



August 14, 2020
~~February 24, 2021~~
March 29, 2021

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 A – 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 the following six planning applications: PUD Concept Plan, PUD Zone Change, Commercial Concept Plan, Commercial Zone Change, Master Plan Amendment, and Right-of-Way Vacation relating to the area of Banning Lewis Ranch (BLR) known as Village A. We have provided the following narrative outlining the nature of the changes.

Concept Plan

Village A at Banning Lewis Ranch is the next phase of development. It is approximately 297 acres in size and is located south of Dublin Blvd. and east of the future Banning Lewis Parkway (directly east of the existing BLR Village 3). Village A will be a medium density (3.5-7.99 du/ac) and medium-high density (8.0-11.99 du/ac) residential development with approximately 846-1,729 planned units.

Village A will have two primary park locations and will provide 28 acres of parks and open space. Currently, the Master Plan shows approx. 15.3 acres of dedicated park space. Village A will have streamside trails and open space corridors allowing pedestrian circulation to adjacent villages.

Village A

Gross Acreage	297.08
Proposed units	846-1,729
Density	3.5-7.99 du/ac and 8.0-11.99 du/ac
Required Park Land	27.74 acres
Proposed Park Land	28.1 acres



Zoning Change

Village A is currently zoned as R5/CR R1-6 R1-6/CR SS AO and is proposed to be rezoned to PUD/SS/AO and PBC. Currently, Village A is made up of the following:

R5/CR R1-6 R1-6/CR SS AO Zone Area (Net Acreage)	219.27
Existing ROWs	49.62
<u>Drainage Tracts</u>	<u>28.19</u>
Gross Acreage	297.08

The residential portion of the proposed PUD zone is approximately 202 acres and will consist of residential medium density (RES-M) with gross density ranges from 3.5 to 7.99 units/acre, and residential medium high density (RES-MH) with a gross density range of 8.0-11.99 units/acre. A small portion of the site will be designated for commercial use. 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 or R1-6 residential zone.

The Commercial PBC zone will be located at the corner of Dublin Blvd and Banning Lewis Parkway. The following conditions of record are to be included limiting the types of commercial uses allowed on this parcel.

1. Commercial development within Banning Lewis Ranch Village A shall follow City of Colorado Springs Zone PBC (Planned Business Center) development standards except for the changes noted below.
2. Prohibited uses:
 - 2.1. Miniwarehouses
 - 2.2. Sexually oriented business

Master Plan Major Amendments

Due to the proposed rezoning of Village A, an amendment to the Master Plan for BLR is necessary. Village A currently has the following land uses (based on the 1988 legend): P, RM, RMH, ES. Village A has been revised to show the land use of PRO, RES-M, RES-MH, ES, and COM (from the 2015 legend). Village A will remain as primarily residential, consistent with the surrounding areas, and a small portion designated for retail use.

Right-of-Way Vacation

Due to the reclassification of Banning Lewis Parkway to a major arterial roadway from an expressway and the desire to provide a uniform right-of-way width along Dublin Blvd. and Stetson Hills Blvd., along with re-routing interior roadways, a portion of existing City of Colorado Springs Public Right-of-Way is proposed to be vacated. This existing right-of-way was platted with Banning Lewis Ranch Filing No. 1 & No. 3 per the original Master Plan and was done so much earlier than necessary. The total area is 49.616 acres. The City Surveyor and



Project Surveyor have had discussions and agree that monumentation is not required for the vacated right-of-way.

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,

A handwritten signature in black ink that reads 'Rick Haering'. The signature is written in a cursive, flowing style.

Rick Haering
Associate Principal, LAI Design Group