

## 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: 01/21/2026**

**Description :**

**Address : 0 14-15-65**

**Record Type : Land Use Plan**

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Matthew Alcuran	malcuran@csu.org	-
District #49	evelyn.galanephillips@d49.org	719-494-8986
Caroline Miller	caroline.miller@coloradosprings.gov	719-385-6089
Tamara Baxter	tamara.baxter@coloradosprings.gov	-
Teresa Guagliardo	teresa.guagliardo@state.co.us	-

### General Comments

Comment ID	Reviewer : Department	Status	Review Comments	Applicant Response Comments
95	Teresa Guagliardo : CDOT	Open	Please refer to the letter emailed to Tamara Baxter on 11-24-2025 for CDOT's comments regarding this development.	

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

### Document: 241010\_BLR Village C Land Use Plan.pdf

Comment ID	Page Reference	Annotation Type	Reviewer : Department	Status	Review Comments	Applicant Response Comments
82	1	Callout	Tamara Baxter : Planning	Open	verify that all the acreage match those on sheet 2	<b>Guest</b> - 11-04-2025 14:53:54  Verified and matching

Comment ID	Page Reference	Annotation Type	Reviewer : Department	Status	Review Comments	Applicant Response Comments
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?	<p>Guest - 11-05-2025 10:11:24</p> <p>Density for the MX-M has not been determined yet and is still being reviewed.</p>

**Document: 241010\_BLR Village C Land Use Plan.pdf**

Comment ID	Page Reference	Annotation Type	Reviewer : Department	Status	Review Comments	Applicant Response Comments
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>
25	2	Note	District #49 : School Districts	Open	PK-8 proposed	<p>Guest - 09-10-2025 09:32:21</p> <p>Updated</p>

**Document: BLR Village C LUP\_11.17.25**

Comment ID	Page Reference	Annotation Type	Reviewer : Department	Status	Review Comments	Applicant Response Comments
100	1	Note	Caroline Miller : Planning	Open	Not addressed: 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.	
101	1	Note	Caroline Miller : Planning	Open	Not addressed: 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? In addition, will there be any other road access points off of Dublin, or just the Community Park area?	
104	1	Callout	Tamara Baxter : Planning	Open	Provide correct city file #	
97	2	Note	Caroline Miller : Planning	Open	Please revise first sentence of Note 4 to: 'The Community Park Land obligation (12.176 acres) is to be satisfied with the summed Community Park Site of Village B2 and C obligations, with a minimum 30 acre park site.'	
98	2	Note	Caroline Miller : Planning	Open	PLDO Reviewer ran the proposed MX-M Residential numbers, and estimates that 3.6 acres of Community Park acreage may be generated from 614 units of MXM Multifamily development. The 27.765 acres of Single Family Residential + 3.6 = 31.4 acres of Community Park obligation. Please revise Land Use Bubble to reflect 31.4 acre Community Park Site, with Note 4 revised to 30 acre minimum size. 31.4 acres as shown will meet estimated obligation of BLR Village B2, Village C Single Family, and Village C presumed multifamily.	
103	2	Callout	Tamara Baxter : Planning	Open	Refer to UDC Section 7.2.304.C.1, Additional Standards  When land is zoned into this zone district after the Effective Date, the Manager may require that a Land Use Plan designating the percentage of land in the zone district to be occupied by residential or nonresidential uses be approved along with the rezoning. A Land Use Plan that integrates multi-family uses may qualify the development for incentives pursuant to Section 7.4.202 (Incentives)	
99	7	Note	Caroline Miller : Planning	Open	Not addressed: Please confirm that the potential wetlands will not pose a limitation to Community Park development over lot grading.	