



August 01, 2022

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 2 Master Plan Major Amendment, PUD Zone Change, PUD Concept Plan, Zone Change, Concept Plan, Vacation of Right-of-Way  
File No.(s): CPC MP 87-00381-A32MJ22; CPC PUZ 22-00074; CPC PUP 22-00075; CPC ZC 22-00076; CPC CP 22-00077, CPC V 22-00078**

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 received May 17, 2022.

**Public Comments**

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1. The Banning Lewis Ranch was NOT not known as a high density development since the beginning. They have made significant changes to density and building almost entirely no land American Dreams, cramped lack of parking Carriage Houses and senior duplexes. Oakwood states that the street parking in the Carriage Houses are for guests. But that is misleading. The vast majority of residents and owners with companies park their cars and trucks on the street. Oakwood is turning Banning Lewis Ranch into a very high density, car filled, streets clogged urban city in a rural development. When is enough enough with the cramped living? Why does the city continually approve the reduction in zoning for developers? All the while, the City approves this cramped living but maintains the tax rate. Now they also want to reduce the parks/open space from 34.1 acres to 16.5 acres. Don't allow Oakwood to turn this development into a cramped, car filled, urban area.

Patrick Howery  
(email address removed for privacy)

Response: The master plan for Banning Lewis Ranch has always included development at both low and high densities. The current master plan for this Village shows approximately 2,600 homes in the Village B2 area, which matches the average of the high and low allowable densities of the proposed master plan. The rezoning for Village B2 allows the homebuilders flexibility to provide homes the for the changing demands of the real estate market at attainable prices. The project meets the City's parking requirements. The City Parks and Open Space requirements has changed over the years. The current required 16.1 acres of parks is only for city required dedicated neighborhood parks with specific



recreational requirements. A significant amount of additional open space will be provided for stream corridors, trails, pocket parks, etc.

2. Ms. Baxter,

I wanted to register my opposition to the Development of Banning Lewis Ranch Village B 2. My home backs to Banning Lewis Parkway and I know we need the Parkway completed as soon as possible.

My opposition stems from the amount of people Banning Lewis Ranch currently has living here. Adding another couple of hundred homes to the already congested streets entering Banning Lewis Ranch will cause even more problems entering and leaving my home. The congestion at Dublin and Marksheffel is horrible during commuting hours. I recently waited 6 turn signals heading east on Dublin turning on to Marksheffel going south. I feel the developer has ignored numerous requests to acquire the small parcel of land which would allow them to extend Banning Lewis Parkway to Woodman and add another road to service the thousands of residents of Banning Lewis Ranch.

Until this is done, it would be unwise to continue to build hundreds of houses without the infrastructure to support the future growth of Banning Lewis Ranch.

Respectfully,

Stephen Vargas  
(Email and Address removed for privacy)

Response: A double left turn for Westbound Dublin to Southbound Marksheffel is in the planning stages by the City of Colorado Springs. The receiving lanes for Southbound Marksheffel are in the County, so the City has taken on the responsibility and coordination with the county for this improvement project. Fees have been paid by the developer to help with this construction. The property required to extend Banning Lewis Parkway north to Woodmen is owned by another developer. Our latest information has that section of roadway scheduled for construction in 2023 giving residents another access point to Banning Lewis Ranch before additional homes in Village B2 are expected to be completed.

3. I'm not opposed to the idea, however; what I am opposed to is the fact that Woodmen Road is a parking lot in the morning commuting to work. We have all these neighbors letting out onto Woodmen to get to where they need to be, but not enough lanes. Traffic backs up heavily because there are 2 lanes all the way to the 21 exit, thereafter it is 3 lanes and traffic is not so congested. Also, our road, Rolling Thunder, is a cut through for literally everyone to use to get to Hwy 24. There needs to be a way for people to use Dublin to get to Hwy 24 instead of coming to our neighborhood to get on it. I personally think the neighborhood will alleviate some of the wind and snow storm issues we normally have on Woodmen Road, so I am happy about that, but the traffic issues really need to be mitigated and addressed before building more homes. The road cannot sustain more traffic. Coming home in the afternoon is an issue too, it is usually really backed up on Woodmen and Highway 24. Hwy 24 is usually backed up past the campground because there are not enough lanes to accommodate those



turning onto Rolling Thunder from 24 as it is a single lane all the way past the campground. Woodmen Road, in general, needs to be widened to accommodate the traffic flows.

I think this neighborhood could use some enlightenment from other neighbors, they seem to think they're on an island here and kind of need a slap of reality. SO, if all those concerns can be addressed and mitigated, I'm all for the neighborhood.

Katie Ritchie  
(Email, phone and address removed for privacy)

Response: Congestion along Woodmen Road is a problem the City is aware of. Several new developments both north and south of Woodmen contribute to increased traffic. Future improvements may help alleviate some of these issues. For instance, intersection improvements at Dublin Blvd and Marksheffel Blvd. should divert some traffic from heading east to Hwy 24. Ultimately, any improvements along Woodmen Road or any other offsite roadways falls under the authority of City of Colorado Springs since it is not adjacent to Banning Lewis Ranch Village B2.

Sincerely,

Rick Haering  
Associate Principal, LAI Design Group

## **Baxter, Tamara**

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**From:** Patrick Howery <howeryfamilygj@yahoo.com>  
**Sent:** Wednesday, April 27, 2022 3:05 PM  
**To:** Baxter, Tamara  
**Subject:** Banning Lewis Rezone

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Banning Lewis Ranch was NOT not known as a high density development since the beginning. They have made significant changes to density and building almost entirely no land American Dreams, cramped lack of parking Carriage Houses and senior duplexes. Oakwood states that the street parking in the Carriage Houses are for guests. But that is misleading. The vast majority of residents and owners with companies park their cars and trucks on the street.

Oakwood is turning Banning Lewis Ranch into a very high density, car filled, streets clogged urban city in a rural development. When is enough enough with the cramped living? Why does the city continually approve the reduction in zoning for developers? All the while, the City approves this cramped living but maintains the tax rate.

Now they also want to reduce the parks/open space from 34.1 acres to 16.5 acres.

Don't allow Oakwood to turn this development into a cramped, car filled, urban area.

Patrick Howery

The reason behind the zone change to PUD is to allow for the variety of housing types that Banning Lewis Ranch is known for. The cluster unit housing product types with shared driveways help increase density, allowing units to be sold at a more attainable price point.

Village B2 will have two primary park locations and will provide 16.5 acres of park space. Currently, the Master Plan shows approx. 34.1 acres of dedicated park space.

## Baxter, Tamara

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**From:** Steve Vargas <svarg2@aol.com>  
**Sent:** Sunday, May 1, 2022 3:22 PM  
**To:** Baxter, Tamara  
**Subject:** Banning Lewis Ranch B 2

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Ms. Baxter,

I wanted to register my opposition to the Development of Banning Lewis Ranch Village B 2. My home backs to Banning Lewis Parkway and I know we need the Parkway completed as soon as possible.

My opposition stems from the amount of people Banning Lewis Ranch currently has living here. Adding another couple of hundred homes to the already congested streets entering Banning Lewis Ranch will

cause even more problems entering and leaving my home. The congestion at Dublin and Marksheffel is horrible during commuting hours. I recently waited 6 turn signals heading east on Dublin turning

on to Marksheffel going south. I feel the developer has ignored numerous requests to acquire the small parcel of land which would allow them to extend Banning Lewis Parkway to Woodman and add another road

to service the thousands of residents of Banning Lewis Ranch.

Until this is done, it would be unwise to continue to build hundreds of houses without the infrastructure to support the future growth of Banning Lewis Ranch.

Respectfully,

Stephen Vargas  
6646 Backcountry Loop  
Colorado Springs, CO  
80927

## Baxter, Tamara

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**From:** Katie Ritchie <kritc435@gmail.com>  
**Sent:** Tuesday, May 3, 2022 12:35 PM  
**To:** Baxter, Tamara  
**Subject:** CPC MP 87-00381-A32MJ22

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Other file numbers CPC PUZ 22-00074; CPC PUP 22-00075; CPC ZC 22-00076; CPCP CP 22-00077; CPC V 22-00078

I'm not opposed to the idea, however; what I am opposed to is the fact that Woodmen Road is a parking lot in the morning commuting to work. We have all these neighbors letting out onto Woodmen to get to where they need to be, but not enough lanes. Traffic backs up heavily because there are 2 lanes all the way to the 21 exit, thereafter it is 3 lanes and traffic is not so congested. Also, our road, Rolling Thunder, is a cut through for literally everyone to use to get to Hwy 24. There needs to be a way for people to use Dublin to get to Hwy 24 instead of coming to our neighborhood to get on it. I personally think the neighborhood will alleviate some of the wind and snow storm issues we normally have on Woodmen Road, so I am happy about that, but the traffic issues really need to be mitigated and addressed before building more homes. The road cannot sustain more traffic. Coming home in the afternoon is an issue too, it is usually really backed up on Woodmen and Highway 24. Hwy 24 is usually backed up past the campground because there are not enough lanes to accommodate those turning onto Rolling Thunder from 24 as it is a single lane all the way past the campground. Woodmen Road, in general, needs to be widened to accommodate the traffic flows.

I think this neighborhood could use some enlightenment from other neighbors, they seem to think they're on an island here and kind of need a slap of reality. SO, if all those concerns can be addressed and mitigated, I'm all for the neighborhood.

Katie Ritchie  
7904 Antelope Meadows Circle  
Peyton, CO 80831.  
906-553-8799

## Baxter, Tamara

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**From:** jadameco <jadameco@comcast.net>  
**Sent:** Friday, April 14, 2023 6:29 PM  
**To:** Baxter, Tamara  
**Subject:** RE: Comment - Banning Lewis Ranch Village B2  
**Attachments:** loi-21895f17-9140-4bd3-94a5-2cda7f6e1a5d.pdf; 53123.png

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Ms. Baxter,

Attached are the letter of intent document for PUDSP225, and a parcel map in the area of the southern Antelope Meadows Circle ROW, which I took from the county assessor's property search, [here](#).

I also forgot that EDARP links are sharable; PUDSP225's page is <https://epcdevplanreview.com/Public/ProjectDetails/170801>

The main portion of the LOI I referred to is on the PDF's page 13:

"The development area includes the continuation of Antelope Meadows Circle to the southwest connecting with Bridal Vail Way. The extension will provide the necessary points of ingress/ egress for this development and create numerous circulation routes through internal neighborhoods. It will also provide a future right-of-way connection to the adjacent property to the west, shall it ever develop."

It looks like PUDSP225 is still in progress, and the last publicly visible update is October 2022 feedback to the developer. Antelope Meadows Circle is present in the existing plan, though, and the Antelope Meadows Circle ROW from Bridal Vail Way west to the edge of the development was platted with Falcon Highlands Filing 2, I believe.

On 04/12/2023 9:55 AM Baxter, Tamara <tamara.baxter@coloradosprings.gov> wrote:

Would you be able to provide me a copy of the documents you referenced in your last sentence?

Thanks.



Tamara Baxter

## Senior Planner

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

### Links:

[Planning & Community Development Home](#)

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

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

[Pre-Application Meeting Request](#)

[Checklists and Forms](#)

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

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**From:** jadameco <jadameco@comcast.net>  
**Sent:** Tuesday, April 11, 2023 9:14 PM  
**To:** Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>  
**Subject:** Comment - Banning Lewis Ranch Village B2

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This comment relates to the late March 2023 proposals for Banning Lewis Ranch Village B2, covered by these records, possibly among others:

- MAPN-23-0001
- PUDZ-23-0002
- ZONE-23-0008
- COPN-23-0010

- PUDC-23-0002
- SUBD-23-0052

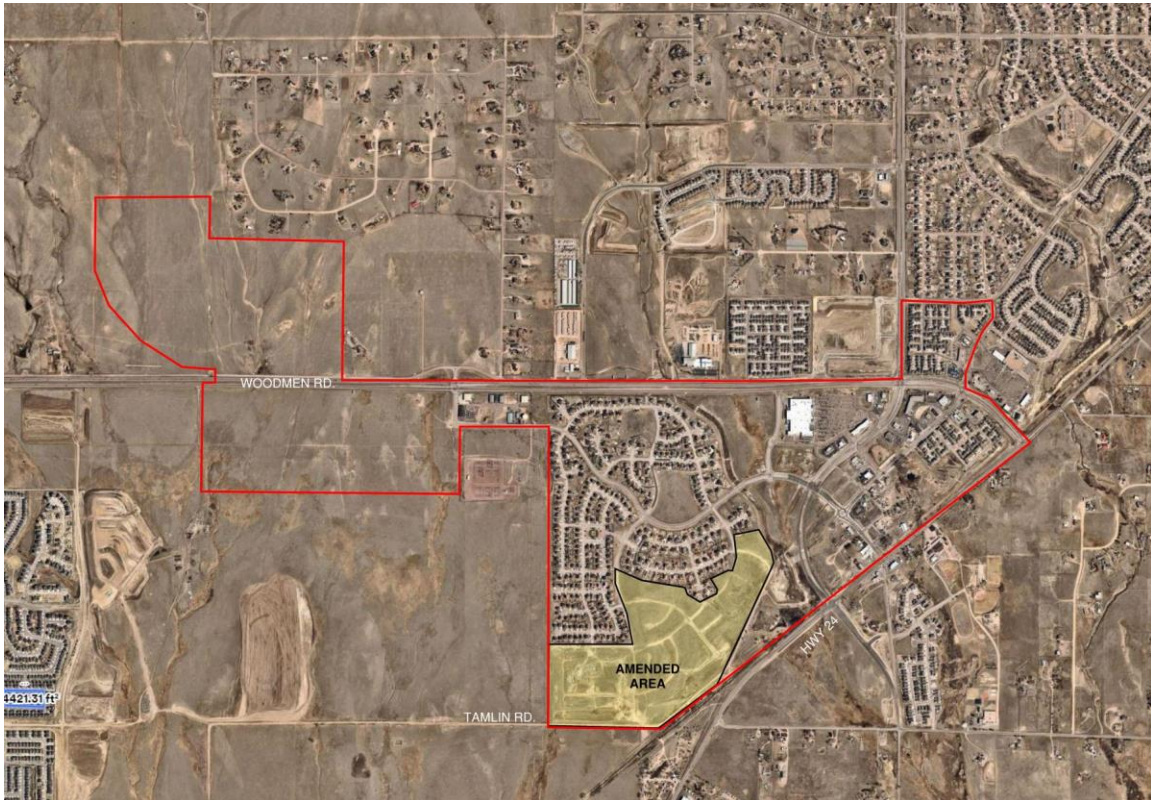
I'd request that the developer not be permitted to design Dublin Blvd as a minor arterial, given its classification as a major arterial in both the former and updated major thoroughfare plans.

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).



**FALCON HIGHLANDS SOUTH  
LETTER OF INTENT  
Planned Unit Development, Preliminary Plan & Early Grading**

**May 8, 2022**  
**REV September 1, 2022**



**PREPARED FOR:**

Challenger Communities  
8605 Explorer Dr., Suite 250  
Colorado Springs, CO 80920

**PREPARED BY:**

Matrix Design Group  
2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920



**Owner/ Applicant:** Challenger Communities and Next Top Holdings  
8605 Explorer Dr., Suite 250  
Colorado Springs, CO 80920  
Office: (719) 598-5192

**Planner:** Matrix Design Group  
2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920  
Office: (719) 575-0100

**Civil Engineer:** Daniel Madruga  
ATWELL, LLC  
303.521.1289 Mobile  
6200 S. Syracuse Way, Suite 470  
Greenwood Village, CO 80111  
Office: (303) 462-1100

**Tax Schedule No:** 5300000566, 5300000586, 5300000587, 5300000588, 5312400012

**Site Location, Size, Zoning:**

Matrix Design Group, on behalf of Challenger Communities, is respectfully submitting a development application for the proposed Falcon Highlands project to include a combine PUD Development Plan/Preliminary Plan, request for early grading and request sufficiency of water findings for the first 50 lots. Falcon Highlands is located south of Woodmen Rd, west of State Highway 24 and west of New Meridian Rd. in the greater Falcon area of El Paso County. The site is 125.56 acres proposing 380 single family detached residential lots and 10 tracts. The proposed development is zoned PUD which shall remain. The development is comprised of 17.0 acres proposed for single family detached residential at a density of 1.0-3.0 DU/AC with a minimum sized lot of 19,000 SF; 88.1 acres proposed for single family detached residential at a density of 3.0- 6.0 DU/AC consisting of standard lot sizes lots ranging from 3,500 to 6,600 SF; and trail corridors, open space, a pocket park, and storm water facilities.

The proposed development area is bordered by existing residential development to the north; a drainage channel to the east; and vacant land to the south and west. The existing development to the north is single family residential and is a part of the Falcon Highlands Sketch Plan. The drainage channel to the east is also within the Falcon Highlands Sketch plan and is in FEMA zone AE and will remain unaffected by this amendment. The vacant land to the south and east is a part of the City of Colorado Springs, currently zoned R to the south and R1-6 to the east. The amended area contains no natural drainage ways or significant natural features.

A Sketch Plan Amendment (SKP 21-4) was recently approved by El Paso County to permit the densities proposed as part of this PUDSP. The purpose of the sketch plan amendment was to revise the land use densities and unit types to allow single family residential at a density of 1.0-3.0 DU/AC with a minimum sized 19,000 SF lots to align with the existing neighborhood



and at a density of 3.0- 6.0 DU/AC consisting of standard lot sizes lots ranging from 3,500 to 6,600 SF.

**Request & Justification:**

The purpose of this application is to request approval of a combined PUD Development and Preliminary Plan (PUDSP); a [Pre-Subdivision](#) Early Grading Request; and request for administrative review of future final plats with the findings of water sufficiency for 50 lots as part of this PUDSP submittal. The PUD Development and Preliminary Plan shows the detailed design of the single-family detached residential community and open spaces; the necessary width and classification of public rights-of-way and public roadways; roadway centerline data; street grades; as well as identify the development standards for the proposed residential product types. The plan describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Since the site is quite large, grading operations are expected to be substantial, thus an early grading request will permit construction operations to begin upon approval of the PUD/ Preliminary Plan and prior to Final Plat.

The proposed PUDSP illustrates 380 new detached single-family residential units on 125.56 acres for a density of 3.02 DU/ Acre. The PUDSP includes 46.3 acres of total open space and landscape area and 19.9 acres of new public streets right-of -way. The 46.3 acres of open space tracts are comprised of 36.7 acres of natural open space buffer area; 6.2 acres of stormwater facilities; and a 3.4 acres pocket park to serve the community. The site layout incorporates a mix of lot sizes to include: larger lot units north of Antelope Meadow Circle with a minimum lot size of 19,000 SF to compatible with the existing Falcon Highlands lots to the north and west. The south of the Antelope Meadow Circle a variety of suburban lot sizes include 50' x 110' (5,500 SF); 60' x 110' (6,600' SF); and 35' x 100' (3,500 SF). The proposed higher density land use area will be buffered by Antelope Meadow Circle, a collector roadway, landscape buffering, open space of a combination of these transition elements.

The proposed PUDSP includes the continuation Antelope Meadows Circle, a residential collector, from existing Birch Hollow Way to the southwest to [Bridal Vail Way](#). This roadway continuation will create a looped roadway system with multiple access points as well as providing for a future connection to the adjacent property to the west. Parts of the right-of-way for this collector already exists the remainder will be plated with this development. All internal streets will be designed as public roadways and constructed to El Paso County requirements. The Falcon Highlands development will not impact the future connection of Tamlin/Dublin Road as this planned extension is not included for design or construction as part of this project.

The community is designed to provide for functioning automobile and pedestrian circulation, taking advantage of surrounding land uses. Within the overall Falcon Highlands development, open space and community connections are planned providing access to open space corridors, the existing pocket parks, a proposed school site, and future adjoining commercial. This is achieved via planned trails through open space tracts, and internal sidewalks.



### **Your El Paso County Master Plan 2021 Consistency Evaluation**

The Your El Paso County Master Plan was approved in 2021 to establish the vision for the El Paso County's future based on the needs of the current population and anticipated growth over the next 20 years. The master plan provides the strategies needed to achieve this vision as growth and change occurs. The Master Plan provide the framework for regulatory process such as zoning and subdivision regulations. While the Your El Paso County Master plan is general in nature, it provides the framework and guiding principles for the community's vision, goals, objective and policies providing guidance for County implantation of proposed development.

### **Your EPC Master Plan Consistency Evaluation Checklist:**

#### **Baseline Considerations:**

1. *Is there a desirability or demand within the community for this use?*  
The proposed Falcon Highlands PUDSP will help to fulfill desirability and demand for additional housing and housing types within El Paso County. As illustrated in the recently approved Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on **Suburban Residential Placetypes**. In addition, Falcon Highlands is located near a commercial activity center of which the increased residential density can help support.
  
2. *Does the market support the need for the use? Would the use be viable if built right now?*  
There is a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs is experiencing a severe housing shortage.
  
3. *Would the use be providing necessary housing or essential goods and/ or services?*  
The proposed Falcon Highlands PUDSP to increase the density to permit more single family homes than was previously approved will help provide necessary and needed housing in the Falcon area. The proposed density increase supports **Goal HC1**: Promote development of a mix of housing types in identified areas and **Goal HC3**: Locate attainable housing that provides convenient access to good, services and employment. The Falcon Highlands development is near existing highways; will utilize existing master planned infrastructure connections to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities.

#### **Geographic Considerations:**

1. *Is the proposed use located within a Key Area? If so, does it fit with the development recommendations for that particular Key Area?*  
Per the **Chapter 4 Housing & Communities Framework**: Priority Annexation Map on page 50, the Falcon Highlands project is located within the Potential for Annexation Key Area identified as an area of Priority for Annexation due to its proximity to the City of Colorado Springs city limits and Banning Lewis Ranch to the west. The proposed density increase would be inline and compatible with existing and planned residential densities as part of Banning Lewis Ranch that the City of Colorado Springs is seeking. However, during the pre-planning stages, coordination between the owner/ developer and the City of Colorado Springs regarding annexation was conducted. Due to lack of immediate availability of municipal utility services it was determined that this project will not be

seeking annexation into the City of Colorado Springs. The proposed development will remain within El Paso County.

2. *Dose the use promote the level of change identified in the Areas of Change?*

Per the **Chapter 3 Land Use Framework: Areas of Change Map** on page 20, The Falcon Highlands area is identified as an area of *Minimal Change: Developed*. While this area is mostly building out with Filings No. 1 and No. 2 with an established character of 20,000 SF lot types, this isolated pocket of undeveloped land of **Placetype: Suburban Residential** can be successfully developed with an increased density through the application of appropriate transitions and design techniques. For example, this proposed PUDSP provides for larger lots and decreased densities where immediately adjacent to existing homes while the more dense land use areas are separated by a collector roadway, open space, or landscape buffers. The layout utilizes an improved design character by providing flexibility with varying lot size, building heights, setback controls and other site development requirements; incorporates innovations in development to meet the growing demands of the population through a variety in type, design, and layout of buildings; and provides housing of all types and designs to be located in proximity to employment and activity centers such as shopping. This design approach meets **Chapter 14 Implementation Goal LU1: Ensure compatibility with established character and infrastructure capacity.**

3. *Does the use fall within the primary or supporting land uses within the appropriate placetype?*

Per the **Chapter 3 Land Use Framework** the Falcon Highlands development area is identified as a **Suburban Residential Placetype** characterized by primarily single family detached housing with a density range of up to 5 units per acre. As illustrated in Section 4 Housing and Communities, “to sustain Falcon’s growth momentum, the county should continue to prioritize Suburban Residential in this area.” The proposed PUDSP meets this objective and **Chapter 14 Implementation Goal LU3: Encourage a range of development types to support a variety of land uses and Objective LU3-3** by utilizing single family detached housing within an existing neighborhood.

4. *Is the use located in a Priority Annexation Area? If so, does it align with the growth and development plans for the nearby municipality?*

Per the **Chapter 4 Housing & Communities Framework: Priority Annexation Map** on page 50, the Falcon Highlands project is located within the Potential for Annexation Key Area identified as an area of Priority for Annexation due to its proximity to the City of Colorado Springs city limits and Banning Lewis Ranch to the west. The proposed density increase would be inline and compatible with existing and planned residential densities as part of Banning Lewis Ranch that the City of Colorado Springs is seeking. However, during the pre-planning stages, coordination between the owner/ developer and the City of Colorado Springs regarding annexation was conducted. Due to lack of immediate availability of municipal utility services it was determined that this project will not be seeking annexation into the City of Colorado Springs. The proposed development will remain within El Paso County.

5. *Is the use located within a Housing Priority Area? If so, is it one of the allowed housing types?* The proposed Falcon Highlands development is not located within a Housing Priority Area.
6. *Is the use located within a Commercial Priority Development Area? If so, is it one of the allowed commercial uses for that area?* The proposed Falcon Highlands development is not located within a Commercial Priority Development Area.
7. *Is the use located within an Employment Priority Development Area? If so, is it one of the allowed employment-focused uses for that area?* The proposed Falcon Highlands development is not located within an Employment Priority Development Area.

#### County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*

The proposed Falcon Highlands development will be served by existing infrastructure to include water and wastewater services, electricity and roadways. The development will require the construction of new water and wastewater infrastructure to serve the development. As part of the design process, coordination with water and wastewater providers was completed and discussed in more detail below. The proposed Falcon Highlands development will be required to complete the construction of Antelope Meadows Circle, [between Birch Hollow Way to Bridal Vail Way](#), providing multiple access points in to and out of the subdivision meeting **Chapter 14 Implementation Goal LU4: Continue to encourage policies that ensure “development pays for itself”**.

2. *Does the development trigger the need for such infrastructure?*  
[Phase 1 and 2 of the proposed development does not trigger the need for infrastructure as previous approvals contemplated the necessary infrastructure improvements. However, the proposed development may trigger upgrades and/ or expansion of existing facilities to accommodate the increased densities meeting Chapter 14 Implementation Goal LU4: Continue to encourage policies that ensure “development pays for itself”](#). A public wastewater system will be provided for by the Woodmen Hills Metropolitan District. Currently 278 SFE available from WHMD. For those additional SFE the owner/ developer has initiated discussions with WHMD on possible amendments and additional service capacity.
3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*  
The proposed Falcon Highlands PUDSP will require public street roadways to be designed and built to El Paso County Standards. Region trail connections along Highway 24 will be provided as necessary per the El Paso County Parks Master Plan. This supports **Chapter 14 Implementation Goal TM2: Promote walkability and bike-ability** by continuing the construction of trail corridors connecting this development with adjacent neighborhoods and the commercial activity center to the northeast.

#### Best Practices Considerations:

1. *Does the development appropriately include conservation design best practices to protect/preserve existing natural resources?*  
The PUDSP incorporates and implements conservation best practices such as clustered development, inclusion of parks/ open space, and preservation of existing natural areas.
2. *Does the development include best practices to protect existing natural resources and prevent unnecessary property damage? If not, does it include methods for impact mitigation?*  
The PUDSP does not encompass nor alter the existing natural drainage ways found to east and northeast of the development. This drainage way will remain as is.

#### **El Paso County PUD Section 4.2.6(D) Approval Criteria**

1. *The proposed PUD District zoning advances the stated purposes set forth in this Section; The proposed project is currently zoned PUD and is a continuation of the existing overall Falcon Highlands development. The zoning will remain as PUD. The proposed PUDS meets the stated purposes of the PUD district by:*
  - a. *Improving the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;*
  - b. *Incorporates innovations in development to meet the growing demands of the population through a variety in type, design, and layout of buildings;*
  - c. *Providing housing of all types and designs to be located in proximity to employment and activity centers such as shopping;*
  - d. *Providing for beneficial open space, to provide for active, usable open spaces, and to preserve open areas.*
2. *The application is in general conformity with the Master Plan; The proposed application is in general conformity with the **Your El Paso County Master Plan 2021.***
3. *The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County; The project has been designed to not be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrated in the zoning code and application packet.*
4. *The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area; The proposed property is suitable for the intended use and the use is compatible with both the existing and allowed land uses on the neighboring properties to the north or east consisting of single family residential or open space. The new development will be in harmony with the existing surrounding character of the area and natural environment using varying residential densities, perimeter buffering and provisions for both natural and built open space.*

There are no areas of significant historical, cultural, or recreational features found on site.

5. *The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;* The proposed development is single family detached residential lots, open space, parks and R.O.W. Appropriate transitioning and buffering is provided with larger lots to the north, transitional open space buffers, and landscape setbacks.
6. *The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;* The proposed development provides required landscaping and buffering that is appropriate and compatible with the type of development and the surrounding community. The development also includes open space buffers and a developed park site.
7. *Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;*  
There are no areas of significant historical, cultural, or recreational features found on site. The Rock Island Regional Trail will be traverse along the site's southern boundary. An easement has been provided for this regional trail connection.
8. *Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;* The development is proposing a neighborhood pocket park, open space buffers between housing types of differing lot size, as well as trails and pedestrian connections to existing trail systems including the Rock Island Regional Trail along the site's southern boundary.
9. *The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;* The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. All necessary public services will be available to serve the initial 50 units within the proposed subdivision as this area has been master planned with anticipation of development such as this for multiple years. Additional coordination will be required for both water and wastewater services for the project to realize full buildout. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.
10. *The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;* While there are no major recreational facilities such as large playfields proposed, the project is proposing a neighborhood pocket park, open space buffers between housing types of differing lot size, as well as trails and pedestrian connections to existing trail systems including the Rock Island Regional Trail along the site's southern boundary.

11. *The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;*  
There are no mineral estate owners on the real property.
12. *Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide.*  
There are no deviations being requested at this time.
13. *The owner has authorized the application.* The Owner has authorized the application.

#### **El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria**

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan and the new Your El Paso County Master Plan as discussed below.* The proposed subdivision meets the **Your El Paso County Master Plan 2021** as described herein.
2. *The subdivision is consistent with the purposes of this Code;* The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.
3. *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;* The subdivision is in conformance with recently approved Falcon Highlands Sketch Plan Amendment (SKP 21-4) illustrating the proposed single family use and densities of 1.0-3.0 DU/AC of large lots and 3.0- 6.0 DU/AC consisting of standard lot sizes lots ranging from 3,500 to 6,600 SF.
4. *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);* A sufficient water supply has been committed to and by the Falcon Highlands Metropolitan District. The Falcon Highlands Metro District (FHMD) currently has 451 SFE with a maximum SFE of 711. It is recommended that Falcon Highlands Phase 1 be limited to 50 SFE based upon current water availability and the completion of the Arapahoe Well. This PUDSP is requesting a finding of water sufficiency and quality for the first 50 SFEs of the proposed 380 units proposed with this development. For any additional units above the initial 50 +/- SFE the district will need additional water capacity. The FHMD is currently seeking additional water rights to develop either themselves or in conjunction with neighboring districts.
5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;* A public

- wastewater system will be provided for by the Woodmen Hills Metropolitan District. WHMD has provided a commitment letter for the first 55 units of the 380 total proposed units. The wastewater flows for WHMD are based on the established benchmark of average daily flow of 163 gallons per day per SFE and 172 gallons per day per SFE for average daily maximum flow. The existing SFE connected to the WHMD system is 423 SFE and the upper limit for SFE under the IGA is 750 SFE leaving approximately 278 SFE available. For those additional SFE above the available 278 SFE, the owner/ developer has initiated discussions with WHMD on possible amendments and additional service capacity.
6. *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)]; A "Soils and Geology Study", Falcon Highlands, Colorado" (RMG- Rocky Mountain Group, October 8, 2021) is included with the submittal package. As part of this study, 11 exploratory test borings were completed. Geologic hazards (as described in section 7 of the report) include faults/seismicity and radioactivity/radon gas. Potential geologic constraints (also as described in section 7 of the report) were found on site to include: expansive soils and shallow ground water. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.*
  7. *Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design; Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. A MDDP/ Preliminary Drainage report for this development has been included for review and approval by El Paso County.*
  8. *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development; The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. Internal streets will provide for a looped circulation pattern through the development. There is no cut-through traffic or additional access beyond the access points provided. Public sidewalks will be constructed as necessary to provide pedestrian connections throughout the development.*
  9. *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM; Legal and physical access will be provided to all parcels by public rights-of-way.*
  10. *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site*

*planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities; While there are no major recreational facilities such as large playfields proposed within this Falcon Highlands PUDSP, the development is proposing a neighborhood pocket park, open space buffers between housing types of differing lot size, as well as trails and pedestrian connections to existing trail systems including the Rock Island Regional Trail along the site's southern boundary.*

11. *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision; All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.*
12. *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal. In addition, a fire protection district commitment to serve this development has been provided by the Falcon Fire Protection District.*

**Total Number of Residential Units, Density, and Lot Sizes:**

The amended area is proposing two residential density types. This includes 17.0 acres of single family residential at a density of 1.0-3.0 DU/AC with a minimum sized 19,000 SF lots to align with the existing neighborhood to the north and west. This includes open space buffering the existing residents from the proposed development. In addition, there are 88 acres planned at a density of 3.0- 6.0 DU/AC consisting of standard lot sizes lots ranging from 3,500 to 6,600 SF. The PUDSP submitted is seeking approval of 380 total Single-Family Detached Residential Units.

**Approximate Acres and Percent of Land Set Aside for Open Space:**

The proposed Falcon Highlands PUDSP meets the open space requirement set forth by the PUD Zoning District. The PUD guidelines require 10% open space on the overall 125.56 acres for a total open space requirement of 12.56 acres. The proposed Falcon Highland PUDSP is proposing 46.04 acres of open space which is over 3.5 times the required acres. Of the 46 acres, there are over 9.6 acres of landscape buffers and transitions with another 33 acres of natural open space containing detention facilities and landscape buffering. The development is also proposing a 3.4 acre pocket park centrally located within the development. All common open space and park sites will be owned and maintained by the metropolitan district. A park



lands agreement may be coordinated with the El Paso County Parks Department with future final plat submittals. This pocket park will contain amenities such as a fenced dog play area, playground, picnic areas, walking paths, and an artificial turf active field area.

**Types of Proposed Recreational Facilities:**

While there are no major recreational facilities such as large playfields, the development is proposing a neighborhood pocket park, [playground](#), [dog park](#) and open space buffers between housing types of differing lot size, as well as trails and pedestrian connections to existing trail systems including the Rock Island Regional Trail along the site's southern boundary.

**Master Plan for Mineral Extraction:**

The *1996 Master Plan for Mineral Extraction* updates and supersedes the *1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the "Preservation of Commercial Mineral Deposits Act" of 1973 and the second is to provide guidance to the El Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as 'Upland Deposits' containing sand and gravel with silt and clay; remnants of older streams deposited on topographic highs or bench like features. Therefore, the proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

**Areas of Required Landscaping:**

The proposed PUDSP includes landscape design and streetscape planting requirements for the streetscapes along Antelope Meadow Circle as well as for the proposed pocket park area. The landscape design includes a mix of deciduous and evergreen trees with varying ground plane treatments for passive and active play areas. Much of the proposed landscape is designed to be xeric, low water use utilizing native and drought tolerant plant species. There are no landscape waivers being requested at this time.

**Phasing Plan and Schedule of Development:**

The PUDSP drawings illustrate several phases for the platting of individual lots and construction of housing. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner to facilitate development construction and sequencing. The initial phase, 50 lots, is based upon availability of water and wastewater utility services with subsequent phasing being completed based upon increased infrastructure capacity.

**Wetlands**

[There are designated wetlands on the property; however, these areas are located within existing drainage ways that are not impacted by this development. The existing ponds will be contained by individual tracts limiting development and will not be disturbed by this development.](#)

**Water and Wastewater Services:**

Municipal Water services will be supplied by the Falcon Highlands Metropolitan District. Municipal Wastewater municipal services will be supplied by the Woodmen Hills Metropolitan District through an intergovernmental agreement. More information is provided in this document.

**EL PASO COUNTY WATER MASTER PLAN:**

The Falcon Highlands development is located within planning area 3 of the El Paso County Water Master Plan which encompasses the Falcon area and served by a variety of water suppliers including the Falcon Highlands Metropolitan District (FHMD) and Woodmen Heights Metro District (WHMD) for sanitary.

Falcon Highlands Metro District (FHMD) current SFE of 451 with a maximum SFE of 711. It is recommended that Falcon Highlands Phase 1 construction be limited to 50 +/- SFE based on current water availability. Upon completion of the Arapahoe Well to be completed in 2022/2023 an additional 206 SFEs can be constructed. Future phasing identifying additional units above the collective 256 +/- SFEs will need additional water capacity. The FHMD is currently seeking additional water rights to developer either themselves or in conjunction with neighboring districts.

Through integrated master planning of site planning, landscape and water resource best management practices. The open space areas emphasize water conservation using native vegetation, turf seeds and limited high water sod with limited artificial turf as a design option. The Falcon Highlands Sketch Plan Amendment meets the stated master plan Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

Wastewater flows for WHMD are based on the established benchmark of average daily flow of 163 gallons per day per SFE and 172 gallons per day per SFE for average daily maximum flow. The existing SFE connected to the WHMD system is 423 SFE and the upper limit for SFE under the IGA is 750 SFE leaving approximately 278 SFE available.

It is likely that the change to the density for this area will result in exceeding the contracted 750 SFE. However, the owner/ developer has initiated discussions with WHMD on possible amendments regarding additional units above the 278 SFE currently available.

**Traffic Engineering:**

Vehicular access and street layout shall be as illustrated on the PUDSP with all roadways to be public, built to El Paso County standards. The development area includes the continuation of Antelope Meadows Circle to the southwest connecting with Bridal Vail Way. The extension will provide the necessary points of ingress/ egress for this development and create numerous circulation routes through internal neighborhoods. It will also provide a future right-of-way connection to the adjacent property to the west, shall it ever develop. There are no required off-site improvements as a result of this development. The applicant requests that platted lots



within Falcon Highlands PUDSP be included in the county wide Public Improvements District (PID 2) implemented as part of the Traffic Impact Fee resolution.

**School District:**

Projects (Plats) within El Paso County are required to either dedicate land or pay school district fees. Any platted lots within the Falcon Highlands PUDSP development area will pay school fees in lieu of [land dedication](#).

**Proposed Services/Utility Feasibility:**

- |                       |  |
|-----------------------|--|
| 1. Wastewater:        | Woodmen Hills Metropolitan District    |
| 2. Water:             | Falcon Highlands Metropolitan District |
| 3. Gas:               | Colorado Springs Utilities AND         |
| 4. Electric:          | Mountain View Electric Association     |
| 5. Fire:              | Falcon Fire Protection District        |
| 6. School:            | District #49                           |
| 7. Roads:             | El Paso County Road and Bridge         |
| 8. Police Protection: | El Paso County Sheriff's Department    |

**Impacts associated with the PUD Development Plan & Preliminary Plan:**

Floodplain: [A small portion of the proposed development area is located within the AE designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0545G, 08041C0561G', effective date 'December 7, 2018'. This area will not be impact with this amendment.](#)

Wetlands: There are no drainage areas, drainage ways or water courses found within the amended area. [There are wetlands in the eastern part of the development, in Tract F, they will be dedicated as a protected area on the plat and will not be disturbed by this development.](#) There is an existing drainage way and detention facility located to the northeast of this site which shall remain as is. The proposed Falcon Highlands project will have no impact on these existing facilities. All proposed drainage and erosion criteria will meet El Paso County and State Development Standards to be depicted with future submittals.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is



surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include low-water use plant material, and where possible, the plant material will be native to the Falcon region.

The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that the application will have significant impacts on wildlife in the area.

## Baxter, Tamara

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**From:** jadameco@comcast.net  
**Sent:** Thursday, May 26, 2022 8:19 AM  
**To:** Baxter, Tamara  
**Subject:** Comment - Banning Lewis Ranch Village B

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

This comment relates to the Spring 2022 proposals for Banning Lewis Ranch Village B, covered by these files (possibly among others): CPC MP 87-00381-A32MJ22, CPC PUZ 22-00074, CPC PUP 22-00075, CPC ZC 22-00076, CPC CP 22-00077, and CPC V 22-00078. I submitted the same comment through GoCOS, but wasn't sure if that was the right way.

While I support the continued development of the BLR Villages (though I wish there was a greater mix of commercial and some higher-density residential), I am concerned that the proposed BLR Village area northeast of Banning-Lewis Parkway and Dublin Boulevard will be arranged like a mirror of Villages 1 and 2 with respect to transportation, repeating the issues they have with inter-neighborhood connectivity and secondary access.

I request that you consider requiring these public roadway connections with the development of Village B, which have at various points been included in private master plans and city/county transportation plans:

- The extension of Golden Sage Road south from its current terminus to Dublin Blvd. The southern extension is expected by the Percheron master plan, and it improves overall connectivity while taking advantage of an existing access to Woodmen among its [suitably] limited intersections. Critical Corridor maps from ConnectCOS also suggest a road along this alignment will become a part of the thoroughfare plan.
- A collector road connection from Vista Oro Boulevard to Antelope Meadows Circle in El Paso County. Especially when paired with the Golden Sage extension, this provides a secondary egress for both BLR and Falcon Highlands to Woodmen and Dublin, and the connection is anticipated by the Falcon Highland development plan and current developer (see 2022 letter of intent with El Paso County file PUDSP225, and existing right-of-way). (Also note that this portion of Antelope Meadows is a collector with no driveways, unlike the portion north of Rolling Thunder).

Additionally, please consider requiring a collector or local connection between Village B and Percheron along the Village B area's north boundary (separate from Golden Sage), like what was once expected in the Percheron plan. The gradual removal of all northern egress from Villages 1 and 2 (from arterials roughly aligned with present-day Mohawk and Vista del Tierra, then smaller roads like Pacific Crest Dr, which at one point was depicted as a collector without driveways) has created a long 'wall' along BLR cutting it off from the proposed commercial and recreational area to the north, and from any access to Woodmen Road that doesn't depend on major arterials. This point in planning Percheron and Village B is a good opportunity to avoid repeating that situation.

For example, a connection to the E-W collector along the south side of Percheron, near the northwest wetland area in Village B (near what the Oakwood product map in the "Villages A–D Master Traffic Impact Study" designates "Marque") would provide a comfortable nonarterial connection for both developments, with the less abstract benefit of access to the west entrance of the proposed sports complex for Village B without requiring exiting to Banning-Lewis Parkway

## Baxter, Tamara

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**From:** Brittanie Johnson <britt.johnson32@icloud.com>  
**Sent:** Monday, June 16, 2025 2:45 PM  
**To:** Baxter, Tamara  
**Subject:** Opposition to Proposed Development in BLR Village B2

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Good afternoon Ms. Baxter,

I am writing to formally express my opposition to the proposed development project in Banning Lewis Ranch. As a home owner in the area, I have serious concerns about the negative impacts this development would have on our community, and quality of life.

First and foremost, the scale and nature of the project appear incompatible with the character of our neighborhood. The proposed development would increase traffic congestion, strain local infrastructure, and remove green space, which would significantly alter the fabric of our community in a detrimental way.

Additionally, many residents feel that there has been insufficient community engagement and transparency surrounding this proposal. It is critical that those most affected by the development have a meaningful opportunity to voice their concerns and that these concerns be taken seriously before any decisions are finalized.

I strongly urge the planning board to reconsider or halt the approval process until further studies are conducted and comprehensive community input is gathered. Responsible development should balance growth with the well-being of existing residents and long-term sustainability.

Please include this email as part of the official public record regarding this proposal.

Thank you for your attention to this matter. I hope you will prioritize the voices of the community in your decision-making process.

Sincerely,

Brittanie Johnson

## Baxter, Tamara

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**From:** Katie Svec <ksvec@ymail.com>  
**Sent:** Thursday, June 12, 2025 9:36 AM  
**To:** Baxter, Tamara  
**Subject:** Public Inquiry and Concerns Regarding the Banning Lewis Ranch Village B2 Project

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Hello Tamara,

I am writing as a concerned resident of Colorado Springs regarding the proposed Banning Lewis Ranch Village B2 development project. As our city continues to grow rapidly, I understand the importance of expanding housing and infrastructure. However, I believe it is critical that all new development be pursued with careful consideration for long-term sustainability, environmental stewardship, and the well-being of current and future residents.

I would like to respectfully raise several questions and concerns about the Village B2 project:

How does the city plan to ensure a sustainable and long-term water supply for the homes and facilities proposed in Village B2?

With persistent drought conditions across the region and the reliance on Colorado River water sources under increasing pressure, what specific measures are in place to ensure this development does not strain the existing water infrastructure?

Has the city conducted a thorough water impact study for this project, and will the findings be made publicly available?

What impact will the B2 project have on city services such as schools, emergency services, and public transportation?

How will the project contribute to traffic congestion in and around Marksheffel Road, Woodmen Road, and other key corridors?

How does the B2 project fit into the city's broader long-term development strategy?

What steps are being taken to avoid the kind of urban sprawl that can lead to inefficient service delivery, environmental degradation, and decreased quality of life?

Will open spaces, natural habitats, and greenbelt corridors be preserved or incorporated into the development?

What environmental mitigation efforts are being pursued to protect local wildlife and preserve native vegetation?

As a citizen, I support thoughtful and balanced growth that aligns with the values of sustainability, equity, and long-term planning. I respectfully ask that the city ensure full transparency throughout the

approval process for the Village B2 project and make all studies, reports, and environmental impact assessments accessible to the public.

Thank you for your time and for your continued work in shaping the future of Colorado Springs. I look forward to your response and to an ongoing public dialogue about how we grow responsibly together.

Sincerely,  
Kathryn T.

## Baxter, Tamara

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**From:** slacey1991 <slacey39@gmail.com>  
**Sent:** Monday, June 16, 2025 6:03 PM  
**To:** Baxter, Tamara  
**Subject:** Opposition to Proposed Development in BLR Village B2

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Good afternoon Ms. Baxter,

I am writing to formally express my opposition to the proposed development project in Banning Lewis Ranch. As a home owner in the area, I have serious concerns about the negative impacts this development would have on our community, and quality of life.

First and foremost, the scale and nature of the project appear incompatible with the character of our neighborhood. The proposed development would increase traffic congestion, strain local infrastructure, and remove green space, which would significantly alter the fabric of our community in a detrimental way.

Additionally, many residents feel that there has been insufficient community engagement and transparency surrounding this proposal. It is critical that those most affected by the development have a meaningful opportunity to voice their concerns and that these concerns be taken seriously before any decisions are finalized.

I strongly urge the planning board to reconsider or halt the approval process until further studies are conducted and comprehensive community input is gathered. Responsible development should balance growth with the well-being of existing residents and long-term sustainability.

Please include this email as part of the official public record regarding this proposal.

Thank you for your attention to this matter. I hope you will prioritize the voices of the community in your decision-making process.

Sincerely,

Sean Lacey  
Sent from my iPhone



TO: City of Colorado Springs Planning Commission

FROM: Oakwood Homes Banning Lewis Ranch

RE: Public meeting review and follow up

DATE: February 15, 2024

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Oakwood Homes held a Neighborhood Meeting on Wednesday, December 20, 2023, for community members in Banning Lewis Ranch to discuss the Village B2 Master Plan Update. The meeting was held at Banning Lewis Ranch Academy, and approximately 200 community members attended. Notices were sent to the community by the city's Planning and Community Development Department, and Oakwood shared the city's notice with community members and on its web site.

The meeting was structured as an information session in order for members of the Oakwood Homes team to interact directly with members of the public. The meeting began with an update presentation from Thomas Garmong, Division President for Colorado Springs, and Tyler Jones, Vice President of Land for Colorado Springs. Also attending on behalf of Oakwood was Scott Smith and Chet Zdanzewicz, as well as Ken Puncerelli and Rick Haering of LAI Design Group, the project's land planners. A representative from the city and District 49 School District were also in attendance.

The presentation informed attendees about the history of the BLR master plan, proposed updates for Village B2, and information about density, parks and open space, and schools. The presentation and boards, as well as interactions with the Oakwood team, focused primarily on the reasons for the master plan update, including compliance with city code and zoning changes, and then explanations of changes to parks and open space and school allocations.

After the presentation, members of the Oakwood team invited attendees to review the details of the master plan update through a series of large presentation boards. Each board was staffed by a knowledgeable Oakwood team member who could answer questions and provide detailed information to attendees. The presentation boards are available for Planning Commission members to review at <https://blrmasterplan.com/neighborhood-meeting>. The boards included:

- Parks and Open Space
- Community amenities
- Schools
- Residential Density
- Commercial Development
- Residential Architecture

The meeting did not include a Q&A session, but attendees were able to talk one-on-one with Oakwood team members. Although the meeting was slated from 6 to 7:30 p.m., many members of the public stayed past 8 o'clock talking to Oakwood representatives and their fellow community members.

To encourage and receive feedback from attendees, each presentation board included a QR code where online comments could be submitted. Attendees could also provide written feedback. All of those public comments have been transcribed and shared with the city's Planning Department. We received about 40 written public comments at the meeting and online. Members of our team also kept track of the concerns and comments that they heard while interacting with community members. Below is a summary of the primary concerns from neighbors:

1. Roads and traffic—Community members are concerned about the completion of Banning Lewis Parkway. Although this piece of road is Norwood's responsibility, Oakwood is working to help address those concerns. Neighbors were concerned about the amount of traffic and congestion, wanting more access points into the neighborhood.
2. Safety and wildfires—Comments about the roads included concerns about safety issues around wildfires and emergencies. Community members are concerned about first responder access to BLR and the ability to evacuate in an emergency.
3. Amenities—Community members shared their concerns about overcrowding at the current clubhouse and pool and their desires to see more amenities provided as soon as possible. These amenities include additional clubhouses, pools and other recreational features.
4. Density—Several comments were expressed about the update allowing more density than originally planned, along with concerns about the impact of density to amenities and traffic.
5. Parks and Open Space—Concerns were expressed about when the community park will be built and why it will be part of a future village. Comments were also provided on size and features in the neighborhood parks.
6. Schools—Comments focused on understanding why the Village B2 plan includes only one school site. Community members are also concerned about when new schools will be built, which we are working with D49 to address.
7. Format of the meeting—Several attendees wanted the meeting to have a Q&A session. We are addressing that concern by hosting another community meeting in March before the March 13 Planning Commission hearing that will provide a Q&A session.

Oakwood Homes has launched a web site at <https://blrmasterplan.com/> to provide more information to the community about the master plan process and the updates to Village B2 and future villages. We are updating this web site to address questions and feedback from the community. In addition, as noted above, we will hold another community meeting before the March 13 Planning Commission hearing in order to address concerns and hear more feedback from our community members.