



March 27, 2023

Tamara Baxter
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 B2 – PUD Concept Plan, PUD Rezone, Master Plan Amendment and ROW Vacation.

Tamara,

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 B2. We have provided the following narrative outlining the nature of the changes.

PUD Concept Plan and Commercial Concept Plan

Village B2 at Banning Lewis Ranch is the next phase of development. It is approximately 511 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). Village B2 will be a medium density residential development (overall 3.5-7.99 du/ac) with approximately 1,381-3,146 planned units. A small portion of the site will be designated for commercial use.

Village B2 will have two primary park locations and are estimated to provide 15.0 acres of park space. Currently, the Master Plan shows approx. 34.1 acres of dedicated park space. Village B2 will also have streamside trails and open space corridors allowing pedestrian circulation to within Village B2 and adjacent villages.

Village B2

Gross Acreage	511.20 ac.
Proposed Residential Land	393.95 ac.
Proposed units	1,381-3,146
Proposed Commercial Land	9.2 ac.
Overall Density	3.5-7.99 du/ac.
Required Park Land (see park land dedication table)	8.84- 20.13 ac.
Proposed Park Land	15.0 ac. (enough to serve approx. 2,343 units)



PARK LAND DEDICATION TABLE				
PARK TYPE	EXPECTED D.U.s	PARK LAND REQUIREMENT MULTIPLIER	EXPECTED PARK LAND NEEDED TO MEET REUIREMENT	PROPOSED PARK LAND
NEIGHBORHOOD	2263*	.0064	14.48 AC.	15.00 AC.
COMMUNITY	2263*	.0077	17.42 AC.	0 AC.**

*EXPECTED D.U.'S ARE A MID-RANGE ESTIMATE BASED OFF ACREAGES AND DENSITIES AS SHOWN WITHIN THIS CONCEPT PLAN

** COMMUNITY PARK TO BE LOCATED IN A FUTURE BANNING LEWIS RANCH VILLAGE. REQUIRED COMMUNITY PARK LAND DEDICATION FROM THIS CONCEPT PLAN WILL BE CARRIED OVER.

PUD Zone Change (Residential)

Village B2 is currently zoned as PUD/ R5-CR/ R1-6/ PBC-CR/ AO/ SS and a majority portion is proposed to be rezoned to PUD/SS/AO. Currently, Village B2 is made up of the following:

PUD/ R5-CR/ R1-6/ PBC-CR/AO/ SS Zone Area (Net Acreage)	475.337
Existing ROWs	35.856
Gross Acreage	511.193

The PUD zoned area will be approximately 502 acres will consist of primarily 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 or R1-6 residential zone.

Village B2 will be developed in phases. The current concept for pattern of development will be to start with the central area within the loop created by Vista Oro Blvd. then generally work from west to east. If floodplain and wetland challenges within the primary channel of the sand creek basin push the development schedule back too far, then it is possible that Village B2 will begin development at the east end, and work back towards the west.

Zone Change (Commercial)

9.2 acre parcel in the southwest corner of the site is proposed to be rezoned to PBC. This parcel is being designed with a retail use in mind. This will allow for residents to be provided with neighborhood level services.

Streamside Overlay Zones

Parts of Village B2 include the streamside overlay zone. These zones lay over both type 1 and type 3 streams. The existing streamside overlays within project limits will be refined during the development plan and final plat process as needed.



Master Plan Major Amendments

Due to the proposed rezoning of Village B2, an amendment to the Master Plan for BLR is necessary. Village B2 currently has the following land uses (based on the 1988 legend): P, RL, RM, RH, R, NR, ES. Village B2 has been revised to show the land use of PRO, RES-M, ES, PF and COM (from the 2015 legend). Village B2 will remain as primarily residential (consistent with the surrounding areas) and a small portion designated for commercial use.

The existing land uses in this portion of Banning Lewis Ranch and the surrounding area is also primarily residential. To the west is BLR Village 2 which includes Residential Medium and Parks & Open Space. To the south is a future village in Banning Lewis Ranch which is expected to have Residential (Medium and Medium-High), Parks & Open Space, Commercial and both Elementary and High School uses. To the east is an existing residential neighborhood (outside city limits) that appears to be of a Medium density. Finally, to the north is a property being developed as a residential neighborhood.

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, along with re-routing interior roadways, several portions 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. The total area to be vacated is 35.856 acres.

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
Associate Principal, LAI Design Group