



March 24, 2017

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

**Re: Banning Lewis Ranch - Villages 3
Rezone, Master Plan Amendment, and Right-of-Way Vacation Summary**

Hannah,

On behalf of MREC Oakwood Colorado Ranch LLC, we respectfully submit our PUD zoning, amendment to the Master Plan (also referred to as the Land Use Master Plan), and Right-of-Way Vacations relating to the area of Banning Lewis Ranch (BLR) known as Village 3. We have provided the following narrative outlining the nature of the changes.

Zoning Change

Village 3 is currently zoned as R5, R1-6, and PBC, and is proposed to be rezoned to PUD. Currently, Village 3 is made up of the following:

Net Acreage	250.51
Tract E	13.54 (owned by Colorado Springs, sanitary sewer main)
Existing ROWs	18.61 (Vista Del Tierra Drive and Circulo Del Sol Loop)
Existing ROWs	<u>1.31</u> (Dublin Boulevard and Stetson Hills Boulevard)
Gross Acreage	283.97

The PUD will consist of residential medium density (RES-M) with gross density ranges from 3.5 to 7.99 acres, and a minimum 3.5-acre neighborhood park.

Master Plan Major Amendments

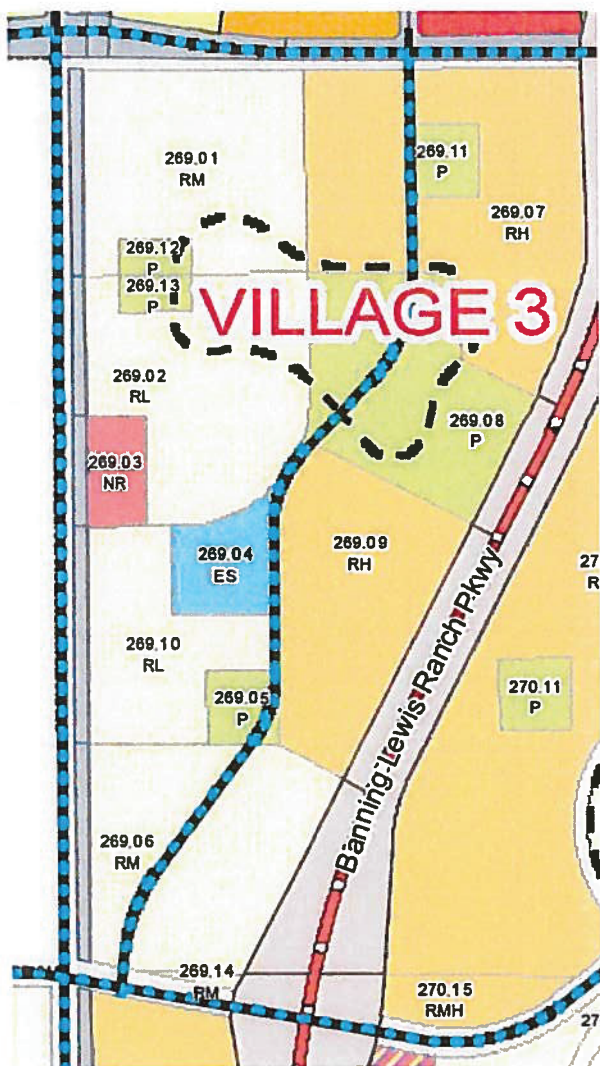
Due to the proposed rezoning of Village 3, an amendment to the Master Plan for BLR is necessary. Village 3 currently has the following land uses (based on the 1988 legend): P, RM, RH, NR, ES, and RL. Village 3 has been revised to show the land use of RES-M and PRO (from the 2015 legend).

Village 3 will remove the multiple park locations and provide a minimum 3.5-acre neighborhood park and an open space corridor along the western boundary of Village 3. Currently, the Master Plan shows five parks totaling 45.06 acres. Due to the decrease in Village 3 densities and total number of park land excess provided in Villages 1 and 2, the total number of park land acres required was reduced. The land use changes and rezoned to PUD was presented to and approved by the Park and Recreation Advisory Board on March 9, 2017.

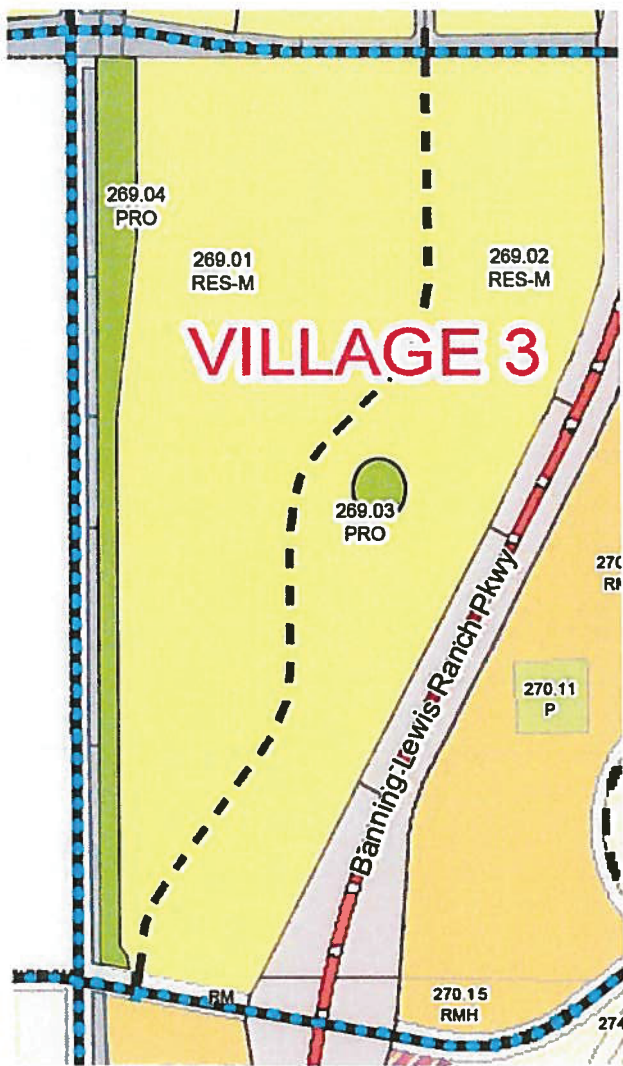
Village 3

Gross Acreage	282.66
Proposed units	1,055
Density	3.64
Required Park Land	24.53 acres
Proposed Park Land	16.13 acres (net -8.4 acres)
Surplus Park Land from Villages 1 & 2	12.39 acres
Total Park Land for Villages 1, 2 & 3	3.98 acres (surplus)

Current Master Plan



Proposed Master Plan



Right-of-Way Vacations

In conjunction with the zone change and Master Plan amendments, right-of-way vacations are being requested for the following:

- south side of Dublin Boulevard adjacent to Village 3;
- north side of Stetson Hills Boulevard adjacent to Village 3;
- entire length of Vista Del Tierra Drive within Village 3; and
- entire length of Circulo Del Sol within Village 3.

Within Village 3, Vista Del Tierra Drive will be adjusted to a 57-foot right-of-way and maintain a similar alignment to the existing right-of-way. The corrected area for Vista Del Tierra Drive will be dedicated at a future time.

We appreciate the City's cooperation in working with us to coordinate these changes to BLR Village 3, and continuing the successful development of Banning Lewis Ranch in Colorado Springs.

Sincerely,



Dawn M Becker
Associate Principal, LAI Design Group