

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 : 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
Matthew Alcuran	malcuran@csu.org	-
District #49	evelyn.galanephillips@d49.org	719-494-8986
Caroline Miller	caroline.miller@coloradosprings.gov	719-385-6089
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>

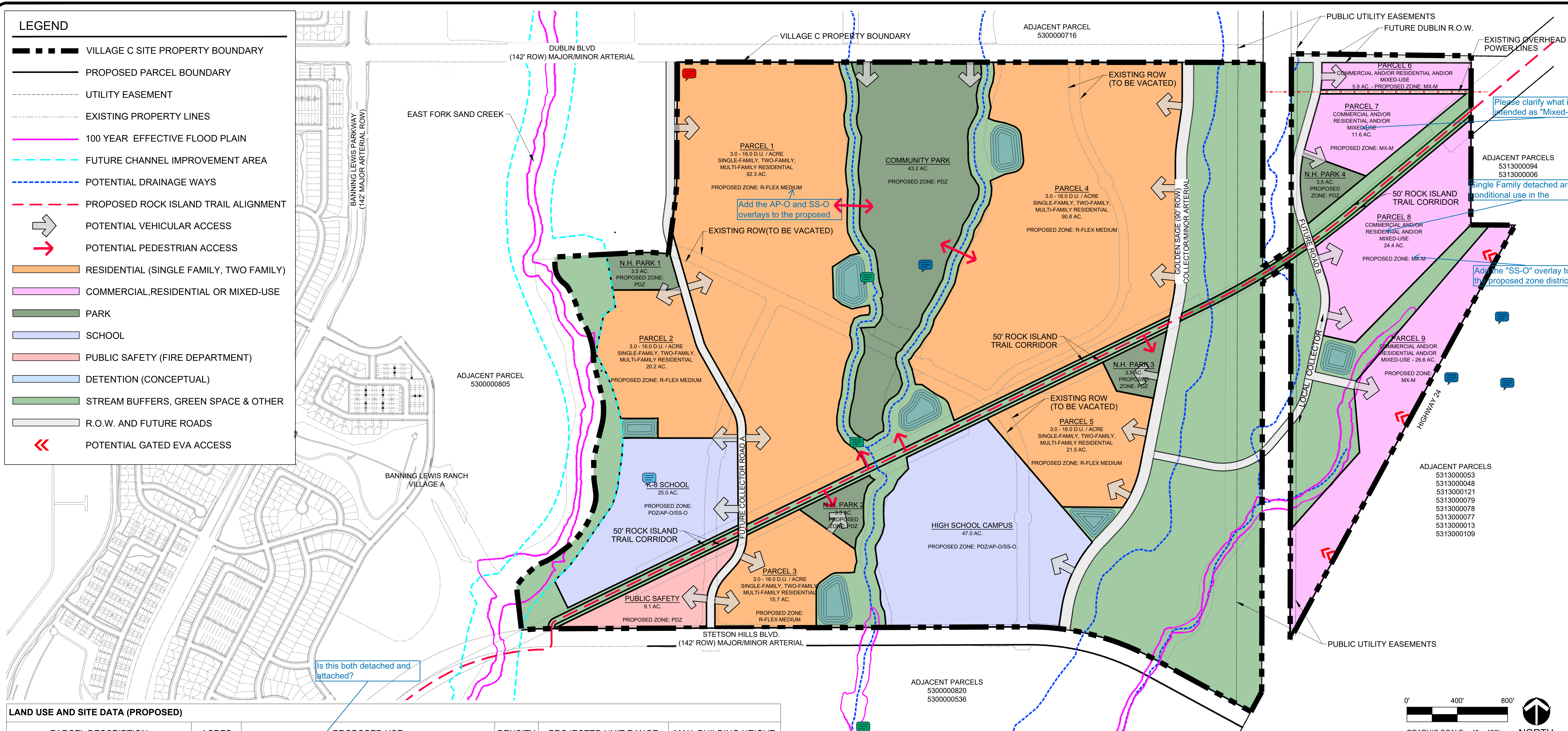
Comment ID	Page Reference	Reviewer : Department	Review Comments
6	1	Joel Dagnillo : City Engineering Dev Review	Please add the following note to Cover Sheet: "This property is subject to the findings, summary and conclusions of a geologic hazard report prepared by Entech Engineering, Inc. dated May 1, 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

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



116 Inverness Circle East,
Suite 340
Englewood, Colorado 80112
T 303.734.1777

Planning & Entitlements
Landscape Architecture
Architecture | Visual Media
Real Estate Advisory
www.LAIdesigngroup.com

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
LAND USE PLAN

PROJECT INFORMATION

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

ISSUE RECORD

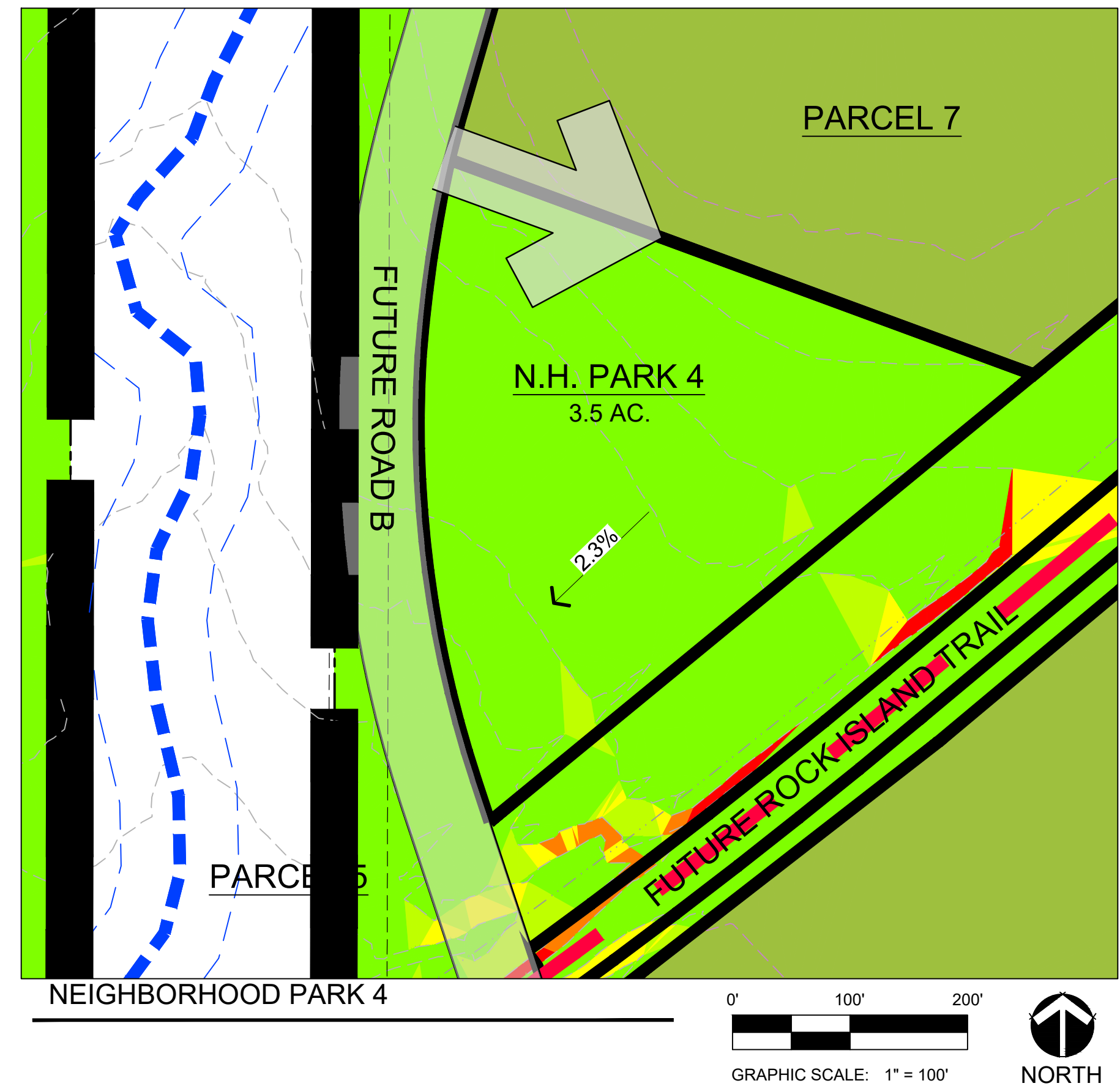
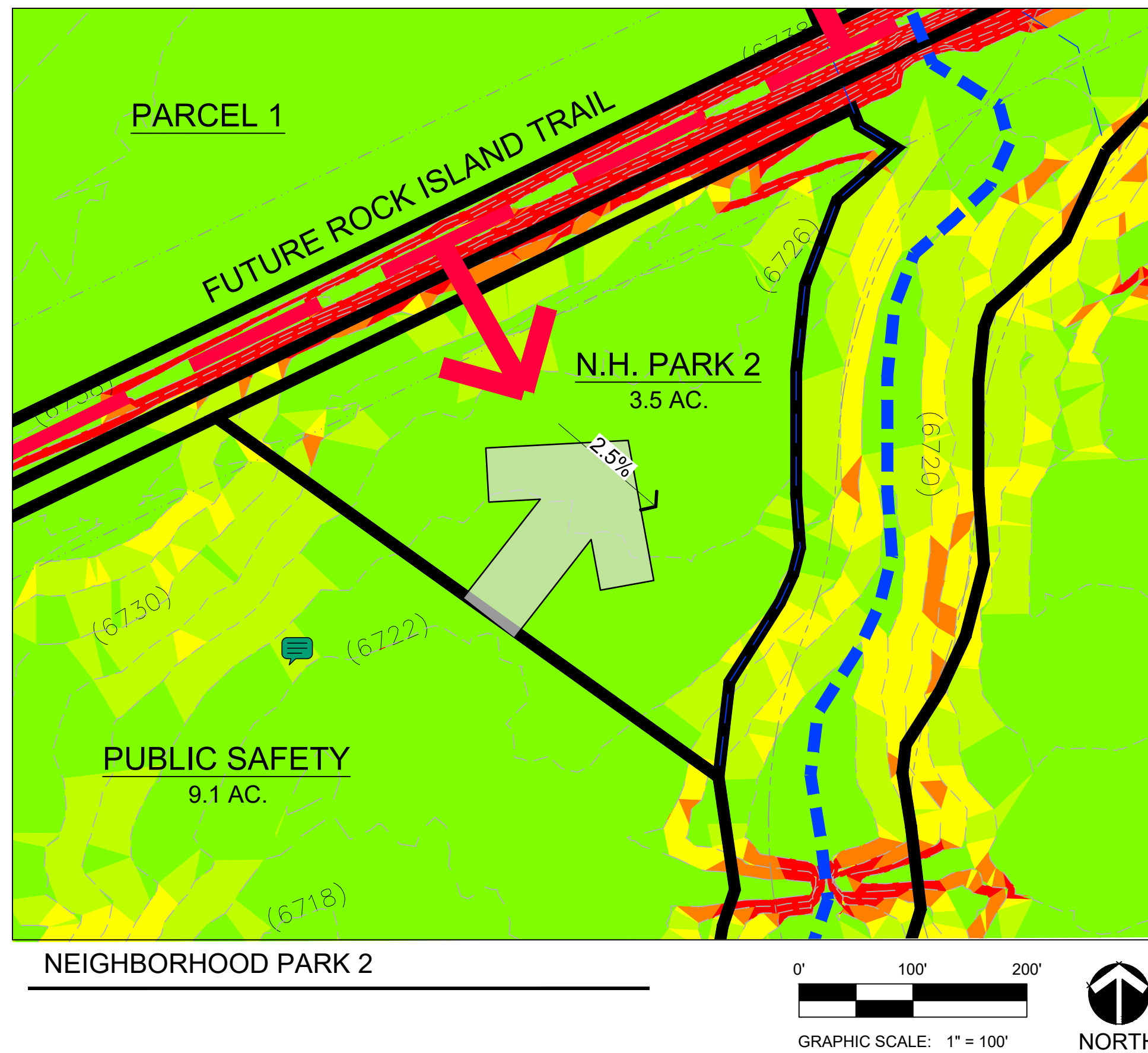
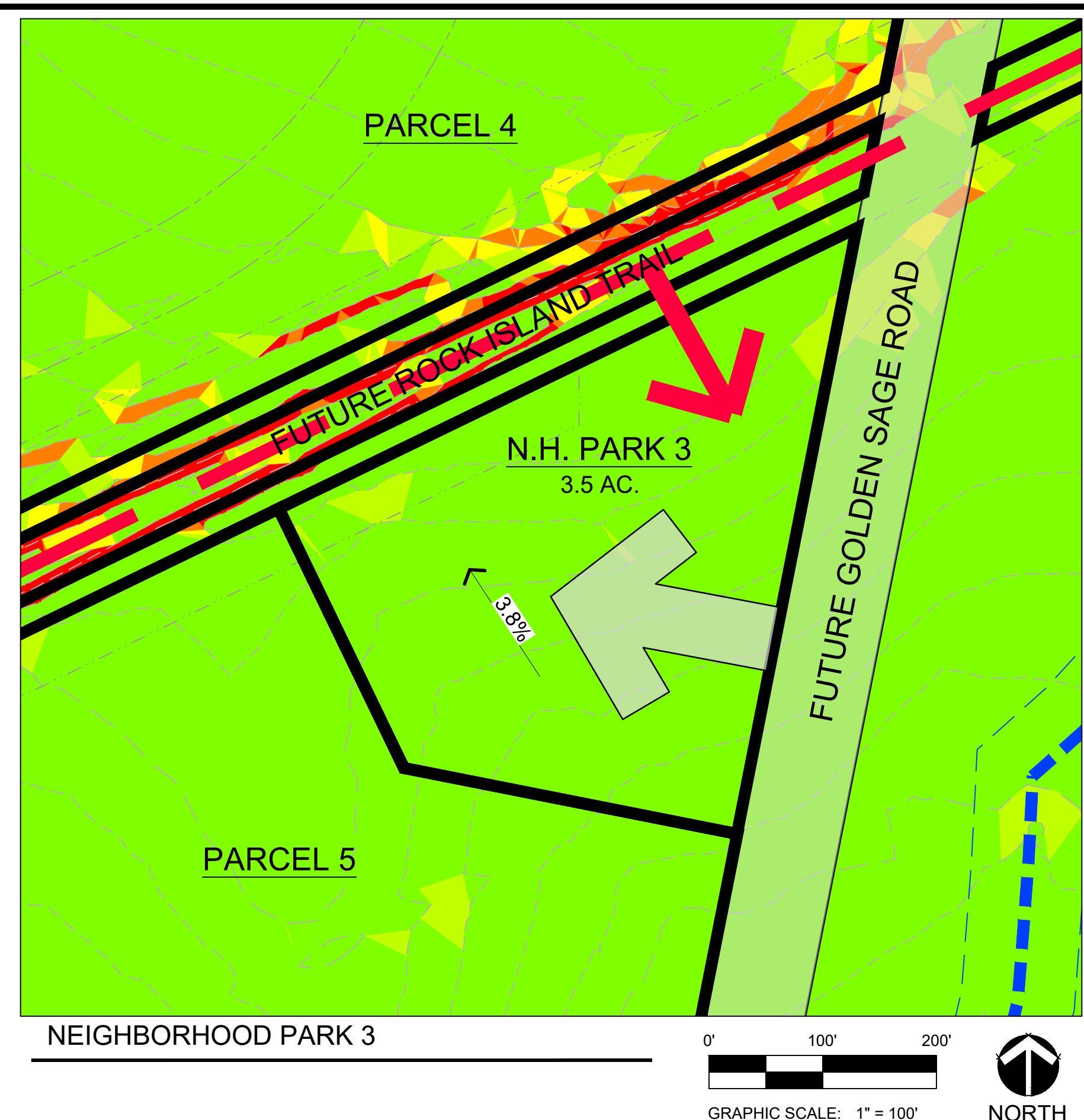
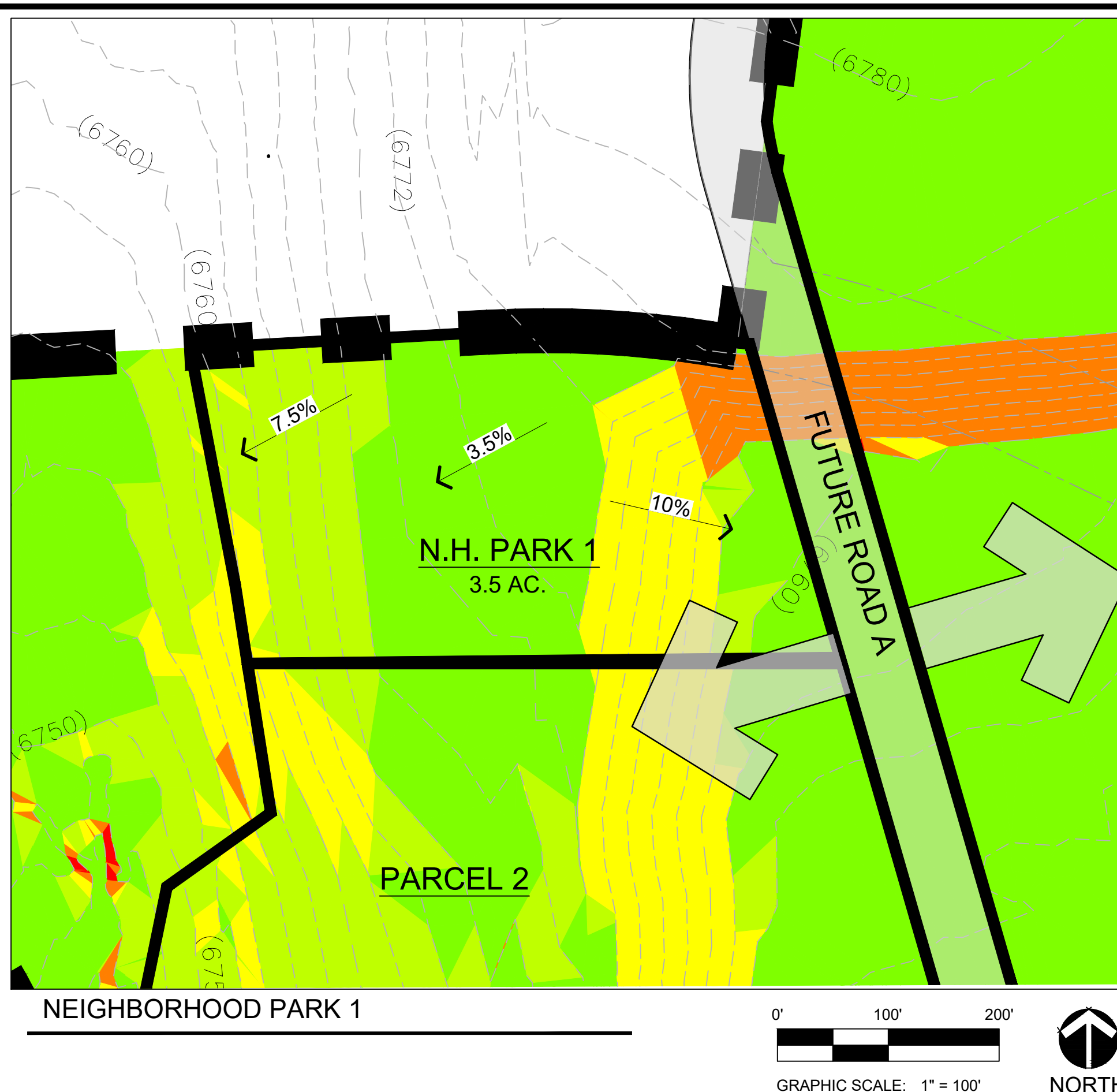
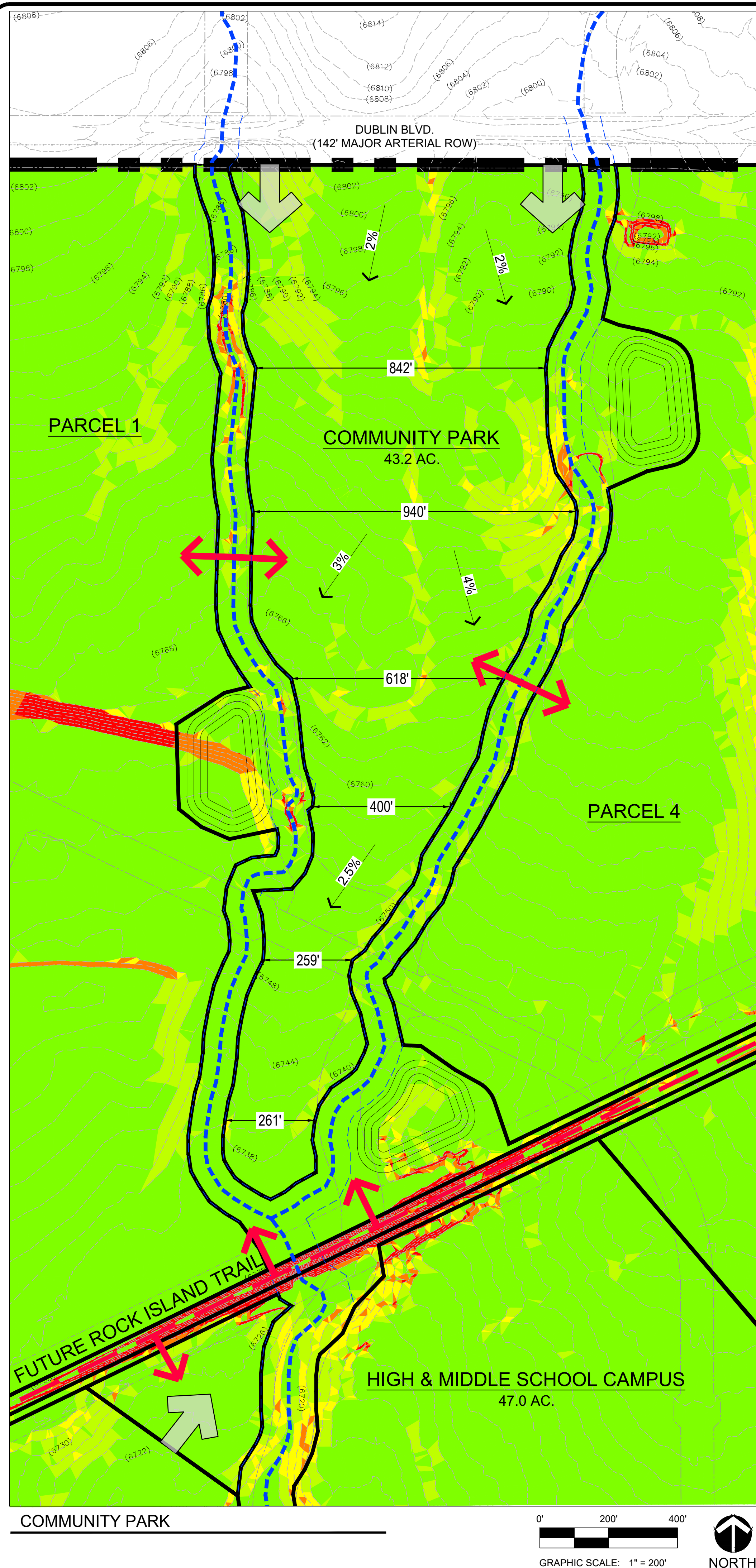
1st Submittal	10/16/24
2nd Submittal	06/13/25

PDZL-24-0005
SHEET NUMBER

P:\2024\24-1010_BLR_Village_C\Drawings\241010_BLR_Village_C_Land_Use_Plan.dwg 6/13/2025 10:27 AM

*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

LAI
DESIGN GROUP

116 Inverness Circle East,
Suite 340
Englewood, Colorado 80112
T 303.734.1777

Planning & Entitlements
Landscape Architecture
Architecture | Visual Media
Real Estate Advisory
www.LAIdesigngroup.com

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
PARK ANALYSIS

PROJECT INFORMATION

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

ISSUE RECORD

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

p:\2024\241010_Br_village_c02_s0e01_drawing02_planning\1_sheets\241010_br_village_c_lndr_use_plan.dwg / 6/13/2025 10:27 AM



116 Inverness Circle East,
Suite 340
Englewood, Colorado 80112
T 303.734.1777

Planning & Entitlements
Landscape Architecture
Architecture | Visual Media
Real Estate Advisory
www.LAIdesigngroup.com

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
PARK VICINITY MAP

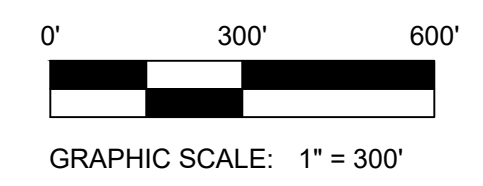
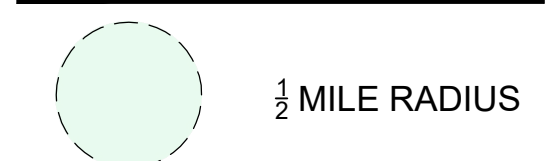
PROJECT INFORMATION

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

ISSUE RECORD

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

LEGEND



PDZL-24-0005
SHEET NUMBER

p:\2024\241010_Br_village_c02_she01_drawing\241010_br_village_c_land_use_plan.dwg 6/13/2025 10:27 AM



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
- Parway/Expressway - Existing
- Parway/Expressway - Proposed
- Principal Arterial - Existing
- Parway/Freeway - Proposed
- Parway/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.

ARCHITECT / PLANNER

116 Inverness Circle East, Suite 340
Englewood, Colorado 80112
T 303.734.1777

Planning & Entitlements
Landscape Architecture
Architecture | Visual Media
Real Estate Advisory
www.LAIdesigngroup.com

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
 BLR MASTER PLAN

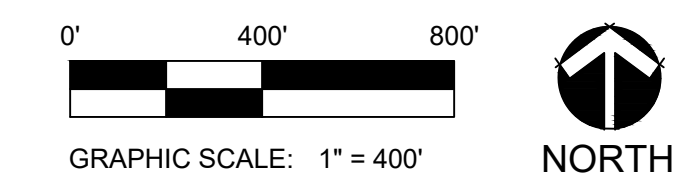
PROJECT INFORMATION

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

ISSUE RECORD

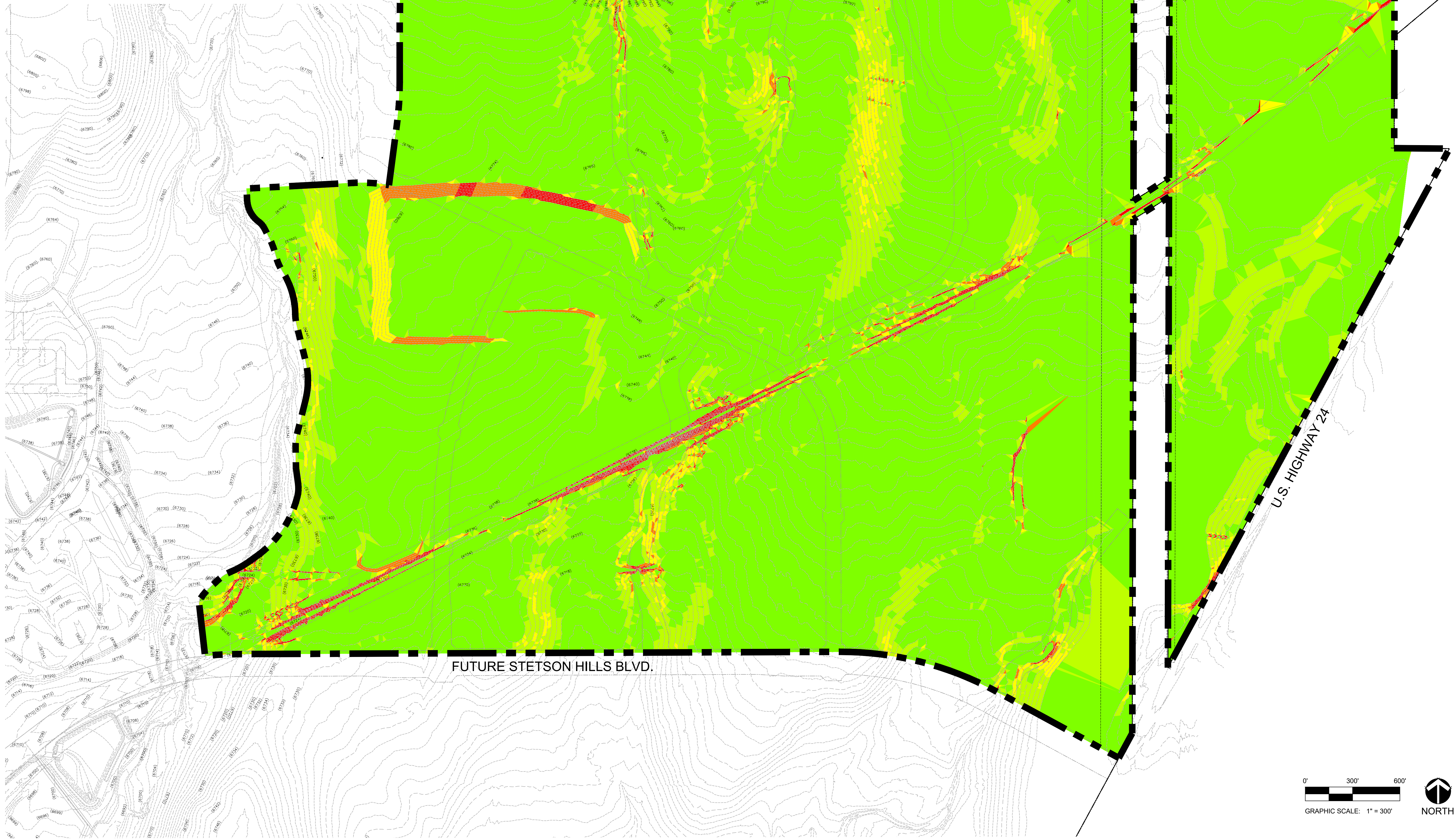
1st Submittal	10/16/24
2nd Submittal	06/13/25

p:\2024\241010_blr_village_c02_she01_drawing\241010_blr_village_c_land_use_plan.dwg 6/13/2025 10:27 AM



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



ARCHITECT / PLANNER



116 Inverness Circle East,
Suite 340
Englewood, Colorado 80112
T 303.734.1777

Planning & Entitlements
Landscape Architecture
Architecture | Visual Media
Real Estate Advisory
www.LAIdesigngroup.com

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

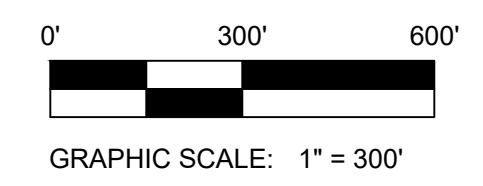
LSA - SLOPE ANALYSIS

PROJECT INFORMATION

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

ISSUE RECORD

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

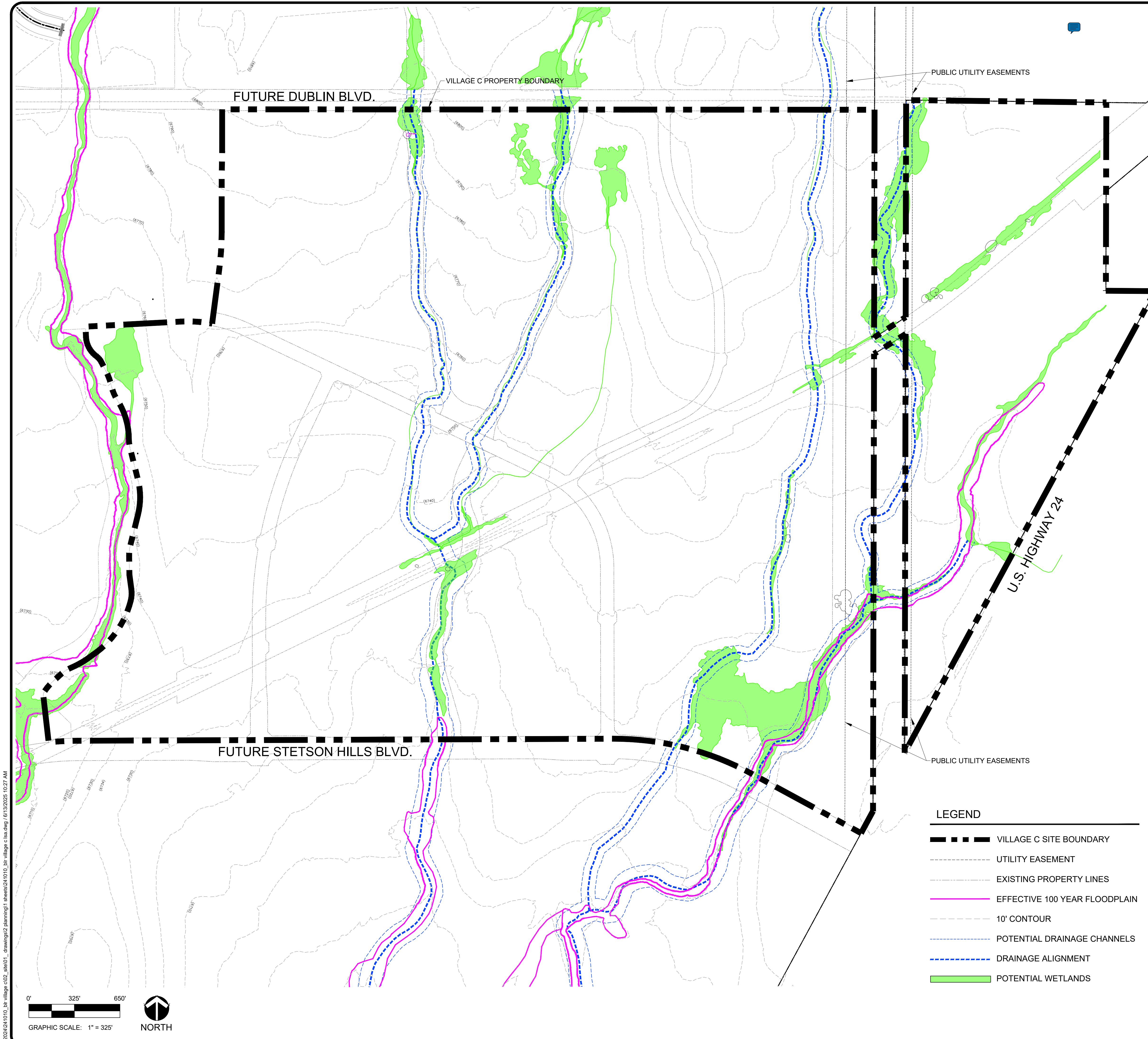


PDZL-24-0005
SHEET NUMBER

6

6 OF 10

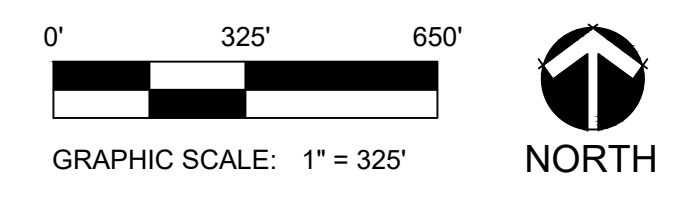
p:\2024\241010_Br_village_c\02_she01_drawing\241010_Br_village_c.lia.dwg / 6/13/2025 10:27 AM



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 THAT 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



ARCHITECT / PLANNER



116 Inverness Circle East,
 Suite 340
 Englewood, Colorado 80112
 T 303.734.1777

Planning & Entitlements
 Landscape Architecture
 Architecture | Visual Media
 Real Estate Advisory
 www.LAIdesigngroup.com

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
 LSA - STREAMSIDE OVERLAY & NATURAL FEATURES

PROJECT INFORMATION

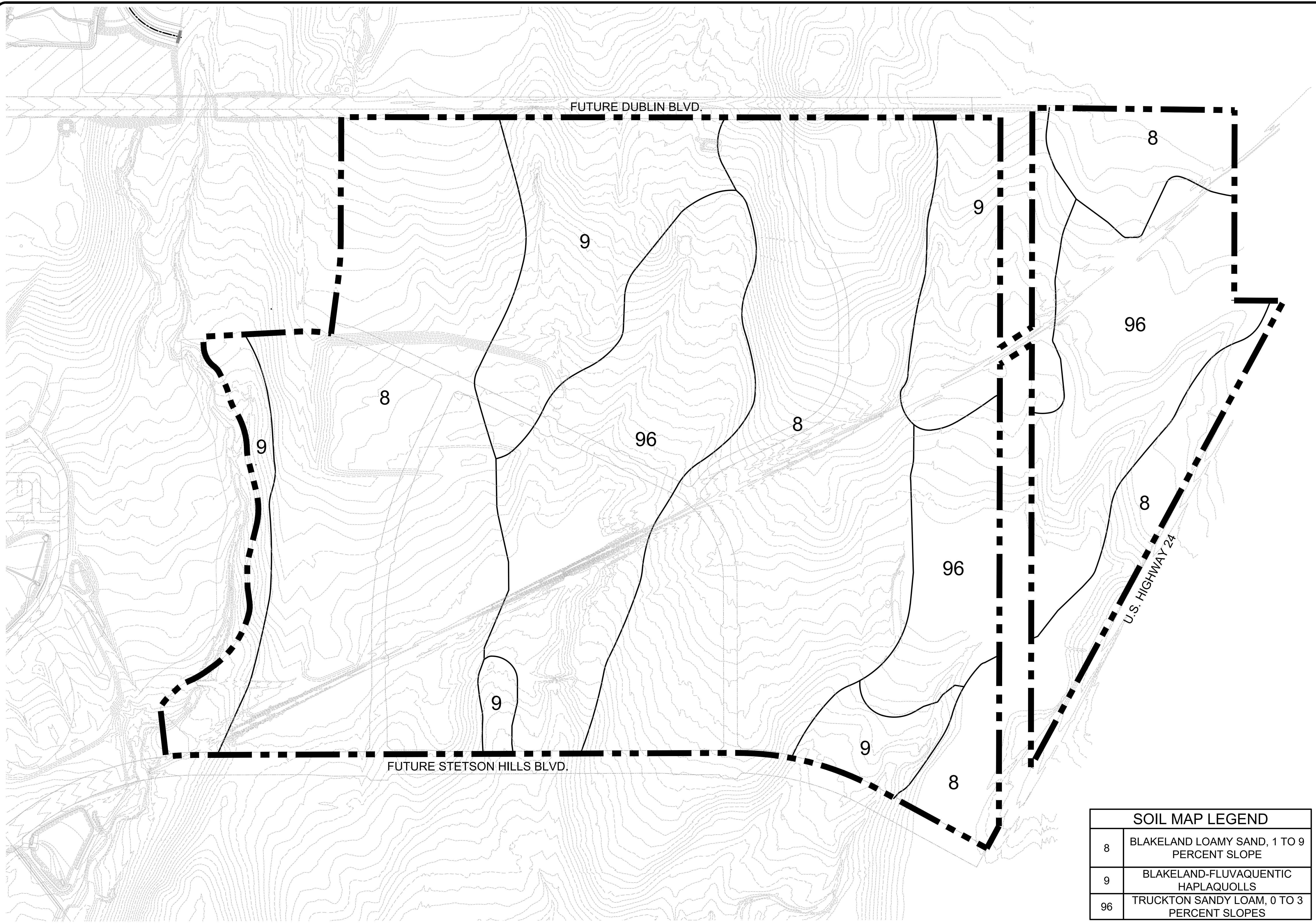
PROJECT #: 241010
 DRAWN BY: TH
 CHECKED BY: RH

ISSUE RECORD

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

PDZL-24-0005
 SHEET NUMBER

p:\2024\241010_bj_village_c02_ah001_cdrawings\2_planning\1_sheets\241010_bj_village_c_lsa.dwg 16/13/2025 10:27 AM



116 Inverness Circle East,
Suite 340
Englewood, Colorado 80112
T 303.734.1777

Planning & Entitlements
Landscape Architecture
Architecture | Visual Media
Real Estate Advisory
www.LAIdesigngroup.com

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

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

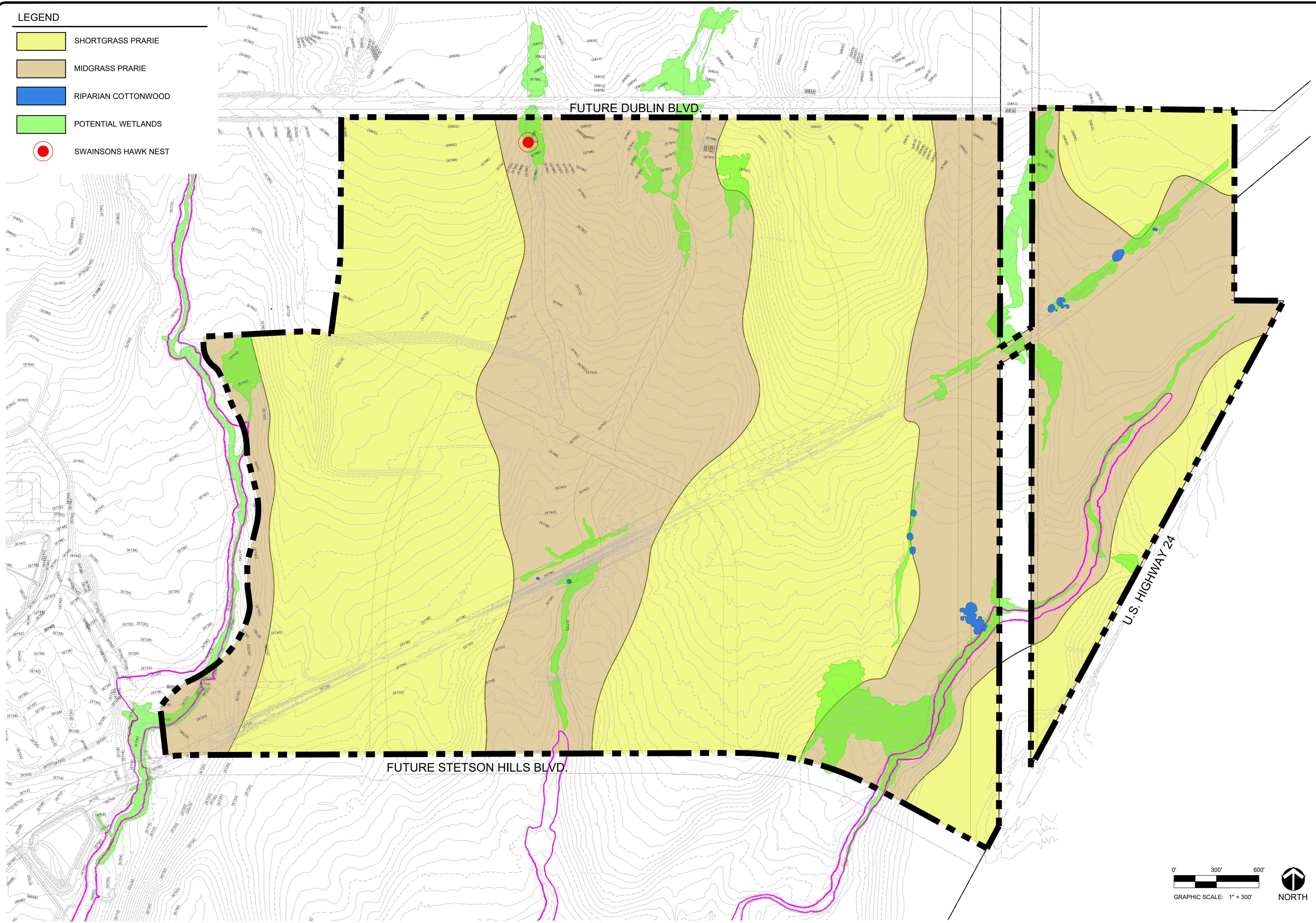
PDZL-24-0005
SHEET NUMBER

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

p:\2024\241010_BrVillage_c02_she01_drawing02_planning\1_sheets\241010_br_village_c_lsa.dwg / 6/13/2025 10:27 AM

LEGEND

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



ARCHITECT / PLANNER



116 Inverness Circle East,
Suite 340
Englewood, Colorado 80112
T 303.734.1777

Planning & Entitlements
Landscape Architecture
Architecture | Visual Media
Real Estate Advisory
www.LAIdesigngroup.com

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

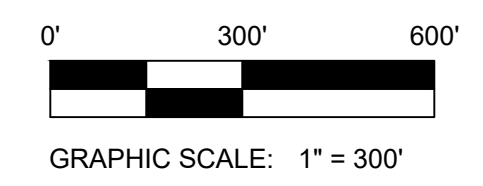
LSA - VEGETATION & WILDLIFE ANALYSIS

PROJECT INFORMATION

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

ISSUE RECORD

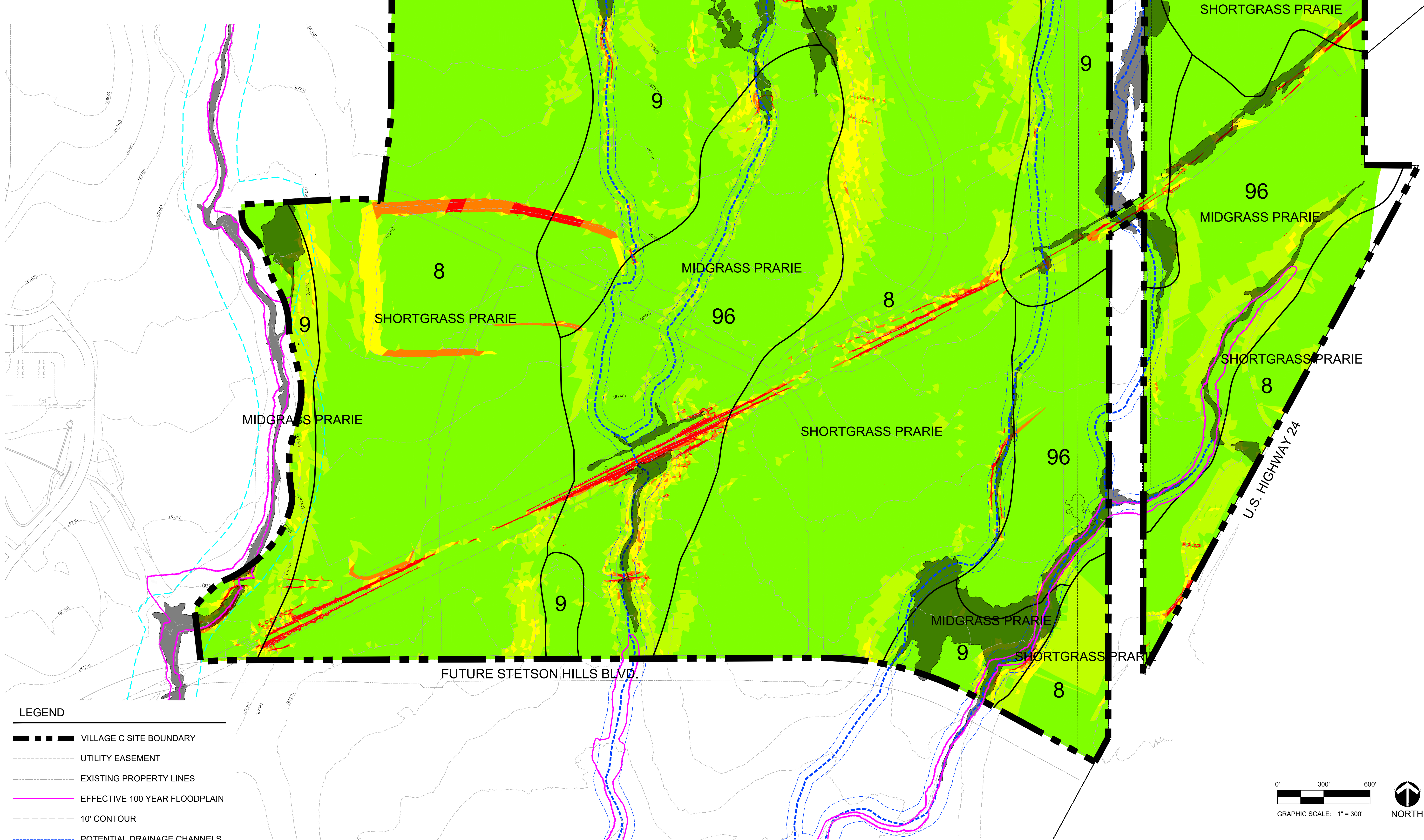
1st Submittal	10/16/24
2nd Submittal	06/13/25



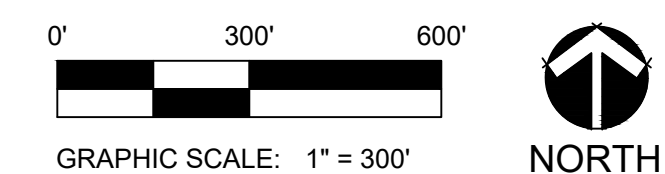
PDZL-24-0005
SHEET NUMBER

p:\2024\241010_Br_village_c02_she01_drawing02_planning\1_sheets\241010_br_village_c_lsa.dwg / 6/13/2025 10:27 AM

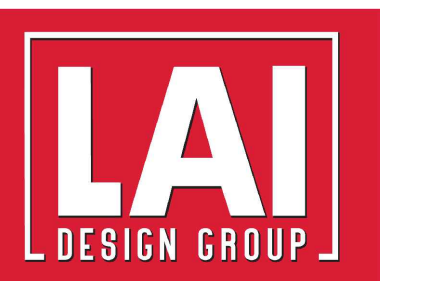
Slopes Table			
Minimum Slope	Maximum Slope	Area(sf)	Color
0.00%	5.00%	23860962.56	Light Green
5.00%	8.00%	3503335.05	Yellow-Green
8.00%	12.00%	695720.00	Yellow
12.00%	20.00%	282162.82	Orange
20.00%	100%	276263.91	Red



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



ARCHITECT / PLANNER



116 Inverness Circle East,
Suite 340
Englewood, Colorado 80112
T 303.734.1777

Planning & Entitlements
Landscape Architecture
Architecture | Visual Media
Real Estate Advisory
www.LAIdesigngroup.com

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

LSA - COMPOSITE SUITABILITY 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

10

10 OF 10

p:\2024\241010_Br_village_c02_she01_drawing\241010_Br_village_c_lsa.dwg / 6/13/2025 10:27 AM