

## **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: 10/02/2025**

**Description :**

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

**Record Type : Land Use Plan**

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Comment Author Contact Information:

<b>Reviewer Name</b>	<b>Reviewer Email</b>	<b>Reviewer Phone No.:</b>
Tamara Baxter	tamara.baxter@coloradosprings.gov	-

General Comments

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

<b>Comment ID</b>	<b>Page Reference</b>	<b>Reviewer : Department</b>	<b>Review Comments</b>
89	1	Tamara Baxter : Planning	Does "overall" also mean in the MX-M zone district? if this the case, please reflect this in the project statement and on the LUP.
90	3	Tamara Baxter : Planning	more than one.
91	3	Tamara Baxter : Planning	I recommend identifying the city file numbers associated with these DSVAs. maybe at the end of each one.
92	3	Tamara Baxter : Planning	This area is for residential and commercial. Please address that in this paragraph.
93	4	Tamara Baxter : Planning	Please provide more information with respect to public engagement.



September 10, 2025

City of Colorado Springs  
Planning & Community Development  
Land Use Review Division  
30 South Nevada Ave, #105  
Colorado Springs, CO 80903

Re: Banning Lewis Ranch, Village C – Land Use Plan, R-flex Medium Rezone, MX-M Rezone, and ROW Vacation.

On behalf of Clayton Properties Group II Inc, DBA Oakwood Homes of Colorado Springs, we respectfully submit our Land Use Plan, R-flex Medium Rezone, MX-M Rezone, and Right-Of-Way Vacation relating to the area of Banning Lewis Ranch (BLR) known as Village C. We have provided the following narrative outlining the nature of the changes.

**Village C Land Use Plan**

Village C at Banning Lewis Ranch is the next phase of development. It is 658.34 acres in size and is located south of Dublin Blvd. and east of the Banning Lewis Parkway (directly east of the existing BLR Village A). Majority of Village C will be a medium density residential development (3.0-16.0 du/ac) with approximately 724-3,846 planned units. A smaller portion of the site adjacent to US Highway 24 will be designated for a greater variety of potential uses such as commercial, multifamily residential, or single family residential and zoned Mix use Medium Scale (MX-M).

Village C will have four primary park locations and are estimated to provide approximately 57 acres of park space between one community park and three neighborhood parks. Village C will also have access to the future regional Rock Island Trail & streamside trails and open space corridors allowing pedestrian circulation within Village C and adjacent villages. Villages B2 community parkland dedication requirement will be fulfilled with the Village C community park as outlined in with both B2 and C Land Use Plans.

<u>Village C</u>	
Gross Acreage	658.34 ac
Proposed Residential Land	approximately 253.6 ac
Proposed units	724-3,846
Overall Density	3.0-16.0 du/ac.
Required Park Land	(see park land dedication table, sheet 2 of Land Use Plan)
Proposed Park Land	(see park land dedication table, sheet 2 of Land Use Plan)

Does "overall" also mean in the MX-M zone district? if this the case, please reflect this in the project statement and on the LUP.



Land Use Plan criteria:

a. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;

**BLR Village C meets the Colorado Springs Comprehensive plan for residential as it provides a vibrant neighborhood with a mix of housing types. As well as the inclusion of parks, schools, open space, & trails within the proposed neighborhood to provide a high quality of life for the residents.**

b. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;

**Village C is being rezoned and will adhere to development standards of R-Flex Medium with adjustments and MX-M.**

c. Compatibility with the land uses and development intensities surrounding the property;

**Village C is compatible with surrounding land uses which is medium density residential or medium density mixed use within existing or future BLR Villages.**

d. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;

**Banning Lewis Ranch is a residential community including a mix of low and medium density housing. The proposed development would continue the community character. Main impacts would be increases in vehicular use along the arterial roadways that cross Banning Lewis Ranch, see Traffic Impact Study for Banning Lewis Ranch Village C dated October 2024 revised March 2025 prepared by SM Rocha LLC. Other impacts include future parks and schools for residents.**

e. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;

**The Traffic Impact Study prepared for Village C, and submitted with the application, shows the adequate connectivity needed for traffic circulation in the near & long term, please refer to said study for more information.**

f. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;

**Village C has proposed four neighborhood parks, one community park, a parcel for a PK-8 school, a parcel for a high school, and a parcel for a fire station as requested by the fire department. Existing arterial roads (Dublin Blvd, Stetson Hills Blvd.) are to be extended to allow access to the site. The build out of collector and local roads as well as utilities for residential uses will occur during development plan process.**

g. Promotion of transitions in height, intensity, or character between proposed non-residential



or mixed-use development and nearby low-density residential zone districts.

**Majority of the development will maintain the use of already built products within adjacent Village A, allowing for a continuation of Banning Lewis Ranch rather than a transition. Mixed-use or commercial areas will occur on the eastern most portion of the site.**

**R-Flex Medium and Mixed Use Medium Scale (MX-M) Zone Change**

Currently, Village C is made up of the following zones and parcels:

- 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

more than one.

Village C is proposed to be rezoned into two new zones. First zone will be the R-Flex Medium/AP-O/SS-O (R-flex medium zone district with airport and streamside overlays) with a Development Standards Adjustment. The R-Flex Medium zoned area will be approximately 547.10 acres. The development standards adjustments are as follows:

- 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.
- 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.
- 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.
- 1.4. TO ALLOW CORNER LOT SETBACK OF 10' WHERE ZONE R-FLEX MEDIUM HAS A 15' CORNER LOT SETBACK ALLOWED PER CITY CODE.
- 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.
- 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.

This area is for residential and commercial. Please

The second zone district within Village C will be Mixed Use Medium (MX-M)/AP-O. The MX-M zoned area will be approximately 111.20 acres. The reason behind the zone changes is to allow for the variety of housing types that Banning Lewis Ranch is known for. The cluster unit housing product types with shared driveways help increase density, allowing units to be sold at a more attainable price point while still allowing for



traditional single family homes.

Re-zoning approval criteria:

1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).

**BLR Village C meets the Colorado Springs Comprehensive plan for residential as it provides a vibrant neighborhood with a mix of housing types. As well as the inclusion of parks, schools, open space, & trails within the proposed neighborhood to provide a high quality of life for the residents.**

2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.

**The proposed zones will not be detrimental to any items listed above as medium density residential and mixed use. The developer is also actively engaged in public feedback considering these issues.**

Please provide more information with respect to

3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).

**Village C is compatible with surrounding land uses which is medium density residential or medium density mixed use within existing or future BLR Villages.**

4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.

**The proposed rezoned area is over 600 acres and is large enough to warrant a Traffic Impact Study which has been provided with the application (Traffic Impact Study for Banning Lewis Ranch Village C dated October 2024 revised March 2025 prepared by SM Rocha LLC).**

5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.

**The proposed rezoned area is over 600 acres and will not create any of the listed issues above.**

6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in in Subsection 7.5.514C.3 (Land Use Plan Criteria).

**See Land Use Plan criteria within this project statement.**



7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.

**There are no approved Concept Plans for this site.**

8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.

**The site does not fall within a ADS-O district.**

9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.

**The proposed re-zones are R-Flex Medium and MX-M with SS-O, AP-O overlays if needed.**

10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts))

**Project proposes six minor development standard adjustments and will comply with all other base standards of the proposed zones.**

### **Streamside Overlay Zones**

Parts of Village C include the streamside overlay zone and will impact ZONE-25-0020 and LUPL-25-0008. These zones lay over both type 1 and type 2 streams. The existing streamside overlays within project limits will be refined during the development plan and final plat process as needed.

### **Right-of-Way Vacation**

In order to provide a uniform right-of-way width along Dublin Blvd, along with re-routing interior roadways, several portions of existing City of Colorado Springs Public Right-of-Way is proposed to be vacated. The total area to be vacated is 8.61382 acres. This is to be done via a vacation plat application and meet the following criteria:

1. Existing right-of-way is no longer needed for public transportation purposes and will be replaced with dedicated right-of-way that aligns with future development plans.
2. The vacation will not impact utilities or drainage purposes as none exist with the vacated areas.



3. The vacation will create uniform width of remaining right-of-way along Dublin Blvd. and Stetson Hills Blvd.
4. The vacation will not impede access or surrounding properties because no roads or streets are built within them.
5. The vacation plat is consistent with the requirements within the UDC.

We appreciate the City's cooperation so far in working with us to kick-off the next phase of this quality project, and we look forward to working with the City to complete this process in order to continue the successful legacy of the Banning Lewis Ranch master plan in Colorado Springs.

Sincerely,

Tyler Hannah,  
LAI Design Group