



Banning Lewis Ranch Development Plan July 2026 Update

- This site is east of Banning Lewis Parkway, and this was an amendment to the zoning brought before the City Planning Commission on July 8th to shift some of the use types in the existing masterplan (which was approved in 1988) –
 - The plans all received unanimous approval by Planning Commission
 - There are several items included due to the large size of the overall site and the level of entitlements done in 1988. There are two plans moving through, Village B2 north of Dublin and Village C south of Dublin. Village B2 is 511 acres east of Banning Lewis Parkway, and Village C which covers 658 acres on the south side of Dublin and reaches east to U.S. 24.
 - We were running Village B2 and C as separate plans; however, we decided to pause and run them concurrently because we wanted to show how the entire community will operate together.
 - This will allow us to build a 35 acre centrally located community park, enhance the overall open space and align the neighborhood parks thoughtfully throughout of the community.
 - Additionally, it allowed for comprehensive look at school sites with D49
- In addition to residential and open space areas, Village B2 includes land dedicated for a K-8 school (25 acres), two neighborhood parks totaling 15 acres and 9 acres of Commercial.
- The Village C parcel would set aside sites for a high school (47 acres) and a K-8 school (25 acres), four small neighborhood parks (16 acres), a 35-acre community park and a fire station (~6 acres).
- The requested zoning for both Villages allows for a variety of housing types to be developed in the same area: Single Family Homes, Small Lot Cluster Homes, and Paired Homes. Small lot clustered housing combines single family style living with higher density. This greater density allows for Starter Homes, making them more attainable for first time homebuyers. Mixing unit types allows for diversity of people and architecture and reduces monotony. This increases density compared to traditional single-family development.
 - This allows us to continue to build the same Banning Lewis Ranch members of the community know and love.
 - Village B2 and C are under different codes – B2 under the old code and PUD and Village C under the new code with standard zoning and variances to match the existing PUD
- Public benefits related to the change in plans include future open spaces, miles of trails, and a community park for residents to enjoy. Additional public benefits include:

- Expanded housing opportunities: Starter homes help teachers, healthcare workers, first responders, young families, and other middle-income households live closer to where they work, increasing housing choice across income levels. Increasing the supply of housing can help reduce pressure on housing prices and rents over time, particularly in areas experiencing population growth.
 - Transportation options: Communities designed with sidewalks, bike paths, transit connections, and nearby services can provide alternatives to driving and improve mobility. Additionally, the regional Rock Island Trail that connects throughout Colorado Springs and the County runs through Village C and has been thoughtfully incorporated into the plan.
 - A thoughtfully designed complete community with: A mix of housing types and price points; meaningful and accessible open space; high-quality parks and connected trail systems; suitable transportation and utility infrastructure; access to schools, jobs, shopping; and the ongoing maintenance of public and shared amenities.
- In both Villages discussed, we decreased the number of homes from the current approved 1988 plan:
 - The 1988 plan allowed for approximately 4,574 homes north of Dublin and East of Banning Lewis Parkway, our current proposed plan is approximately 2,750 homes
 - The 1988 plan allowed for approximately 3,800 homes south of Dublin and East of Banning Lewis Parkway, our current plan is approximately 2,600
 - Overall, a net reduction in homes and a reduction in density. Some of these reductions are a function of land changes (flood plain) over the past nearly 40 years
 - The build out will take another 15 years.