



September 10, 2025

City of Colorado Springs
Land Use Division
Attn: Tamara Baxter
Planning & Community Development
30 South Nevada Avenue, Suite 701
Colorado Springs, CO 80903

RE: Public Notice Comments – BLR Village C Land Use Plan LUPL-25-0008

Dear Ms. Baxter,

On behalf of Clayton Properties Group II, A Colorado Corporation DBA Oakwood Homes, we respectfully submit the following responses to the public comments dated July 14th, 2025.

Public Comments

Tamara,

I just wanted to make sure that you added me to the list of concerned residence in the area.

I was curious if you could let me know when there is going to be a meeting about this.

Please let me know.

I'm concerned about low income housing in this area, all that does is lower people's property values and increases crime rate.

Nobody seems to be concerned about the amount of water that we have, but we still have water restrictions every year and continue to build. It doesn't make sense to me.

I'm not sure why we keep building more housing and more roads and we can't seem to keep up on the maintenance on the ones that we already have.

Please add my email to the mailing list for future info.

Thank You,

Carl Freeman

Response:

The project does not propose low-income housing, under the technical definition of subsidized housing. The housing being proposed will mostly be low to medium density single-family and two-family homes within median income price points. Your assertions regarding property values and crime are unsubstantiated as the housing products are going to be available for future residents that are hardworking median income earners such as teachers, and first responders.

Colorado Springs Utilities provides the water and wastewater for all property in the City. Water is a very important issue that gets lots of attention. The developer constructs the water infrastructure and then grants those facilities to CSU. Significant fees are imposed on the construction of new homes that pay for system upgrades, acquisition of water rights and resources, water restrictions are only imposed when mother nature falls behind in the water supply and is done to preserve the water resources to assure that the City never runs out of water. CSU's water outlook is good at the present time with new



resources coming online. New construction is being built to the latest conservation standards, meaning our new homes will use significantly less water per capita than the average older home in the area, thanks to high-efficiency fixtures and low-water landscaping. We are committed to following the City of Colorado Springs Water Wise rules and regulations to conserve local water supplies. Development Plans must be approved by city staff who review our projects for all aspects including meeting stringent water use guidelines.

As part of the various development agreements, the developer is required to fund and construct all the new infrastructure needed to service the project, including all the roads and streets, adequate water and sewer lines, and stormwater management drainage improvements. The fees paid contribute to off-site improvements to the surrounding public systems. After the initial two-year warranty period has expired and the City accepts the improvements for long-term maintenance of new and pre-existing public roads are funded separately through the city/county's RTA and general fund and budget. New housing expands the tax base, such as when you acquired your home and pay City and County sales and property taxes which provide more funding for maintenance.

Hi Tamara,

I wanted to email you about my concerns about this proposed development. I am concerned about the water that we are already short on. The roads out here can not handle the current traffic, let alone the quality of the roads which they can not even take care of now. The type of housing that is being suggested would not be good, I have lived here my whole life & there is too much unnecessary growth out here. This is not the country area that we all love & the reason that our parents purchased land of 5 or more acres out in Falcon. The type of people that it would bring out here would not be desirable. We are having more crime out here that the current law enforcement cannot attend to in a timely manner. As I am aging I feel the need to carry my gun on me at all times. This is not a good way to live my life, or for anyone else to live this way.

What about all the Antelope & Deer that live out here? Where are they going to move to?? I don't feel that this is a smart thing to do to our country living, you are bringing the city to us. If we wanted to live in the city we would move to the city.

I would like to be notified of any upcoming meetings.

Thank you for your time, Cori

Response:

Colorado Springs Utilities provides the water and wastewater for all property in the City. Water is a very important issue that gets lots of attention. The developer constructs the water infrastructure and then grants those facilities to CSU. Significant fees are imposed on the construction of new homes that pay for system upgrades, acquisition of water rights and resources,

New construction is being built to the latest conservation standards, meaning our new homes will use significantly less water per capita than the average older home in the area, thanks to high-efficiency fixtures and low-water landscaping. We are committed to following the City of Colorado Springs Water Wise rules and regulations to conserve local water supplies. Development Plans must be approved by city staff who review our projects for all aspects including meeting stringent water use guidelines.

Traffic is a problem across the country as people drive more plus the added trips from new residents. The developer is required by the City to provide traffic reports to make sure that internal roadways are



capable of handling the traffic. The City and the County are behind on transportation projects, and State funding has slipped. The recent extension of the RTA tax has helped, but traffic will continue to be a challenge here, across the state and across the country.

The proposed housing is planned to be available for future residents that are hard working median income earners such as teachers, and first responders. Unfortunately, the costs of housing continue to outpace the ability of people to afford them. The population of the US, Colorado and El Paso County continues to grow as birth still exceed deaths and in-migration continues. The local population growth is about the same as the rest of the US, and with increased population housing is necessary.

The native wildlife is important to current and future residents. The project will include over 230 acres of green space such as parks, trails, and non-developed areas for wildlife corridors.

Hello Tamara,

We received the notice about the proposed development and I am very concerned on multiple levels. The area is already struggling to handle the traffic in the area due to the existing over development. The roads are over stressed and damaged. While there is constant talk of improvement there is little to no action. People use Hwy 24, Garrett Rd, and surrounding roads as their personal speedway as it is. The additional traffic will most definitely cause further damage to the roads, properties, and danger to the residents.

More importantly, where is the water for this development coming from? How can it be justified with the restrictions we are constantly under now?

There is also a major concern for our property values. We moved here to get away from multi housing, city development, over crowding, and the crime that accompanies this amount of development. The value of having land and privacy will be destroyed by this project. Not to mention the fact that law enforcement is struggling to meet the demand now.

Additionally, everything I see or receive from the State of Colorado has a comment or byline reminding us how much Colorado values nature and wildlife. The area that would be overcome by this is currently the home for many species of wildlife that enhance the area and the state. So does the state value nature and wildlife or not?

Please add me to the list of concerned residence in the area and let me know when there is going to be a meeting about this.

Sincerely,
Louise McCarthy

Response: Traffic is a problem across the country as people drive more plus the added trips from new residents. The developer is required by the City to provide traffic reports to make sure that internal roadways constructed by the developer are capable of handling the traffic. The City and the County is behind on transportation projects, and State funding has slipped. The recent extension of the RTA tax has helped, but traffic will continue to be a challenge here, across the state and across the country. Colorado Springs Utilities provides the water and wastewater for all property in the City. Water is a very important issue that gets lots of attention. The developer constructs the water infrastructure and then grants those facilities to CSU. Significant fees are imposed on the construction of new homes that pay for system upgrades, acquisition of water rights and resources. New construction is being built to



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The proposed housing is planned to be available for future residents that are hard working median income earners such as teachers, and first responders. Unfortunately, the costs of housing continue to outpace the ability of people to afford them. The population of the US, Colorado and El Paso County continues to grow as birth still exceed deaths and in-migration continues. The local population growth is about the same as the rest of the US, and with increased population housing is necessary.

The native wildlife is important to current and future residents. The project will include over 230 acres of green space such as parks, trails, and non-developed areas for wildlife corridors.

Although a smaller portion of the site could be multi-family housing in the distant future, a majority of the project will be low to medium density single and two-family homes, parks & trails, schools, open space and a fire department. Prior to building permits the developer is required to pay substantial impact fees that is included in the price of new homes to help fund all citywide services including water and law enforcement. The build out of future roads and intersections adjacent to the site will improve traffic circulation within the region.

Sincerely,

Tyler Hannah
LAI Design Group

Baxter, Tamara

From: Cori Freeman <twinsr241@gmail.com>
Sent: Tuesday, September 16, 2025 3:19 PM
To: Baxter, Tamara

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Hi Tamara,

I wanted to email you about my concerns about this proposed development. I am concerned about the water that we are already short on. The roads out here can not handle the current traffic, let alone the quality of the roads which they can not even take care of now. The type of housing that is being suggested would not be good, I have lived here my whole life & there is too much unnecessary growth out here. This is not the country area that we all love & the reason that our parents purchased land of 5 or more acres out in Falcon. The type of people that it would bring out here would not be desirable. We are having more crime out here that the current law enforcement cannot attend to in a timely manner. As I am aging I feel the need to carry my gun on me at all times. This is not a good way to live my life, or for anyone else to live this way.

What about all the Antelope & Deer that live out here? Where are they going to move to?? I don't feel that this is a smart thing to do to our country living, you are bringing the city to us. If we wanted to live in the city we would move to the city.

Thank you for your time, Cori

Baxter, Tamara

From: Serena Dillon <serena.t114@yahoo.com>
Sent: Tuesday, September 16, 2025 6:28 PM
To: Baxter, Tamara
Subject: Strong Opposition to 1,200-Acre Development Near Falcon, CO

You don't often get email from serena.t114@yahoo.com. [Learn why this is important](#)

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Dear Tamara,

As a resident of the Falcon area, I strongly oppose the proposed development of Village B2 and Village C on the 1,200-acres at Banning Lewis Ranch. Our community's water resources are already under significant strain, and our rural roads are not designed to handle the heavy traffic and congestion such a large project would bring. Beyond infrastructure, this plan threatens the country way of life that drew so many of us here—open space, quiet surroundings, and a close-knit rural community.

Large-scale development of this kind would permanently alter the character of Falcon in a way that cannot be undone. I urge you to reconsider these plans and respect the long-term well-being and wishes of the people who call this area home.

Serena

Baxter, Tamara

From: Matthew Dillon <e.matthew.dillon@gmail.com>
Sent: Tuesday, September 16, 2025 6:28 PM
To: Baxter, Tamara
Subject: Serious Concerns About Village B2 & C Development Near Falcon

You don't often get email from e.matthew.dillon@gmail.com. [Learn why this is important](#)

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Serious Concerns About Village B2 & C Development Near Falcon

The wide-open spaces, quiet pace, and close-knit country lifestyle are what make Falcon special—and a development the size of Village B2 and Village C at Banning Lewis Ranch would jeopardize all of that. At 1,200 acres, this project would overwhelm our already strained water supply and burden rural roads that were never designed for such heavy traffic or congestion. Approving such large-scale construction would permanently change the character of our community in ways that can't be reversed. As a Falcon-area resident, I urge you to put the well-being and values of local families ahead of short-term growth and to reconsider moving forward with this plan.

Baxter, Tamara

From: jadameco <jadameco@comcast.net>
Sent: Friday, November 1, 2024 8:07 PM
To: Baxter, Tamara
Subject: Re: Banning Lewis Ranch Village B2

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Ms. Baxter,

I would like to resubmit my comments from the original BLR Village B2 submittal:

- *I'd request that the developer not be permitted to design Dublin Blvd as a minor arterial, given its classification as a major arterial in both the former and updated major thoroughfare plans.*
- *Additionally, I'd ask that the development plans depict the extension of Antelope Meadows Circle, an El Paso County collector road, to Golden Sage Road as a minor access point between BLR and Falcon Highlands. This connection is anticipated by the Falcon Highlands development plan (with ROW already dedicated) and by the current developer (see 2022 letter of intent with El Paso County file PUDSP225).*

To add to those:

- Golden Sage Road is shown as a "minor arterial / collector" in the submittal, but the MTP classifies it as a minor arterial. Like Dublin, please require Golden Sage to be laid out in a way that fits its ultimate classification.
- Since the original BLR-VB2 submittal, there has also been a pre-application meeting over the potential to annex Falcon Highlands, which would make Antelope Meadows a city street if that came to pass.

In general, it's disappointing to see that the proposal seems to take every change to *not* connect the new Village B2 to the surrounding areas, except for the MTP-dictated lines. These include no access to Percheron, Falcon Highlands, or even to Village B1 except for the "Parcel 2" node which dead-ends Redcloud Peak Dr.

On 10/10/2024 2:08 PM MDT Baxter, Tamara <tamara.baxter@coloradosprings.gov> wrote:

Good Afternoon-

You are receiving this email as you have expressed an interest in the BLR Village B2 project.

This project was placed on hold by Oakwood in June of this year.

The applicant team has recently made a resubmittal of this project this cycle of the following applications.

- MAPN-23-0001: Master Plan Amendment
- COPN-23-0010: Concept Plan for commercial property
- ~~PUDC-23-0002~~ new file # PDZL-24-0003 (due to clerical error by case planner; prior city file was accidentally deleted): PDZ Concept Plan

These applications can be view on ACA: <https://aca-prod.accela.com/COSPRINGS/Cap/CapHome.aspx?module=Planning&TabName=Home>

A description of the proposed changes has been outlined in the revised project statement that has been uploaded to the three city files identified above.

The remaining associated city files for this project have not changes: ZONE-23-0008; PUDZ-23-0001 and SUBD-23-0052

Please note that this project (applications) will be heard by City Planning Commission, however, this date has not been determined at this time.

Once this project is ready to be heard by CPC, postcards will mail out to those residents within 1000' of the development boundary; and posters will be posted at the property.

You will also received an email with the meeting details.

Should you have any additional questions, feel free to reach out to me.



Tamara Baxter

Planning Supervisor – North Area Team

Planning and Neighborhood Services

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: tamara.baxter@coloradosprings.gov

Links:

[Planning and Neighborhood Services](#)

[Look at Applications Online \(LDRS\)](#) [before August 8, 2022]

[Look at Applications Online](#) [after August 8, 2022] | [ACA Guide](#)

[Pre-Application Meeting Request](#)

[Application & Checklists](#)

 *Please consider the environment before printing this e-mail.*

Baxter, Tamara

From: jadameco <jadameco@comcast.net>
Sent: Friday, November 1, 2024 8:19 PM
To: Baxter, Tamara
Subject: Comments: Banning Lewis Ranch Village C

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This relates to the Fall 2024 submittal for Banning Lewis Ranch Village C, covered by these files (possibly among others): PDZZ-24-0003, PDZL-24-0005, SUBD-24-0131, and several TMP files.

My main comments are these:

- The US 24 ACP and the highway's functional/access classifications do not allow a full access, and especially not a signalized access, between Dublin and Stetson Hills. Please do not allow this access as shown, and do encourage a secondary access between Golden Sage Rd and "Future Road B."
- Please require the arterial roadways to be designed to match their MTP classifications at ultimate build.

—

I'm disappointed in the strange lack of small-scale east-west connectivity in Village C, and how the overall area between Banning-Lewis Parkway and US 24 has been split into four sections with no connection to each other (including Village A, and omitting the community park, which I assume will have some sort of neighborhood access). It's concerning that Colorado Springs keeps repeating past mistakes with a low-redundancy transportation network, especially in such a large area as Banning-Lewis Ranch with so few master developers.

Unfortunately, it appears that it's a done deal that there will be no access to Banning-Lewis Parkway from inside Village C since the Vista Prado connection was cut from Village A; if there's any chance to restore that, please consider it.

In this submittal, I'm especially concerned about the proposal to add a full, signalized access to US 24—a major regional expressway—to serve one sliver of the development instead of providing internal access to that sliver from Golden Sage Rd, which is an arterial in the MTP.

- Please require Dublin Blvd, Stetson Hills Blvd, and Golden Sage Rd to be designed ultimately for their MTP classifications (major, major, and minor arterial, respectively, as opposed to the hybrid classifications in the LUP map).
The traffic impact study also states that Golden Sage Road is unclassified in the MTP; this isn't true as of the 2023 MTP update, which lists it as a minor arterial in Oakwood's section of BLR.
- "Future Road B" in the eastern section is shown as having full, signalized access to US 24. This should not be allowed under the US 24 Access Control Plan, where this is a RIRO access at most.

This is also inappropriate for US 24's expressway classification; there is not enough spacing between Dublin and Stetson Hills for another full intersection, let alone a signal.

- Regardless of Future Road B's US 24 connection, please encourage alternate access to the easternmost section of Village C from Golden Sage Rd, and not just from Dublin and US 24.

On the positive side, it's nice to see commercial development proposed, although it's sadly far and disconnected from most of the neighborhood, and I hope that comes to fruition eventually.

Tamara Baxter

From: Louise McCarthy <ldmrhd@gmail.com>
Sent: Wednesday, September 17, 2025 1:56 PM
To: Baxter, Tamara
Cc: PCDhearings@elpasoco.com
Subject: Re: Concerns Re Banning Lewis Road Village C

You don't often get email from ldmrhd@gmail.com. [Learn why this is important](#)

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Good Afternoon Tamara,

My husband and I attended the neighborhood meeting last night regarding the Banning Lewis Ranch development. Imagine our surprise when we discovered it was the 3rd meeting. There were several Falcon residents who were also upset that we were never notified of these other meetings as this development greatly impacts all of us, not just those living in the development.

Attached is the email I sent you in July regarding our concerns. I never received a reply.

Last night's meeting amplified these concerns regarding this development. The infrastructure of this area is not nearly stable enough to handle what is being done nor what is planned. The prediction for these homes is not feasible. Where are these people coming from? Is the mass exodus of California that great? Even if it is, where will these people be employed in order to afford these homes? A quick Zillow search shows approximately 4000 homes currently for sale in Colorado Springs. Most of which have been listed for well over 3 months. Many of which are in desirable neighborhoods at approximately the same cost of the BLR homes. Not to mention that over 100 of these homes are in BLR itself. If they can't sell them, where is the money coming from to fill all of the new development? Add in the families that will be moving out of state due to the Space Force headquarters closing and other military restructuring. The schools discussed will be a major strain on the area and the economy, especially if they are not at full

capacity because of a lack of home sales. I should not have to tell you that planning new school development involves much more than buildings. Most importantly is the already stressed teacher and administrator pool. One of 2 things will happen if they proceed, the district will need to offer higher salaries to attract teachers, administrators, and staff (probably not feasible) or hire inexperienced and/or unqualified, undesirable teachers, administrators and staff willing to take the lower salary. Both scenarios are detrimental to the children.

There was some discussion regarding roads last night but all of it was geared toward roads within the development. Bottom line is, all the planning dumps traffic onto Rt. 24 or Woodman, both of which are extremely congested, especially at prime travel times. Case in point, it took me over 40 minutes to get from Garrett Road to the St. Peregrine Pavillion for an 8am meeting yesterday. All lanes were packed. If medical personnel had to get an emergency patient to the hospital the patient would have a slim survival outcome. I should also mention the south bound traffic on Rt. 24 was at a standstill from Woodman past Garrett Rd. You can be guaranteed that many frustrated drivers will be cutting through the developments trying to circumvent the inevitable traffic. A serious threat to the welfare of all residents, especially the children. CDOT's plans for Rt. 24 do not come close to addressing this issue. Additionally, there is the strain on law enforcement and fire personnel which concern all of us.

Previously mentioned concerns such as water availability, destruction of the environment, taxes, and home values were also amplified due to this meeting. The term "multiuse areas" was especially concerning as it would greatly impact our home values. What I find most disturbing about last night's meeting is that you, nor anyone from the city, county, CDOT, or planning committee, were in attendance to address issues the representative of Oakwood could not. It screams "we do not care about the current residents/taxpayers." I hope I am wrong, and it will be shown

through stopping this future development until all of the structural issues are physically addressed, not just verbally addressed in politically correct wording.

Seriously Concerned,
Louise McCarthy

On Mon, Jul 14, 2025 at 9:07 PM Louise McCarthy <ldmrdh@gmail.com> wrote:

Hello Tamara,

We received the notice about the proposed development and I am very concerned on multiple levels. The area is already struggling to handle the traffic in the area due to the existing over development. The roads are over stressed and damaged. While there is constant talk of improvement there is little to no action. People use Hwy 24, Garrett Rd, and surrounding roads as their personal speedway as it is. The additional traffic will most definitely cause further damage to the roads, properties, and danger to the residents.

More importantly, where is the water for this development coming from? How can it be justified with the restrictions we are constantly under now?

There is also a major concern for our property values. We moved here to get away from multi housing, city development, over crowding, and the crime that accompanies this amount of development. The value of having land and privacy will be destroyed by this project. Not to mention the fact that law enforcement is struggling to meet the demand now.

Additionally, everything I see or receive from the State of Colorado has a comment or byline reminding us how much Colorado values nature and wildlife. The area that would be overcome by this is currently the home for many species of wildlife that enhance the area and the state. So does the state value nature and wildlife or not?

Please add me to the list of concerned residence in the area and let me know when there is going to be a meeting about this.

Sincerely,

Louise McCarthy