
ENCLAVES AT MOUNTAIN VISTA RANCH EAST LAND USE PLAN MAJOR MODIFICATION

PROJECT STATEMENT

SEPTEMBER 2026

REQUEST

N.E.S. Inc., on behalf of Challenger Homes, requests approval of the Major Land Use Plan Modification for Enclaves at Mountain Vista Ranch East.

PROJECT DESCRIPTION

The Enclaves at Mountain Vista Ranch East Land Use Plan Major Modification is being submitted to amend the previously approved Concept Plan (CPC PUP 16-00013-A4MJ22) and maintain consistency with the approved Master Plan (CPC MP 87-00381-A31MJ22). The purpose of this application is to update the transportation network and associated land use data to reflect current planning, engineering, and development information for the project.

The proposed modification revises the internal roadway network and the Barnes Road extension alignment to match the latest engineering plans. These updates include two proposed roundabouts along the Barnes Road corridor, resulting in roadway geometry that differs from the network shown on the approved Concept Plan.

Additionally, the internal street system has been updated to align with the Development Plans for Filings 9 through 11 and to better reflect the anticipated layout of future development filings within the project. These revisions provide a more accurate representation of the roadway network that will ultimately serve the development while maintaining connectivity and functionality throughout the community.

The approved Concept Plan also depicted potential access connections to the property located directly south of the project through access arrows extending from the internal street network. As part of this amendment, those access arrows are proposed to be removed. Vehicular access to the property south of the Enclaves at Mountain Vista Ranch East can be adequately provided via Banning Lewis Parkway, eliminating the need for the previously illustrated connections.

A Traffic Impact Study prepared by Kimley-Horn accompanies this application and evaluates the proposed roadway modifications. The study concludes that the revised transportation network will successfully integrate with both the existing and planned regional roadway system and will continue to provide acceptable levels of access and circulation for the development and surrounding area.

Finally, the right-of-way, open space, and park land use area calculations have been updated to reflect the revised roadway configuration. The updated acreage totals are provided in the site data table on Sheet 1 of the Land Use Plan.

Overall, the proposed modifications are minor in nature, serve to improve consistency between the Concept Plan and current engineering plans, and do not alter the approved land use program or overall development intent for the Enclaves at Mountain Vista Ranch East project.

PROJECT JUSTIFICATION

CONFORMANCE WITH MAJOR MODIFICATION CRITERIA (CODE SECTION 7.5.516.D.2)

a) COMPLIES WITH THE PROVISIONS OF THIS UDC AND ALL APPLICABLE CITY REGULATIONS;

The proposed Major Land Use Plan Modification complies with the UDC and all City regulations.

b) IS CONSISTENT WITH ANY CONDITIONS IN THE APPROVAL OR PERMIT PROPOSED TO BE MODIFIED UNLESS THE DECISION-MAKING BODY THAT IMPOSED THAT CONDITION MODIFIES THAT CONDITION;

The proposed changes are consistent with previous approvals.

c) DOES NOT CREATE MORE ADVERSE IMPACTS ON SURROUNDING PROPERTIES THAN THE DEVELOPMENT APPROVAL OR PERMIT PROPOSED TO BE MODIFIED; AND

There will be no adverse impacts on surrounding properties from these changes. This will reduce traffic to the future neighborhood to the South.

d) IS CONSISTENT WITH THE COLORADO SPRINGS COMPREHENSIVE PLAN, OTHER PLANS ADOPTED BY CITY COUNCIL, AND THE INTENT OF THE ZONE DISTRICT IN WHICH THE PROPERTY IS LOCATED

The site is designated as a “Future Neighborhood” on the PlanCOS Vision Map and designated as a “high area of change” on the PlanCOS Areas of Change map, which highlights areas expected to have the most potential for land use changes, including vacant land. It is an area that will be considered a part of the future Banning Lewis Ranch future neighborhood typology. On the thriving economy map, Spinoffs and startups are expected adjacent to the site. The proposed application in additional implements or refines a development direction consistent with recent applications and the larger Banning Lewis Ranch Master Plan. The proposed applications are supportive of the Goals and Policies from PlanCOS as noted below:

Policy VN-1.A: Prioritize replicable, effective, and up-to-date neighborhood plans and programs for those areas with the most potential for change and need of direction.

Strategy VN-1.A-2: Amend zoning and subdivision regulations, as necessary, to implement Neighborhood Plans (e.g. redistricting, new zoning or design overlays, and/or changes to dimensional requirements).

Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements.

Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

Policy VN-3.C: Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability.

Strategy VN-3.C-1: Assign land use designations and implement zoning to support and facilitate neighborhood activity centers within walking or biking distance of residential area.

The proposed applications are supportive of future development and considerate of the effects on the general health, welfare and safety of neighborhoods in the immediate neighborhoods that have impact from growth in the area.