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: 12/12/2025
Description :
Address : 0 14-15-65
Record Type : Land Use Plan
Document Filename : BLR Village C LUP_11.17.25

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
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	Review Comments
95	Teresa Guagliardo : CDOT	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

Comment ID	Page Reference	Reviewer : Department	Review Comments
100	1	Caroline Miller : Planning	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	Caroline Miller : Planning	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	Tamara Baxter : Planning	Provide correct city file #

Comment ID	Page Reference	Reviewer : Department	Review Comments
97	2	Caroline Miller : Planning	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	Caroline Miller : Planning	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	Tamara Baxter : Planning	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	Caroline Miller : Planning	Not addressed: Please confirm that the potential wetlands will not pose a limitation to Community Park development over lot grading.

BANNING LEWIS RANCH - VILLAGE C

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 S00°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:

1) 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;
2) 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;
3) 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;
4) 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;
5) 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;
6) 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;
7) 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;
8) 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;
9) 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;
10) 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;

11) THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°52'17", AN ARC DISTANCE OF 83.98 FEET;
12) THENCE NORTH 07°38'07" WEST A DISTANCE OF 103.50 FEET;
13) 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;
14) THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'00", AN ARC DISTANCE OF 74.09 FEET;
15) THENCE NORTH 14°00'00" EAST 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;
16) THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°00'00", AN ARC DISTANCE OF 252.65 FEET;
17) 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;
18) 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;
19) 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;
20) 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;
21) THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°54'21", AN ARC DISTANCE OF 125.48 FEET;
22) THENCE NORTH 27°00'53" 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;
23) 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;
24) 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;
25) THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°33'00", AN ARC DISTANCE OF 146.24 FEET;
26) 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 SOUTH 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.

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.

AVIGATION EASEMENT STATEMENT

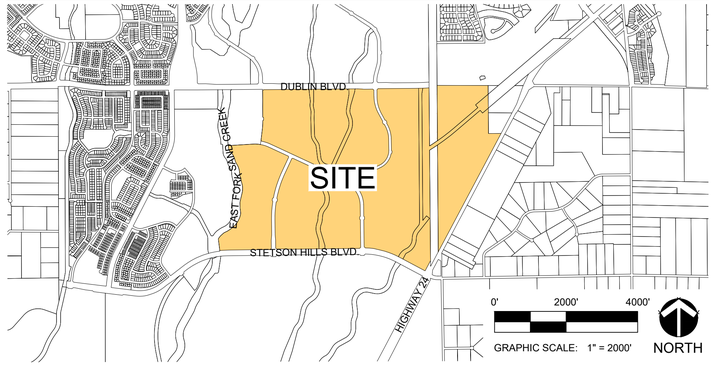
PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.

GEOLOGIC HAZARD STUDY DISCLOSURE

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.

VICINITY MAP

N.T.S.



GENERAL NOTES

1. 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.
2. ANY CONSTRUCTION RESTRICTIONS OR CONDITIONS OF THE AVIGATION OVERLAY EASEMENT APPLY TO THIS SITE.
3. 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.
4. FULL SPECTRUM DETENTION WILL BE PROVIDED FOR ALL DEVELOPED RUNOFF.
5. 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.
6. ACCESS LOCATION WILL BE COORDINATED AND FINALIZED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
7. DETACHED 5' SIDEWALKS TO RUN ADJACENT TO ALL PUBLIC STREETS THROUGHOUT THE DEVELOPMENT FOR PEDESTRIAN CIRCULATION.
8. SITE SIGNAGE, LIGHTING AND LANDSCAPING WILL BE ADDRESSED AT THE DEVELOPMENT PLAN LEVEL.
9. RESIDENTIAL LOTS WILL NOT BE PERMITTED DIRECT ACCESS TO FREEWAYS, MAJOR OR MINOR ARTERIAL STREETS, OR COLLECTOR STREETS.
10. 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.
11. 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.
12. SOUND BARRIER MITIGATION SHALL BE REQUIRED FOR RESIDENTIAL LOTS ADJACENT TO BANNING LEWIS PARKWAY, STETSON HILLS BLVD. AND DUBLIN BLVD.
13. 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.
14. 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.
15. PUBLIC PONDS WILL BE OWNED BY METRO DISTRICT; AESTHETIC MAINTENANCE BY DISTRICT AND STRUCTURAL MAINTENANCE BY THE CITY.
16. PUBLIC CHANNELS WILL BE OWNED AND MAINTAINED BY THE CITY.
17. 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.
18. 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.
19. 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.
20. ROAD ALIGNMENTS AND ACCESS POINTS ARE CONCEPTUAL AND FINAL ALIGNMENTS WILL BE DETERMINED WITH THE SUBDIVISION PLAT.
21. SCHOOL DEDICATION WILL BE MET VIA 3 PARCELS LOCATED WITHIN BLR VILLAGES B2 & C. TWO 25 ACRE PARCELS FOR ELEMENTARY SCHOOL SITES AND ONE 47 ACRE SITE FOR A MIDDLE/HIGH SCHOOL CAMPUS.
22. TIMING OF EAST FORK SAND CREEK CHANNEL CONSTRUCTION IS DETERMINED BY THE CITY OF COLORADO SPRINGS AS A 'FEE IN LIEU OF IMPROVEMENTS' AGREEMENT IS IN PLACE BETWEEN OAKWOOD HOMES AND THE CITY.
23. DUBLIN BLVD. - DEVELOPER TO BUILD FULL SECTION ALONG VILLAGE C AND VILLAGE B2 AS SPECIFIED IN THE TRAFFIC IMPACT STUDY PREPARED OCTOBER 2024, REVISED MARCH 2025 BY SM ROCHA LLC. CONSTRUCTION TIMING IS DETERMINED BY PACE OF DEVELOPMENT CONSTRUCTION AND FUTURE DEVELOPMENT PLANS AND PLATS.
24. STETSON HILL BLVD - DEVELOPER TO BUILD OUT AS SPECIFIED IN THE TRAFFIC IMPACT STUDY PREPARED OCTOBER 2024, REVISED MARCH 2025 BY SM ROCHA LLC. MAY INCLUDE FULL SECTION OR HALF SECTION DEPENDING ON FUTURE AGREEMENTS PER LAND OWNERS SOUTH OF STETSON HILLS BLVD. CONSTRUCTION TIMING IS DETERMINED BY PACE OF DEVELOPMENT CONSTRUCTION AND FUTURE DEVELOPMENT PLANS AND PLATS.
25. ROCK ISLAND TRAIL EASEMENTS WILL BE PROVIDED AT TIME OF ADJACENT DEVELOPMENT.
26. THIS LAND USE PLAN IS SUBJECT TO DEVELOPMENT STANDARD ADJUSTMENT(S). REFER TO DEVELOPMENT STANDARD ADJUSTMENTS TABLE

DEVELOPMENT STANDARD ADJUSTMENTS TABLE

DSVA CITY FILE #	DESCRIPTION OF REQUESTED ADJUSTMENTS
DSVA-25-0002	1.1 TO ALLOW A DENSITY RANGE OF AREA INCLUDED IN LAND USE PLAN OF 3-16 DU/AC WHERE ZONE R-FLEX MEDIUM HAS A DENSITY RANGE OF AREA INCLUDED IN LAND USE PLAN OF 5-16 DU/AC ALLOWED PER CITY CODE.
DSVA-25-0004	1.2 TO ALLOW MINIMUM LOT SIZE OF 1,000 SF WHERE ZONE R-FLEX MEDIUM HAS A MINIMUM LOT SIZE OF 1,500 SF.
DSVA-25-0005	1.3 TO ALLOW 2ND AND 3RD FLOOR ENCROACHMENTS INTO THE FRONT SETBACKS UP TO 2' FOR LENGTH OF BUILDING WHERE ZONE R-FLEX MEDIUM HAS NO ENCROACHMENTS ALLOWED PER CITY CODE.
DSVA-25-0006	1.4 TO ALLOW CORNER LOT SETBACK OF 10' WHERE ZONE R-FLEX MEDIUM HAS A 15' CORNER LOT SETBACK ALLOWED PER CITY CODE.
DSVA-25-0007	1.5 TO ALLOW 5' SIDE YARD SETBACKS FOR ALL SIDES FOR LOTS WITH NO STREET FRONTAGE OR ALLEY LOADED WHERE ZONE R-FLEX MEDIUM DOES NOT SPECIFY PER CITY CODE.
DSVA-25-0008	1.6 TO ALLOW COVERED PORCH ENCROACHMENTS INTO FRONT SETBACKS OF UP TO 5' WHERE ZONE R-FLEX MEDIUM DOES NOT ALLOW ENCROACHMENTS PER CITY CODE.

LAND USE PLAN

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/AP-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	PARCELS	DENSITY RANGE	ACERAGE
DWELLING - SINGLE-FAMILY DETACHED, DWELLING - SINGLE-FAMILY ATTACHED, DWELLING - TWO-FAMILY (DUPLEX), DWELLING - MULTI-FAMILY	1-6	3-16 DU/AC.	253.6
COMMERCIAL, DWELLING - SINGLE-FAMILY DETACHED (CONDITIONAL USE), DWELLING SINGLE-FAMILY ATTACHED, DWELLING - TWO-FAMILY (DUPLEX), DWELLING - MULTI-FAMILY	7-9	N/A	68.2
PARKS & TRAILS		N/A	53.4
PUBLIC SAFETY SERVICES		N/A	9.1
SCHOOL, ELEMENTARY OR SECONDARY		N/A	72.0
STREET ROW, DRAINAGE AREAS, & OTHER		N/A	202.0
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

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ENGINEERING & SURVEYING

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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

1	COVER SHEET
2	LAND USE PLAN
3	PARK ANALYSIS
4	PARK VICINITY MAP
5	BANNING LEWIS RANCH MASTER PLAN (APPROVED JUNE 2015)
6	LSA-SLOPE ANALYSIS
7	LSA-STREAMSIDE AND OVERLAY & NATURAL FEATURES
8	LSA-SOIL ANALYSIS
9	LSA-VEGETATION & WILDLIFE ANALYSIS
10	LSA-COMPOSITE LAND SUITABILITY ANALYSIS

ARCHITECT / PLANNER

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OWNER/CLIENT

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COLORADO SPRINGS, CO 80916
PHONE: (719) 380-5058

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

PROJECT INFORMATION

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

ISSUE RECORD

1st Submittal	10/16/24
2nd Submittal	06/13/25
3rd Submittal	09/10/25
4th Submittal	11/05/25

Provide correct city file #

PDZL-24-0005

SHEET NUMBER

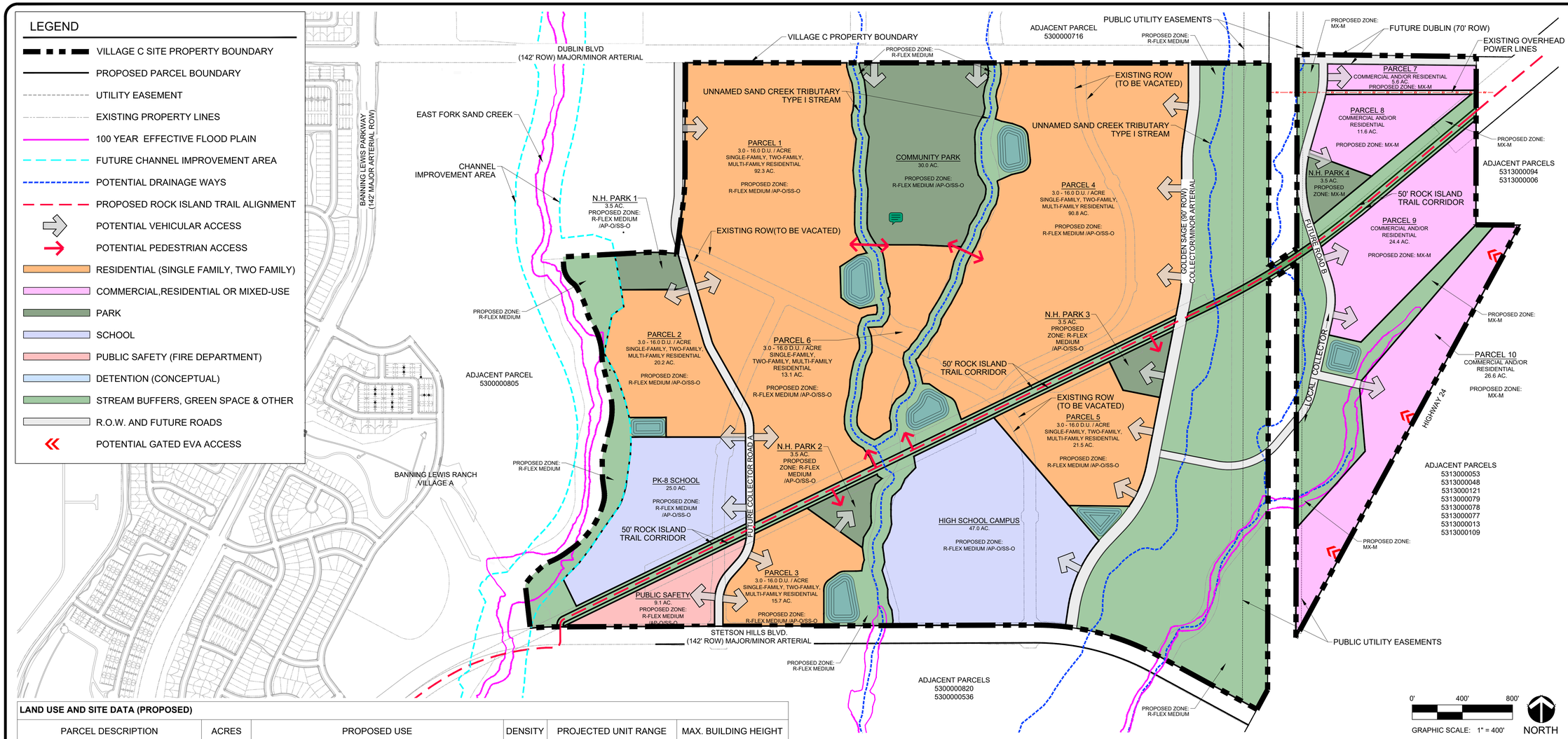
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1 OF 10

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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	RESIDENTIAL*	3.0-16.0	277 - 1476	PER R-FLEX MEDIUM
2	20.2	RESIDENTIAL*	3.0-16.0	61 - 323	PER R-FLEX MEDIUM
3	15.7	RESIDENTIAL*	3.0-16.0	48 - 251	PER R-FLEX MEDIUM
4	90.8	RESIDENTIAL*	3.0-16.0	273 - 1452	PER R-FLEX MEDIUM
5	21.5	RESIDENTIAL*	3.0-16.0	65 - 344	PER R-FLEX MEDIUM
6	13.1	RESIDENTIAL*	3.0-16.0	40 - 210	PER R-FLEX MEDIUM
7	5.6	COMMERCIAL AND/OR RESIDENTIAL**	N/A	-	PER MX-M
8	11.6	COMMERCIAL AND/OR RESIDENTIAL**	N/A	-	PER MX-M
9	24.4	COMMERCIAL AND/OR RESIDENTIAL**	N/A	-	PER MX-M
10	26.6	COMMERCIAL AND/OR RESIDENTIAL**	N/A	-	PER MX-M
SUBTOTAL	321.8			764-4,056	
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	30.0	PARK			
ROCK ISLAND TRAIL CORRIDOR	9.4	PARK			
PK-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	182.1				
TOTAL	658.34				

*DWELLING - SINGLE-FAMILY DETACHED, DWELLING - SINGLE-FAMILY ATTACHED, DWELLING - TWO-FAMILY (DUPLEX), DWELLING - MULTI-FAMILY
**DWELLING - SINGLE-FAMILY DETACHED (CONDITIONAL USE), DWELLING - SINGLE-FAMILY ATTACHED, DWELLING - TWO-FAMILY (DUPLEX), DWELLING - MULTI-FAMILY

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)

NEIGHBORHOOD PARK OBLIGATION			
	ESTIMATED DWELLING UNITS	LAND APPLICABLE RATE	PARKLAND OBLIGATION
BLR VILLAGE C	1,522	0.0066	10.045 AC.

COMMUNITY PARK OBLIGATION			
	ESTIMATED DWELLING UNITS	LAND APPLICABLE RATE	PARKLAND OBLIGATION
BLR VILLAGE C	1,522	0.0080	12.176 AC.
BLR VILLAGE B2 CARRY OVER	2,073	N/A	15.589 AC.
SUBTOTAL			27.765 AC.

TOTAL PARK OBLIGATION			
	ESTIMATED DWELLING UNITS	LAND APPLICABLE RATE	PARKLAND OBLIGATION
BLR VILLAGE C	1,522	0.0146	22.221 AC.
BLR VILLAGE B2 CARRY OVER	2,073	N/A	15.589 AC.
SUBTOTAL			36.701 AC.

NOTES:

1. **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 PLDO OBLIGATIONS, ORDINANCE FULFILLMENT MAY BE COMPLETED ADMINISTRATIVELY.**
2. **THE NEIGHBORHOOD PARK LAND OBLIGATION (10.045 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.**
3. **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.**
4. **THE COMMUNITY PARK LAND OBLIGATION (12.176 ACRES) IS TO BE SATISFIED WITH THE SUMMED COMMUNITY PARK SITE OF VILLAGE 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.**
5. **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.**
6. **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.**
7. **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

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DRAWN BY:	TH
CHECKED BY:	RH

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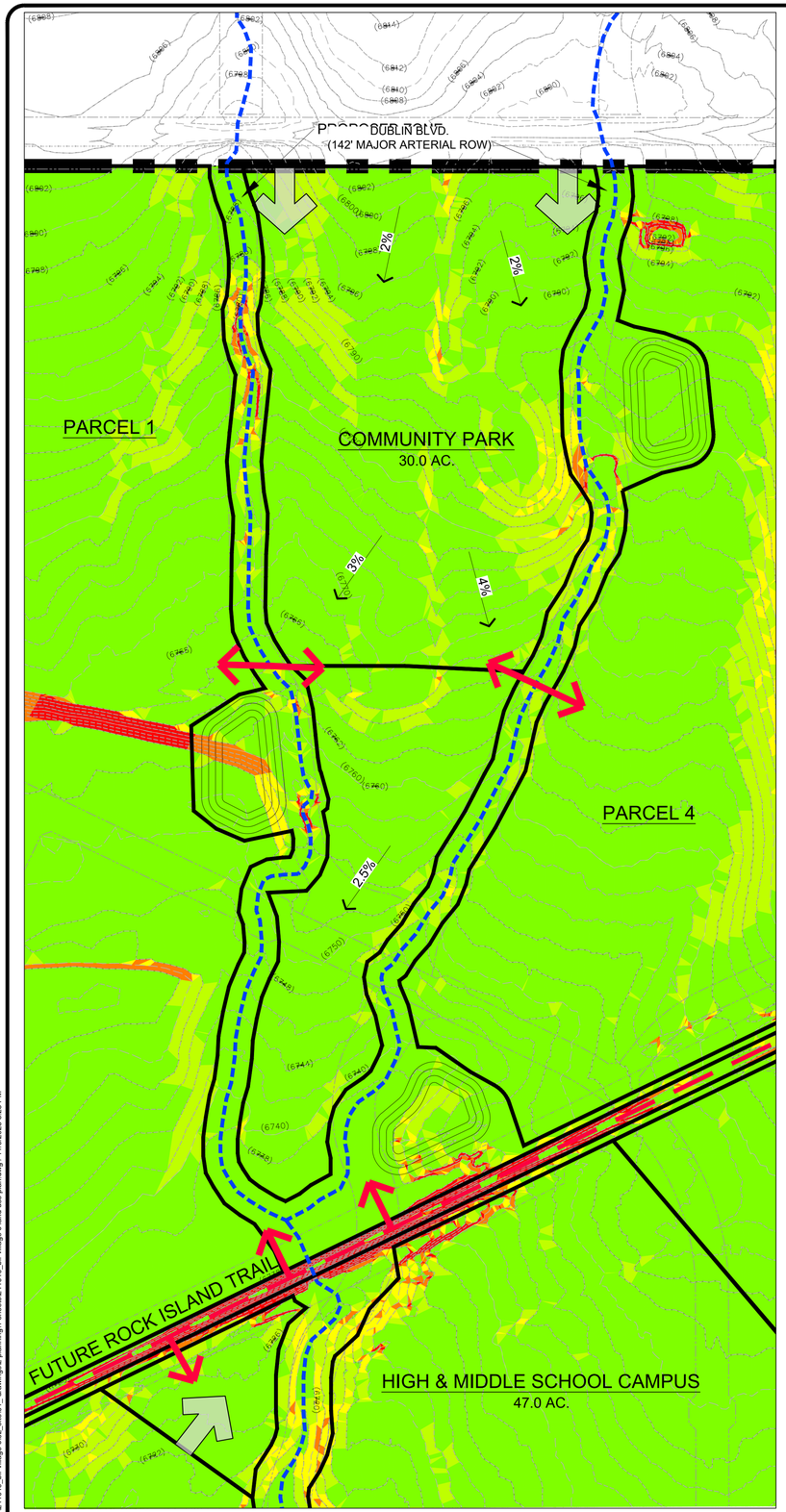
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SHEET NUMBER

2

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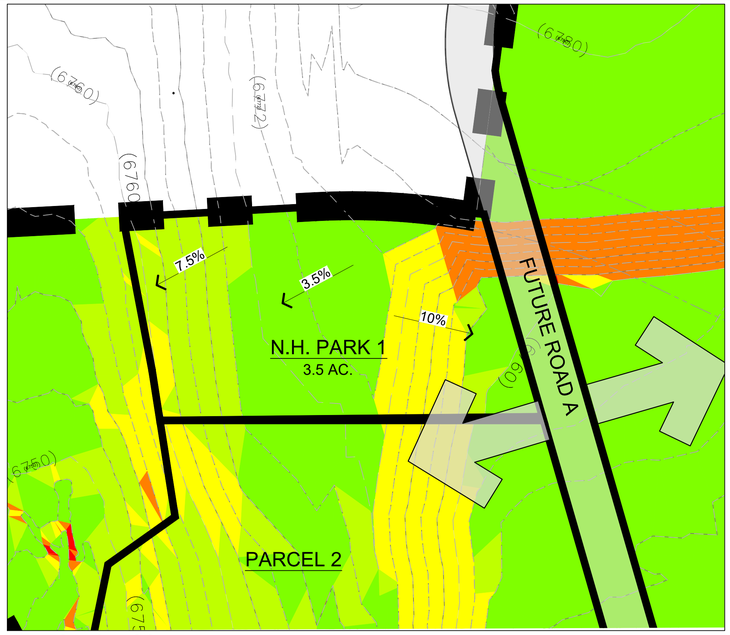


COMMUNITY PARK

0' 200' 400'

GRAPHIC SCALE: 1" = 200'

NORTH

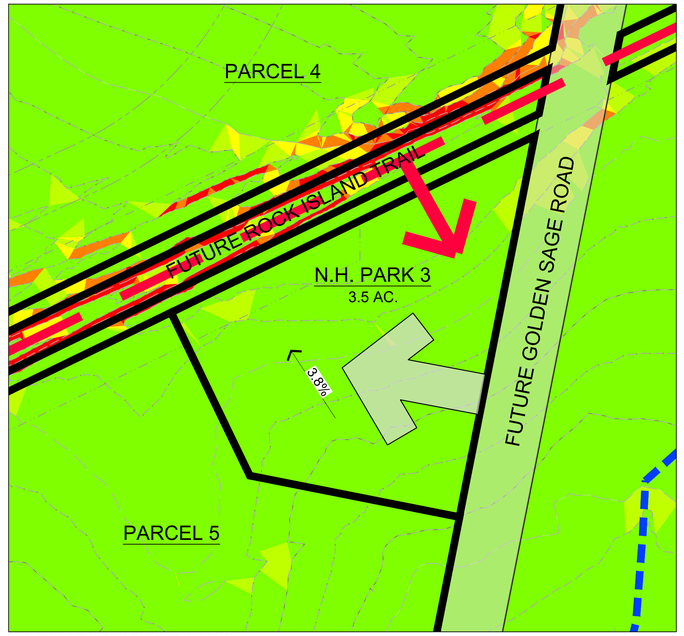


NEIGHBORHOOD PARK 1

0' 100' 200'

GRAPHIC SCALE: 1" = 100'

NORTH

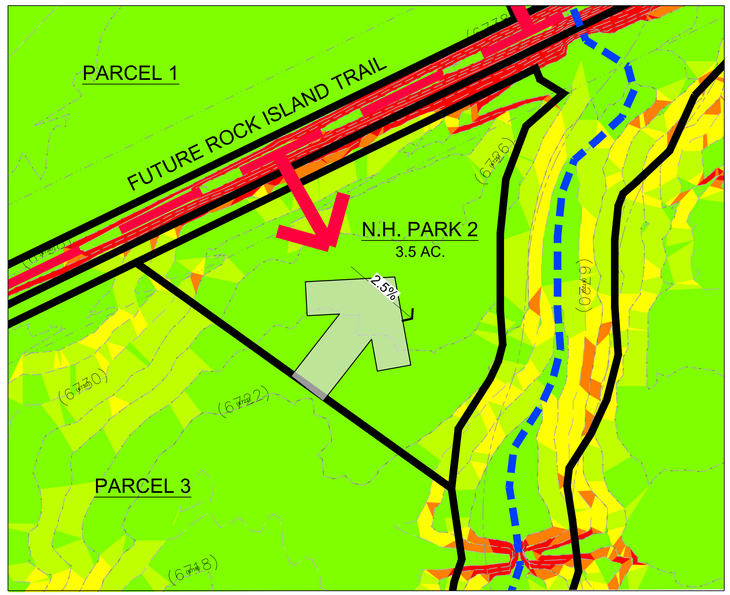


NEIGHBORHOOD PARK 3

0' 100' 200'

GRAPHIC SCALE: 1" = 100'

NORTH

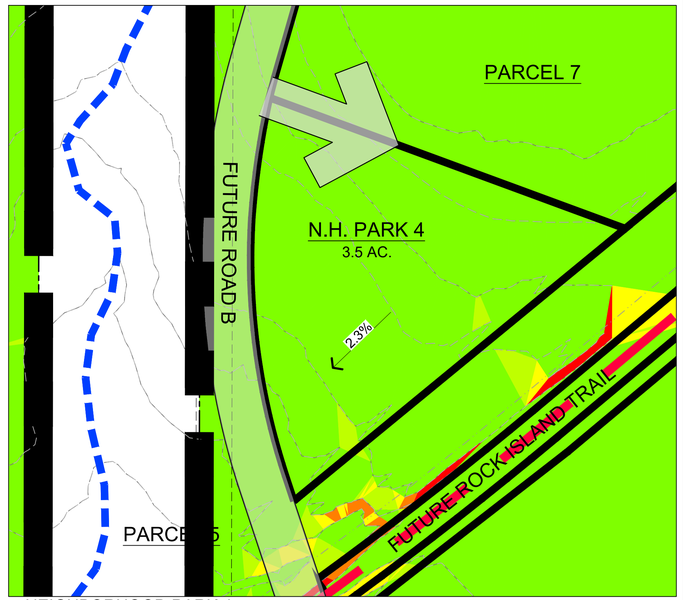


NEIGHBORHOOD PARK 2

0' 100' 200'

GRAPHIC SCALE: 1" = 100'

NORTH



NEIGHBORHOOD PARK 4

0' 100' 200'

GRAPHIC SCALE: 1" = 100'

NORTH

Slopes Table		
Minimum Slope	Maximum Slope	Color
0.00%	5.00%	
5.00%	8.00%	
8.00%	12.00%	
12.00%	20.00%	
20.00%	100%	

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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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
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4th Submittal	11/05/25

PDZL-24-0005

SHEET NUMBER

3

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PROPOSED ZONE:
R-FLEX MEDIUM

PROPOSED ZONE:
R-FLEX MEDIUM

PROPOSED ZONE:
MX-M

PARCEL 7
COMMERCIAL AND/OR RESIDENTIAL
5.6 AC.
PROPOSED ZONE: MX-M

PARCEL 8
COMMERCIAL AND/OR RESIDENTIAL
11.6 AC.

PROPOSED ZONE: MX-M

PROPOSED ZONE:
MX-M

PARCEL 1
3.0 - 16.0 D.U. / ACRE
SINGLE-FAMILY, TWO-FAMILY, MULTI-FAMILY RESIDENTIAL
92.3 AC.

PROPOSED ZONE:
R-FLEX MEDIUM /AP-O/SS-O

COMMUNITY PARK
30.0 AC.

PROPOSED ZONE:
R-FLEX MEDIUM /AP-O/SS-O

N.H. PARK 4
3.5 AC.
PROPOSED
ZONE: MX-M

N.H. PARK 1
3.5 AC.
PROPOSED ZONE:
R-FLEX MEDIUM
/AP-O/SS-O

PARCEL 4
3.0 - 16.0 D.U. / ACRE
SINGLE-FAMILY, TWO-FAMILY, MULTI-FAMILY RESIDENTIAL
90.8 AC.

PROPOSED ZONE:
R-FLEX MEDIUM /AP-O/SS-O

PARCEL 9
COMMERCIAL AND/OR RESIDENTIAL
24.4 AC.

PROPOSED ZONE: MX-M

PROPOSED ZONE:
R-FLEX MEDIUM

PARCEL 2
3.0 - 16.0 D.U. / ACRE
SINGLE-FAMILY, TWO-FAMILY, MULTI-FAMILY RESIDENTIAL
20.2 AC.

PROPOSED ZONE:
R-FLEX MEDIUM /AP-O/SS-O

PARCEL 6
3.0 - 16.0 D.U. / ACRE
SINGLE-FAMILY, TWO-FAMILY, MULTI-FAMILY RESIDENTIAL
13.1 AC.

PROPOSED ZONE:
R-FLEX MEDIUM /AP-O/SS-O

N.H. PARK 3
3.5 AC.
PROPOSED
ZONE: R-FLEX
MEDIUM
/AP-O/SS-O

PROPOSED ZONE:
MX-M

PARCEL 10
COMMERCIAL AND/OR RESIDENTIAL
26.6 AC.

PROPOSED ZONE:
MX-M

PARCEL 5
3.0 - 16.0 D.U. / ACRE
SINGLE-FAMILY, TWO-FAMILY, MULTI-FAMILY RESIDENTIAL
21.5 AC.

PROPOSED ZONE:
R-FLEX MEDIUM /AP-O/SS-O

PROPOSED ZONE:
R-FLEX MEDIUM

N.H. PARK 2
3.5 AC.
PROPOSED
ZONE: R-FLEX
MEDIUM
/AP-O/SS-O

PK-8 SCHOOL
25.0 AC.

PROPOSED ZONE:
R-FLEX MEDIUM
/AP-O/SS-O

HIGH SCHOOL CAMPUS
47.0 AC.

PROPOSED ZONE:
R-FLEX MEDIUM /AP-O/SS-O

PROPOSED ZONE:
MX-M

PARCEL 3
3.0 - 16.0 D.U. / ACRE
SINGLE-FAMILY, TWO-FAMILY, MULTI-FAMILY RESIDENTIAL
15.7 AC.

PROPOSED ZONE:
R-FLEX MEDIUM /AP-O/SS-O

PUBLIC SAFETY
9.1 AC.
PROPOSED ZONE:
R-FLEX MEDIUM
/AP-O/SS-O

PROPOSED ZONE:
R-FLEX MEDIUM

PROPOSED ZONE:
R-FLEX MEDIUM

LEGEND

½ MILE RADIUS

0' 300' 600'

GRAPHIC SCALE: 1" = 300'

NORTH

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ARCHITECT / PLANNER

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BANNING LEWIS RANCH - VILLAGE C

LAND USE PLAN

COLORADO SPRINGS, CO

PARK VICINITY MAP

PROJECT INFORMATION

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PDZL-24-0005

SHEET NUMBER

4



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

NOTE: BANNING LEWIS MASTER PLAN APPROVED JUNE 2015

0' 400' 800'

GRAPHIC SCALE: 1" = 400'

NORTH

ARCHITECT / PLANNER

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BANNING LEWIS RANCH - VILLAGE C

LAND USE PLAN

COLORADO SPRINGS, CO

BLR MASTER PLAN (APPROVED JUNE 2015)

PROJECT INFORMATION

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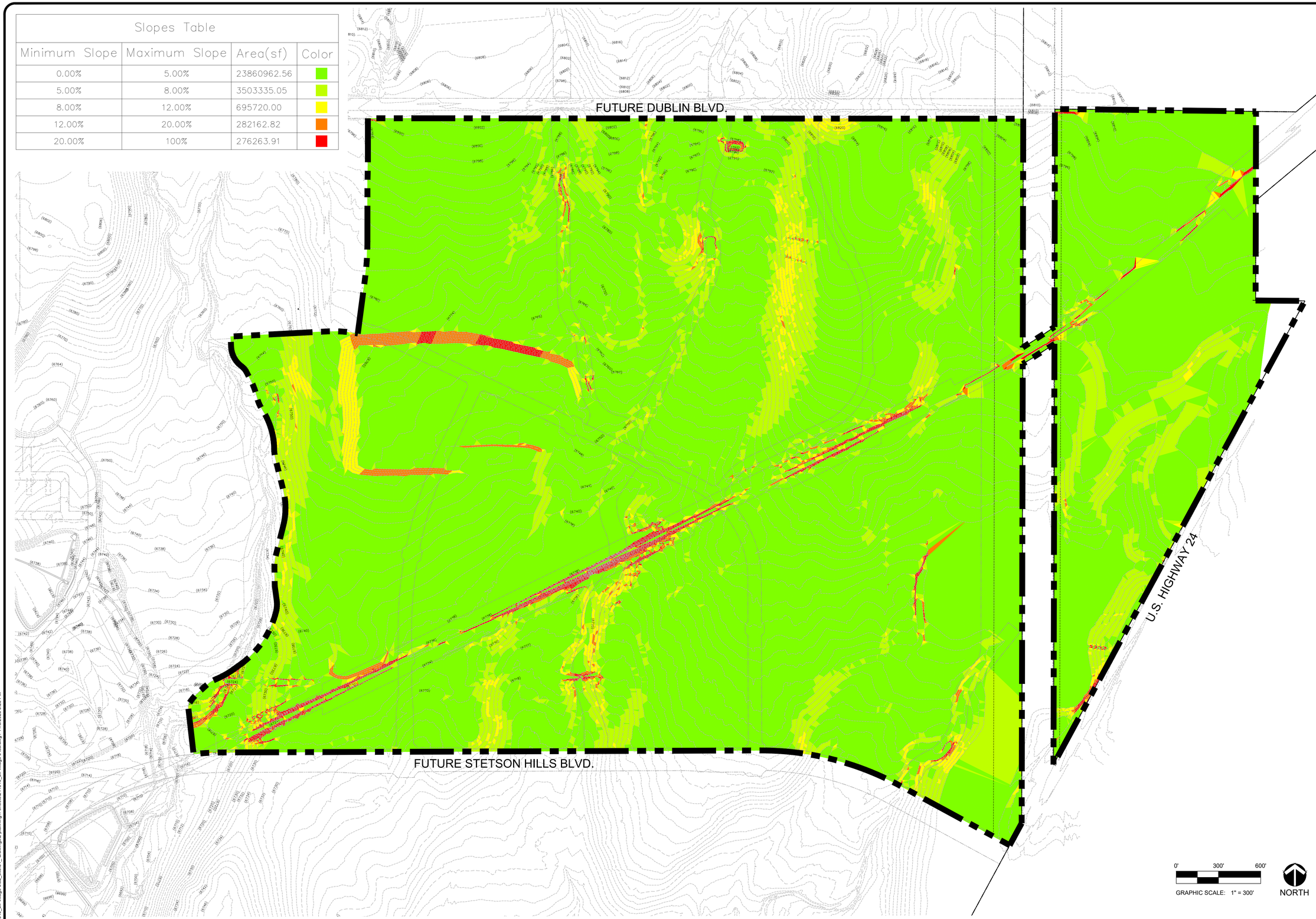
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SHEET NUMBER

5

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Slopes Table			
Minimum Slope	Maximum Slope	Area(sf)	Color
0.00%	5.00%	23860962.56	
5.00%	8.00%	3503335.05	
8.00%	12.00%	695720.00	
12.00%	20.00%	282162.82	
20.00%	100%	276263.91	



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BANNING LEWIS RANCH - VILLAGE C

LAND USE PLAN

COLORADO SPRINGS, CO

LSA - SLOPE ANALYSIS

PROJECT INFORMATION

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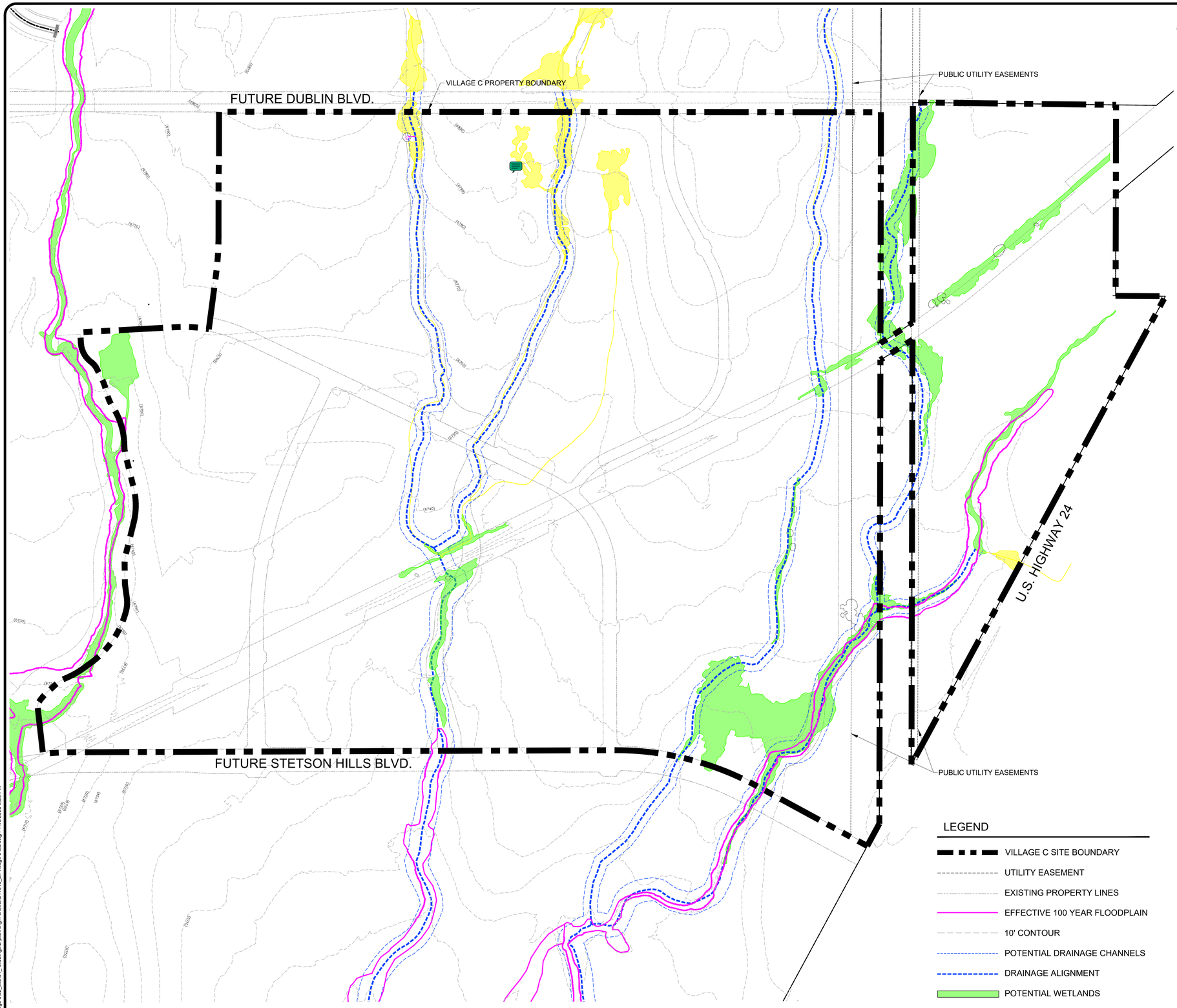
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SHEET NUMBER

6

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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-SEEDED 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.

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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	06/13/25
3rd Submittal	09/10/25
4th Submittal	11/05/25

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SHEET NUMBER

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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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BANNING LEWIS RANCH - VILLAGE C

LAND USE PLAN

COLORADO SPRINGS, CO

LSA - SOIL ANALYSIS

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8 OF 10

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LEGEND

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

FUTURE DUBLIN BLVD.

FUTURE STETSON HILLS BLVD.

U.S. HIGHWAY 24

0' 300' 600'

GRAPHIC SCALE: 1" = 300'

NORTH

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BANNING LEWIS RANCH - VILLAGE C

LAND USE PLAN

COLORADO SPRINGS, CO

LSA - VEGETATION & WILDLIFE ANALYSIS

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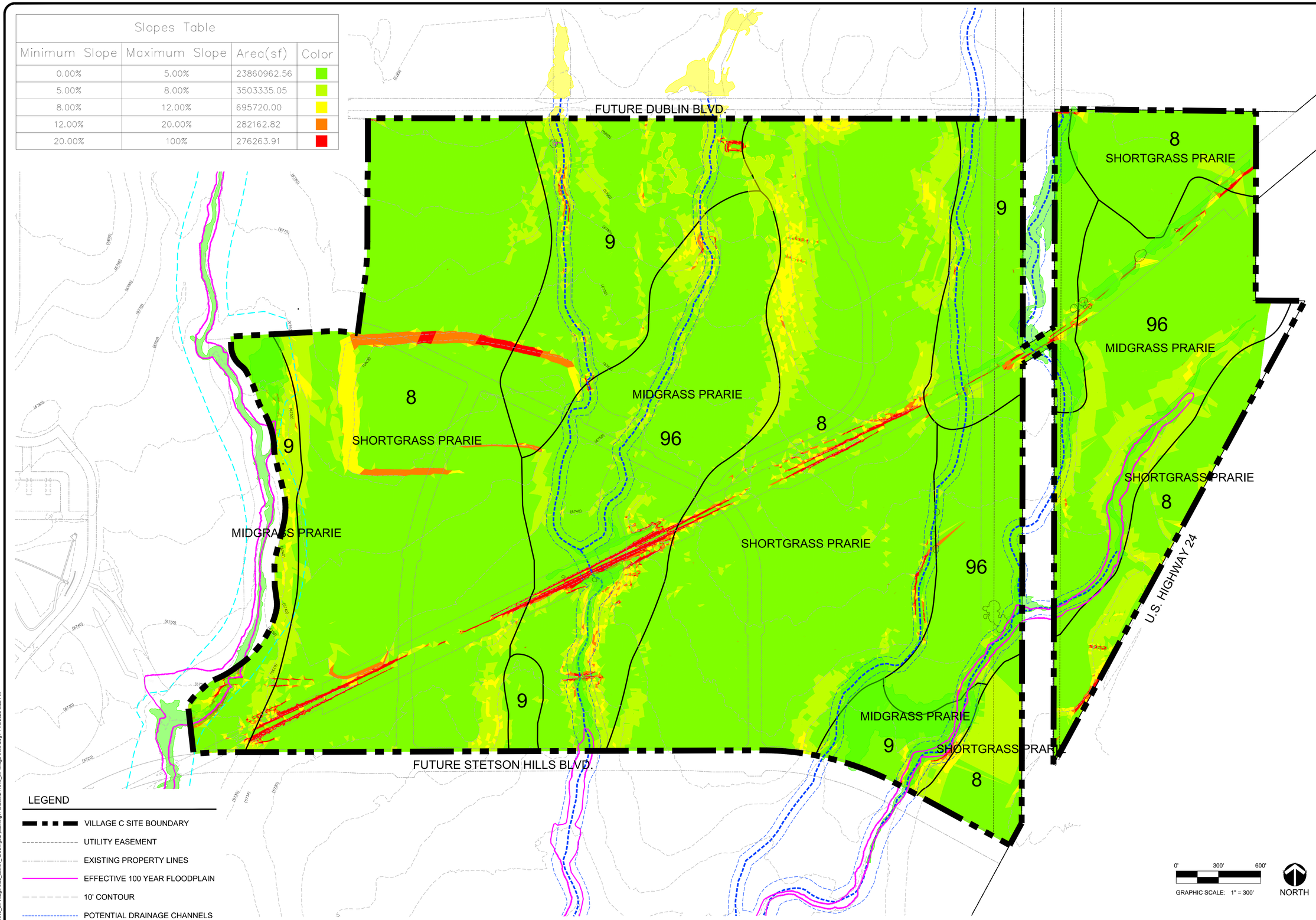
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Slopes Table			
Minimum Slope	Maximum Slope	Area(sf)	Color
0.00%	5.00%	23860962.56	
5.00%	8.00%	3503335.05	
8.00%	12.00%	695720.00	
12.00%	20.00%	282162.82	
20.00%	100%	276263.91	



LEGEND

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

0' 300' 600'

GRAPHIC SCALE: 1" = 300'

NORTH

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BANNING LEWIS RANCH - VILLAGE C

LAND USE PLAN

COLORADO SPRINGS, CO

LSA - COMPOSITE SUITABILITY ANALYSIS

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