



January 23, 2020

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

Re: Banning Lewis Ranch, Village B1 – PUD Concept Plan, PUD Rezone and Master Plan Amendment

Katelynn,

On behalf of Clayton Properties Group II Inc, DBA Oakwood Homes of Colorado Springs, we respectfully submit our PUD Concept Plan, PUD zoning, Master Plan Amendment, and Right-of-Way Vacations relating to the area of Banning Lewis Ranch (BLR) known as Village B1. We have provided the following narrative outlining the nature of the changes.

PUD Concept Plan

Village B1 at Banning Lewis Ranch is the next phase of development. It is approximately 32 acres in size and is located north of Dublin Blvd. and east of the future Banning Lewis Parkway (directly east of the existing BLR Village 2, Filing 16). Village B1 will be a medium density residential development (3.5-7.99 du/ac) with approximately 161 planned units.

Village B1 will not include any dedicated park land. There are large dedicated park areas on neighboring parcels that will provide park space, and large city owned drainage tracts nearby will provide opportunities for trail connections to future development areas.

<u>Village B1</u>	
Gross Acreage	32.44
Proposed units	161
Density	4.96
Required Park Land	3.72 acres
Proposed Park Land	0.00 acres



Zoning Change

Village B1 is currently zoned as R5 and is proposed to be rezoned to PUD. Currently, Village B1 is made up of the following:

R5 Zone Area (Net Acreage)	25.99
<u>Existing ROWs</u>	<u>6.45 (Banning Lewis Parkway)</u>
Gross Acreage	32.44

The PUD will consist of residential medium density (RES-M) with gross density ranges from 3.5 to 7.99 acres. 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. This variety of housing types cannot be achieved with a straight R5 residential zone.

Master Plan Major Amendments

Due to the proposed rezoning of Village B1, an amendment to the Master Plan for Banning Lewis Ranch is necessary. Village B1 will remain a residential use, but the proposed density is being reduced. The current land use designation for the Village B1 area is RH (based on the 1988 legend). The Village B1 land use has been revised to show RES-M (from the 2015 legend). Maintaining a residential use will keep Village B1 consistent with the surrounding areas.

We appreciate the City's cooperation so far in working with us to kick-off the next phase of this quality project, and we look forward to working with the City to complete this process in order to continue the successful legacy of the Banning Lewis Ranch master plan in Colorado Springs.

Sincerely,

Rick Haering
Senior Associate, LAI Design Group



**BANNING LEWIS RANCH FILING NO. 3
RIGHT-OF-WAY VACATION
BANNING LEWIS PARKWAY**

December 2, 2019

PROJECT STATEMENT

Description:

The Banning Lewis Ranch Filing No. 3 Right-of-Way Vacation is a proposed vacation of a portion of the previously platted (but not constructed) Easterly Right-of-Way of Banning Lewis Parkway situated Northerly of Dublin Boulevard. This Vacation request is being submitted in support of the Banning Lewis Ranch Filing Village B submittal.

The properties directly contiguous to the proposed vacated Right-of-Way are owned by The City of Colorado Springs and Walton Colorado LLC et al.

No Public Utilities have been installed in this section of Banning Lewis Parkway.

Justification:

New land use patterns and changes in City Street Design Criteria are the catalyst for this proposal. Classic Consulting Engineers and Surveyors and Clayton Properties II, Inc. have previously coordinated with City Traffic Engineering to establish the proposed Easterly Right-of-Way line being established by this vacation, reclassifying Banning Lewis Parkway to a Principal Arterial.

Right-of-way vacations similar to the one proposed have been accomplished numerous times in the Banning Lewis Ranch area and many more will take place as development continues and public street systems are planned and designed to reflect more current standards, market demand and planning practices.

Issues List:

No issues are known to exist related to the proposed Right-of-Way Vacation.

We respectfully request your favorable consideration of all the right-of-way vacation described.