

Colorado Springs, CO

Planning and Development
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903



Final Report - Corrections Required **Application No. ZONE-25-0021**

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Description :

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Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
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Tamara Baxter	tamara.baxter@coloradosprings.gov	-

General Comments

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

Comment ID	Page Reference	Reviewer : Department	Review Comments
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.
12	1	Caroline Miller : Planning	Current direction is to have Village A obligations met separately, so only B2 Community obligations will be met with Village C.
13	1	Caroline Miller : Planning	Please revise sentence to: '...as outlined with both B2 and C Land Use Plans.'
19	1	Tamara Baxter : Planning	See Planning comments to project statement with land use plan
15	2	District #49 : School Districts	Please update. A parcel for a PK-8, a parcel for a High School



**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.

June 13, 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 A & B2 community parkland dedication requirement will be fulfilled with the Village C community park outlined in the Alternative Compliance.

Village C

Gross Acreage	658.34 ac.
Proposed Residential Land	approx. 283 ac.
Proposed units	724-3,846 (2,285 mid-range projection)
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)



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 residential and 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. 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 an elementary school, a parcel for a middle/high school campus, 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

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 second zone district within Village C will be Mixed Use Medium (MX-M)/AP-O/SS-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.

Streamside Overlay Zones

Parts of Village C include the streamside overlay zone. 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