISTANCE OF 293.51 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 283.00 FEET;
- THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°55'05", AN ARC DISTANCE OF 98.38 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 517.00 FEET;
- THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°54'21", AN ARC DISTANCE OF 125.48 FEET;
- THENCE NORTH 27°00'00" WEST A DISTANCE OF 67.82 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 120.00 FEET, WHOSE CENTER BEARS SOUTH 62°59'07" WEST;
- THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°39'52", AN ARC DISTANCE OF 53.75 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 302.10 FEET;
- THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'44", AN ARC DISTANCE OF 16.32 FEET TO A POINT OF COMPOUND CURVE, HAVING A RADIUS OF 180.00 FEET;
- THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°33'00", AN ARC DISTANCE OF 146.24 FEET;
- THENCE NORTH 03°02'00" WEST A DISTANCE OF 74.82 FEET;

THENCE NORTH 86°58'00" EAST A DISTANCE OF 679.74 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 966.50 FEET, WHOSE CENTER BEARS SOUTH 03°02'00" EAST;
THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°22'23", AN ARC DISTANCE OF 225.58 FEET TO THE EASTERLY LINE OF PARCEL 4 OF THE VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 1 & FILING NO. 3, R.O.W. VACATION RECORDED SEPTEMBER 16, 2021 UNDER RECEPTION NUMBER 221714817 OF SAID RECORDS;

THENCE ON SAID EASTERLY LINE THE FOLLOWING FIVE (5) COURSES:
1) THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 07°29'34" EAST, A DISTANCE OF 388.97 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 2,048.00 FEET;
2) THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°27'18", AN ARC DISTANCE OF 266.47 FEET;
3) THENCE NORTH 00°02'17" EAST A DISTANCE OF 392.58 FEET;
4) THENCE NORTH 00°59'34" EAST A DISTANCE OF 180.02 FEET;

5) THENCE NORTH 00°02'17" EAST ON SAID EASTERLY LINE AND THE EASTERLY LINE OF PARCEL 2 OF SAID VACATION PLAT, A DISTANCE OF 304.09 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2, BEING A POINT NINE (9) FEET NORTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF DUBLIN BOULEVARD, DEDICATED TO THE PUBLIC IN BANNING LEWIS RANCH FILING NO. 3 RECORDED MAY 5, 2005 UNDER RECEPTION NO. 205064513 OF SAID RECORDS, AS MEASURED PERPENDICULAR THERETO;

THENCE PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE EASTERLY EXTENSION THEREOF THE FOLLOWING TWO (2) COURSES:
1) SOUTH 89°57'43" EAST A DISTANCE OF 4,226.07 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 5,068.00 FEET, WHOSE CENTER BEARS NORTH 00°02'17" EAST;
2) EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°50'21", AN ARC DISTANCE OF 428.03 FEET TO THE WESTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF COLORADO IN BOOK 2194 AT PAGE 154 OF SAID RECORDS;

THENCE SOUTH 00°06'57" WEST ON SAID EASTERLY LINE, A DISTANCE OF 1,642.14 FEET TO A NON-TANGENT CURVE ON THE NORTHWESTERLY LINE OF PARCEL 11 DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED JUNE 18, 2004 UNDER RECEPTION NO. 204101430 OF SAID RECORDS, HAVING A RADIUS OF 5,679.64 FEET, WHOSE CENTER BEARS NORTH 31°29'53" WEST;

THENCE NORTHEASTERLY, ON SAID NORTHWESTERLY LINE, THROUGH A CENTRAL ANGLE OF 02°42'20", AN ARC DISTANCE OF 268.21 FEET TO THE EASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF COLORADO;

THENCE NORTH 00°06'57" EAST ON SAID EASTERLY LINE, A DISTANCE OF 1,546.09 FEET TO THE NORTHERLY LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 14;

THENCE NORTH 89°49'52" EAST ON SAID NORTHERLY LINE, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 14;

THENCE SOUTH 89°18'34" EAST ON THE NORTHERLY LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 13, A DISTANCE OF 1,328.02 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4NW1/4) OF SAID SECTION 13;

THENCE SOUTH 00°07'50" WEST ON THE EASTERLY LINE OF SAID NW1/4NW1/4, A DISTANCE OF 1,342.80 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE1/4NW1/4) OF SAID SECTION 13;

THENCE SOUTH 89°34'42" EAST ON THE SOUTHERLY LINE OF SAID NE1/4NW1/4, A DISTANCE OF 350.20 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 24;

THENCE SOUTH 28°28'31" WEST ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3,744.48 FEET TO THE EASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF COLORADO;

THENCE ON THE EASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF COLORADO THE FOLLOWING TWO (2) COURSES:
1) THENCE NORTH 00°08'25" EAST A DISTANCE OF 1,955.00 FEET;

2) THENCE NORTH 00°06'57" EAST A DISTANCE OF 1,030.90 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 5,779.64 FEET, WHOSE CENTER BEARS NORTH 33°31'46" WEST TO THE SOUTHEASTERLY LINE OF SAID PARCEL 11;

THENCE SOUTHWESTERLY, ON SAID SOUTHEASTERLY LINE, THROUGH A CENTRAL ANGLE OF 02°38'23", AN ARC DISTANCE OF 266.29 FEET TO THE WESTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF COLORADO;

THENCE ON THE WESTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF COLORADO THE FOLLOWING TWO (2) COURSES:
1) THENCE ON A LINE NON-TANGENT TO SAID CURVE, SOUTH 00°06'57" WEST, A DISTANCE OF 888.48 FEET;

2) THENCE SOUTH 00°08'25" WEST A DISTANCE OF 2,213.87 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 24 DESCRIBED IN PARCEL NUMBER 313 OF THE DOCUMENT RECORDED FEBRUARY 3, 2006 UNDER RECEPTION NUMBER 206018301 OF SAID RECORDS;

THENCE NORTH 28°29'01" WEST ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 317.56 FEET TO A POINT NINE (9.00) FEET SOUTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF STETSON HILL BOULEVARD DEDICATED TO THE PUBLIC IN SAID BANNING LEWIS RANCH FILING NO. 3, AS MEASURED PERPENDICULAR THERETO;

THENCE NORTH 61°30'03" WEST PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 812.75 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 2,060.00 FEET, WHOSE CENTER BEARS SOUTH 28°29'57" WEST;

THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°42'57", AN ARC DISTANCE OF 1,032.45 FEET;

THENCE SOUTH 89°47'00" WEST A DISTANCE OF 3,818.93 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 2,059.00 FEET, WHOSE CENTER BEARS SOUTH 00°13'00" EAST;

THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°43'36", AN ARC DISTANCE OF 205.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 658.336 ACRES, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

The existing channel must be shown and labeled and if the existing channel is not stabilized, it may be required to be stabilized. Please reach out to the Lead Reviewer to set-up a meeting to discuss the channel improvements and to schedule a site visit.

I would reference the Development Standards

Please look at the definition of dwelling

What is intended as mixed-use?

change to "SS-O" per UDC. Correct through out

BE DETERMINED WITH THE SUBDIVISION PLAT. Add a note calling out channel improvement requirements associated with the Site, including responsible party, long-term maintenance responsibility, and timing requirements. If not applicable, provide a note stating channel improvements are not required.

**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.

Identify which version. Thank you for including.

P:\2024\241016_Blr_village_c02_36601_L_Revings22_planning1_sheets\041010_Blr_village_c_land use plan.dwg (6/13/2025 10:27 AM)

PROJECT INFORMATION

PROJECT #: 241010
DRAWN BY: TH
CHECKED BY: RH

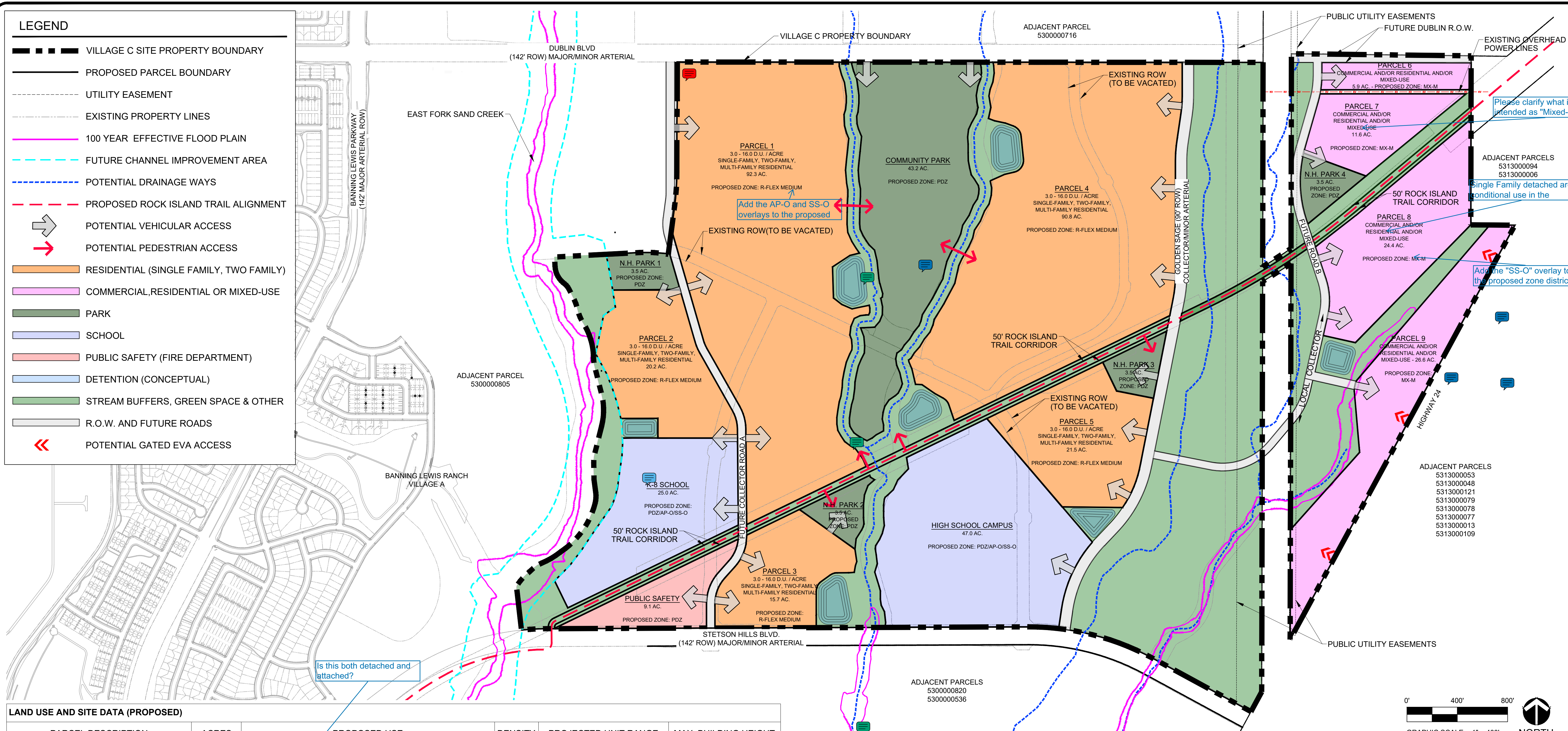
ISSUE RECORD

1st Submittal	10/16/24
2nd Submittal	06/13/25

PDZL-24-0005
SHEET NUMBER

LEGEND

- VILLAGE C SITE PROPERTY BOUNDARY
- PROPOSED PARCEL BOUNDARY
- UTILITY EASEMENT
- EXISTING PROPERTY LINES
- 100 YEAR EFFECTIVE FLOOD PLAIN
- FUTURE CHANNEL IMPROVEMENT AREA
- POTENTIAL DRAINAGE WAYS
- PROPOSED ROCK ISLAND TRAIL ALIGNMENT
- POTENTIAL VEHICULAR ACCESS
- POTENTIAL PEDESTRIAN ACCESS
- RESIDENTIAL (SINGLE FAMILY, TWO FAMILY)
- COMMERCIAL, RESIDENTIAL OR MIXED-USE
- PARK
- SCHOOL
- PUBLIC SAFETY (FIRE DEPARTMENT)
- DETENTION (CONCEPTUAL)
- STREAM BUFFERS, GREEN SPACE & OTHER
- R.O.W. AND FUTURE ROADS
- ← POTENTIAL GATED EVA ACCESS



LAND USE AND SITE DATA (PROPOSED)

PARCEL DESCRIPTION	ACRES	PROPOSED USE	DENSITY	PROJECTED UNIT RANGE	MAX. BUILDING HEIGHT
1	92.3	SINGLE-FAMILY AND/OR TWO-FAMILY RESIDENTIAL*	3.0-16.0	277 - 1476	PER R-FLEX MEDIUM
2	20.2	SINGLE-FAMILY AND/OR TWO-FAMILY RESIDENTIAL*	3.0-16.0	61 - 323	PER R-FLEX MEDIUM
3	15.7	SINGLE-FAMILY AND/OR TWO-FAMILY RESIDENTIAL*	3.0-16.0	48 - 251	PER R-FLEX MEDIUM
4	90.8	SINGLE-FAMILY AND/OR TWO-FAMILY RESIDENTIAL*	3.0-16.0	273 - 1452	PER R-FLEX MEDIUM
5	21.5	SINGLE-FAMILY AND/OR TWO-FAMILY RESIDENTIAL*	3.0-16.0	65 - 344	PER R-FLEX MEDIUM
6	5.9	COMMERCIAL AND/OR RESIDENTIAL AND/OR MIXED-USE	N/A	-	PER MX-M
7	11.6	COMMERCIAL AND/OR RESIDENTIAL AND/OR MIXED-USE	N/A	-	PER MX-M
8	24.4	COMMERCIAL AND/OR RESIDENTIAL AND/OR MIXED-USE	N/A	-	PER MX-M
9	26.6	COMMERCIAL AND/OR RESIDENTIAL AND/OR MIXED-USE	N/A	-	PER MX-M
SUBTOTAL	309.0			724-3,846	
NEIGHBORHOOD PARK 1	3.5	PARK			
NEIGHBORHOOD PARK 2	3.5	PARK			
NEIGHBORHOOD PARK 3	3.5	PARK			
NEIGHBORHOOD PARK 4	3.5	PARK			
COMMUNITY PARK	43.2	PARK			
ROCK ISLAND TRAIL CORRIDOR	9.4	PARK			
K-8 SCHOOL	25.0	ELEMENTARY SCHOOL			
HIGH & MIDDLE SCHOOL CAMPUS	47.0	SECONDARY SCHOOL			
PUBLIC SAFETY	9.1	FIRE DEPARTMENT			
RIGHT-OF-WAY	19.9	VEHICULAR CIRCULATION			
DRAINAGE & OPEN SPACE	181.7				
TOTAL	658.34				

NEIGHBORHOOD PARK OBLIGATION

	ESTIMATED DWELLING UNITS	LAND APPLICABLE RATE	PARKLAND OBLIGATION
BLR VILLAGE C	1,446	0.0066	9.544 AC.

COMMUNITY PARK OBLIGATION

	ESTIMATED DWELLING UNITS	LAND APPLICABLE RATE	PARKLAND OBLIGATION
BLR VILLAGE C	1,446	0.0080	11.728 AC.
BLR VILLAGE B2 CARRY OVER	2,141	N/A	16.101 AC.
BLR VILLAGE A CARRY OVER	1,742	N/A	12.343 AC.
SUBTOTAL			40.172 AC.

TOTAL PARK OBLIGATION

	ESTIMATED DWELLING UNITS	LAND APPLICABLE RATE	PARKLAND OBLIGATION
BLR VILLAGE C	1,446	0.0146	21.272 AC.
BLR VILLAGE B2 CARRY OVER	2,263	N/A	16.101 AC.
BLR VILLAGE A CARRY OVER	1,742	N/A	12.343 AC.
SUBTOTAL			49.716 AC.

NOTES:

- UNITS SHOWN REFLECT THE EXPECTED DENSITY PER THIS LAND USE PLAN BASED ON DENSITIES ACHIEVED IN PAST BLR VILLAGES (6 D.U./ACRE). IF THERE ARE FUTURE ADDITIONAL PLD OBLIGATIONS, ORDINANCE FULFILLMENT MAY BE COMPLETED ADMINISTRATIVELY.
- THE NEIGHBORHOOD PARK LAND OBLIGATION (12.151 ACRES) IS TO BE SATISFIED THROUGH THREE PARK SITES OF AT LEAST 3.5 ACRES EACH. PARK SITES SHOULD BE RELATIVELY FLAT AND DEVELOPABLE, WITHOUT BEING ENCUMBERED BY EASEMENTS. STORMWATER DETENTION AREAS CANNOT COUNT TOWARDS PLDO DEDICATIONS.
- THE THREE NEIGHBORHOOD PARKS WILL BE BUILT BY THE DEVELOPER, THEN OWNED AND MAINTAINED BY ONE OF THE FOLLOWING BANNING LEWIS RANCH METRO DISTRICTS 9, 10, 11. THE NEIGHBORHOOD PARK LAND SHOULD MEET THE REQUIREMENTS OF CITY CODE 7.4.307.F TO INCLUDE: AN ALTERNATIVE COMPLIANCE AGREEMENT MADE WITH THE PARKS DEPARTMENT PRIOR TO THE PARK PLAT, THE NEIGHBORHOOD PARK SITE DESIGNS ARE SUBJECT TO THE PARKS ADVISORY BOARD REVIEW AND RECOMMENDATION PRIOR TO CONSTRUCTION, AND THAT THE LAND IS PERMANENTLY DESIGNATED FOR PARKS PURPOSES THROUGH PK ZONING, EASEMENT, DEED RESTRICTION, OR COVENANT. NEIGHBORHOOD PARK CONSTRUCTION SHALL BE COMPLETED AT THE TIME 50% OF THE BUILDING PERMITS ADJACENT DEVELOPMENT HAVE BEEN PULLED.
- THE COMMUNITY PARK LAND OBLIGATION (14.728 ACRES) IS TO BE SATISFIED WITH THE SUMMED COMMUNITY PARK SITE OF VILLAGE A, B2, AND C OBLIGATIONS. IF FOR ANY REASON, SATISFACTORY PARK LAND CANNOT BE PROVIDED TO MEET THE VILLAGE C OBLIGATION, THE MASTER DEVELOPER WILL OWE FEES IN LIEU OF LAND. BUILDING PERMITS MAY BE HELD UP UNTIL THIS PAYMENT IS SATISFIED.
- THE COMMUNITY PARK SITE IS INTENDED TO HOST ATHLETIC FIELDS, SPORTS COURTS, AND PARK AMENITIES, WHICH WILL INCLUDE LIGHTS, SOUND, AND TRAFFIC, WITH SITE DESIGN SUBJECT TO PARKS ADVISORY BOARD REVIEW AND RECOMMENDATION PRIOR TO CONSTRUCTION.
- FINAL PUBLIC PARKS SIZE, EXACT LOCATION, AND TIMING OF CONSTRUCTION WILL BE ADDRESSED WITH FUTURE DEVELOPMENT PLAN AND PLAT APPLICATIONS. THE DESIGNS OF THE PARK SITES ARE REQUIRED TO GO TO THE PARKS ADVISORY BOARD FOR APPROVAL PRIOR TO CONSTRUCTION.
- IF THERE ARE FUTURE ADDITIONAL PLDO OBLIGATIONS THESE MAY BE MET THROUGH FEES IN LIEU OF, OR A COMBINATION OF BOTH AND MAY BE COMPLETED ADMINISTRATIVELY.

ARCHITECT / PLANNER



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**BANNING LEWIS RANCH - VILLAGE C
LAND USE PLAN
COLORADO SPRINGS, CO
LAND USE PLAN**

PROJECT INFORMATION

PROJECT #: 241010
DRAWN BY: TH
CHECKED BY: RH

ISSUE RECORD

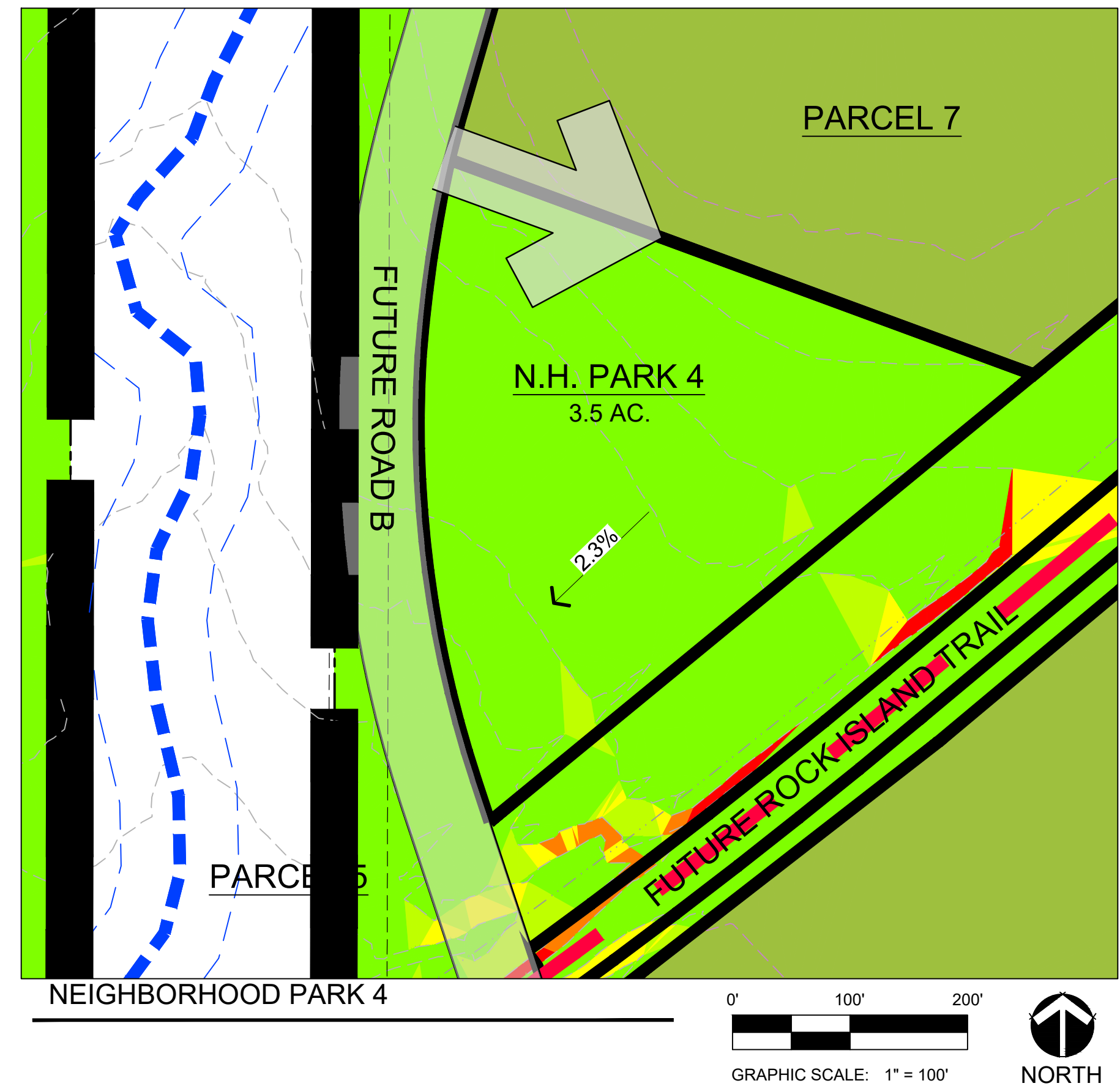
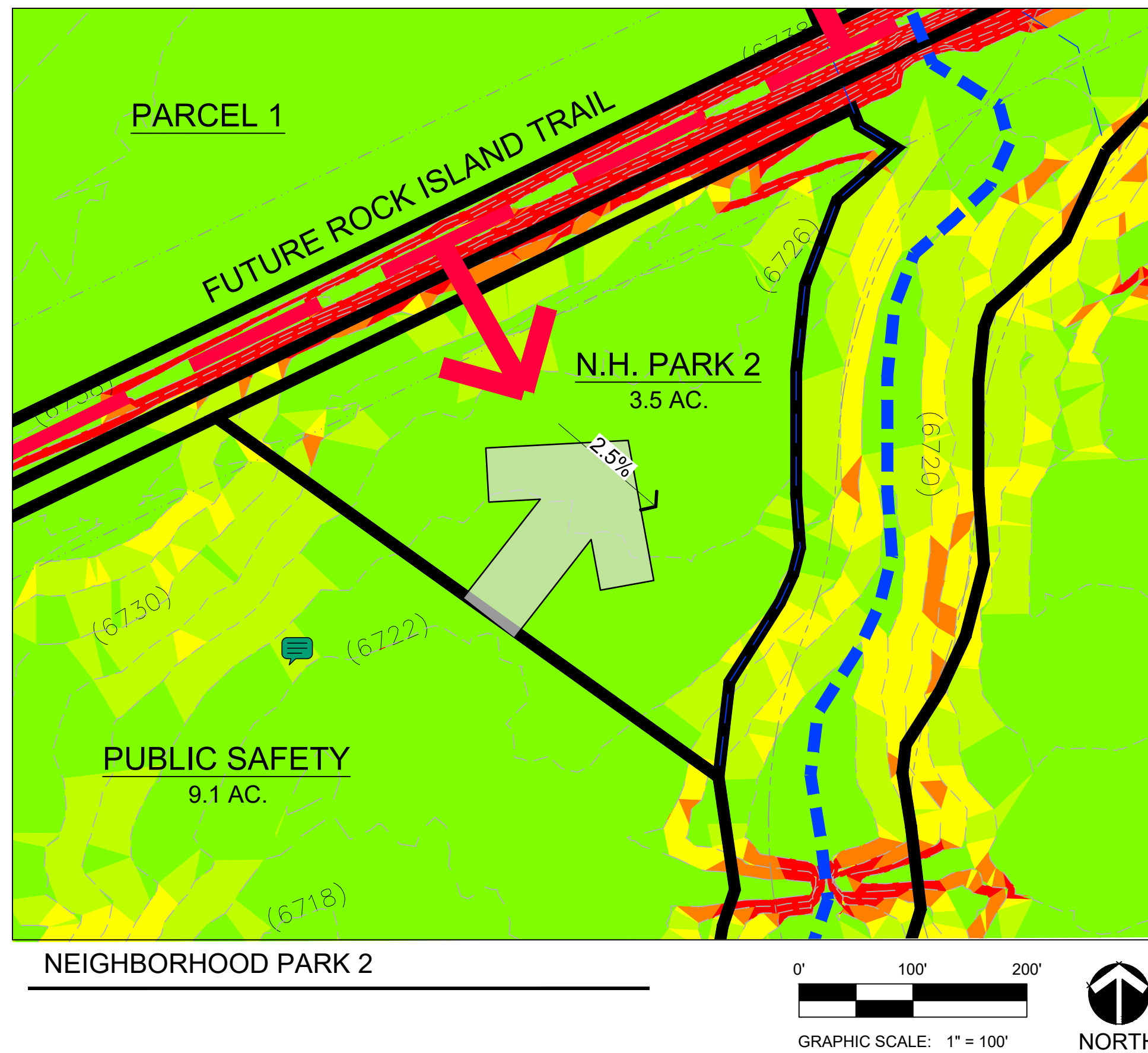
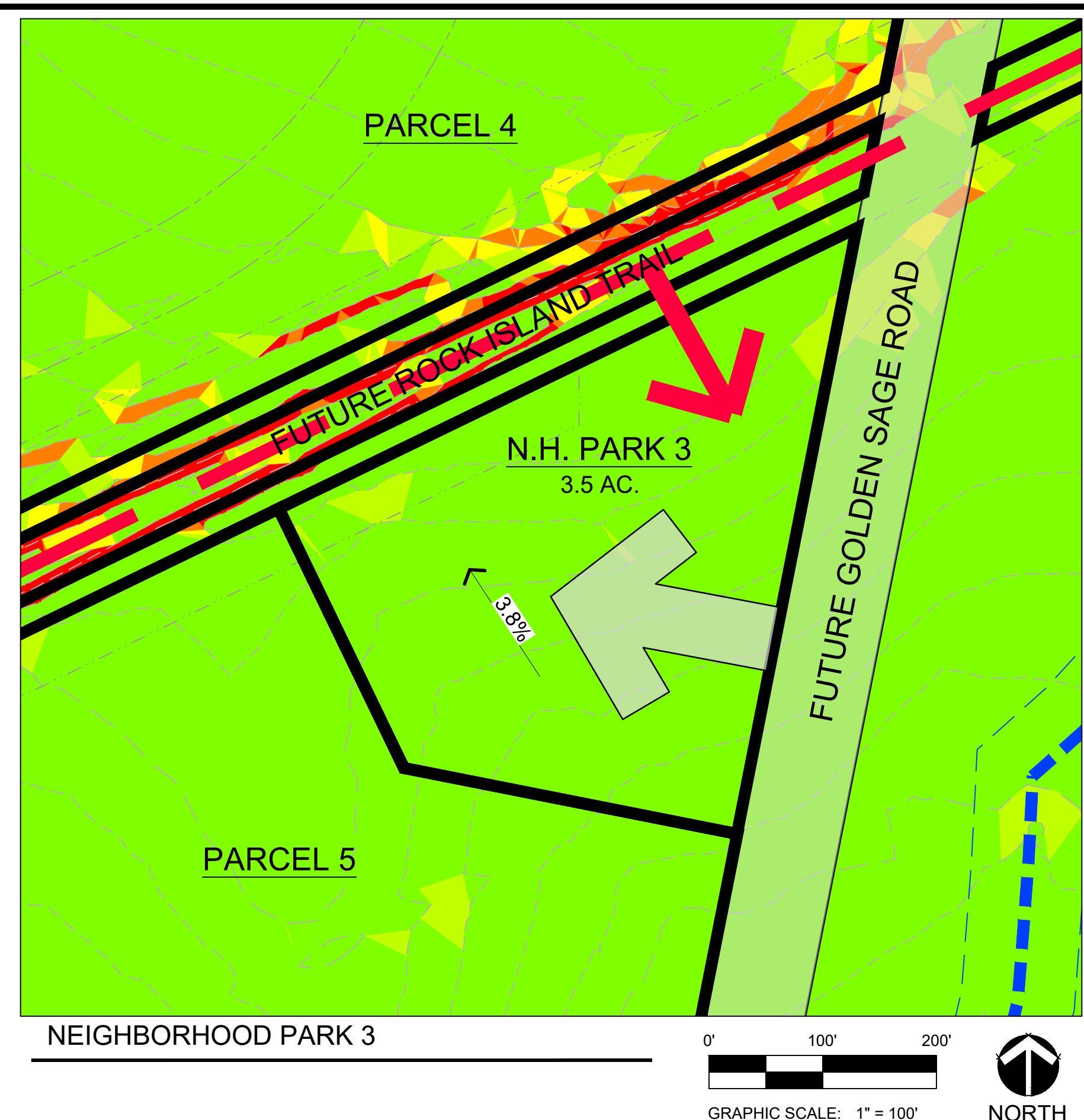
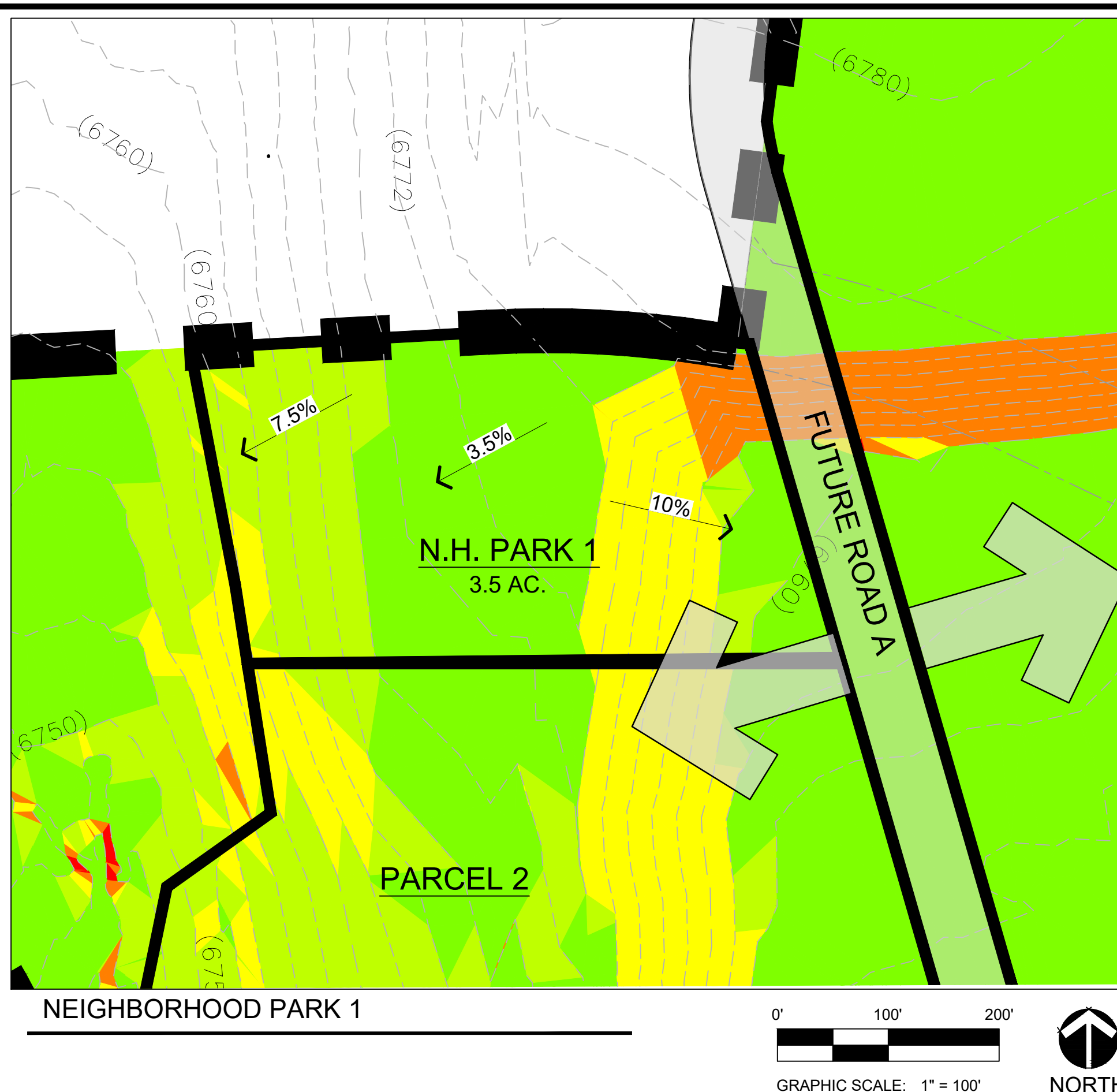
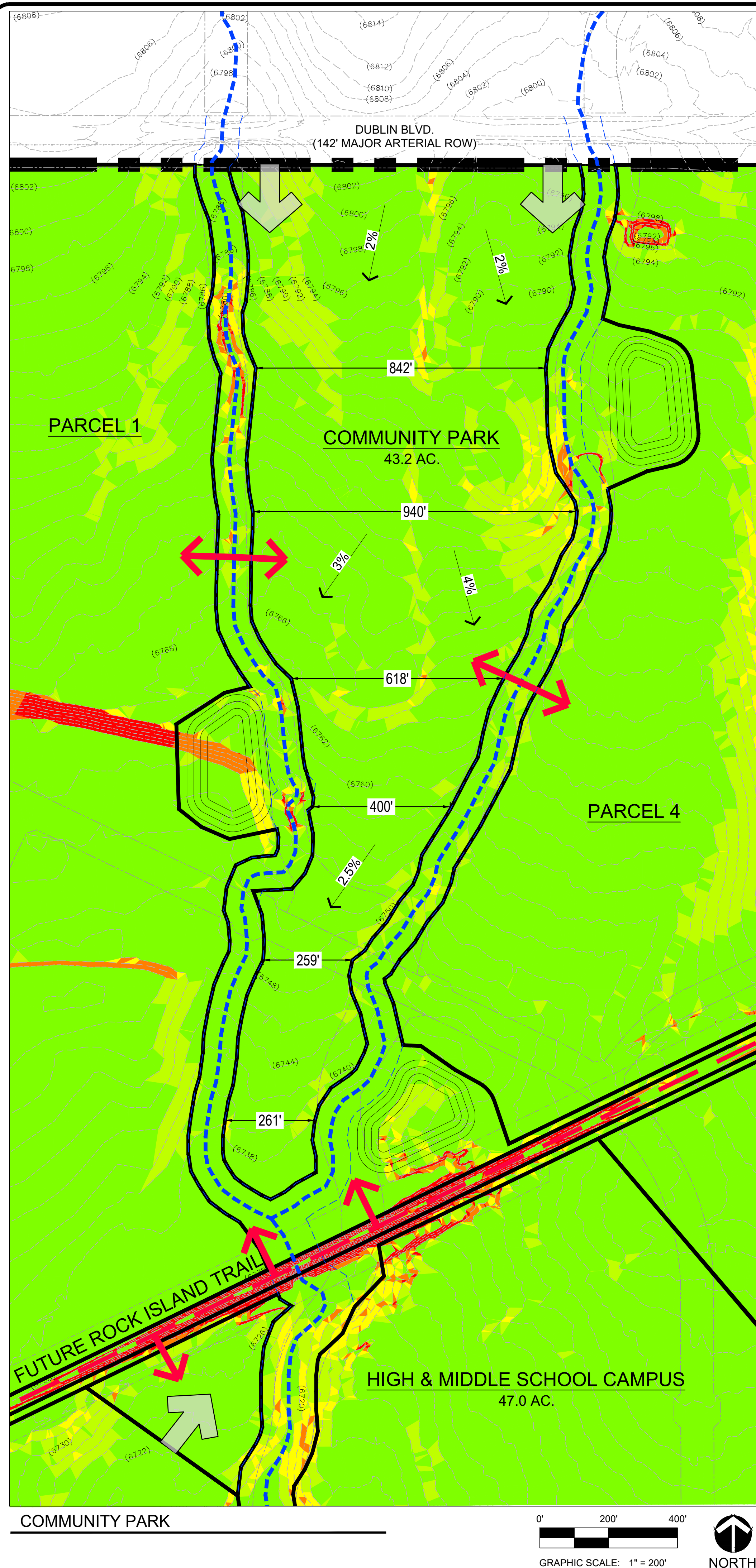
1st Submittal	10/16/24
2nd Submittal	06/13/25

PDZL-24-0005
SHEET NUMBER

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*Dwelling, Single-family Detached; Dwelling, Single-family Attached; Dwelling, Two-family (duplex).

Please use this on the coversheet as well.



Slopes Table		
Minimum Slope	Maximum Slope	Color
0.00%	5.00%	Light Green
5.00%	8.00%	Yellow-Green
8.00%	12.00%	Yellow
12.00%	20.00%	Orange
20.00%	100%	Red

- LEGEND**
- PROPOSED PARCEL BOUNDARY
 - - - UTILITY EASEMENT
 - - - EXISTING PROPERTY LINES
 - - - 2' CONTOURS
 - - - POTENTIAL DRAINAGE WAYS
 - - - PROPOSED ROCK ISLAND TRAIL ALIGNMENT
 - ↘ POTENTIAL PEDESTRIAN ACCESS
 - ← X% SLOPE ARROW
 - ⇒ POTENTIAL VEHICULAR ACCESS

ARCHITECT / PLANNER

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BANNING LEWIS RANCH - VILLAGE C
LAND USE PLAN
COLORADO SPRINGS, CO
PARK ANALYSIS

PROJECT INFORMATION

PROJECT #: 241010
DRAWN BY: TH
CHECKED BY: RH

ISSUE RECORD

1st Submittal	10/16/24
2nd Submittal	06/13/25

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BANNING LEWIS RANCH - VILLAGE C
LAND USE PLAN
COLORADO SPRINGS, CO
PARK VICINITY MAP

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CHECKED BY: RH

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LEGEND

- RES- M 3.5 - 7.99 Residential - Low
- RES- H 12 - 24.99 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
- Parkway/Expressway - Proposed
- Principal Arterial - Existing
- Parkway/Freeway - Proposed
- Parkway/Freeway - Existing
- Collector - Existing
- Road

- RVL Residential, Very Low
- RL Residential, Low
- RM Residential, Medium
- RMH Residential, Medium High
- RH Residential, High
- ACL Activity Center, Low
- ACM Activity Center, Medium
- ACH Activity Center, High
- OL Office, Low
- OM Office, Medium
- OH Office, High
- R&D Research and Development
- INST Institution
- R Retail
- NR Neighborhood Retail
- IDP Industrial Park
- AI Airport Industrial
- ID Industrial
- ES Elementary School
- MS Middle School
- HS High School
- OP Open Space
- P Park
- PF Public Facilities

NOTE: BANNING LEWIS MASTER PLAN APPROVED JUNE 2015

Refer to the date of this plan...ie what version.



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BANNING LEWIS RANCH - VILLAGE C
LAND USE PLAN
COLORADO SPRINGS, CO
BLR MASTER PLAN

PROJECT INFORMATION

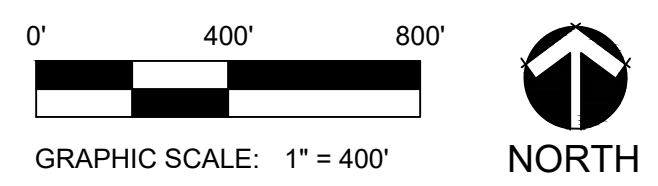
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ISSUE RECORD

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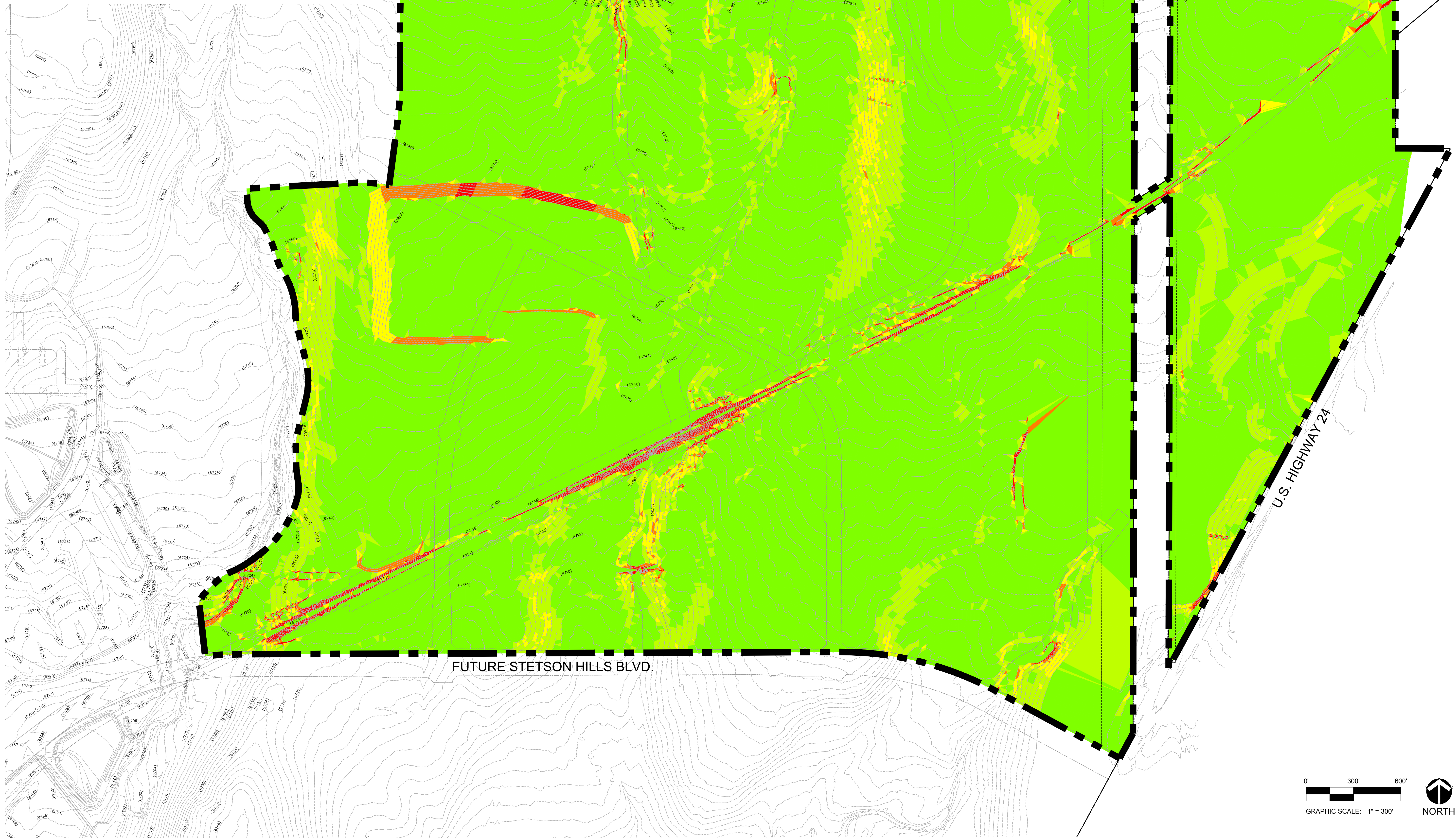
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Slopes Table

Minimum Slope	Maximum Slope	Area(sf)	Color
0.00%	5.00%	23860962.56	Light Green
5.00%	8.00%	3503335.05	Yellow-Green
8.00%	12.00%	695720.00	Yellow
12.00%	20.00%	282162.82	Orange
20.00%	100%	276263.91	Red



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BANNING LEWIS RANCH - VILLAGE C

LAND USE PLAN

COLORADO SPRINGS, CO

LSA - SLOPE ANALYSIS

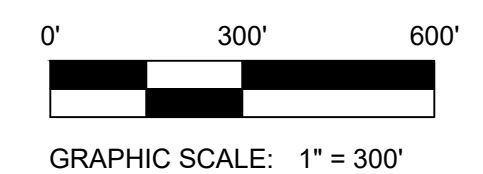
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CHECKED BY: RH

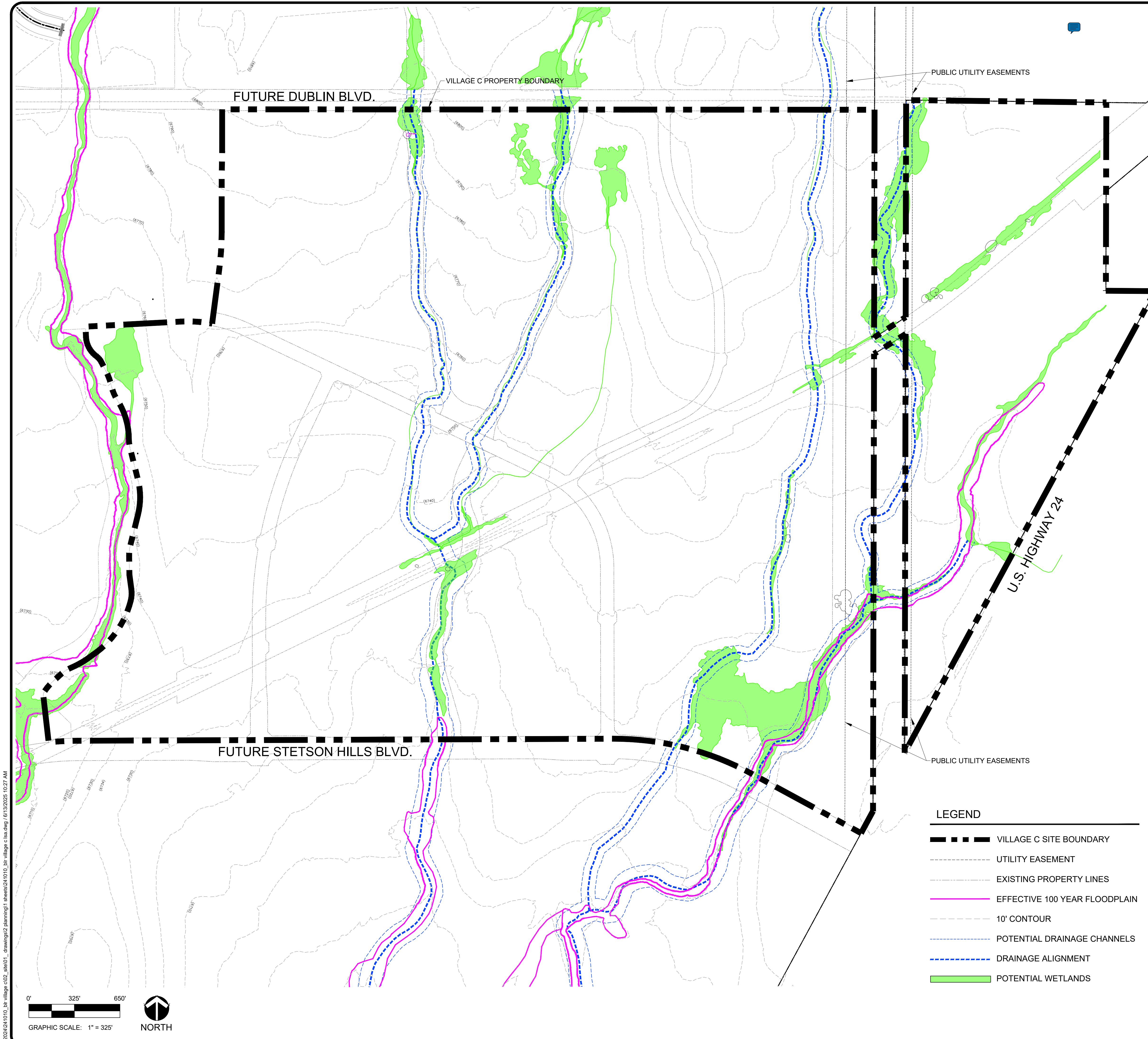
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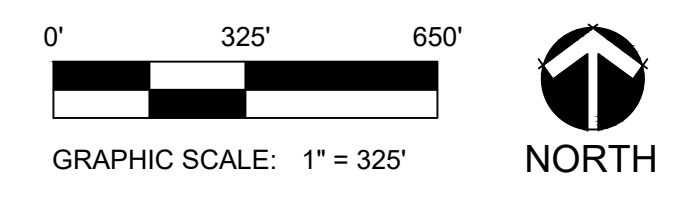
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STREAMSIDE REVIEW CRITERIA

1. HAS THE NATURAL LANDFORM BEEN MAINTAINED WITHIN THE OVERLAY AREA AND DOES GRADING CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THIS SECTION AS WELL AS ALL OTHER CITY GRADING AND FILLING REGULATIONS?
RESPONSE: OVERLAY AREAS ARE TO BE DETERMINED DURING DEVELOPMENT PLAN. ANY PROPOSED GRADING WILL MAINTAIN NATURAL STREAM HYDROLOGY AND CONFORM TO ALL STANDARDS AND REGULATIONS.
2. DOES THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAMSIDE SETTING? HAS THE PROJECT BEEN DESIGNED TO LINK AND INTEGRATE ADJACENT PROPERTIES WITH THE STREAM CORRIDOR USING ACCESSWAYS, CREEK FRONT PLAZAS, EMPLOYEE RECREATIONAL AREAS OR OTHER SITE PLANNING AND LANDSCAPING TECHNIQUES WHICH INCLUDE THE STREAM CORRIDOR AS AN AMENITY?
RESPONSE: YES, THE PROPOSED COMMUNITY PARK AND TWO OF THE NEIGHBORHOOD PARKS LOCATIONS WILL BE STREAM ADJACENT ALLOWING THE NATURAL FEATURES TO BE INCORPORATED AS AN AMENITY DURING PARK DESIGN. TRAILS ARE PROPOSED TO RUN PARALLEL WITH THE STREAM CORRIDORS.
3. HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS ON OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN?
RESPONSE: DEVELOPMENT HAS BEEN DESIGNED TO AVOID FEDERALLY PROTECTED WETLANDS AND TO MINIMIZE IMPACT TO EXISTING RIPARIAN AREAS. IF MIGRATORY BIRD OR RAPTOR SPECIES ARE FOUND TO BE PRESENT, CONSTRUCTION ACTIVITIES WILL NEED TO BE RESTRICTED NEAR ANY ACTIVE NESTS TO ENSURE THE AVOIDANCE OF TAKE DURING THE NESTING AND FLEDGING SEASON (DEPENDING ON THE SPECIES).
4. HAVE EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS AND OTHER RECREATIONAL OPPORTUNITIES BEEN IDENTIFIED AND INCORPORATED INTO THE PROJECT DESIGN?
RESPONSE: TRAILS ARE PROPOSED TO RUN PARALLEL WITH THE STREAM CORRIDORS. THE SITE WILL ALSO FEATURE A REGIONAL PROPOSED URBAN TRAIL ALONG THE ROCK ISLAND TRAIL ALIGNMENT.
5. HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS?
RESPONSE: DETENTION PONDS AND FLOOD CONVEYANCE WILL BE DETERMINED AT TIME OF FINAL PLATS AND DEVELOPMENT PLANS. DRAINAGE REPORTS WILL BE SUBMITTED CONCURRENTLY TO SHOW THE IMPACTS OF DEVELOPMENT.
6. HAVE ALL SIGNIFICANT NATURAL FEATURES WITHIN THE PROJECT STREAMSIDE AREA BEEN IDENTIFIED, AND HAS THE PROJECT BEEN DESIGNED TO MINIMIZE THE IMPACT ON THESE FEATURES?
RESPONSE: FEDERALLY AND STATE PROTECTED WETLANDS ARE TO BE PROTECTED FROM CONSTRUCTION ACTIVITIES. FUTURE DETERMINATION WILL BE NEEDED TO CONFIRM BOUNDARIES OF THESE AREAS.
7. DOES THE PROJECT IDENTIFY AND IMPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUBAREA PLANS (SUCH AS THE CITY GREENWAY MASTER PLAN, CITY OPEN SPACE PLAN OR A SPECIFIC DRAINAGE BASIN PLANNING STUDY) AND OF ANY APPROVED PUBLIC WORKS PROJECTS AND HABITAT CONSERVATION PLANS?
RESPONSE: PROPOSED DEVELOPMENT ADHERES TO SAND CREEK DRAINAGE BASIN PLANNING STUDY FOR DRAINAGE AREA RECOMMENDATIONS. THE SITE ALSO HAS OPPORTUNITIES FROM THE COMPOSITE PARKS, OPEN SPACE AND TRAILS MASTER PLAN SUCH AS A REGIONAL TRAIL OR OPEN SPACE CANDIDATE AREAS.
8. DOES THE PROJECT DESIGN:
 - a. IMPLEMENT A RIPARIAN BUFFER BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NONPOINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY?
RESPONSE: STREAMSIDE OVERLAY BUFFERS WILL BE DETERMINED DURING THE DEVELOPMENT PLAN REVIEW PROCESS.
 - b. EXCLUDE IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEET IMPERVIOUSNESS RESTRICTIONS ACROSS THE ENTIRE OVERLAY AREA ON THE SITE?
RESPONSE: STREAMSIDE OVERLAY BUFFERS WILL BE DETERMINED DURING THE DEVELOPMENT PLAN REVIEW PROCESS.
 - c. INCORPORATE ALL STORMWATER PCMS REQUIRED BY STORMWATER ENTERPRISE THROUGHOUT THE DEVELOPED SITE AND ADJACENT TO THE BUFFER TO ENCOURAGE ON SITE FILTRATION OF STORMWATER AND PROTECT WATER QUALITY?
RESPONSE: YES, ALL STORMWATER PCMS WILL BE INCORPORATED THROUGHOUT THE DEVELOPED SITE AND ADJACENT BUFFERS.
 - d. INCORPORATE VISUAL BUFFERS OF THE STREAM BETWEEN IDENTIFIED EXISTING AND/OR PROPOSED PROJECTS ON OPPOSING SIDES OF THE STREAM?
RESPONSE: ONCE IDENTIFIED, FUTURE BUFFER ZONES WILL FOLLOW INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS AND REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 7.2.603.
9. ARE INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS MET AND DOES THE APPLICATION MEET ALL OTHER REQUIREMENTS OF PART 7.4.9 (LANDSCAPING AND GREEN SPACE)?
RESPONSE: FUTURE BUFFER ZONES WILL FOLLOW INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS AND REQUIREMENTS, INCLUDING PROPOSED TREES FOR RIPARIAN AREAS, IN ACCORDANCE WITH UDC SECTION 7.2.603.
10. HAVE DISTURBED AREAS BEEN REVEGETATED TO MINIMIZE EROSION AND STABILIZE LANDSCAPE AREAS AND DOES THE PROJECT LANDSCAPING DESIGN SPECIFY PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES AS SET FORTH IN APPENDIX A OF THE LANDSCAPE POLICY MANUAL?
RESPONSE: IN DISTURBED AREAS APPROPRIATE NATIVE SEED WILL BE USED FOR RE-VEGETATION, TO MINIMIZE EROSION, AND TO IMPROVE BANK STABILIZATION. PROPOSED TREES IN THIS AREA WILL MEET THE RIPARIAN SECTION OF THE LANDSCAPE CODE (SECTION 7.2.603) WHERE STREAMSIDE CORRIDORS ARE IDENTIFIED.
11. HAVE STREAM BANK AND SLOPE AREAS BEEN IDENTIFIED, INCLUDING THOSE OVER FIFTEEN (15) PERCENT SLOPE, HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE OR STABILIZING VEGETATIVE COVER BEEN MINIMIZED, AND DOES THE PLAN PROVIDE FOR THE REVEGETATION AND STABILIZATION OF ANY DISTURBED AREAS REQUIRED BY THIS UDC?
RESPONSE: MAJOR DRAINAGE WAYS FALL WITHIN OPEN SPACE CORRIDORS AS SHOWN IN THE LAND USE PLAN. DISTURBANCES WILL BE MINIMIZED WITHIN EACH OF THESE CORRIDORS AND WILL BE RE-VEGETATED AS NEEDED. AREAS THAT ARE OVER 15% SLOPE WITHIN IDENTIFIED STREAMSIDE CORRIDORS WILL BE RE-SEED TO HELP ENSURE BANK STABILITY.
12. HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGEWAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICAL? FOR THIS CRITERION, RECLAMATION INCLUDES ANY ACTION THAT IMPROVES THE QUALITY OF THE DRAINAGEWAY VISUALLY, FUNCTIONALLY, OR RECREATIONALLY, AND THAT BRINGS THE DRAINAGEWAY INTO A MORE NATURAL CONDITION.
RESPONSE: MAJOR DRAINAGE WAYS HAVE BEEN PRESERVED WITH OPEN SPACE CORRIDORS. SOME STABILIZATION AND GRADING MAY BE NEEDED WHICH WILL BE DETERMINED AT TIME OF DEVELOPMENT PLAN.

- LEGEND**
- VILLAGE C SITE BOUNDARY
 - UTILITY EASEMENT
 - EXISTING PROPERTY LINES
 - EFFECTIVE 100 YEAR FLOODPLAIN
 - 10' CONTOUR
 - POTENTIAL DRAINAGE CHANNELS
 - DRAINAGE ALIGNMENT
 - POTENTIAL WETLANDS



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BANNING LEWIS RANCH - VILLAGE C
 LAND USE PLAN
 COLORADO SPRINGS, CO

LSA - STREAMSIDE OVERLAY & NATURAL FEATURES

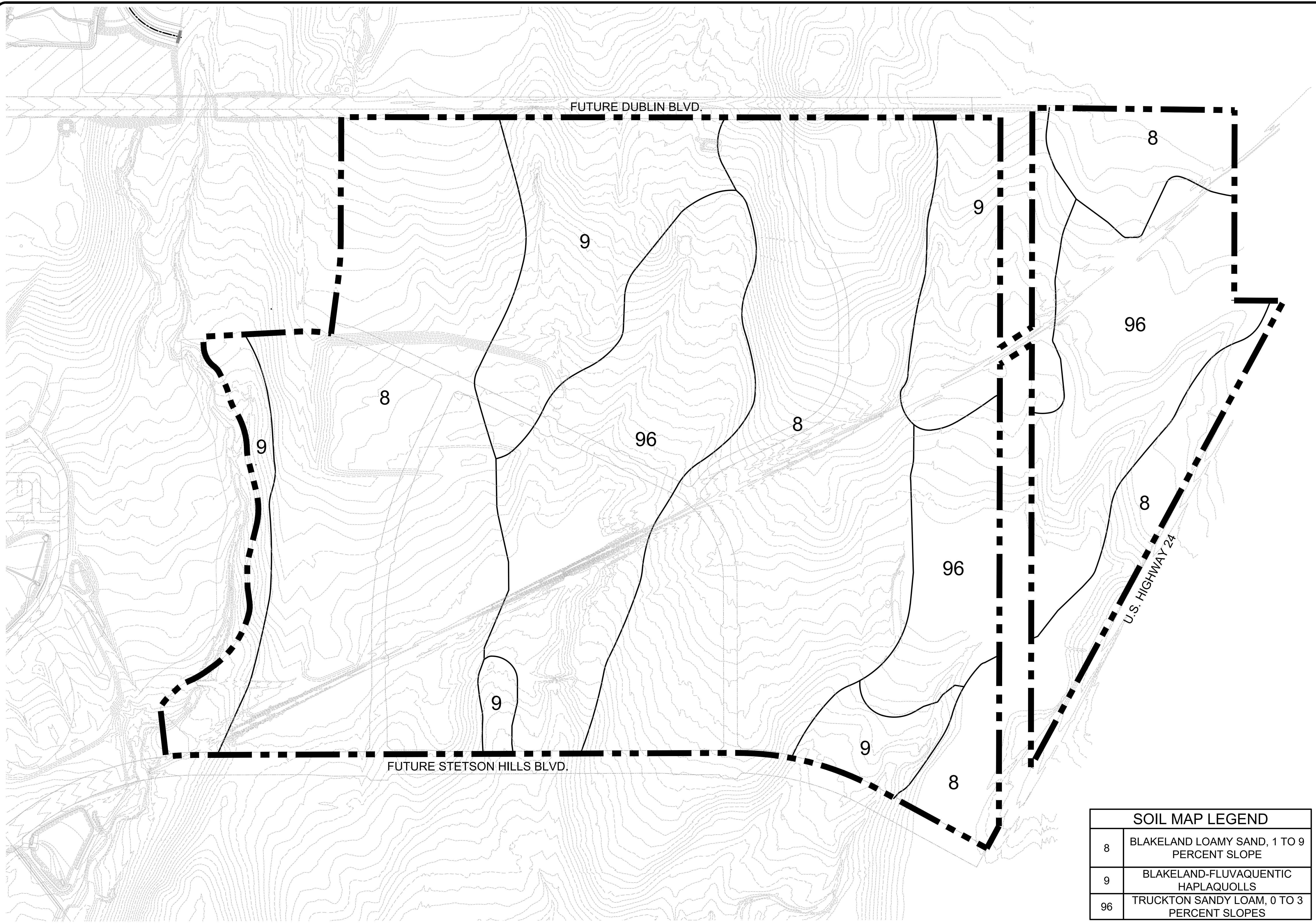
PROJECT INFORMATION

PROJECT #: 241010
 DRAWN BY: TH
 CHECKED BY: RH

ISSUE RECORD

1st Submittal	10/16/24
2nd Submittal	08/13/25

PDZL-24-0005
 SHEET NUMBER



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BANNING LEWIS RANCH - VILLAGE C
LAND USE PLAN
COLORADO SPRINGS, CO
LSA - SOIL ANALYSIS

PROJECT INFORMATION

PROJECT #: 241010
DRAWN BY: TH
CHECKED BY: RH

ISSUE RECORD

1st Submittal 10/16/24
2nd Submittal 06/13/25

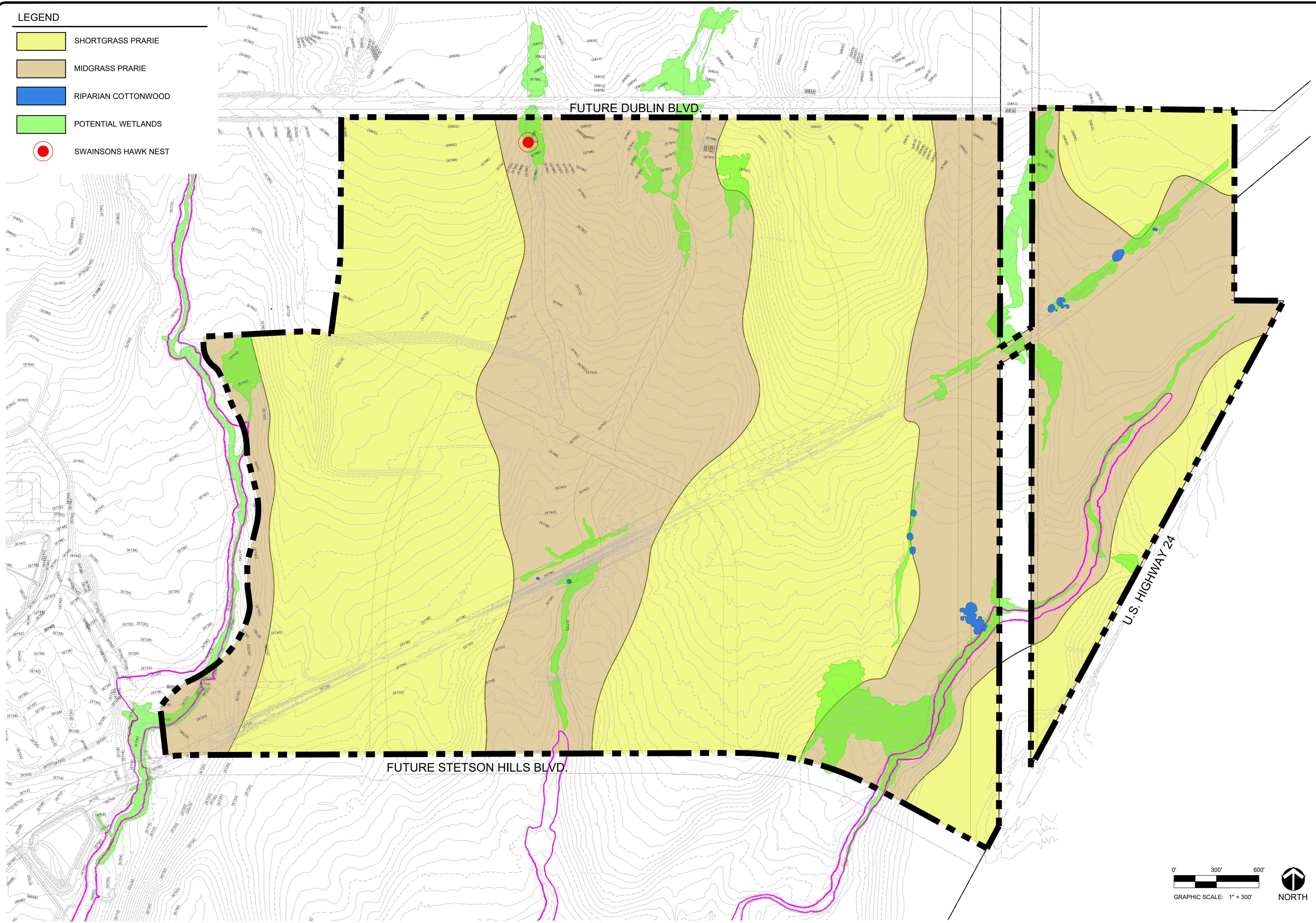
PDZL-24-0005
SHEET NUMBER

SOIL MAP LEGEND	
8	BLAKELAND LOAMY SAND, 1 TO 9 PERCENT SLOPE
9	BLAKELAND-FLUVAQUENTIC HAPLAQUOLLS
96	TRUCKTON SANDY LOAM, 0 TO 3 PERCENT SLOPES

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LEGEND

- SHORTGRASS PRARIE
- MIDGRASS PRARIE
- RIPARIAN COTTONWOOD
- POTENTIAL WETLANDS
- SWAINSONS HAWK NEST



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LAND USE PLAN
COLORADO SPRINGS, CO

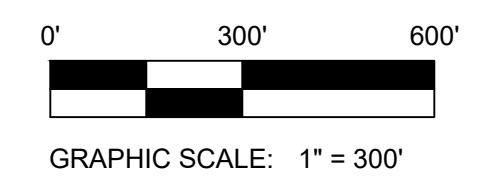
LSA - VEGETATION & WILDLIFE ANALYSIS

PROJECT INFORMATION

PROJECT #: 241010
DRAWN BY: TH
CHECKED BY: RH

ISSUE RECORD

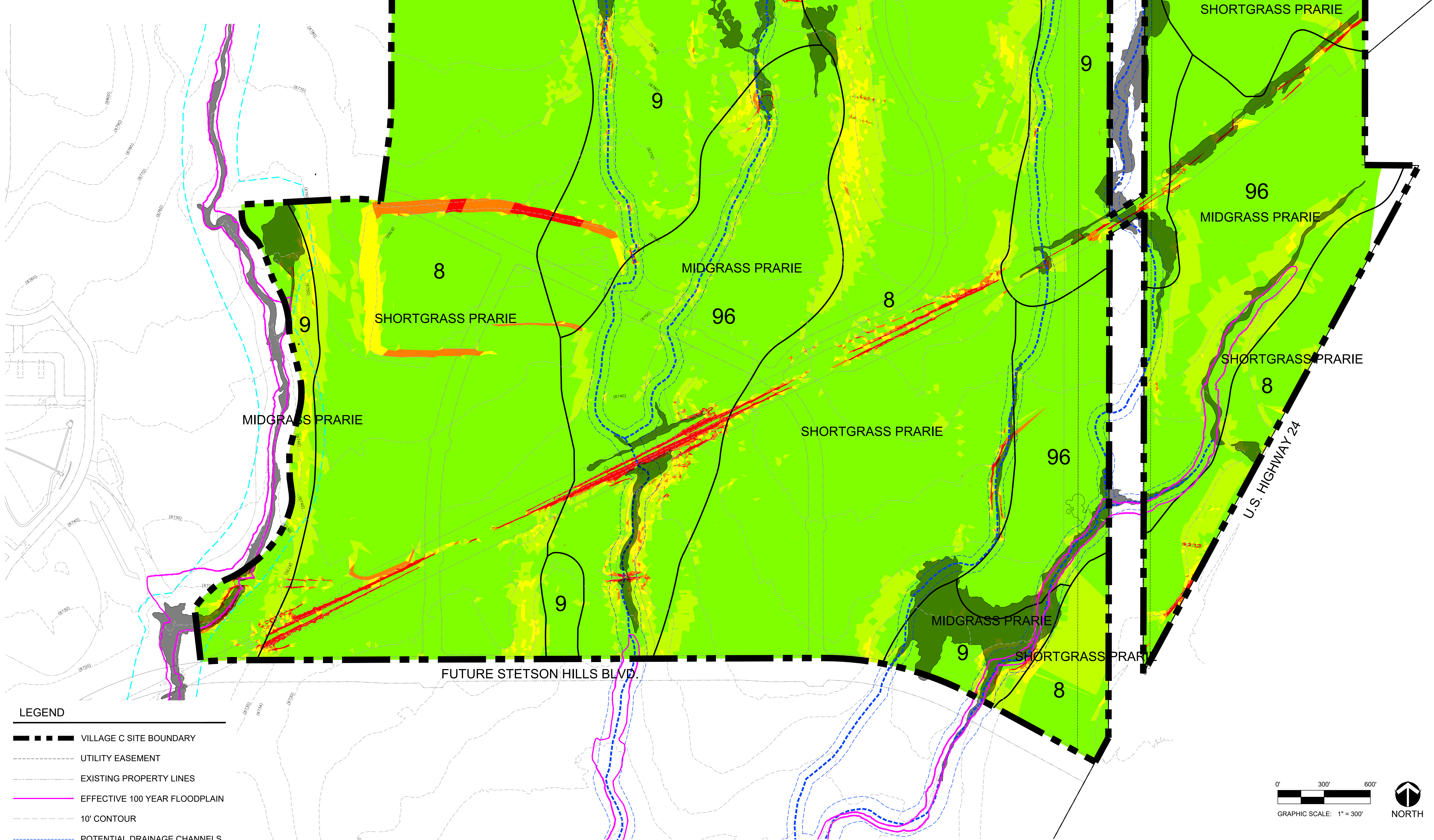
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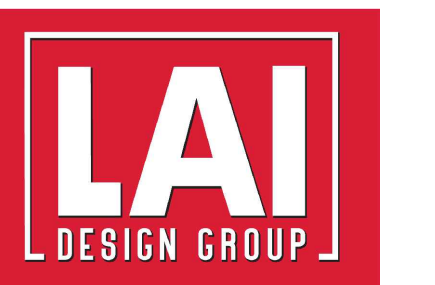
PDZL-24-0005
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Slopes Table			
Minimum Slope	Maximum Slope	Area(sf)	Color
0.00%	5.00%	23860962.56	Light Green
5.00%	8.00%	3503335.05	Yellow-Green
8.00%	12.00%	695720.00	Yellow
12.00%	20.00%	282162.82	Orange
20.00%	100%	276263.91	Red



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BANNING LEWIS RANCH - VILLAGE C

LAND USE PLAN
COLORADO SPRINGS, CO

LSA - COMPOSITE SUITABILITY ANALYSIS

PROJECT INFORMATION

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2nd Submittal	06/13/25

PDZL-24-0005
SHEET NUMBER

10

10 OF 10

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