



August 13th, 2025

City of Colorado Springs
Planning & Community Development
Land Use Review Division
30 South Nevada Ave, #105
Colorado Springs, CO 80903

Re: Banning Lewis Ranch, Filing 50A Neighborhood Park Rezone

On behalf of Clayton Properties Group II Inc, DBA Oakwood Homes of Colorado Springs, we respectfully submit a rezone application for the future Filing 50A Neighborhood Park. We have provided the following narrative outlining the nature of the changes.

PK Zone Change

Filing 50A is currently zoned as PDZ/AO/SS and a portion of it is proposed to be rezoned to PK/AO as requested by City of Colorado Springs Planning and Parks & Recreation staff. The PK zoned area will be 6.073 acres and will site the first of two future neighborhood parks within Banning Lewis Ranch Village A. A legal description and exhibit showing the extents of the Rezone has been provided with this submittal.

Approval Criteria

1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s). **Yes, city code and staff requires all parkland to be rezoned to PK. Also, parkland dedication is required by developers per city code.**
2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare. **Parks are beneficial to the public in all ways mentioned above. Park land dedication is required by city code to be included in residential development.**
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s). **Yes, the area being rezoned as PK will be a future Neighborhood Park to be used by the public.**
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. **The park area will have adequate pedestrian and vehicular circulation. Adjacent street frontage will allow abundant street parking for access. The park use will not impact localized traffic in any meaningful way.**



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. **This rezone will not create significant dislocation of tenants as the park area has been master planned with the surrounding community. The tract boundary has already been outlined via the BLR Filing 50A Plat and Development plan.**
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 in Subsection 7.5.514C.3 (Land Use Plan Criteria). **No Land Use accompanies this application but staff can refer to PDZL-24-0007 for more information regarding BLR Village A.**
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. **This PK Zoning is meeting the Banning Lewis Ranch Village A Concept Plan CPC PUP 20-00125 and Development Plan PUDD-24-0006 requirements for the public park site.**
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. **This application is for a PK rezone and not an 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. **This application is for a PK rezone and not an PDZ district.**
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)) **Park is an allowed use under the PK zone per Article 7.2.**

Sincerely,

Tyler Hannah
LAI Design Group