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September 14, 2023

City of Colorado Springs
Planning and Development –

RE: Village B2 PUD and Master Plan Amendment

To whom it may concern;

District 49 has been working in collaboration with Oakwood Homes and LAI Design Group regarding Village B2 PUD land dedication and parcel location, in addition to the Master Plan Amendment dated June 2023. Village B2 PUD is specific to the area north of Dublin Boulevard and East of Banning Lewis Parkway.

In accordance with the Master Plan Amendment dated June 2023 parcel 3 is currently designated as an “Active Adult” community and District 49 is not opposed to this under the condition that it is platted as age restricted and upheld via deed or ensure other permanent age restrictions are in place.

District 49 provisionally accepts the planned school site and will continue to work together with Oakwood Homes and LAI Design Group in finalizing school land entitlements and locations. At this time, the District is requesting land dedications in lieu of fees for all residential units within the development.

Should you require any additional information, please do not hesitate to contact me directly.

Warm Regards,

A handwritten signature in blue ink, appearing to read "Evelyn Galane Phillips", is written over the typed name.

Evelyn Galane Phillips
Community and Facility Planning Manager
Email: Evelyn.GalanePhillips@d49.org

CC: Scott Smith, Oakwood Land Advisor
Tyler Jones, Oakwood Homes
Rick Haering, LAI Design Group