



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 this land use statement to support the rezone application for the future Filing 50A Neighborhood Park. We have provided the following narrative outlining the nature of the changes.

Land Use Statement Criteria

1. The land area under review is less than ten (10) acres and is planned to be developed in a single phase; **Criteria is met as the rezoned area is roughly 6.1 acres.**
2. The land is contained in and subject to a previously approved Master or Concept Plan; **This park location is shown on the approved Master(87-00381-A26MJ20) and Concept (PUZ 20-00124, 20-00125) plans.**
3. The land is included in a Development Plan application; **Land is shown in approved Development Plan PUDD-24-0006.**
4. The land area is part of an established surrounding development pattern; **Yes, park land is required to be included within residential development areas per city code.**
5. The proposed zoning pattern for the land aligns with adjacent existing zoning or development; **Park land is required to be rezoned to PK per city code.**
6. Major infrastructure or urban services for the land including but not limited to access points and roadway systems, have already been established and are not proposed to be changed. **All infrastructure is in place or in the process of being installed. The park site will not impact or change neighborhood proposed access, utilities, etc.**

Sincerely,

Tyler Hannah
LAI Design Group