



# Banning Lewis Ranch Village C

CITY PLANNING COMMISSION  
FORMAL MEETING – July 8, 2026



# BANNING LEWIS RANCH VILLAGE C

## QUICK FACTS

### Location:

South of Dublin Blvd extension; east of Banning Lewis Parkway; north of Stetson Hills Blvd extension and west of State High 24

### Zoning and Overlays

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

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

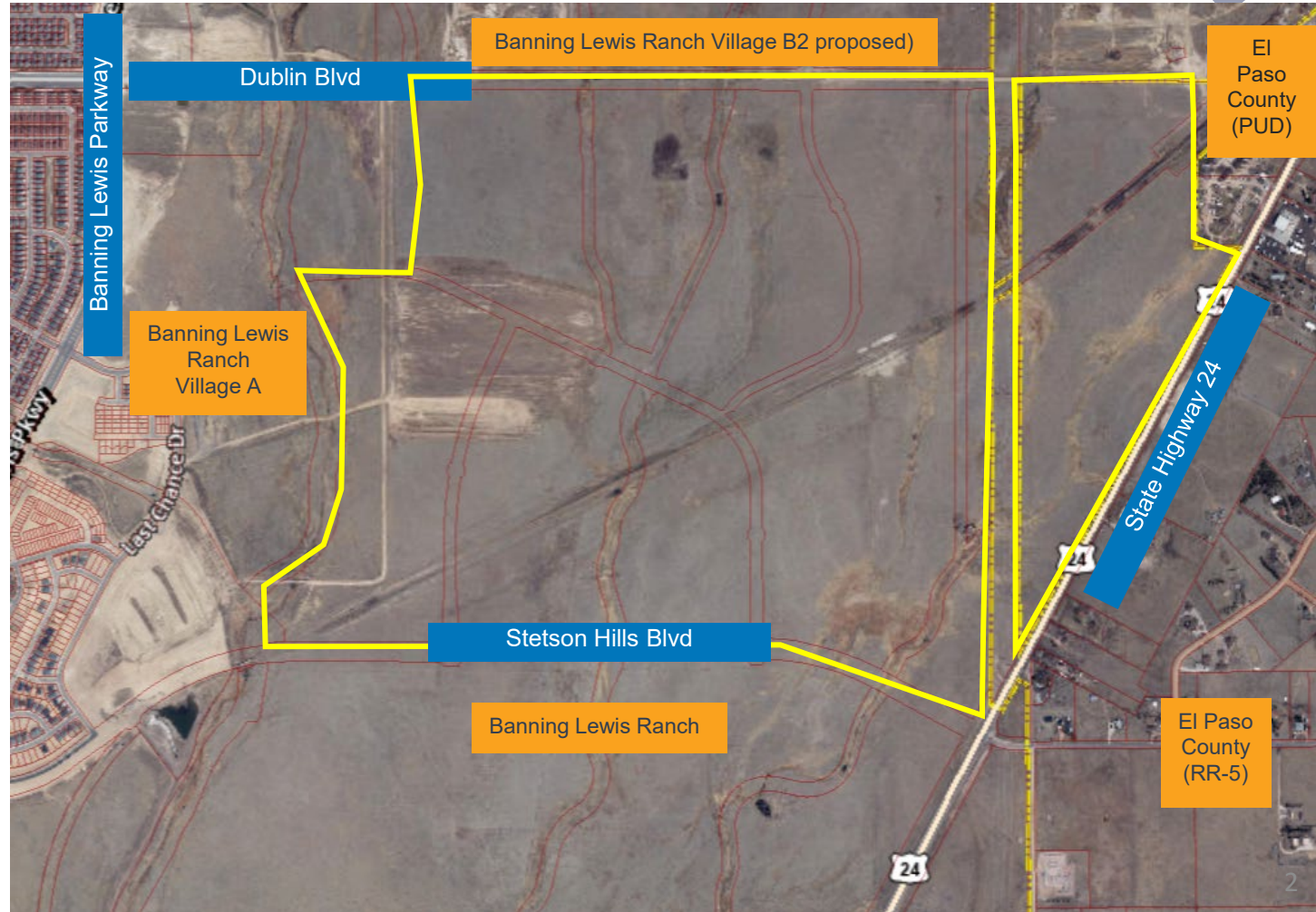
### Site Area

658.34 acres

### Proposed Land Use

Residential and commercial

## VICINITY MAP



## APPLICATIONS

Land Use Plan

Zone Map Amendments (Rezoning)

Development Standards Adjustment

# BANNING LEWIS RANCH VILLAGE C

## PROJECT SUMMARY

### File #(s):

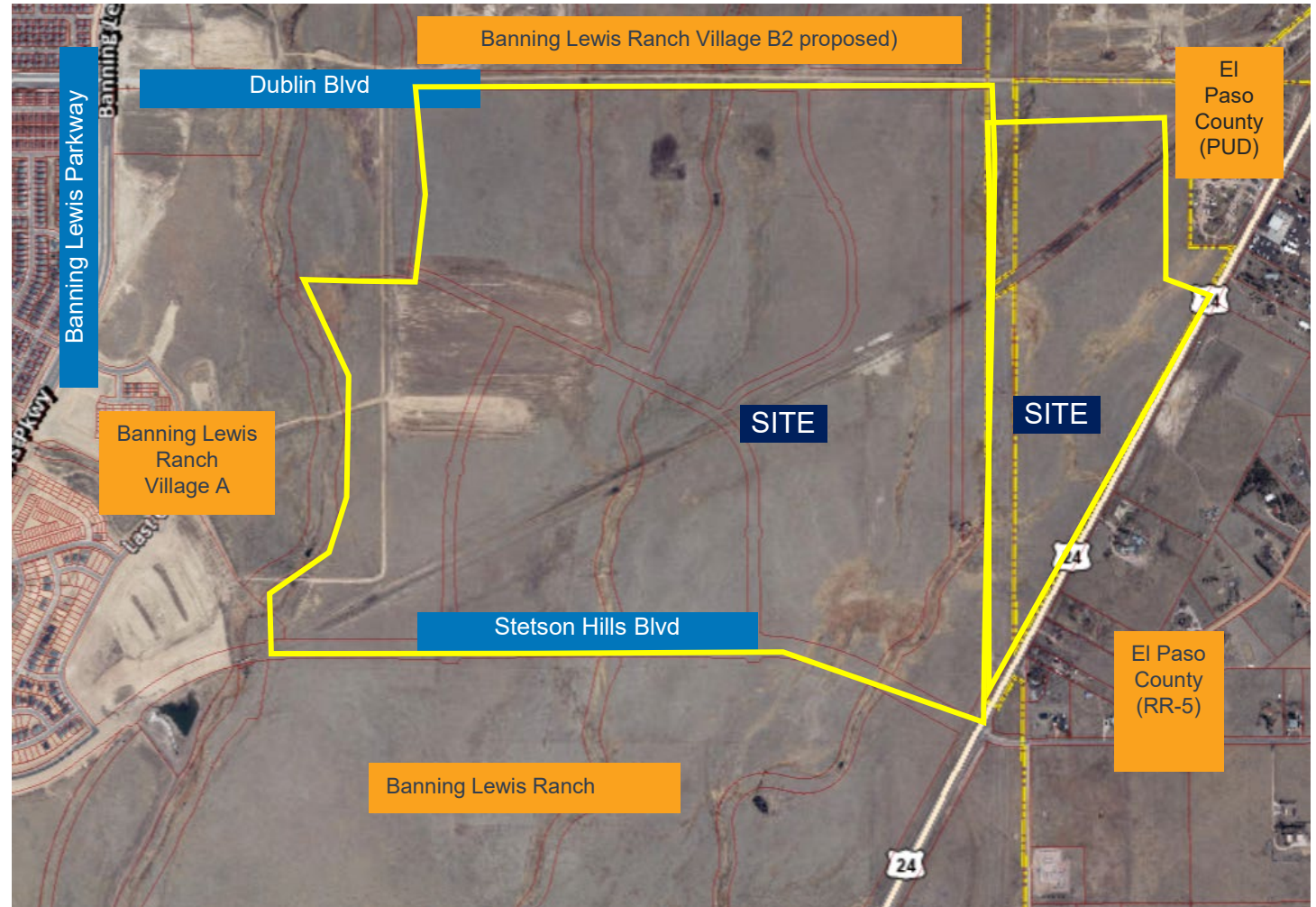
LUPL-25-0008; ZONE-25-0020; ZONE-25-0021;  
DVSA-25-0002; DVSA-25-0004; DVSA-25-0005;  
DVSA-25-0006; DVSA-25-0007; & DVSA-25-  
0008

### Project Proposal:

- Land Use Plan for envisioned residential and commercial
- Zone Change to conventional R-Flex Medium zone district with accompanying development standards adjustments
- Zone Change to conventional MX-M zone district for commercial and/or residential development along State Highway 24

BLR Village C was reviewed under current UDC of City Code

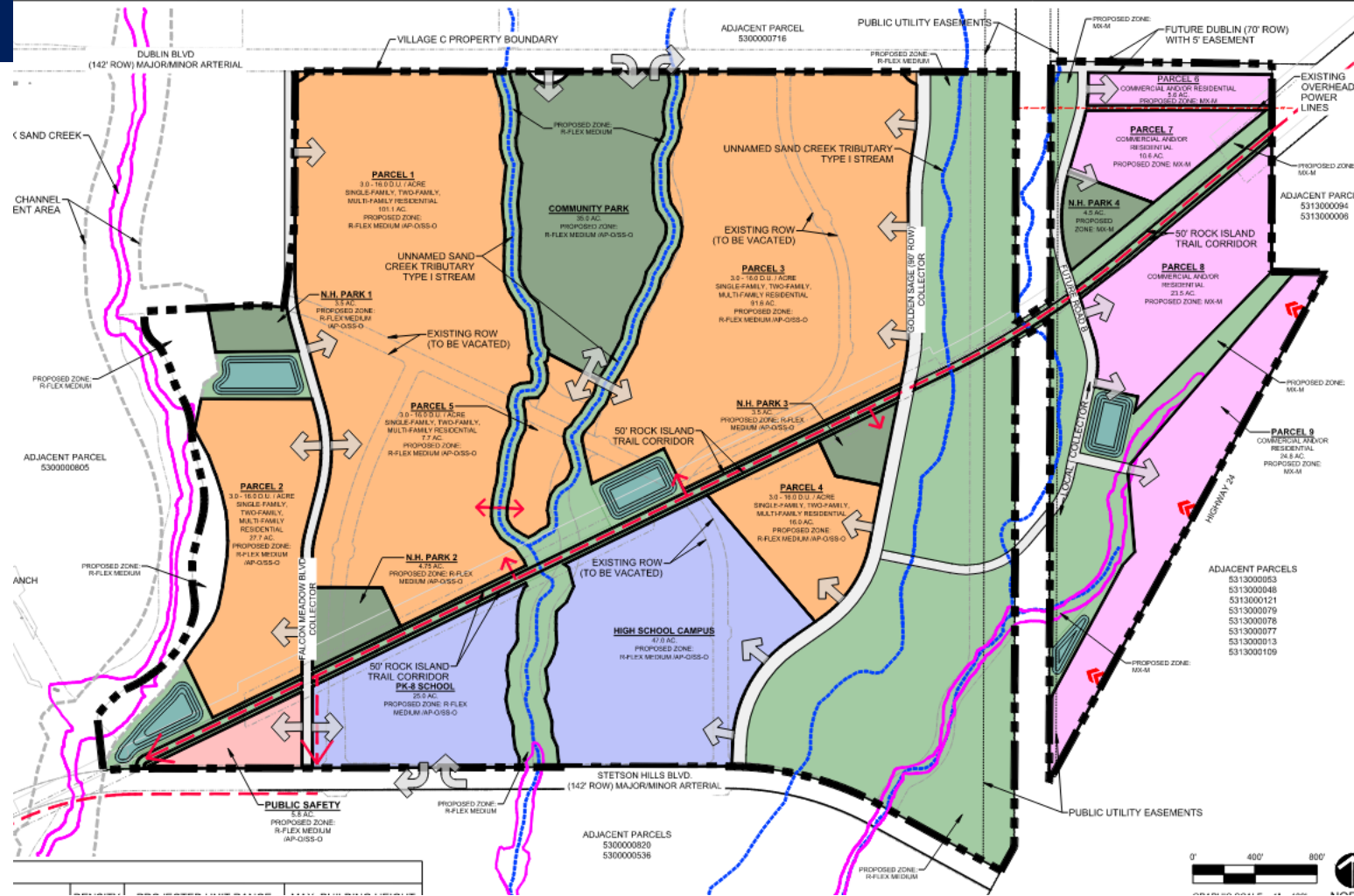
## SITE PLAN



# Banning Lewis Ranch Village C Land Use Plan

## Land Use Plan

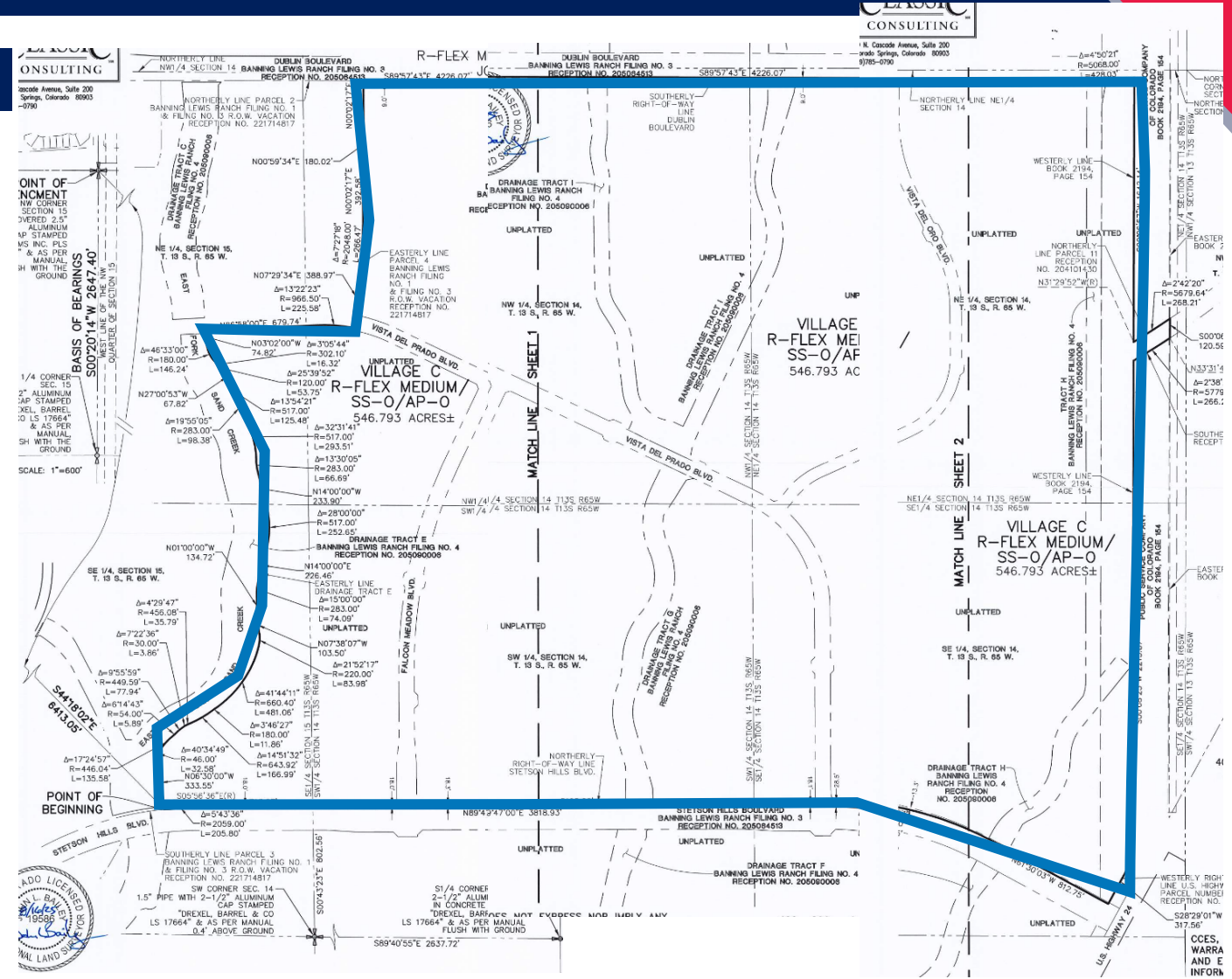
- 658.34 acres
- Residential and commercial development
- 35-acre Community Park and four (4) – Neighborhood Parks
- 50' wide Rock Island Trail Corridor
- Two school sites (25-acre PK-8 School Campus and 47-acre High School Campus)
- 5.8-acre site for future fire station



# Banning Lewis Ranch Village C Zone Map Amendment (Rezoning) – R-Flex Medium

## Zone Map Amendment - R-Flex Medium

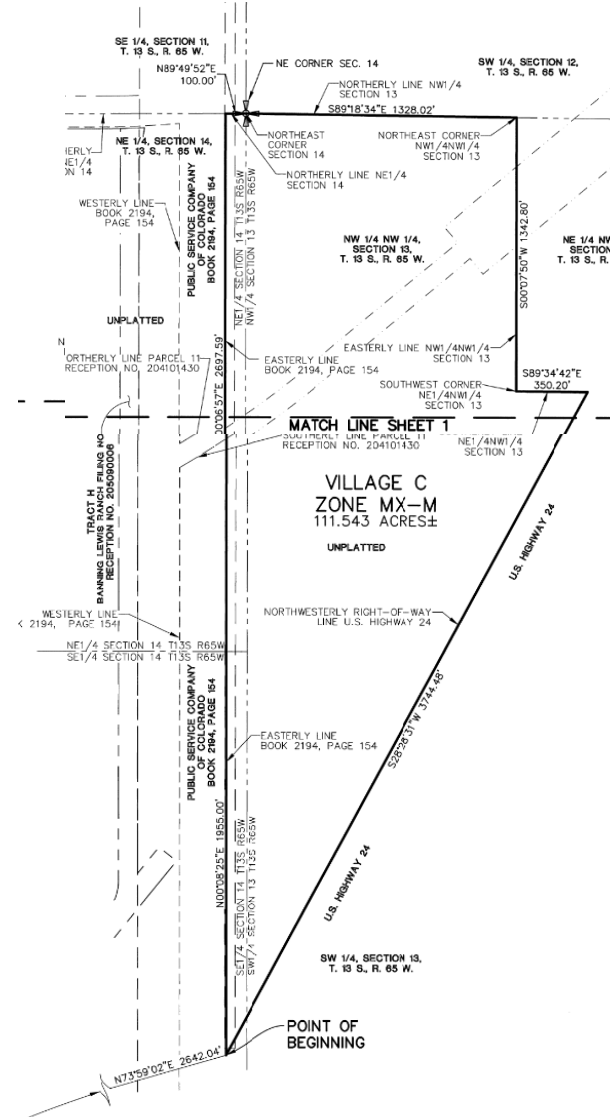
- 546.79 acres
- Rezone to R-Flex Medium/AP-O/SS-O (R Flex Medium and Airport and Streamside Overlays)
- Primarily Residential development with six (6) development standards adjustment
  - Accommodate developers product type under this conventional zone district



# Banning Lewis Ranch Village C Zone Map Amendment (Rezoning) – MX-M

## Zone Map Amendment - MX-M

- 111.54 acres
- Rezone to MX-M (Mixed-Use Medium Scale)
- Commercial and/or Residential in accordance with the MX-M zone district and the districts development standards



# Banning Lewis Ranch Village C Development Standards Adjustment

## Proposed DSA

- A Development Standards Adjustment to City Code Section 7.2.209.B, Table 7.2.2-1,
  - to provide a density range of area of 3-16 du/ac in the R-Flex Medium Zone District where 5-16 du/ac
- To allow development of lower density, similar to Village B2 to the north, which is 3.5-7.99 dwelling units per acre.
  - The maximum 16 du/ac has been requested to remain.

## Current UDC Standard

**Table 7.2.2-1  
R-Flex Medium: Lot and Building Standards**

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

# Banning Lewis Ranch Village C Development Standards Adjustment

## Proposed DSA

## Current UDC Standard

- A Development Standards Adjustment to City Code Section 7.2.209.B, Table 7.2.2-1,
  - to provide minimum lot area for residential uses of 1,000 square feet per dwelling unit in the R-Flex Medium Zone District where 1,500 square feet per dwelling unit;
- To allow the developers smallest footprint project which allows lower price home for first time home buyers.

**Table 7.2.2-1  
R-Flex Medium: Lot and Building Standards**

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

# Banning Lewis Ranch Village C Development Standards Adjustment

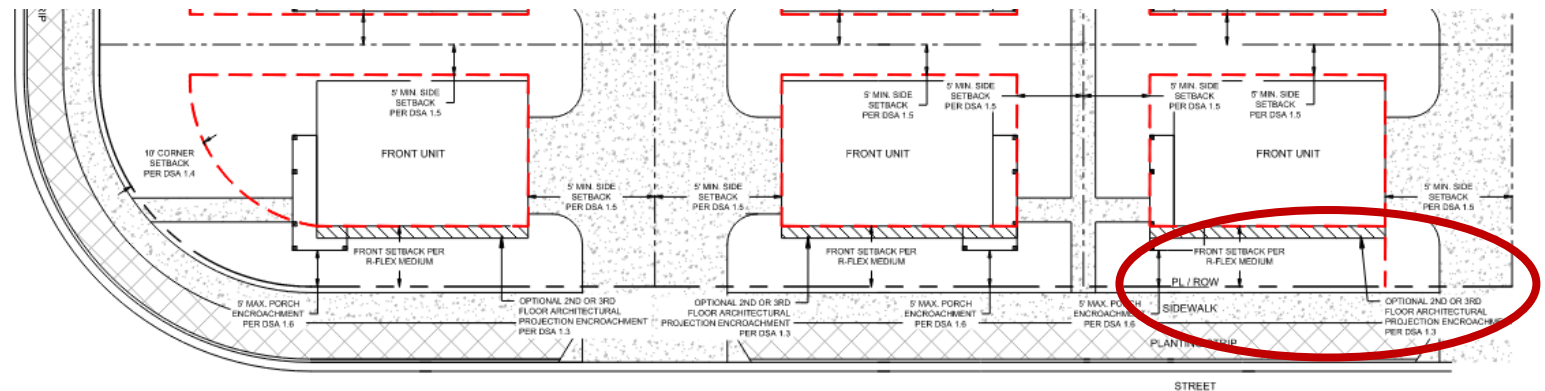
## Proposed DSA

- A Development Standards Adjustment to City Code Section 7.4.203.A, Table 7.4.2-E,
  - to provide second and third floor encroachments of principal structure into the front setback up to 2 feet for length of the building where up to 30 inches but not closer than 2 feet to any property line;
- Allowing current architecture within other PDZ zoned BLR village to continue.

## Current UDC Standard

**Table 7.4.2-E  
Authorized Exceptions to Setback Requirements**

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



# Banning Lewis Ranch Village C Development Standards Adjustment

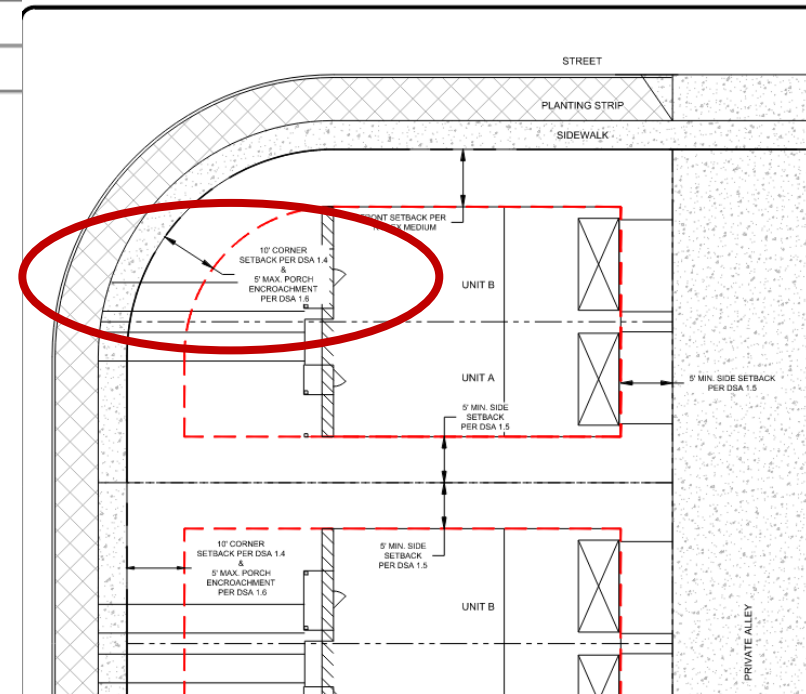
## Proposed DSA

- A Development Standards Adjustment to City Code Section 7.2.209.B, Table 7.2.2-1,
  - to provide corner lot side street, residential use, setback of 10 feet where 15 feet is required;
- The alternative design will allow current product layout found within existing PDZ zoned BLR Villages to be continued within BLR Village C

## Current UDC Standard

**Table 7.2.2-1  
R-Flex Medium: Lot and Building Standards**

Setbacks (minimum)		
B	Side	
	<i>Interior, residential use</i>	1 ft minimum with 6 ft combined both sides, or 0 ft if attached
	<i>Corner lot side street, residential use</i>	15 ft
	<i>Interior, non-residential use</i>	10 ft
	<i>Corner lot side street, non-residential use</i>	20 ft



# Banning Lewis Ranch Village C Development Standards Adjustment

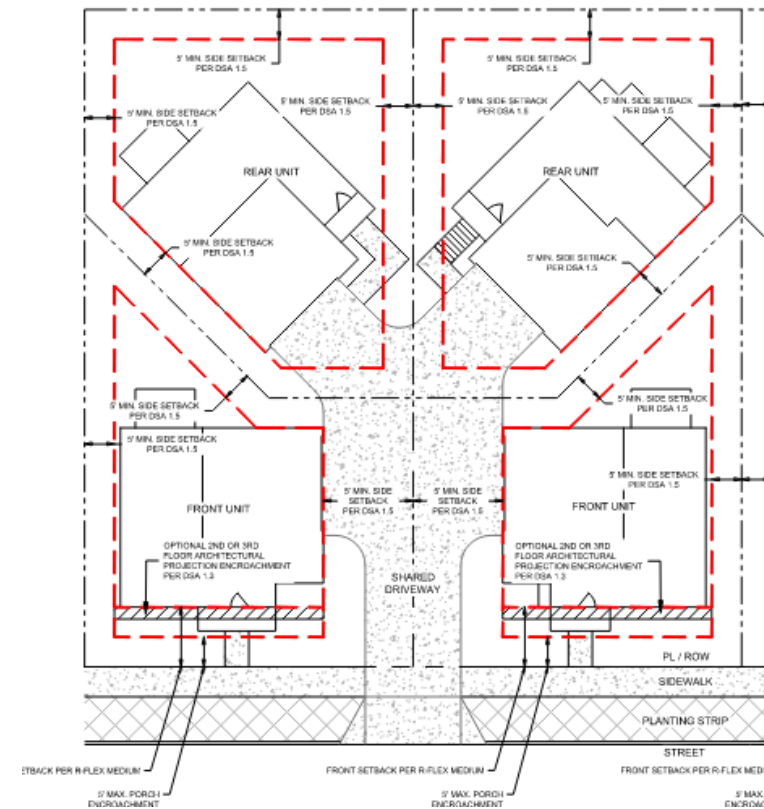
## Proposed DSA

- A Development Standards Adjustment to City Code Section 7.2.209.B, Table 7.2.2-1,
  - to provide 5' side yard setbacks for all sides of lots that have no street frontage or alley loaded;
- This DSA clarifies setbacks for product types that do not have direct public street frontage as city code does not define the setback for these types.

## Current UDC Standard

Table 7.2.2-1  
R-Flex Medium: Lot and Building Standards

### Setbacks (minimum)



# Banning Lewis Ranch Village C Development Standards Adjustment

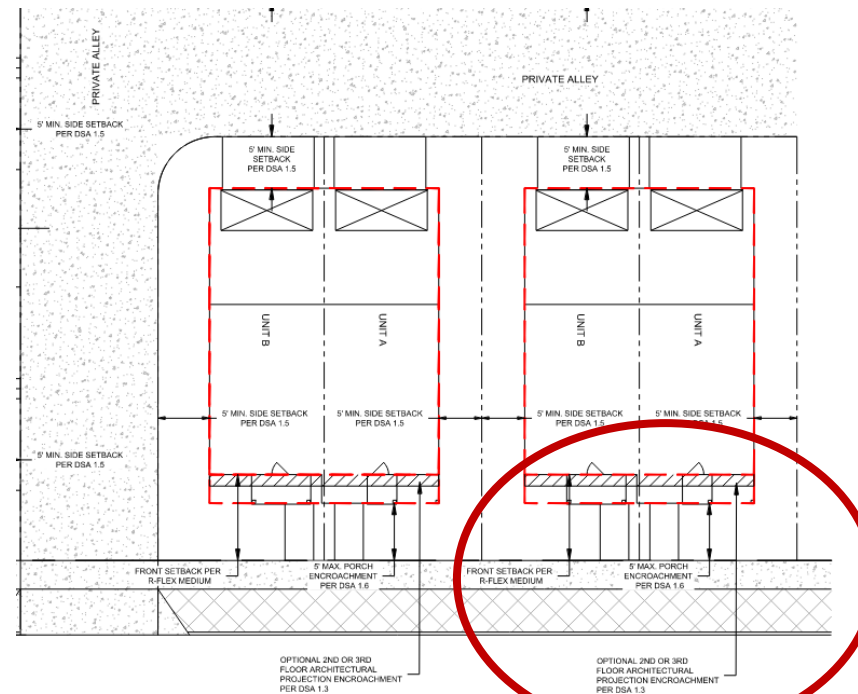
## Proposed DSA

- A Development Standards Adjustment to City Code Section 7.4.203.A, Table 7.4.2-E,
  - to provide covered porch encroachments into front setbacks of up to 5 feet
- Allowing covered porches in the setback will allow the current product layout found within other PDZ zoned BLR Villages to continue.
- UDC does not allow cover porches in the setback.

## Current UDC Standard

**Table 7.4.2-E  
Authorized Exceptions to Setback Requirements**

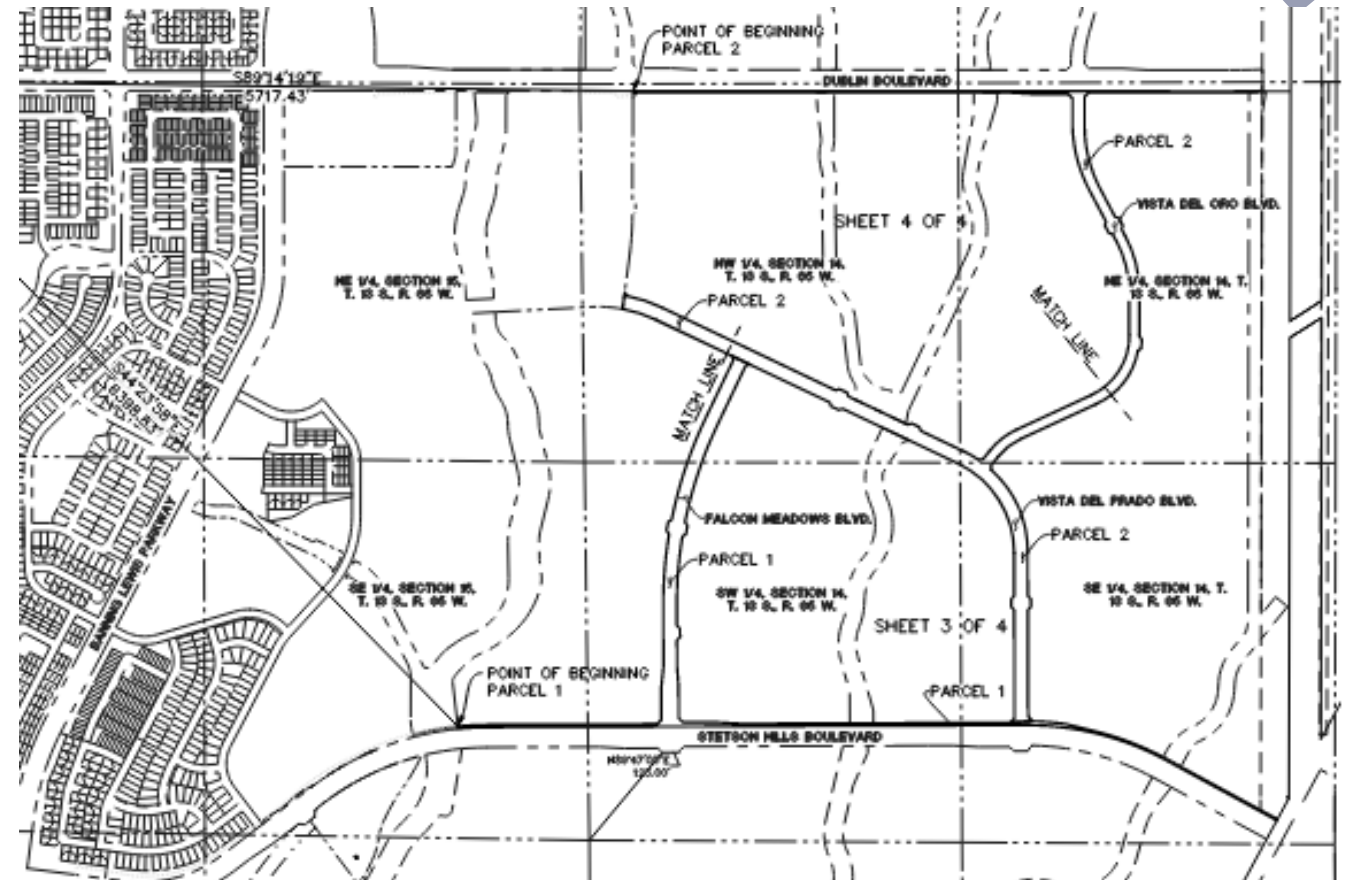
Type of Exception	Extent of Exception
Uncovered decks and patios, which do not exceed 18 inches in height measured from the finished floor to any adjacent point of the existing grade	Permitted, but limited to 50% of each required side yard or rear yard area.



# Banning Lewis Ranch Village C

## Right-of-Way Vacation

- 25.845 acres of proposed right-of-way vacation
- Includes Falcon Meadows Blvd, Vista Del Prado Blvd, Vista Del Oro Blvd, and sever segments along Dublin Boulevard and Stetson Hills Blvd.
- Vacation of Right-of-Way is concurrently reviewed by City Planning Commission but not recommended or decided by City Planning Commission.
- Future subdivision plats within Village C will dedicate right-of-way once internal road networks are known.



# TIMELINE OF REVIEW

Initial Submittal Date

June 13, 2025

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Number of Review Cycles

Five (5)

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Item(s) Ready for Agenda

June 15, 2026

# STAKEHOLDER INVOLVEMENT

## PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review; Neighborhood Meetings; Prior to Planning Commission Hearing – Posters & Postcards
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	157 (Initial Review); 382 (Neighborhood Meeting) & Planning Commission (per UDC Section 7.5.406)
Number of Comments Received	Six written

## PUBLIC ENGAGEMENT

- Neighborhood Meeting –September 16, 2025
  - Concerns raised included roads and traffic; safety and wildfires; amenities; density; parks and opens space; schools
- Written public comments
  - General concerns included water availability, traffic and roadway capacity, growth and density, and park provisions.

# AGENCY REVIEW

## Traffic Engineering

Comments were addressed during review of the project

### Colorado Department of Transportation (CDOT)

CDOT identified several remaining revisions needed to the Traffic Impact Study related to the Stetson Hills Blvd and State Highway 24. Does not require another review by City Traffic. Technical modification to added general not to Land Use Plan related to timing of CDOT Access Permit

### Engineering Development Review (EDR)

Comments were addressed during review of the project. EDR request a slight modification to General Note 24.

### Colorado Springs Utilities

Comments were addressed during review of the project

## Parks

Parks Advisory Board reviewed the BLR Village B2 Master Plan Amendment and PDZ Concept Plan on May 14, 2026 and June 11, 2026. Unanimously vote for metro district owned neighborhood parks and providing land for a summed community park for Village B2 and Village C

## SWENT

Comments were addressed during review of the project

## Fire

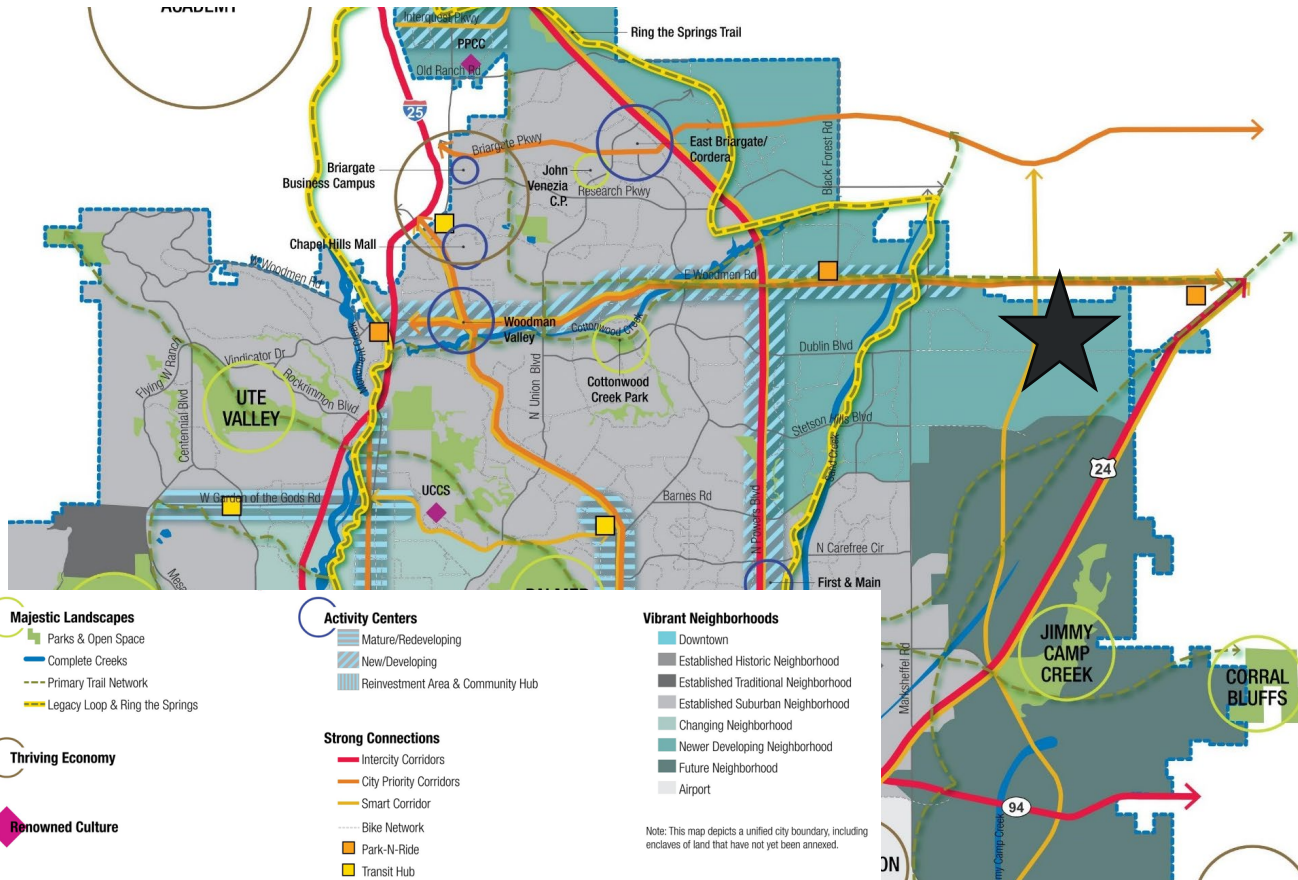
Comments were addressed during review of the project

### School District (49)

Comments were addressed during review of the project. School site suitable for school district needs.

# PlanCOS COMPLIANCE

## PlanCOS MAP IMAGE



## PlanCOS Compliance

- This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.
- Future Neighborhood Typology 4 encourages a variety of housing types from low to medium density, with an emphasis on amenities that enhance overall neighborhood livability.
- Vibrant Neighborhood: Goal VN-2
  - *“Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships and appropriate zoning and density that is adaptable to market demands and housing needs.”*
- Thriving Economy: Goal TE-4
  - *“Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.”*

# APPLICATION REVIEW CRITERIA

## 7.5.504 – Land Use Plan

### Criteria for Approval

- a. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;
- b. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;
- c. Compatibility with the land uses and development intensities surrounding the property;
- d. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;
- e. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;
- f. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;
- g. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.

## Statement of Compliance

### **LUPL-25-0008**

After evaluation of the Banning Lewis Ranch Village B2 Land Use Plan, the application meets the review criteria .

# APPLICATION REVIEW CRITERIA

## 7.5.704 – Zone Map Amendment (Rezoning)

### Criteria for Approval

1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).
2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.
5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.
6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).
7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.
8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section [7.2.607D.47.5.702](#) (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.
9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.
10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)). (Ord. 23-03)

### Statement of Compliance

#### **ZONE-25-0020 and ZONE-25-0021**

After evaluation of the Banning Lewis Ranch Village B2 Zone Map Amendments (Rezoning), the application meets the review criteria .

# APPLICATION REVIEW CRITERIA

## 7.5.525 – Development Standards Adjustment

### Criteria for Approval

Criteria for Approval: The Planning Commission may approve or approve with conditions a Development Standards Adjustment if the Planning Commission determines that the proposed alternative design meets the following criteria:

1. The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested;
2. When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested;
3. The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC; and
4. The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or State law. Compensating benefits may include one or a combination of the following:
  - a. Benefits to the general public:
    - (1) Parks, trails, or other similar public or cultural facilities;
    - (2) Public landscape buffers or beautification areas;
    - (3) Public art;
    - (4) Permanent conservation of natural areas or lands;
    - (5) Increased building setbacks;
    - (6) Decreased building height; or
    - (7) Other benefits as agreed upon by the Planning Commission.
  - b. Benefits the users, customers, or residents of the proposed development:
    - (1) Green space or public open space, trails, or other similar recreational amenities;
    - (2) Upgrades in architectural design;
    - (3) Increased landscaping;
    - (4) Increased buffering;
    - (5) Permanent conservation of natural areas or lands;
    - (6) Secure bicycle facilities, where appropriate; or
    - (7) Other benefits as agreed upon by the Planning Commission or City Council.

### Statement of Compliance

**DVSA-25-0002; DVSA-25-0004; DVSA-25-0005; DVSA-25-0006; DVSA-25-0007; DVSA-25-0008**

After evaluation of the Banning Lewis Ranch Village B2 Development Standards Adjustment, the application meets the review criteria .

# PLANNING COMMISSION OPTIONAL MOTIONS

## Optional Motions

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

#### Motion to Approve

- Recommend approval to City Council the Land Use Plan of the Banning Lewis Ranch-Village C Master Plan based upon the findings that the proposal complies with the review criteria for Master Plan as set forth in City Code (UDC) Section 7.5.514, with the following technical modifications to be added to the Land Use Plan cover sheet:
  - General Note 24 shall be modified to: *“Stetson Hills Blvd. - Developer to build Stetson Hills Blvd. improvements, including a bridge over East Fork Sand Creek, as specified in the Traffic Impact Study prepared October 2024, revised March 2025, by SM Rocha LLC. The bridge will be fully constructed to convey the entire cross section of Stetson Hills Blvd. (including all necessary structure utility and drainage infrastructure), and the roadway will be constructed initially as a half section, with buildout to the ultimate section when development reaches 50% or as otherwise required by future development plans, plats, applicable agreements with landowners south of Stetson Hills Blvd. Construction timing is determined by pave of development construction and future development plans and plats. Financial assurances for construction of the full buildout of Stetson Hills Blvd. must be posted prior to the beginning of roadway construction.”*
  - The following note shall be added to the General Notes on the cover sheet: *“Prior to future development plans approval which include the final connection of Stetson Hills Boulevard and State Hwy 24, all issues raised by CDOT in the June 15, 2026, letter shall be addressed, and an executed CDOT Access Permits shall be in place in accordance with state statues.”*

#### Motion to Deny

- Recommend denial to City Council the Banning Lewis Ranch Village C Land Use Plan based on the findings that the proposal does not comply with the review criteria for Land Use Plan as set forth in City Code (UDC) Chapter 7 Section 7.5.408.

# PLANNING COMMISSION OPTIONAL MOTIONS

## Optional Motions

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

#### Motion to Approve

- Recommend approval to City Council for the zone change of 111.54 acres from R-E/R-1 6 cr/SS-O/AP-O (Single-Family Estate; Single-Family - Medium with conditions of record and Airport and Streamside) to MX-M (Mixed-Use Medium Scale) based upon the findings that the request complies with the criteria for a zone map amendment (rezoning) change as set forth in City Code (UDC) Section 7.5.704.

#### Motion to Deny

- Recommend denial to City Council the zone change of 111.5 acres 9.3 acres based on the findings that the proposal does not comply with the review criteria for zone change as set forth in City Code (UDC) Section 7.5.704.

# PLANNING COMMISSION OPTIONAL MOTIONS

## Optional Motions

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

#### Motion to Approve

- Recommend approval to City Council for the zone change of 546.79 from R-1 6/R-5/cr/R-1 6/cr/R-E/R-5/MX-M/AP-O/SS-O (Single-Family - Medium; Multi-Family High with Conditions of Record; Single-Family -Medium with Conditions of Record; Single-Family - Estate; Multi-Family High; Mixed-Use Medium Scale and Airport and Streamside Overlays) to R-Flex Medium/AP-O/SS-O (R-Flex Medium and Airport and Streamside Overlays) based upon the findings that the request complies with the criteria for a zone map amendment (rezoning) change as set forth in City Code (UDC) Section 7.5.704.

#### Motion to Deny

- Recommend denial to City Council the zone change of 1546.79 acres based on the findings that the proposal does not comply with the review criteria for zone map amendment (rezoning) as set forth in City Code (UDC) Section 7.5.704.

# PLANNING COMMISSION OPTIONAL MOTIONS

## Optional Motions

### DVSA-25-0002 - Banning Lewis Ranch Village C Development Standards Adjustment

#### Motion to Approve

- Approve the Development Standards Adjustment to City Code (UDC) Section 7.2.209.B, Table 7.2.2-I, allowing the establishment of a density range of 3-16 du/ac in the R-Flex Medium Zone District based upon the finding that the request complies with the criteria for a Development Standards Adjustment set forth in City Code (UDC) Section 7.5.525.

#### Motion to Deny

- Deny the Development Standards Adjustment to City Code (UDC) Section 7.2.209.B, Table 7.2.2-I, allowing the establishment of a density range of 3-16 du/ac in the R-Flex Medium Zone District based upon the finding that the request does not comply with the criteria for a Development Standards Adjustment set forth in City Code (UDC) Section 7.5.525.

# PLANNING COMMISSION OPTIONAL MOTIONS

## Optional Motions

### DVSA-25-0004 - Banning Lewis Ranch Village C Development Standards Adjustment

#### Motion to Approve

- Approve the Development Standards Adjustment to City Code (UDC) Section 7.2.209.B, Table 7.2.2-I, allowing the establishment of a minimum lot area for residential uses of 1,000 sf per du in the R-Flex Medium Zone District based upon the finding that the request complies with the criteria for a Development Standards Adjustment set forth in City Code (UDC) Section 7.5.525.

#### Motion to Deny

- Deny the Development Standards Adjustment to City Code (UDC) Section 7.2.209.B, Table 7.2.2-I, allowing the establishment of a minimum lot area for residential uses of 1,000 sf per du in the R-Flex Medium Zone District based upon the finding that the request does not comply with the criteria for a Development Standards Adjustment set forth in City Code (UDC) Section 7.5.525.

# PLANNING COMMISSION OPTIONAL MOTIONS

## Optional Motions

### DVSA-25-0005 - Banning Lewis Ranch Village C Development Standards Adjustment

#### Motion to Approve

- Approve the Development Standards Adjustment to City Code (UDC) Section 7.4.203.A, Table 7.4.2-E, allowing the establishment of encroachments of principle structure into the front setback up to 2 feet for length of the building for the second and third floors based upon the finding that the request complies with the criteria for a Development Standards Adjustment set forth in City Code (UDC) Section 7.5.525.

#### Motion to Deny

- Deny the Development Standards Adjustment to City Code (UDC) Section 7.4.203.A, Table 7.4.2-E, allowing the establishment of encroachments of principle structure into the front setback up to 2 feet for length of the building for the second and third floors based upon the finding that the request does not comply with the criteria for a Development Standards Adjustment set forth in City Code (UDC) Section 7.5.525.

# PLANNING COMMISSION OPTIONAL MOTIONS

## Optional Motions

### DVSA-25-0007 - Banning Lewis Ranch Village C Development Standards Adjustment

#### Motion to Approve

- Approve the Development Standards Adjustment to City Code (UDC) Section 7.2.209.B, Table 7.2.2-I, allowing the establishment of 5-foot side yard setbacks for all sides of lots that have no street frontage or alley loaded based upon the finding that the request complies with the criteria for a Development Standards Adjustment set forth in City Code (UDC) Section 7.5.525.

#### Motion to Deny

- Deny the Development Standards Adjustment to City Code (UDC) Section 7.2.209.B, Table 7.2.2-I, allowing the establishment of 5-foot side yard setbacks for all sides of lots that have no street frontage or alley loaded based upon the finding that the request does not comply with the criteria for a Development Standards Adjustment set forth in City Code (UDC) Section 7.5.525.

# PLANNING COMMISSION OPTIONAL MOTIONS

## Optional Motions

### DVSA-25-0008 - Banning Lewis Ranch Village C Development Standards Adjustment

#### Motion to Approve

- Approve the Development Standards Adjustment to City Code (UDC) Section 7.4.203.A, Table 7.4.2-E, allowing the establishment of covered porch encroachments into front setbacks of up to 5-feet based upon the finding that the request complies with the criteria for a Development Standards Adjustment set forth in City Code (UDC) Section 7.5.525.

#### Motion to Deny

- Deny the Development Standards Adjustment to City Code (UDC) Section 7.4.203.A, Table 7.4.2-E, allowing the establishment of covered porch encroachments into front setbacks of up to 5-feet based upon the finding that the request does not comply with the criteria for a Development Standards Adjustment set forth in City Code (UDC) Section 7.5.525.



# QUESTIONS?

