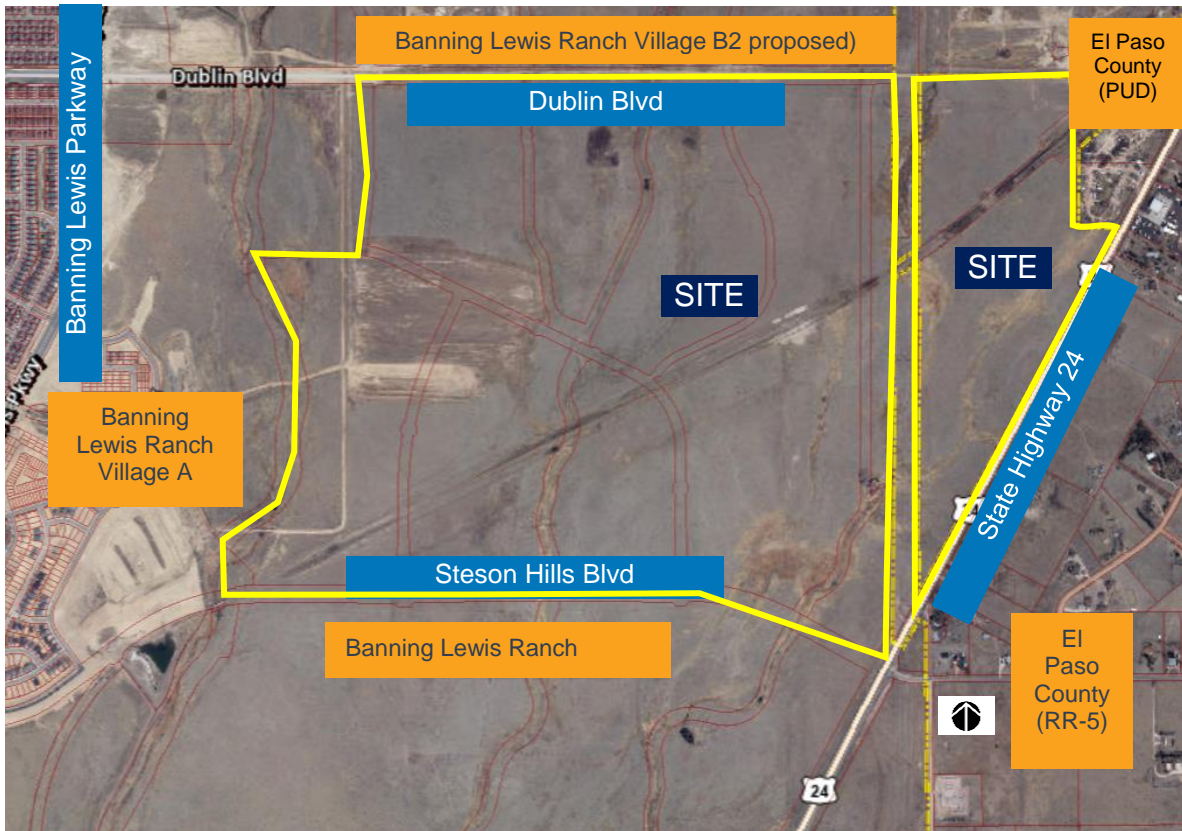


BANNING LEWIS RANCH VILLAGE C

Planning Commission July 8, 2026

Staff Report by Case Planner: Tamara Baxter



Quick Facts

Applicant

LAI Design Group

Property Owner

Walt Colorado LLC

Developer

Clayton Properties Group II, Inc. DBS
Oakwood Homes of Colorado Springs

Address / Location

South of Dublin Boulevard extension;
east of Banning Lewis Parkway; north of
Stetson Hills Boulevard extension; west
of Hwy 24

TSN(s)

5300000733; 5300000653; 5300000546;
5300000538; 5300000540; 5313000103;
5313000104; 5300000000

Site Area

658.34 acres

Proposed Land Use

Commercial and Residential

Applicable Code

Unified Development Code (UDC)

Council District

#6

Project Summary

The Banning Lewis Ranch Village C project includes concurrent applications for a Land Use Plan, Zone Map Amendment (Rezone), and six Development Standards Adjustments for 658.34 acres of land north of Stetson Hills Boulevard, west of Highway 83, south of Dublin Boulevard, and east of Banning Parkway; and a concurrent application for a Street Vacation is also being considered.

File Number	Application Type	Decision Type
LUPL-25-0008	Land Use Plan	Quasi-Judicial
ZONE-25-0020	Zone Map Amendment (Rezone)	Quasi-Judicial
ZONE-25-0021	Zone Map Amendment (Rezone)	Quasi-Judicial
DSVA-25-0002	Development Standards Adjustment	Quasi-Judicial
DVSA-25-0004	Development Standards Adjustment	Quasi-Judicial
DVSA-25-0005	Development Standards Adjustment	Quasi-Judicial
DVSA-25-0006	Development Standards Adjustment	Quasi-Judicial
DVSA-25-0007	Development Standards Adjustment	Quasi-Judicial
DVSA-25-0008	Development Standards Adjustment	Quasi-Judicial

Zoning and Overlays

Current: R-1 6/R-5/cr/R-1 6/cr/R-E/R-5/MX-M/AP-O/SS-O (Single-Family - Medium; Multi-Family High with Conditions of Record; Single-Family -Medium with Conditions of Record; Single-Family - Estate; Multi-Family High; Mixed-Use Medium Scale and Airport and Streamside Overlays) and R-E/R-1 6/cr/SS-O/AP-O (Single-Family Estate; Single-Family - Medium with Conditions of Record and Airport and Streamside)

Proposed: R-Flex Medium/AP-O/SS-O (R-Flex Medium and Airport and Streamside Overlays) and MX-M (Mixed-Use Medium Scale)

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Banning Lewis Ranch #2 (Ordinance 88-115)	August 9, 1988
Subdivision	N/A	N/A
Master Plan	Banning Lewis Ranch	1988
Prior Enforcement Action	N/A	N/A

Site History

In 1988, Banning Lewis Ranch Village B2 Master Plan was approved following the Banning Lewis Ranch #2 annexation, which brought this property into the City of Colorado Springs. The master plan envisioned a mix residential-low, medium, and high-density areas; commercial; park facilities; and two school sites. The subject area is part of the overall Banning Lewis Ranch Master Plan and is being reviewed under the current UDC which modifies to implementation section for this plan.

Applicable Code

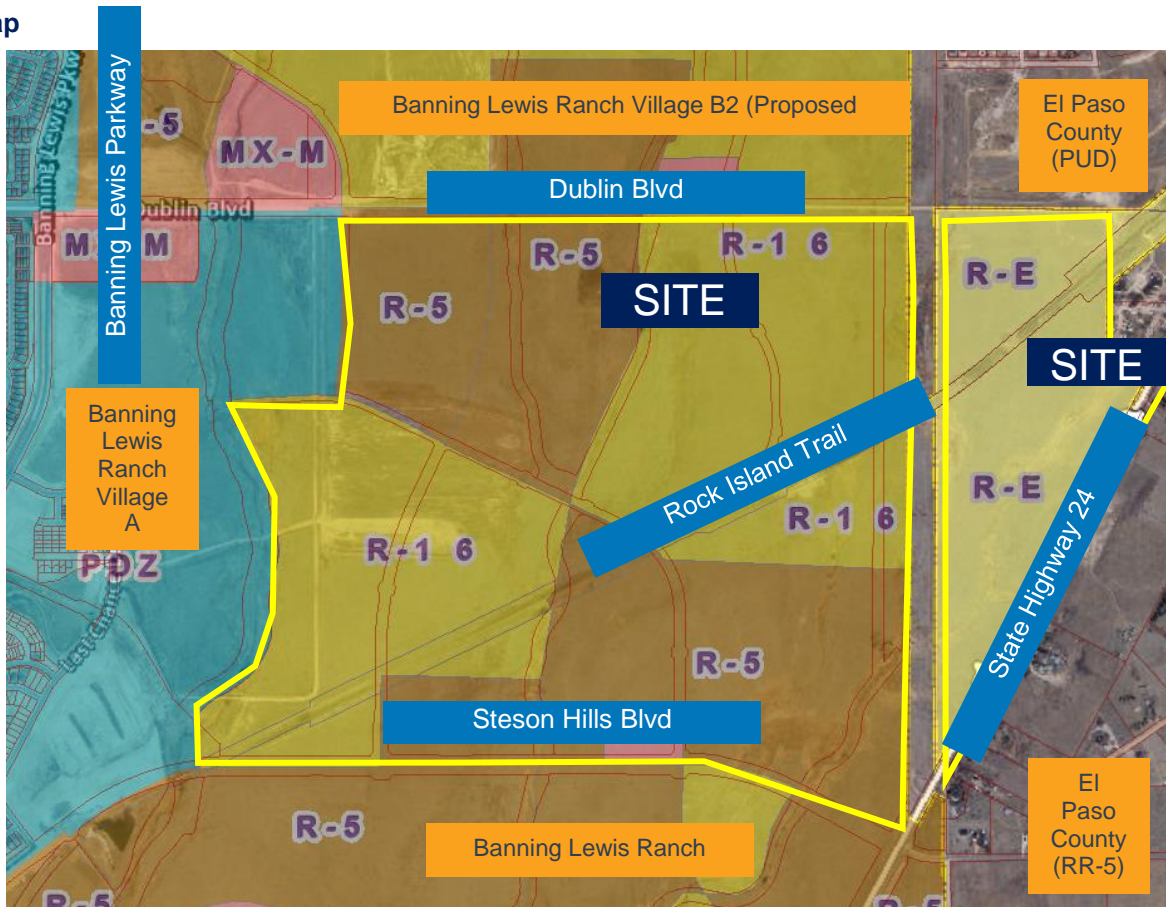
The subject applications were submitted after the implementation date (June 5, 2023) of the ReTool project. The subject applications were reviewed under the Unified Development Code (UDC) of the City Code. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	Zoning	Existing Use	Special Conditions
North	PDZ/R-5/cr/R-1 6/MX-M cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Conditions of Record, Single Family-Medium, Mixed-Use Medium Scale with Conditions of Record, and Airport and Streamside Overlays) and PDZ/R-5/cr/AP-O/SS-O (Planned Development Zone District; Multi-Family High with Airport and Streamside Overlays)	Vacant	Proposed Banning Lewis Ranch Village B2
West	RR-5 (Residential Rural)	Single Family Residential	El Paso County
South	R-5/cr/R-1 6/MX-M/cr/AP-O/SS-O (Multi-Family High with Conditions of Record/ Single Family-Medium/Mixed-Use Medium with Conditions of Record, and Airport and Streamside Overlays)	Vacant	N/A
East	PDZ/AP-O/SS-O (Planned Development Zone District and Airport and Streamside Overlays)	Single-Family Residential detached and attached	Banning Lewis Ranch Village A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	4 (Administrative Review; x2 Neighborhood Meetings; Prior to Planning Commission Hearing)
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	157 (Initial Review) / 382 (Neighborhood Meeting) and (Planning Commission) Posters were installed along each street or right-of-way frontage of the property per UDC Section 7.5.406
Number of Comments Received	Six (written)

Public Engagement

- A neighborhood meeting for BLR Village C was held on September 16, 2025. This neighborhood meeting introduced Village C and its relationship with BLR Village B2. Primary concerns raised by neighbors included traffic and roadway impacts, water supply, density, community amenities, parks, and schools.
- Six written public comments were received in opposition, expressing general concerns about water availability, traffic and roadway capacity, growth and density, and park provision. The Applicant provided a written response to the public comments (refer to "Attachment 1 – Public Comments and Response to Public Comments"). No follow-up correspondence from the public was received.

Timeline of Review

Initial Submittal Date	June 13, 2025
Number of Review Cycles	Five (5)
Item(s) Ready for Agenda	June 15, 2026

Agency Review

Traffic Impact Study

A Traffic Impact Study (TIS) initially dated October 2024, and revised in March 2025, prepared by SM Rocha, LLC Traffic and Transportation Consultants, was submitted for review and City Traffic Engineering agreed with the findings and recommendations. As future development ensues in BLR Village C, City Traffic Engineering may require updates to the TIS as needed for future entitlement applications.

Colorado Department of Transportation (CDOT)

CDOT reviewed the Traffic Impact Study (TIS). CDOT identified a few remaining revisions needed in the TIS related to the Stetson Hills Boulevard and State Highway 24 intersection, per the June 15, 2026, CDOT letter. City Traffic Engineering was in receipt of this letter and indicated that no further review of the TIS is necessary by Traffic Engineering but requires the final version of the TIS to be uploaded to the city file. CDOT's request that *"the City of Colorado Springs hold the recordation of the final plat for BLR Village C until such a time CDOT has executed Access Permits in place in accordance with the state statutes,"* the development plans and plats will be reviewed by the City in accordance with then applicable traffic study requirements for timing and contribution to on and off site roadway requirements.

School District

District 49 comments were addressed during the review of this project. The school sites identified on the Land Use Plan are acceptable to the school district.

Parks

City Parks, Recreation, & Cultural Services (“City Parks”) reviewed the project. The Land Use Plan for Village C proposes residential development which triggers Park Lands Dedication requirements, City Code (UDC) 7.4.307. The Land Use Plan reflects a 16.01-acre neighborhood park land obligation, to be met by the Type I metro district owned neighborhood park option of alternative compliance at 100 percent of the neighborhood park land dedication requirement, and 19.41-acre community park land obligation to be dedicated as a summed 35-acre Community Park site, which also incorporates includes Banning Lewis Ranch Village B2’s community park obligation. Parks Advisory Board reviewed the Banning Lewis Ranch C Land Use Plan proposal for Park Land Dedication on May 14, 2026, and June 11, 2026. Parks Advisory Board unanimously voted to recommend Land Use Plan approval to City Council by providing land for metro district owned neighborhood parks and providing land for a summed community park for BLR Village B2 and BLR Village C.

Stormwater Enterprise (SWENT)

Stormwater comments were addressed during the initial review of this project.

Colorado Springs Utilities

Colorado Springs Utilities (CSU) comments were all addressed during the initial review of this project.

City Budget Office

The City Budget Office reviewed the Land Use Plan and provided two Fiscal Impact Analysis (FIA) scenarios (refer to “Attachment 2 – FIA Combined Summary BLR Village C Scenario 1” and “Attachment 3 – FIA Combined Summary BLR Village C Scenario 2.” For both scenarios, the FIA indicates a positive cumulative cashflow for the City during the 10-year timeframe. The annual revenue generated from the development exceeds the annual cost of city services provided to the development.

City Engineering Department Review (EDR)

EDR reviewed the Land Use Plan and all comments were addressed. EDR has requested that General Note 24 be amended to the following (the modified language is bolded below). This request has been added as a technical modification and will be added to the Land Use Plan prior to being stamped approved.

*“Stetson Hills Blvd. - Developer to build Stetson Hills Blvd. improvements, including a bridge over East Fork Sand Creek, as specified in the Traffic Impact Study prepared October 2024, revised March 2025, by SM Rocha LLC. The bridge **will be fully constructed to convey the entire cross section of Stetson Hills Blvd. (including all necessary structure utility and drainage infrastructure), and the roadway will be constructed initially as a half section, with buildout to the ultimate section when development reaches 50% or as otherwise required by future development plans, plats, applicable agreements with landowners south of Stetson Hills Blvd. Construction timing is determined by pave of development construction and future development plans and plats. Financial assurances for construction of the full buildout of Stetson Hills Blvd. must be posted prior to the beginning of roadway construction.**”*

Application Type Analysis

Summary of Application

The project (herein referenced as “Banning Lewis Ranch Village C”) consists of 658.34 acres located east of Banning Lewis Parkway, south of Dublin Boulevard, north of Stetson Hills Boulevard and west of Highway 24. The project area is currently zoned R-1 6/R-5/cr/R-1 6/cr/R-E/R-5/MX-M/AP-O/SS-O (Single-Family - Medium; Multi-Family High with Conditions of Record; Single-Family -Medium with Conditions of Record; Single-Family - Estate; Multi-Family High; Mixed-Use Medium Scale and Airport and Streamside Overlays) and R-E/R-1 6/cr/SS-O/AP-O (Single-Family Estate; Single-

Family - Medium with Conditions of Record and Airport and Streamside) (refer to “Attachment 4 – BLR Village C Project Statement).

Under the UDC, master plans and concept plans became land use plans. Thus, the proposed Land Use Plan provides for revisions of the previous lands use designations shown on Sheet 5 of the Land Use Plan set (refer to “Attachment 5 – Banning Lewis Ranch Village C Land Use Plan”) to establish a primarily residential development with commercial opportunities and residential adjacent to State Highway 24.

The project includes a concurrent request for a 25.845-acre, cumulative, right-of-way vacation of Falcon Meadows Boulevard, Vista Del Prado Boulevard, Vista Del Oro Boulevard, and several segments along Dublin Boulevard and Stetson Hills Boulevard (refer to “Attachment 6 – Banning Lewis Ranch Filing 3 ROW Vacation Plat”). The proposed right-of-way vacation area is included in the proposed Zone Map Amendment and Land Use Plan request outlined below.

There are two Zone Map Amendment requests associated with this application: one proposes to change the 115.54 acres from R-E/R-1 6/cr/SS-O/AP-O (Single-Family Estate; Single-Family - Medium with Conditions of Record and Airport and Streamside) to MX-M (Mixed-Use Medium Scale) (refer to “Attachment 7 – Exhibit A and Exhibit B_BLR Village C MX-M”). The second rezone application proposes changing 546.79 acres from R-1 6/R-5/cr/R-1 6/cr/R-E/R-5/MX-M/AP-O/SS-O (Single-Family - Medium; Multi-Family High with Conditions of Record; Single-Family -Medium with Conditions of Record; Single-Family - Estate; Multi-Family High; Mixed-Use Medium Scale and Airport and Streamside Overlays) to R-Flex Medium/AP-O/SS-O (R-Flex Medium and Airport and Streamside Overlays) (refer to Attachment 8 – Exhibit A and Exhibit B_BLR Village C_R-Flex Medium”).

Application Review Criteria – UDC

Land Use Plan (LUPL-25-0008)

Per the UDC, a Master Plan or Concept Plan approved prior to the effective date of the UDC shall not expire unless the Master or Concept Plan includes an expiration date. The Banning Lewis Master Plan approved in 1988, necessitated the previous land use designations to be revised, thus a Land Use Plan for BLR Village C was submitted. In addition, Zone Map Amendment applications for the subject property require an accompanying Land Use Plan application or a development plan application. Due to the size of this project, a land use plan was submitted. Pursuant to UDC Section 7.5.514 (Land Use Plan, Purpose), “a *Land Use Plan is used to review the impact of the proposed land uses on surrounding development early in the project planning process. Land Use Plans contain an outline of a proposed zone district or project that shows land uses, development intensities and densities, access points, green space or public open space systems, and areas that should be preserved or protected.*”

The Land Use Plan application (refer to “Attachment 5 – Banning Lewis Ranch Village C Land Use Plan”) illustrates the envisioned commercial and residential developments with proposed access, roadway extensions, and connections to future development beyond the limits of the project. BLR Village C is located directly east of existing BLR Village A. The majority of BLR Village C will be a medium density residential (3.0-16.0 dwelling units permit acre). The ultimate number of units is based on the R-Flex Medium zone density with limitations for building area and future land dedication and other factors. Throughout the residential planned area, the Applicant proposes 5-foot sidewalks to run adjacent to all public streets throughout the development for pedestrian circulation. This will allow for safe access to the proposed school sites and other designations within the planned area. A portion of the project is adjacent to US Highway 24. This area has been designated for a greater variety of potential uses such as commercial, multi-family residential or single-family residential.

The Banning Lewis Master Plan, originally approved in 1988, established a vision of high-density residential development throughout the master planned area. This plan has been amended multiple times to reflect evolving residential development patterns. Market conditions have evolved over the last three decades and the proposed changes are a proactive response to infill development and respond to current market conditions. The proposed land use designation change maintains a primarily residential land use classification and is compatible with existing and proposed residential land uses to the west, and future development to the north (BLR Village B2).

The BLR Village C Land Use Plan identifies a Public Safety parcel intended for a future fire station, two school sites consisting of a PK-8 campus and a High School Campus, and a 35-acre Community Park. Four neighborhood parks sites totaling 16.25 acres, comprised of two 3.5-acre sites, one 4.5-acre site, and one 4.75-acre site, are proposed to meet the

PLDO neighborhood parkland obligation, estimated at 16.01 acres through the Type 1 option of Alternative Compliance per City Code Section 7.307.F.2.a. A portion of the project is adjacent to US Highway 24. This area has been designated for a greater variety of potential uses such as commercial, multi-family residential or single-family residential.

The 50-foot Rock Island Trail Corridor easement traverses the project. The City will construct the trail as funding becomes available. This trail will provide future connection to city trail networks. The Developer will coordinate with the City when any over-lot grading impacts or includes the easement, and any interim use will be coordinated with the Parks Department to minimize maintenance issues. In addition, the Developer will coordinate with the City Traffic and Public Works when the trail intersects public right-of-way and street improvements. The Rock Island Trail corridor allows for direct pedestrian access to school sites and neighborhood parks, with additional internal neighborhood connections to the Community Park site.

Pursuant to City Code Section 7.5.504.C.3, *“if the Land Use Plan is submitted in connection with an application to establish a zone district or to change zone district boundaries shall be reviewed based on the following criteria:”*

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

The proposed Land Use Plan is consistent with the goals and objectives of PlanCOS. The City has *“the land capacity to absorb our expected population and employment growth through 2040, primarily within existing city limits, but also with some targeted annexed areas. While the majority of this capacity is located in Banning Lewis Ranch, other newly developing areas of the city have their own opportunities. Together, the combination of vacant and redevelopable parcels in the generally developed areas of the city represents an opportunity for our community’s development needs”*

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

The Applicant initially submitted a request for a PDZ (Planned Development Zone District) zone district under UDC. In accordance with City Code (UDC) Section 7.2.702 (Eligibility for Rezoning to a PDZ District), *“A PDZ district is only permitted where the proposed design could not be developed using conventional zone districts or UDC standards (including available tools allowing flexibility within those districts).”* Thus, Planning Staff encouraged the Applicant to use conventional zoning such as R-Flex Medium. The R-Flex Medium zone district *“accommodates a mix of detached and attached low- to medium-density housing up to a maximum residential density of five (5) to sixteen (16) dwelling units per acre.”* Some of the development standards in this conventional zone district are being requested to be adjusted based on project type that is used in adjacent Villages that have a PDZ zoning (refer to Attachment 9 – BLR Village Development Standards Adjustment Project Statement). Refer to the Development Standards Adjustment section in this report. No adjustments are being made to the area of the project to be zoned MX-M (Mixed-Use Medium Scale).

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

BLR Village C is compatible with surrounding land uses and development intensities, which include medium density residential or medium density mixed use within existing and future BLR Villages.

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

The surrounding area adjacent to BLR Village C is a developing area; hence, staff do not anticipate that the proposed use will negatively impact on the neighborhood and the community. The permitted and requested uses are appropriate to the surrounding area. The proposed development will continue the community’s character.

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

The Land Use Plan identifies access nodes off major arterials. Future road connections will be coordinated through subsequent development plans in accordance with City Standards. A Traffic Impact Study (TIS) for the BLR Village C development was prepared by SM Roch, LLC dated October 2024 and revised in March 2025. The proposed

hierarchy of existing and extended arterial and collector streets improves overall connectivity. Future residential and local streets will be designed as BLR Village C builds out. Trip generation forecasts remain within the capacity of adjacent major roads as identified in the TIS reviewed by City Traffic Engineering.

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

It has been determined by all city agencies based on the applications and support documentation reviewed that the proposed BLR Village C project will not overburden existing or planned streets, utilities and other public facilities.

g. *Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.*

The proposed land use and zoning pattern provides appropriate transitions in height and intensity between mixed-use or higher-density areas and adjacent low-density residential areas, consistent with UDC transition requirements

Staff find that the proposed Land Use Plan meets the review criteria listed above.

Zone Map Amendment [ZONE-25-0020 and ZONE-25-0021]

A Zone Map Amendment (Rezone) of zone of 111.54 acres, which is a portion of the larger 658.34-acre unplatted parcel, from R-E/R-1 6/cr/SS-O/AP-O (Single-Family Estate; Single-Family - Medium with Conditions of Record and Airport and Streamside) to MX-M (Mixed-Use Medium Scale) is being requested for future commercial and residential uses along US Highway 24 (refer to "Attachment 7 – Exhibit A and Exhibit B_BLR Village C MX-M").

The proposed MX-M zoning supports commercial and higher-density residential land uses along US Highway 24 and provide flexibility for future development. The purpose of the MX-M zone district is to accommodate a mix of commercial, retail, office, multi-family residential and civic uses. MX-M zone district is *"intended to accommodate the development of new activity centers in emerging growth areas."* The proposed MX-M zoning will provide a mixed-use area along State Highway 24. Future commercial opportunities will support future and existing residents in Village C as well as serve the residents in the surrounding residential developments. If approved, this area will become one of two commercially zoned properties along Stetson Hills Boulevard from Banning Lewis Parkway to State Highway 24.

A change of zone of 546.79 acres, which is a portion of the larger 658.34-acre unplatted parcel, from R-1 6/R-5/cr/R-1 6/cr/R-E/R-5/MX-M/AP-O/SS-O (Single-Family - Medium; Multi-Family High with Conditions of Record; Single-Family - Medium with Conditions of Record; Single-Family - Estate; Multi-Family High; Mixed-Use Medium Scale and Airport and Streamside Overlays) to R-Flex Medium/AP-O/SS-O (R-Flex Medium and Airport and Streamside Overlays) is being requested for future residential uses. This area is east of BLR Village A and west of the 50-foot utility easement.

The R-Flex Medium zone district *"accommodates a mix of detached and attached low- to medium-density housing up to a maximum residential density of five (5) to sixteen (16) dwelling units per acre."* The density of the proposed Village B2 to the north has a density of 3.5 -7.99 dwelling units per acre. A Development Standards Adjustment is being requested to reduce the minimum density in the R-Flex Medium zone district to 3.0 dwelling units per acre, though the maximum dwelling units per acre will remain at 16 dwelling units per acre. The R-Flex Medium zone district is being requested because the dimensional standards are closer to the dimensional standards of the proposed BLR Village B2 to the north which is being rezoned to PDZ (Planned Development Zone District) under previous Chapter 7. R-Flex Low and R-Flex High do not allow for the residential density range that R-Flex Medium allows with an adjustment which will allow the continued use of the developer's project type.

A Land Use Plan, discussed above in this report, has been submitted concurrently with the Zone Map Amendment requests.

Pursuant to City Code Section 7.5.704.D, *"an application for an amendment to the zoning map shall be subject the following 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).*

The proposed development pattern of the BLR Village C project is consistent with PlanCOS and its guidance regarding Future Neighborhoods, mixed-use patterns, connectivity, and infrastructure efficiency. See below PlanCOS section for further discussion on the project's compliance with the City's Comprehensive Plan.

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

This is a new development; thud. staff does not anticipate adverse impacts to public health, safety, welfare, or the built environment.

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

Since the late 1980s, this portion of Banning Lewis Ranch has been envisioned for a mix of land uses to support the needs of the community as it changed. The availability of housing options and proximity of neighborhood commercial opportunities make this a good development proposal for the area.

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.*

BLR Village B2 consists of 658.34 acres. The size, scale, height, density of the proposed rezoning will be in conformance with the development standards of the R-Flex Medium and MX-M (Mixed-Use Medium Scale) zone districts per the UDC. The proposed rezoning is compatible with surrounding development or can be made compatible with surrounding development through approval conditions. Aside from the development standards adjustment requests related to the R-Flex Medium zoning discussed below in this report, staff does not recommend approval conditions.

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 displacement of existing 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.*

Although the proposed rezoning applies to a substantial 658.34-acre area rather than a relatively small parcel, the application demonstrates that the change in zoning will not create significant dislocations for existing tenants or occupants. Much of the area is either undeveloped or currently utilized in ways that are compatible with the proposed zoning transition, which minimizes the potential for displacement. Where changes in use or intensity may occur, the associated impacts are mitigated through phased implementation, infrastructure planning, and coordination with property owners to ensure orderly transitions.

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 Subsection 7.5.514.C.3 (Land Use Plan Criteria).*

The Banning Lewis Ranch Village C Land Use Plan (refer to "Attachment 5 – Banning Lewis Ranch Village C Land Use Plan) accompanies the zone change request. The Land Use Plan is discussed above in this report and complies with the applicable criteria in City Code Section 7.5.514.C.3.

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.*

As noted above, a Land Use Plan was reviewed concurrently with the zone change request. The Land Use Plan is discussed above in this report and complies with the applicable criteria in City Code Section 7.5.514.C.3.

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 7.2.607.D.4 shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.*

Not applicable. Creation of an ADS-O district is not being requested.

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.*

Not applicable. A rezoning to a PDZ district is not being sought.

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)). (Ord. 23-03)*

The Applicant has requested six Development Standards Adjustments related to the conventional zoning of R-Flex Medium to allow for the developer’s product portfolio similar to existing Villages in this area. The Development Standards Adjustments are discussed below in this report.

City Planning staff finds the application to be consistent with the purpose for the two zone change requests, as set forth in City Code Section 7.5.704.D of the UDC.

Development Standards Adjustment [DSVA-25-0002; -0004; -0005; -0006; -0007; and -0008]

The Development Standards Adjustment process provides a mechanism for the Planning Commission to authorize deviations from certain development standards in Article 7.4 (Development Standards and Incentives). Allowing development to occur in a manner that meets the intent of this Code, yet through an alternative design that does not strictly comply with the Code's standards. This Section authorizes a site-specific development alternative that is equal to or better than the strict application of the standards of this UDC.

The following Development Standards Adjustments are being requested as part of conventional R-Flex Medium zone district, to accommodate the developer’s product portfolio, consistent with other BLR Village B2 (refer to “Attachment 9 – BLR Village C _Development Standards Adjustment Project Statement” and “Attachment 10 – BLR Village C Development Standards Adjustment Plan”). The Development Standards Adjustment Plan provides typical details to illustrate the following adjustments requested.

- 1) A Development Standards Adjustment to City Code Section 7.2.209.B, Table 7.2.2-I, to provide a density range of area of 3-16 du/ac in the R-Flex Medium Zone District where 5-16 du/ac;
 - This adjustment request is intended to allow development of lower density, similar to BLR Village B2 to the north. The density of BLR Village B2 is proposed at 3.5-7.99 dwelling units per acre.
 - The maximum of 16 dwelling units per acre has been requested not to be modified.

Table 7.2.2-I R-Flex Medium: Lot and Building Standards	
Density and Lot Standards	
Residential density range of area included in Land Use Plan	5 – 16 du/ac
Lot area (minimum)	
<i>Residential uses</i>	1,500 sf per du
<i>Non-residential uses</i>	N/A

- 2) A Development Standards Adjustment to City Code Section 7.2.209.B, Table 7.2.2-I, provide minimum lot area for residential uses of 1,000 square feet per dwelling unit in the R-Flex Medium Zone District where 1,500 square feet per dwelling unit;
 - This adjustment request is intended to allow the developers to have the smallest product footprint, enabling more affordable homes for first-time buyers.

Table 7.2.2-I R-Flex Medium: Lot and Building Standards	
Density and Lot Standards	
Residential density range of area included in Land Use Plan	5 – 16 du/ac
Lot area (minimum)	
<i>Residential uses</i>	1,500 sf per du
<i>Non-residential uses</i>	N/A

3) A Development Standards Adjustment to City Code Section 7.4.203.A, Table 7.4.2-E, to provide second and third floor encroachments of principal structure into the front setback up to 2 feet for length of the building where up to 30 inches but not closer than 2 feet to any property line;

- This adjustment request is intended to allow current architectural design within other PDZ (Planned Development Zone Districts) zoned BLR Villages to continue.

Table 7.4.2-E Authorized Exceptions to Setback Requirements	
Type of Exception	Extent of Exception
Architectural features (cornice, eaves, belt course, sill canopy, or other similar features, not including a bay window or vertical projection)	Up to 30 inches but not closer than 2 feet to any property line.

4) A Development Standards Adjustment to City Code Section 7.2.209.B, Table 7.2.2-I, to provide corner lot side street, residential use, setback of 10 feet where 15 feet is required;

- This adjustment request is intended to allow current project layout found within existing PDZ (Planned Development Zone District) zoned BLR Villages to be continued within BLR Village C.

Table 7.2.2-I R-Flex Medium: Lot and Building Standards		
Setbacks (minimum)		
B	Side	
	Interior, residential use	1 ft minimum with 6 ft combined both sides, or 0 ft if attached
	Corner lot side street, residential use	15 ft
	Interior, non-residential use	10 ft
	Corner lot side street, non-residential use	20 ft

5) A Development Standards Adjustment to City Code Section 7.2.209.B, Table 7.2.2-I, to provide 5' side yard setbacks for all sides of lots that have no street frontage or alley loaded;

- This adjustment request clarifies setbacks for project type that do not have direct public street frontage as City Code does not define the setback for these types.

6) A Development Standards Adjustment to City Code Section 7.4.203.A, Table 7.4.2-E, to provide covered porch encroachments into front setbacks of up to 5 feet;

- This adjustment request is to allow covered porches in the setback to allow the current product type layout found within other PDZ (Planned Development Zone District) zoned BLR Villages to continue.

Table 7.4.2-E Authorized Exceptions to Setback Requirements	
Type of Exception	Extent of Exception
Uncovered decks and patios, which do not exceed 18 inches in height measured from the finished floor to any adjacent point of the existing grade	Permitted, but limited to 50% of each required side yard or rear yard area.

- UDC does not allow cover porches in the setback without a non-use variance or administrative adjustment.

Pursuant to City Code (UDC) Section 7.5.525.D.2, “the Planning Commission may approve or approve with conditions a Development Standards Adjustment if the Planning Commission determines that the proposed alternative design meets the following criteria”:

1. The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested;

The intent of the Development Standards Adjustments clarify ambiguous standards related to cluster-type housing products, allow a continuation of products that already exist within Banning Lewis Ranch without having to rezone the area to PDZ (Planned Development Zone District), and allow lower-density single-family detached development within the R-Flex medium zone district. This adjustment maintains consistency with the area’s established development pattern while ensuring the intent of the standard is achieved to an equal or greater degree.

2. When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested;

The requested Development Standards Adjustments, when combined with the compensating benefits, advance the goals and policies of the UDC by enabling continued use of existing Oakwood Homes housing products without requiring a rezoning to PDZ. These minor adjustments provide clearer guidance for cluster-style residential designs and support the delivery of housing types that aligns with current market demand. Collectively, the adjustments maintain consistency with the intended development pattern for the area while upholding the regulatory purpose and policy direction of the UDC.

3. *The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC; and*

The requested Development Standards Adjustments will not create impacts on adjacent properties beyond those expected under full compliance with the UDC. The adjustments simply allow the continuation of established Oakwood Homes product types already present within this portion of Banning Lewis Ranch, maintaining consistency in design and land use patterns. As a result, no additional or intensified off-site impacts are anticipated.

4. *The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or State law. Compensating benefits may include one or a combination of the following:*
 - a. *Benefits to the general public:*
 - i. *Parks, trails, or other similar public or cultural facilities;*
 - ii. *Public landscape buffers or beautification areas;*
 - iii. *Public art;*
 - iv. *Permanent conservation of natural areas or lands;*
 - v. *Increased building setbacks;*
 - vi. *Decreased building height; or*
 - vii. *Other benefits as agreed upon by the Planning Commission.*
 - b. *Benefits the users, customers, or residents of the proposed development:*
 - i. *Green space or public open space, trails, or other similar recreational amenities;*
 - ii. *Upgrades in architectural design;*
 - iii. *Increased landscaping;*
 - iv. *Increased buffering;*
 - v. *Permanent conservation of natural areas or lands;*
 - vi. *Secure bicycle facilities, where appropriate; or*
 - vii. *Other benefits as agreed upon by the Planning Commission or City Council.*

The Development Standards Adjustments provide compensating benefits by expanding the variety of residential product types available within the project, allowing cluster and higher-density housing to be integrated with traditional single-family detached and single-family attached homes in response to current market demand. This flexibility also enables more efficient site design, allowing additional land to be designated for public landscape buffers, open space, and future trail connections. Higher-density cluster products also support better utilization of land and create opportunities for enhanced neighborhood amenities. In addition, the adjustments allow the continuation of architectural designs and housing formats already established in other Banning Lewis Ranch Villages that would not be feasible under the conventional R-Flex Medium zoning standards.

Vacation of Right-Of-Way [SUBD-24-0131]

The proposed Right-of-Way Vacation requests the vacation of 25.845 acres consisting of several platted roadways including Falcon Meadows Boulevard, Vista Del Prado Boulevard, Vista Del Oro Boulevard, and several segments along Dublin Boulevard and Stetson Hills Boulevard (refer to "Attachment 6 – Banning Lewis Ranch Filing 3 ROW Vacation Plat"). The proposed Right-of-Way Vacations along Dublin Boulevard and Stetson Hills Boulevard establish a uniform right-of-way width. All necessary rights-of-way are retained through this request to accommodate public facilities, and no City departments have requested maintaining easements within the proposed vacation area. Future subdivision plats within BLR Village C will be dedicated right-of-way once new internal road networks are known, and future roadway connections have been identified.

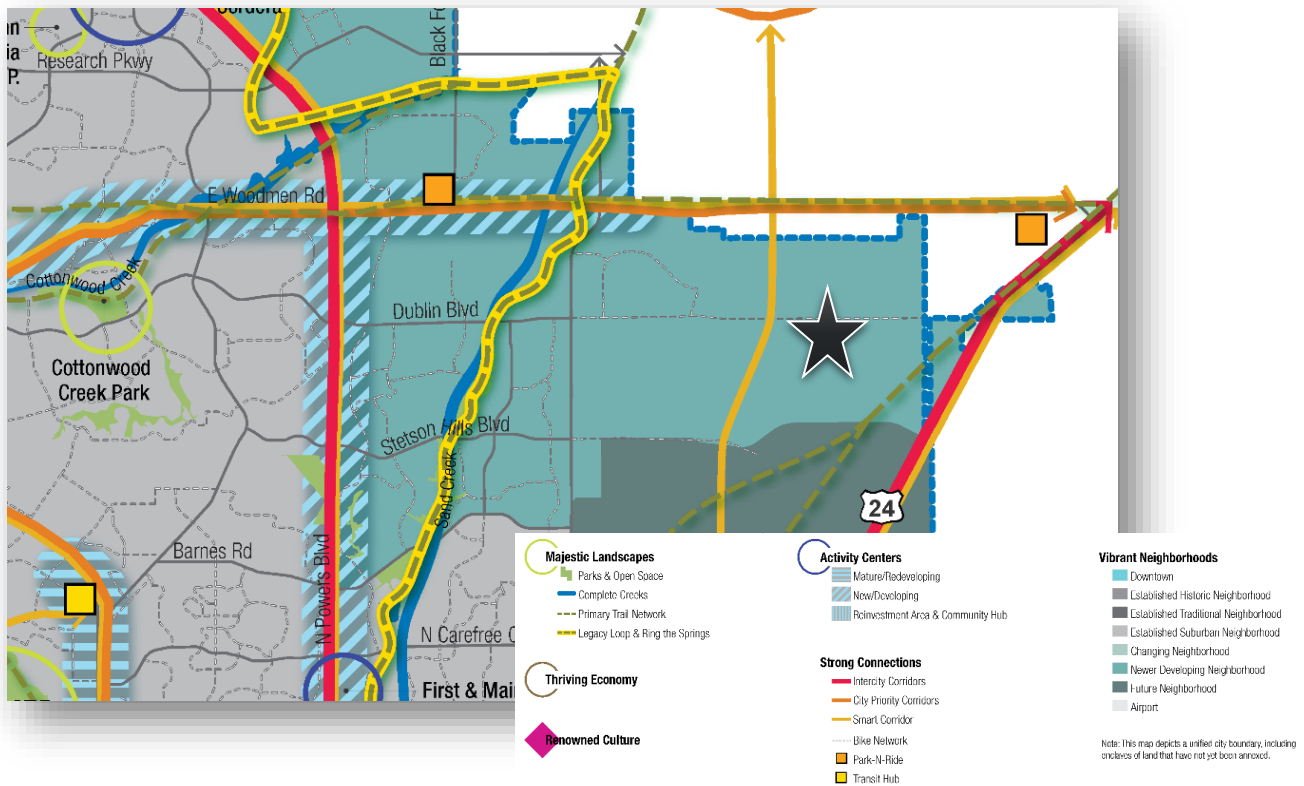
Pursuant to City Code Section 7.5.522, the vacation of right of way is solely at the discretion of the City Council. An application for vacation of public right of way may be approved by City Council only if the request complies with the following criteria:

- 1) *The right-of-way is no longer needed for public transportation purposes;*
- 2) *The vacation will not adversely impact use of the right-of-way for public utility and/or drainage purposes;*
- 3) *The vacation will not adversely impact the uniform width of the remaining portions of the public right-of-way along the block frontage for which vacation is sought;*
- 4) *Access to lots or properties surrounding the public right-of-way will not be adversely affected; and*
- 5) *The vacation is consistent with the purpose of this UDC.*

City Planning staff finds the application to be consistent with the vacation plat requirements and platting procedures, as set forth in City Code Section 7.5.522.

In accordance with City Code Section 7.5.522.C.5.a, if the vacation plan involves an accompanying application requiring Planning Commission action, the vacation plat shall be presented to the Planning Commission for consideration in conjunction with the application prior to the vacation plan being forwarded to the City Council for consideration.

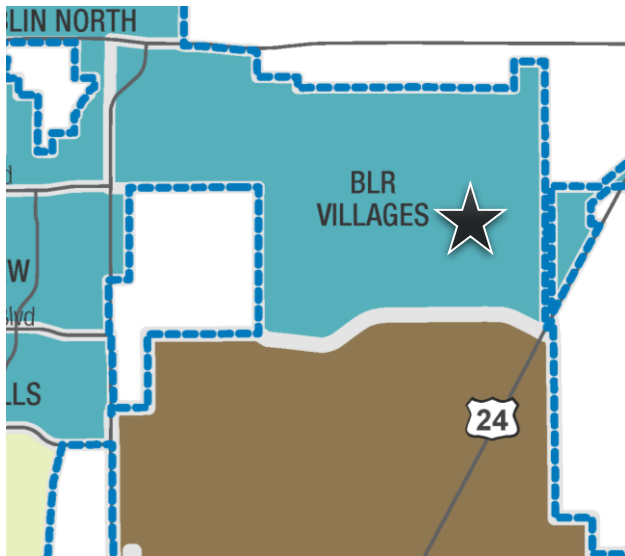
PlanCOS Vision



Staff evaluated the proposed project for conformance with the City’s current comprehensive plan (herein referred to as “PlanCOS”), adopted in January 2019. According to the PlanCOS Vision Map, the project site is identified as a ‘Newer Developing Neighborhood’.

The project fits within the ‘Future Neighborhood’ Typology 4 as defined in Chapter 2, Vibrant Neighborhoods. The goal of this neighborhood typology *“is to include those desired elements that result in great neighborhood design as each new neighborhood emerges over the next 20 years”*. *“Future Neighborhoods are those that have yet to be developed in the city, most notably within Banning Lewis Ranch. These areas provide an opportunity to create, from the ground up, new, diverse, and “smart” connected neighborhoods that reflect the PlanCOS Vibrant Neighborhoods vision and goals, while addressing emerging demographic and market considerations. These neighborhoods should consider the impact their development has on existing infrastructure and neighborhoods. For the most part, they are expected to be actively guided by privately initiated master plans or other guiding documents such as Planned Unit Development plans or holistic concept plans. These newly developed or amended documents should be prepared and adopted with consideration of this Plan.”*

This typology encourages a variety of housing types from low to medium density and ensures that careful attention is paid to the amenities the development may offer to enhance the neighborhood’s livability.



Predominant Typology

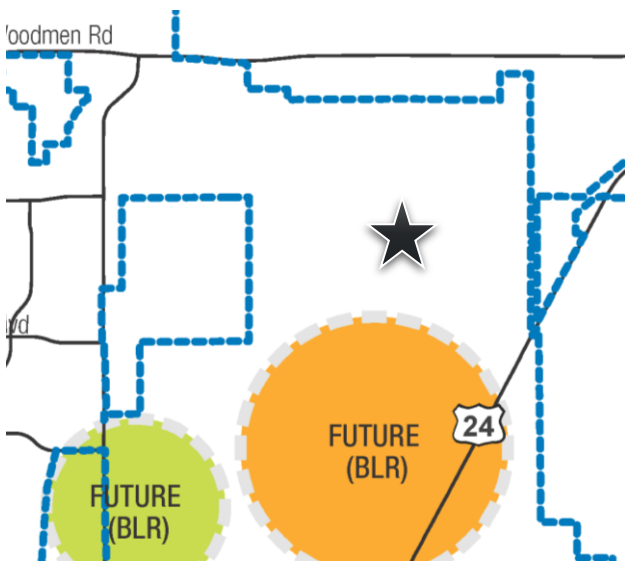
- Downtown
- Newer Developing Neighborhood
- Changing Neighborhood
- Established Traditional Neighborhood
- Established Suburban Neighborhood
- Airport
- Established Historic Neighborhood
- Future Neighborhood

Vibrant Neighborhoods

Banning Lewis Ranch Village B2 will be served by a Metropolitan District, which is known to finance public improvements and provide higher levels of ongoing services and amenities. Chapter 2 also identifies in Goal VN-2 to:

“Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships and appropriate zoning and density that is adaptable to market demands and housing needs.”

Provision of newly constructed residential units is a direct response to the market needs for housing in the city, and the allowance of a PDZ zone district that allows for customizable design standards benefits this goal by allowing for a variety of housing types and density mixes.



Predominant Typology

- Cornerstone Institutions
- Spinoffs and Startups
- The Experience Economy
- Life and Style
- Industry Icons
- Critical Support
- City Boundary
- Interstate 25
- Major Roads

Thriving Economy

The project aligns with PlanCOS Chapter 4 Goal TE-4, which states:

“Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.”

Policy TE-4.A encourages prioritization of development within the existing city boundaries and built environment (not in the periphery) and is further supported by Strategy TE.4-A-3 which supports greenfield development that includes mixed-use, higher density clusters, and quality design. Banning Lewis Ranch Village B2 is a proposed medium-density single-family residential greenfield development within the existing city boundaries. While the proposed development is on the periphery of the built environment, staff finds the project to still substantially conform to the intent of the Policy as stated because the project site is within the existing city boundaries and is located adjacent to existing development which further reinforces the ability to maximize investments in existing infrastructure.

Statement of Compliance

LUPL-25-0008 – Banning Lewis Ranch Village C Land Use Plan

After evaluation of the Banning Lewis Ranch Village C Land Use Plan, the application meets the review criteria, with the following technical modification(s), which shall be addressed prior to stamping the Land Use Plan approved:

1. General Note 24 shall be modified to: *“Stetson Hills Blvd. - Developer to build Stetson Hills Blvd. improvements, including a bridge over East Fork Sand Creek, as specified in the Traffic Impact Study prepared October 2024, revised March 2025, by SM Rocha LLC. The bridge will be fully constructed to convey the entire cross section of Stetson Hills Blvd. (including all necessary structure utility and drainage infrastructure), and the roadway will be constructed initially as a half section, with buildout to the ultimate section when development reaches 50% or as otherwise required by future development plans, plats, applicable agreements with landowners south of Stetson Hills Blvd. Construction timing is determined by pave of development construction and future development plans and plats. Financial assurances for construction of the full buildout of Stetson Hills Blvd. must be posted prior to the beginning of roadway construction.”*
2. The following note shall be added to the General Notes on the cover sheet: *“Prior to future development plans approval which include the final connection of Stetson Hills Boulevard and State Hwy 24, all issues raised by CDOT in the June 15, 2026, letter shall be addressed, and an executed CDOT Access Permits shall be in place in accordance with state statutes.”*

ZONE-25-0020 - Banning Lewis Ranch Village C Zone Map Amendment (Rezone)

After evaluation of the Banning Lewis Ranch Village B2 Zone Map Amendment (Rezone) to R-Flex Medium, the application meets the review criteria.

ZONE-25-0021 - Banning Lewis Ranch Village C Zone Map Amendment (Rezone)

After evaluation of the Banning Lewis Ranch Village B2 Zone Map Amendment (Rezone) to MX-M (Mixed-Use Medium Scale), the application meets the review criteria.

DSVA-25-0002 - Banning Lewis Ranch Village C Development Standards Adjustment

After evaluation of the Banning Lewis Ranch Village C Development Standard Adjustment, the application meets the review criteria.

DSVA-25-0004 - Banning Lewis Ranch Village C Development Standards Adjustment

After evaluation of the Banning Lewis Ranch Village C Development Standard Adjustment, the application meets the review criteria.

DSVA-25-0005 - Banning Lewis Ranch Village C Development Standards Adjustment

After evaluation of the Banning Lewis Ranch Village C Development Standard Adjustment, the application meets the review criteria.

DSVA-25-0006 - Banning Lewis Ranch Village C Development Standards Adjustment

After evaluation of the Banning Lewis Ranch Village C Development Standard Adjustment, the application meets the review criteria.

DSVA-25-0007 - Banning Lewis Ranch Village C Development Standards Adjustment

After evaluation of the Banning Lewis Ranch Village C Development Standard Adjustment, the application meets the review criteria.

DSVA-25-0008 - Banning Lewis Ranch Village C Development Standards Adjustment

After evaluation of the Banning Lewis Ranch Village C Development Standard Adjustment, the application meets the review criteria.

SUBD-23-0052 – Banning Lewis Ranch Village C Vacation of Right-of-Way

After evaluation of the Banning Lewis Ranch Village C Vacation of Right-of-Way, the application meets the review criteria.