

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: 07/14/2025

Description :

Address : 0 14-15-65

Record Type : Land Use Plan

Document Filename : District 49 Ltr_7.9.25

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Chris Padilla	chris.padilla@coloradosprings.gov	719-550-1906

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.
36	Chris Padilla : COS Airport	Informational Item: This will be reviewed by the Airport Advisory Commission on 7/23/2025 with the below Informational comment. For Parcel # 5300000733 • 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).

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



July 9, 2025

Tamara Baxter
Planning and Development – Land Use Review
City of Colorado Springs
Direct: 719-385-5621
Email: Tamara.Baxter@coloradosprings.gov

Re: Banning Lewis Ranch [BLR]
File: LUPL-25-0008 / Zone-25-0020 / Zone 25-0021

Dear Ms. Baxter:

As indicated and captured within multiple correspondences; El Paso County School District 49 and the team for Banning Lewis Ranch has been working collaboratively throughout the development process.

District 49 has made some fundamental changes in the planning and delivery of future school facilities, preferring larger sites to accommodate combined PK-8 schools as opposed to separate elementary and middle school sites. In addition, the overall need to plan for an additional High School is paramount with the sheer volume of anticipated homes. The teams have agreed on size and locations as captured within the plans.

The district supports the above-mentioned submissions, understanding that as the plans are developed further, and become actual parcels, thing change, both in numbers per filing and overall counts. The intent and spirit of our partnership is to look at the development as a “whole,” ensuring the future students have adequate location(s) for educational opportunities. In addition, we are committed to a long-term partnership with flexibility as the “needs” of the district are fine-tuned; whether it is in the form of additional land, fee in lieu of land and/or a combination of both; we are committed to working with the BLR team to ensure the endeavors are mutually beneficial.

Thank you for the opportunity to provide the input to the review process.

Warm Regards,

Evelyn Galane Phillips

Evelyn Galane Phillips
Community and Facility Planning Manager
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