

# BANNING LEWIS RANCH - VILLAGE B1

## PUD CONCEPT PLAN AND ZONE CHANGE

**ARCHITECT/PLANNER**



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**DEVELOPER/CLIENT**  
CLAYTON PROPERTIES GROUP, LLC  
A COLORADO CORPORATION/DBA  
CLAYTON PROPERTIES GROUP, LLC  
1290 N. NEWPORT RD.  
COLORADO SPRINGS, CO 80906  
PHONE: (719) 380-9058

**PROPERTY OWNER**  
WALTON COLORADO, LLC  
14614 N. KIERLAND BLVD #120  
SCOTTSDALE, ARIZONA 85254

**DEVELOPER**  
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**PLANNER**  
LAI DESIGN GROUP  
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ENGLEWOOD, COLORADO 80112  
PH: (303) 734-1777

**ENGINEERING & SURVEYING**  
CLASSIC CONSULTING, INC.  
616 N. CASCADE AVE., SUITE 200  
COLORADO SPRINGS, CO 80903  
PH: (719) 765-0790

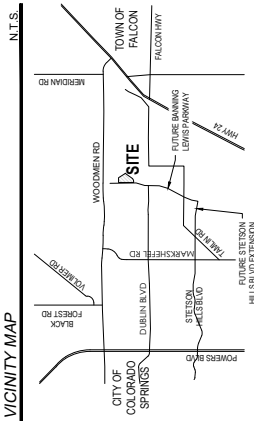
**PUP AMENDMENT HISTORY**

CITY FILE NUMBER	DATE APPROVED	DESCRIPTION	NOTES
CPC PUP 20-00030	PENDING	ORIGINAL APPROVAL	
CPC PUP 20-00429			

**LAND USE**

DEVELOPMENT DATA
MASTER PLAN: BANNING LEWIS RANCH CPC MP 87-00381
DEVELOPMENT AGREEMENT: CITY FILE XXX, DATED XXX-XX-XX
AVIGATION EASEMENT: RECEPTION # 21706867, DATED 06-15-2017
EXISTING ZONING: R5 / AO / SS (Multi-Family, Airport Overlay, Streamside Overlay)
EXISTING OVERLAYS: AIRPORT OVERLAY, STREAMSIDE OVERLAY
PROPOSED ZONING: PUD / AO
OVERLAYS TO REMAIN: AIRPORT OVERLAY
CURRENT LAND USE: VACANT / UNDEVELOPED
PROPOSED LAND USE: RESIDENTIAL
VILLAGE B1: SINGLE-FAMILY RESIDENTIAL
PROPOSED DENSITY: _____ MEDIUM DENSITY (3.5 - 7.99 UNITS / ACRE (SEE LAND USE NOTE 1))

NOTE: THE EXISTING ZONING AND OVERLAYS NOTED ARE FOR THE ENTIRE PARCEL THAT IS BEING REZONED. THE PROPOSED ZONING AND OVERLAYS FOR VILLAGE B1 IS REZONED. THE STREAMSIDE OVERLAY IS OUTSIDE OF THE AREA BEING REZONED.



**GENERAL NOTES**

- THE GROSS DENSITY RANGE IS THE DENSITY RANGE PROVIDED IN THE BANNING LEWIS RANCH OVERLAY MASTER PLAN AND AS SHOWN IN THIS PUD.
- REZONING TO PUD AUTOMATICALLY GOES TO CENTERLINE OF ADJACENT RIGHT-OF-WAYS AND THE ACREAGE WITHIN THE REZONED AREAS SHALL BE RECALCULATED TO REFLECT THE REZONING TO PUD. THE BANNING LEWIS RANCH PARKWAY, WITHIN VILLAGE B1 ARE TO BE VACATED AS PART OF THE REZONING. THE VACATED RIGHT-OF-WAY ACREAGE FOR THESE IS INCLUDED IN THE GROSS AREA FOR VILLAGE B1.
- THE BANNING LEWIS RANCH PARKWAY RIGHTS-OF-WAY ARE TO BE VACATED AS PART OF THIS REZONING.
- BANNING LEWIS RANCH PARKWAY AREAS CALCULATIONS ARE POST ROW VACATION OF REVISED BANNING LEWIS PARKWAY (1/42 ROW).
- THE GROSS AREA FOR ROWS INCLUDING STREETS ROW AND ROWS NOT SHOWN SHALL BE DETERMINED BY THE PLANS DEVELOPMENT PLAN. CONCEPT PLAN SHALL BE UPDATED WITH THE PLANS LAND USE (PRODUCT TYPE), DENSITY, AND ACREAGE PER LAND USE IN THE FILING DEVELOPMENT PLAN TABLE ON THIS SHEET.
- ANY CONSTRUCTION RESTRICTIONS OR CONDITIONS OF THE AVIGATION OVERLAY SHALL BE SHOWN ON THE PLANS. ANY RESTRICTIONS NOT SHOWN ON THIS SHEET AND GENERAL NOTES ON SHEET 2 FOR ADDITIONAL INFORMATION.
- FOR ROW AREAS SUBJECT FOR ANY REZONING WITHIN THE CONCEPT PLAN, INCLUDING SPACING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS ADJACENT TO THE STREAMSIDE OVERLAY ZONE, APPROVAL OF A DEVELOPMENT PLAN MUST BE OBTAINED, AND THE DEVELOPMENT PLAN MUST BE APPROVED BY THE CITY OF COLORADO SPRINGS. THE PROPERTY OWNER/DEVELOPER TO DENOTE THE STREAM CORRIDOR, NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE STREAM CORRIDOR. THE STREAM CORRIDOR ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
- FULL STRUCTURAL DESIGN WILL BE PROVIDED FOR ALL DEVELOPED PORTION. AS THE DEVELOPMENT PLAN IS APPROVED, THE 580 FACILITY WILL BE PUBLIC AND OWNED AND MAINTAINED FORD STRUCTURES BY THE CITY OF COLORADO SPRINGS. THE 580 FACILITY WILL BE A BANNING LEWIS RANCH METROPOLITAN DISTRICT.
- BANNING LEWIS RANCH CONSTRUCTION BETWEEN REZONED PUD, ROW, AND DUBLIN BLVD, WILL OCCUR AS TRAFFIC STUDIES FOR FUTURE BANNING LEWIS RANCH DEVELOPMENT ACTIVITIES DEEM IT NECESSARY TO COMPLETE THIS CONNECTION.
- THE MAXIMUM ALLOWED BUILDING HEIGHT IN BANNING LEWIS RANCH VILLAGE B1 SHALL BE THIRTY FIVE (35).
- CONSTRUCTION OF VILLAGE B1 WILL INCLUDE THE INSTALLATION OF AN INTERIM CONDITION OF BANNING LEWIS PARKWAY FROM REZONED PEAK OR NORTH TO THE PROPERTY LINE OF THE ROADWAY FROM REZONED PEAK OR, TO THE NORTH THAT ARE NOT A PART OF THE INITIAL CONSTRUCTION.

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**BANNING LEWIS RANCH - VILLAGE B1**  
**PUD CONCEPT PLAN**  
**COLORADO SPRINGS, CO**  
**COVER SHEET**

**PROJECT INFORMATION**  
PROJECT # 191004  
DRAWN BY: DO  
CHECKED BY: RH

**ISSUE RECORD**

ISSUE NUMBER	DATE	DESCRIPTION
1	01/22/20	ISSUE
2	02/02/20	ISSUE
3	02/20/20	ISSUE
4	03/05/20	ISSUE

**CPC PUP 20-00030**  
**CPC PUP 20-00429**

**SHEET NUMBER**  
1  
1 OF 4

**FILING DEVELOPMENT DATA**

FILE NO.	LAND USE	AC.	UNITS	DENSITY
FILING 40	SFD RESIDENTIAL	15.9	60	3.8
FILING 41	SFD RESIDENTIAL	3.8	36	9.5
FILING 42	SFD RESIDENTIAL	12.8	65	5.1
<b>TOTALS</b>		<b>32.44</b>	<b>161</b>	<b>5.0</b>

NOTE: FILING DEVELOPMENT DATA INFORMATION WILL BE PROVIDED AND/OR UPDATED WITH VILLAGE B1 PUD DEVELOPMENT PLAN SUBMITTALS.

**SHEET INDEX**

- COVER SHEET
- NOTES & ROW VACATION
- CONCEPT PLAN / ZONE CHANGE
- UTILITY SERVICE PLAN

**FLOODPLAIN**

ACCORDING TO FLOOD INSURANCE RATE MAP NO. 084103450, EFFECTIVE DATE DECEMBER 2018, THE ABOVE PROJECT DOES NOT FALL INTO A DESIGNATED FEMA FLOOD ZONE.

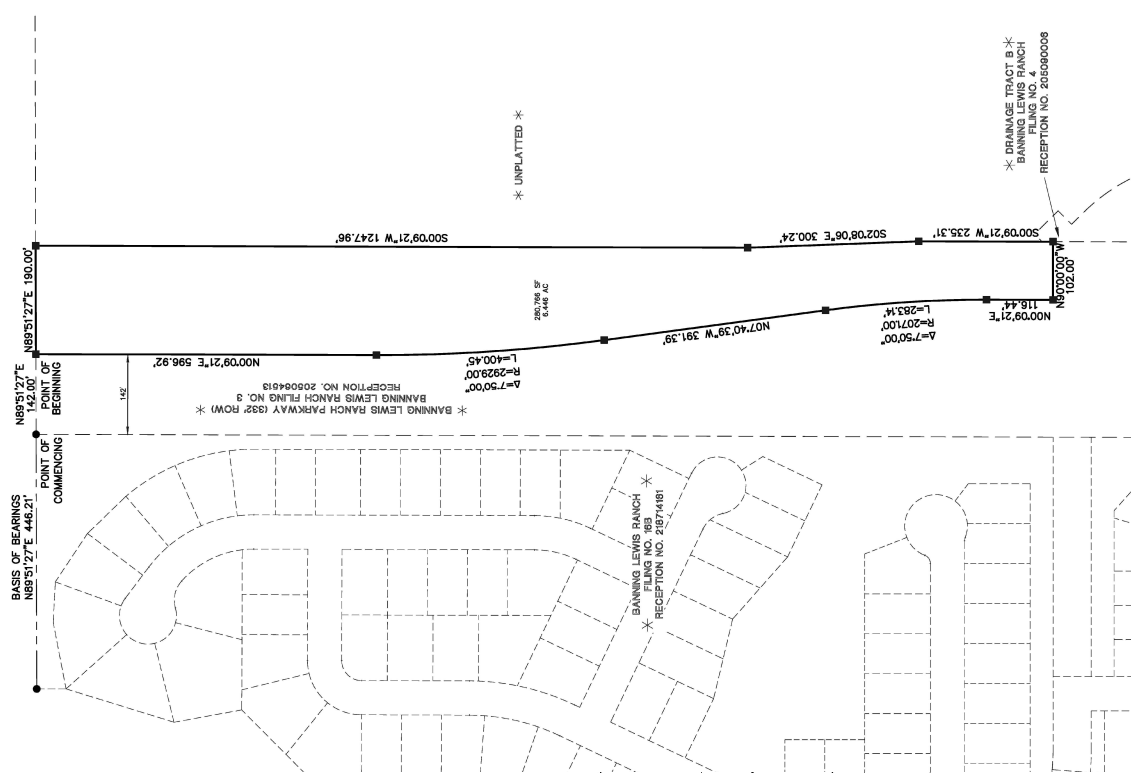
**GEOLOGIC HAZARD STUDY DISCLOSURE**

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A PRELIMINARY SUBSURFACE SOIL INVESTIGATION REPORT PREPARED BY ENTERIC ENGINEERING, INC. DATED JANUARY 2, 2020. A COPY OF SAID REPORT HAS BEEN SUBMITTED WITH THIS APPLICATION.

**AVIGATION EASEMENT STATEMENT**

THE AVIGATION EASEMENT DEDICATED HEREIN FOR PUBLIC AVIGATION PURPOSES, SHALL BE CONSIDERED A PUBLIC EASEMENT SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE COVER SHEET. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

**PROPOSED VILLAGE B1 R.O.W. VACATION PLAN**



**LEGAL DESCRIPTION FOR PROPOSED VILLAGE B1 R.O.W. VACATION**

**LEGAL DESCRIPTION:**  
 A PARCEL OF LAND BEING A PORTION OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH, EL PASO COUNTY, COLORADO, LOCATED IN SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BASIS OF BEARINGS:  
 THE NORTHERN BOUNDARY OF BANNING LEWIS RANCH PLNG. NO. 189 RECORDED UNDER RECEPTION NO. 21974181 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON A BEARING OF N68°14'07\"/>

**LEGAL DESCRIPTION FOR VILLAGE B1 BOUNDARY**

**LEGAL DESCRIPTION:**  
 A PARCEL OF LAND BEING PORTIONS OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH, EL PASO COUNTY, COLORADO, LOCATED IN SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BASIS OF BEARINGS:  
 THE NORTHERN BOUNDARY OF BANNING LEWIS RANCH PLNG. NO. 189 RECORDED UNDER RECEPTION NO. 21974181 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON A BEARING OF N68°14'07\"/>

**GENERAL NOTES**

- DETACHED SIDEWALKS TO RUN ADJACENT TO ALL PUBLIC STREETS THROUGHOUT THE DEVELOPMENT FOR PEDESTRIAN CIRCULATION.
- ALL PARKS, WHETHER PRIVATE OR PUBLIC, ARE TO BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
- SITE SIGNAGE, LIGHTING AND LANDSCAPING WILL BE ADDRESSED AT THE DEVELOPMENT PLAN LEVEL.
- EXISTING UTILITIES SHALL BE IDENTIFIED AND PROTECTED. EXISTING UTILITIES SHALL BE CLASSIFIED AS LOCAL OR REGIONAL UNLESS OTHERWISE INDICATED.
- RESIDENTIAL LOTS WILL NOT BE PERMITTED DIRECT ACCESS TO FREeways, MAJOR OR MINOR ARTERIAL STREETS, OR COLLECTOR STREETS.
- 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 EMPLOYMENT THEREOF.
- EXISTING UTILITIES SHALL BE IDENTIFIED AND PROTECTED BY THE CITY'S LAND SPECIALIST. COORDINATED SORT PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY'S LAND SPECIALIST.
- SECOND BARRIERS/RETENTION SHALL BE REQUIRED FOR RESIDENTIAL LOTS ADJACENT TO BANNING LEWIS PARKWAY.
- THE SECONDARY (ENTRY) OFF BANNING LEWIS PARKWAY SHALL BE A FULL MOVEMENT INTERSECTION.
- PER THE ANNEXATION AGREEMENT AND AT THE REQUEST OF THE CITY TRAFFIC ENGINEER THE SIGNALS ARE NOT TO BE PLACED AT THE INTERSECTION OF BANNING LEWIS PARKWAY AND SAUNDERS AVENUE UNTIL THE SIGNALS ARE NEEDED AS PART OF THE CITY TRAFFIC ENGINEER'S ADONIS DEVELOPMENT INTERSECTIONS WITH DURBIN BOULEVARD AND THE FUTURE BANNING LEWIS PARKWAY.
- EXISTING UTILITIES AND PUBLIC IMPROVEMENTS ARE SUBJECT TO ANY FUTURE DEVELOPMENT AGREEMENT.
- ALL BANNING AND CONSTRUCTION OF THE ROADWAYS AND PARKWAYS SPACE IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE PUBLIC IMPROVEMENTS PROVISION TABLE OF THIS PUD.

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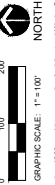
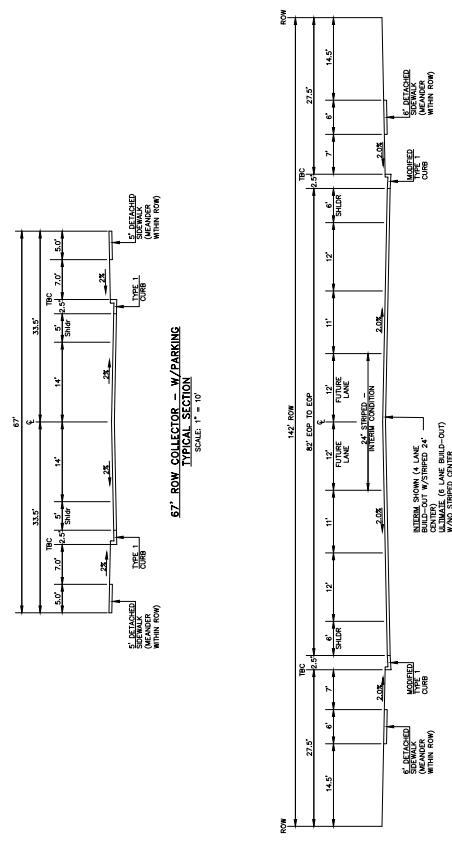
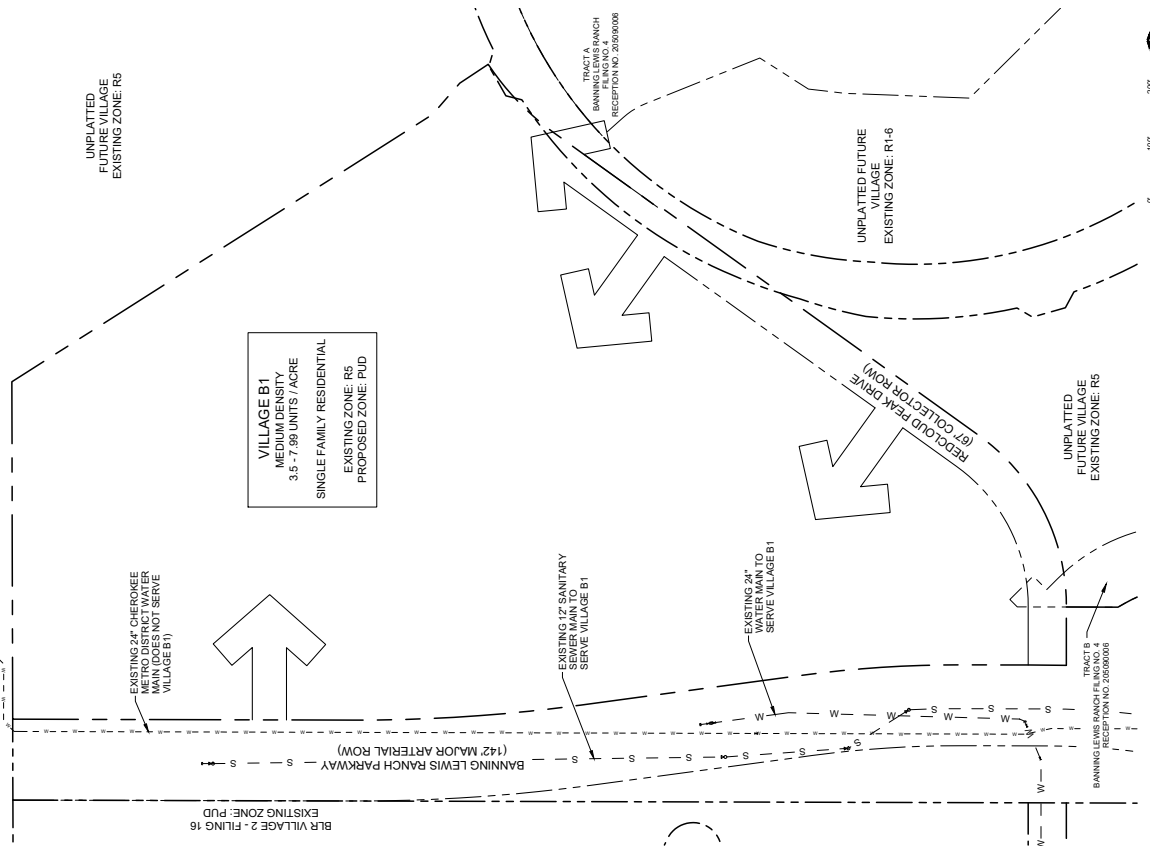
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BANNING LEWIS RANCH - VILLAGE B1  
 PUD CONCEPT PLAN  
 COLORADO SPRINGS, CO  
 UTILITY PLAN

PROJECT INFORMATION  
 PROJECT # 191004  
 DRAWN BY: DO  
 CHECKED BY: RH

ISSUE RECORD	
1.1.5.0000	01/02/20
2.0.0.0000	05/07/20
3.0.0.0000	09/22/20
4.0.0.0000	08/05/20

CPC PUP 24-0150  
 CPC PIZ 24-0020  
 SHEET NUMBER



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