



Banning Lewis Ranch

VILLAGE A PUD & MP AMENDMENT



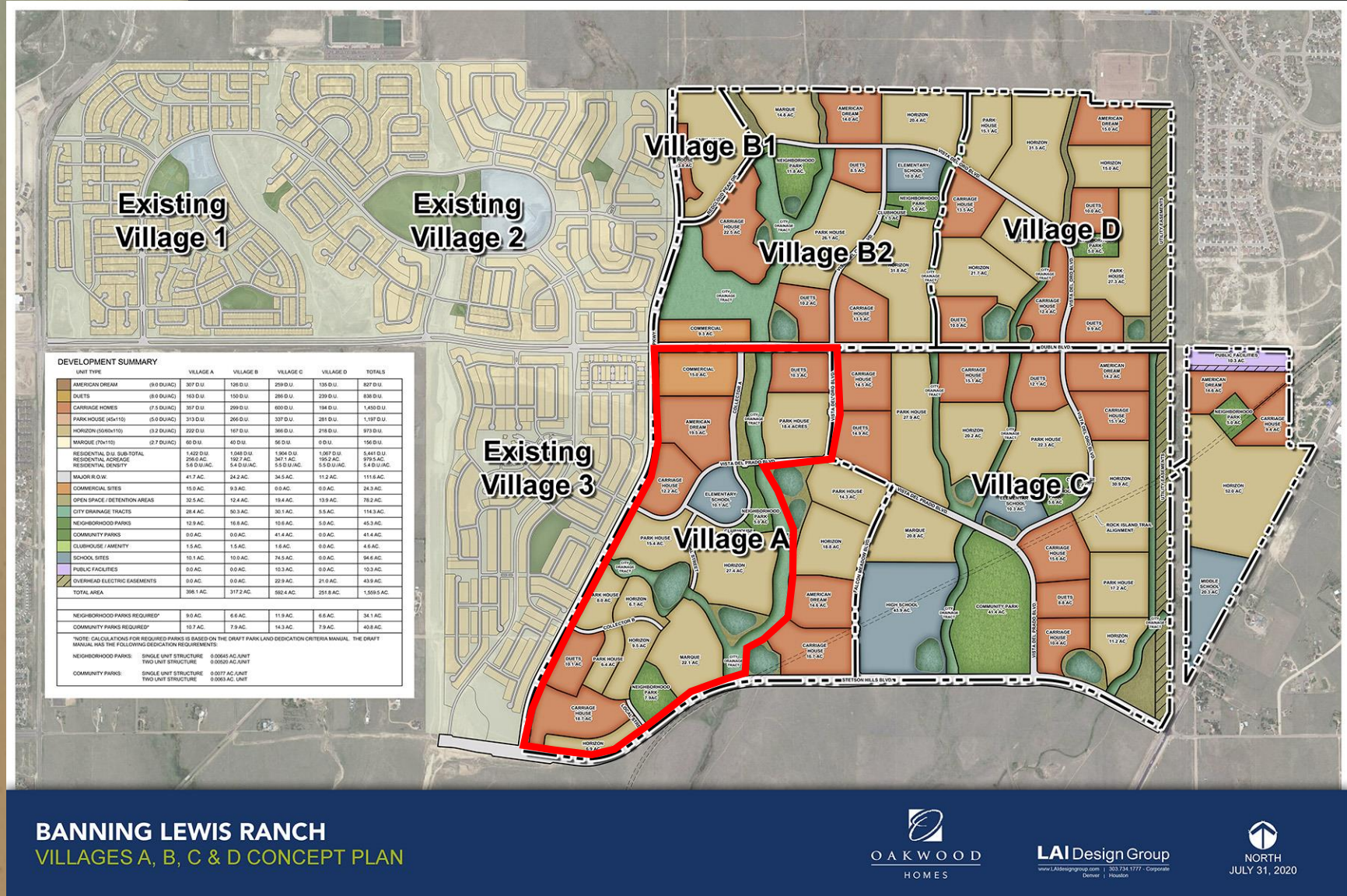
Planner/Architect



Developer

BLR Overview

- Oakwood Homes is the master developer for BLR Villages 1-3, and Villages A-D (+/-2,500 Ac.)
- Oakwood has completed land use studies to plan for necessary school and park facilities to meet density projections
- Overall projections for residential densities and commercial uses are well below the density that was anticipated in the 1988 BLR Masterplan



BANNING LEWIS RANCH
 VILLAGES A, B, C & D CONCEPT PLAN



LAI Design Group
 www.laidesigngroup.com | 303.734.1777 - Corporate
 Denver | Houston



NORTH
 JULY 31, 2020

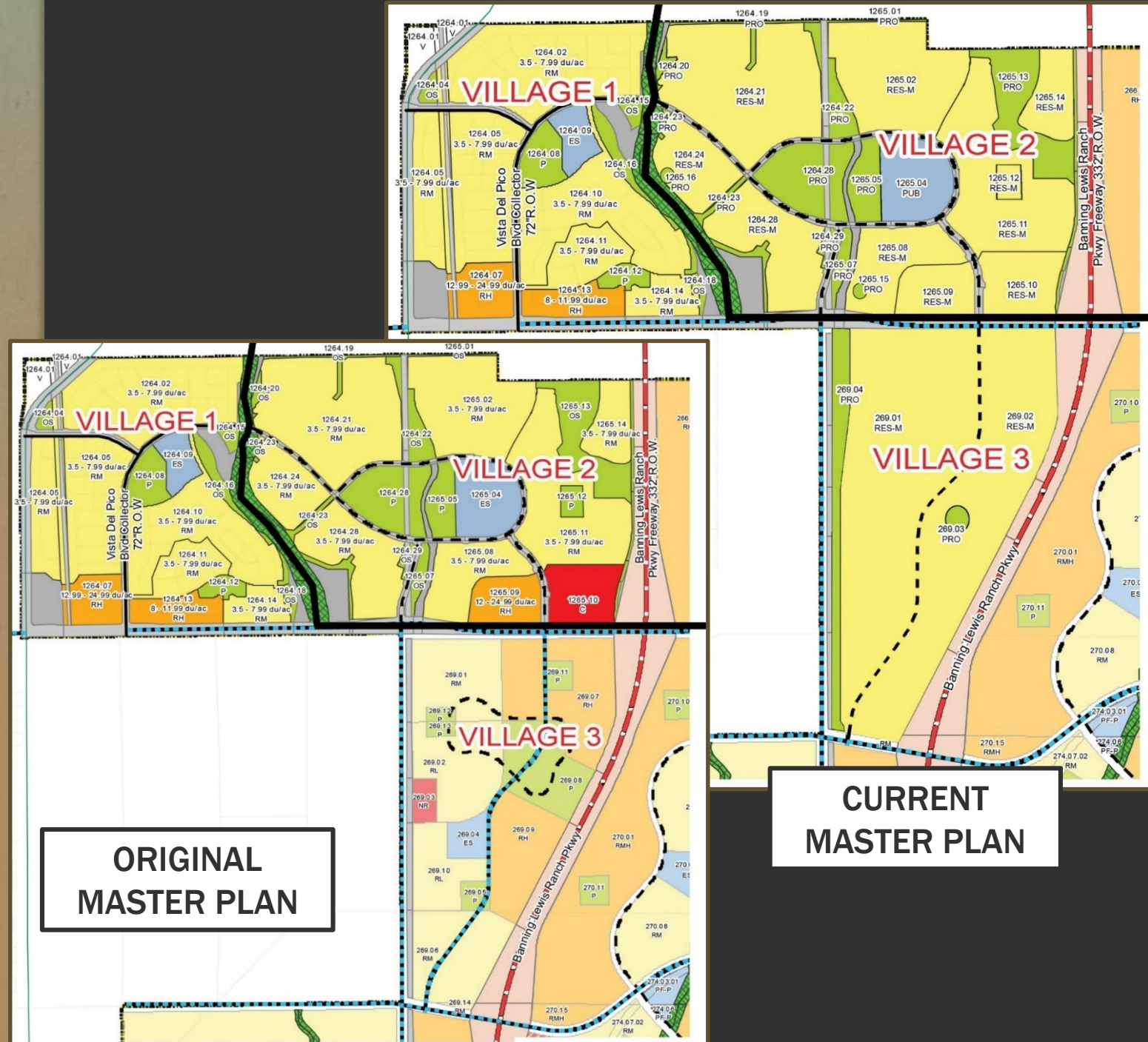
Existing Villages Overview

- Construction of all required improvements in Village 2 is completed
- Village 3 is currently being developed with about $\frac{3}{4}$ of the village constructed (or under construction) and the $\frac{1}{4}$ is in the planning and entitlement phase



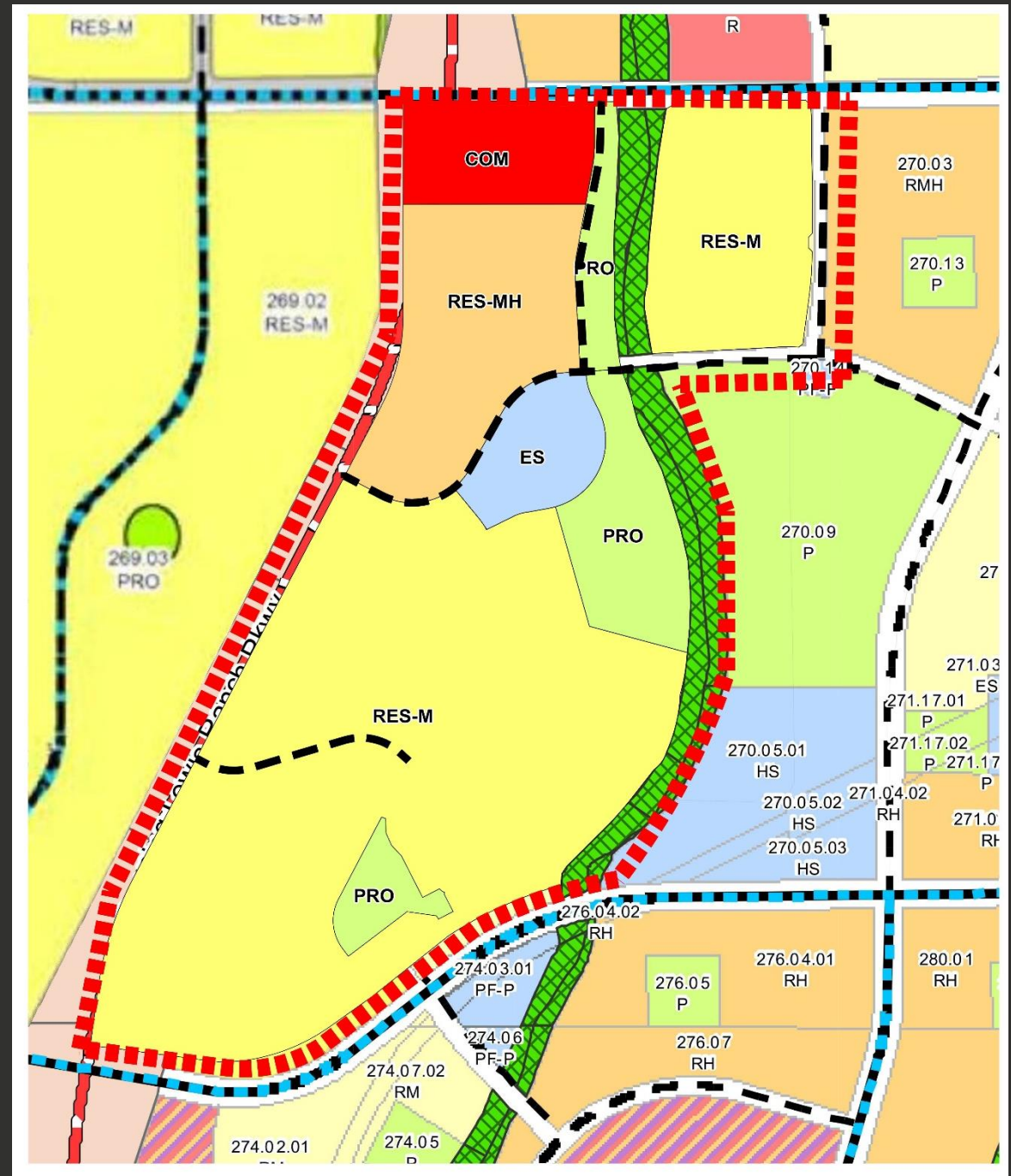
Previous Master Plan Revisions

- Land Use changes in Villages 2 and 3 consisted mainly of changing from High Density and Low Density residential into Medium Density Residential
- School and Park locations were revised to reflect the actual design of each Village
- A commercial area in Village 2 has been moved east of Banning Lewis Parkway to better align with topography and timing for market demand



Village A Proposed Master Plan

- Map shows the following Land Uses Revisions for Village A (per 2015 Land Uses)
 - Residential Medium Density (3.5-7.99 DU/AC allowed)
 - Residential Medium High Density (8.0-11.99 DU/AC Allowed)
 - Elementary School
 - Parks and Open Space
 - Commercial
- Surrounding Land uses include:
 - Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - High School
 - Retail
 - Parks
 - Activity Center



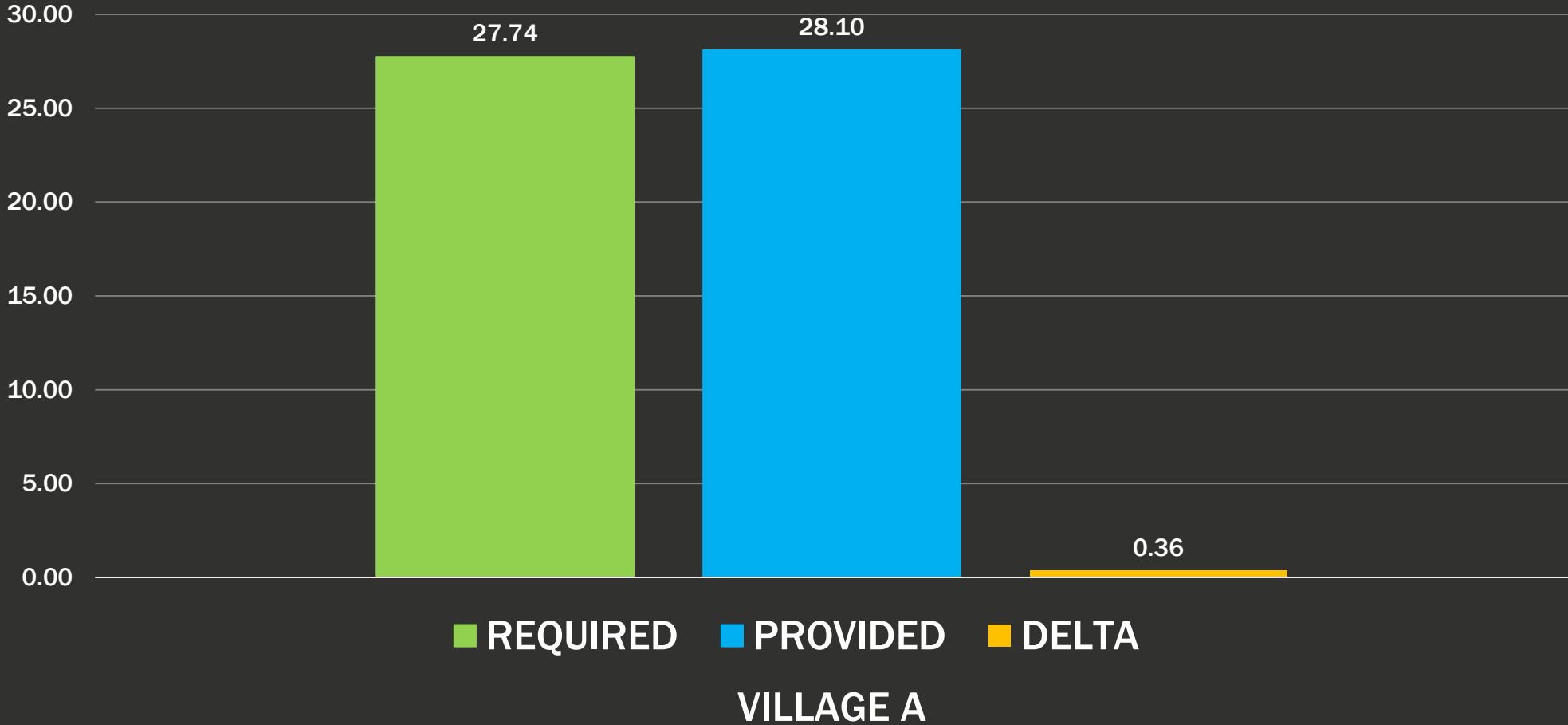
Village A Parks & Open Space

- Village A will provide enough neighborhood park and open space area to meet requirements.
- Neighborhood Parks (approx. 28.0 acres provided)
 - Play equipment
 - Exercise equipment
 - Picnic area
 - Playground amenities
 - Grass athletic fields
 - Additional 1-2 Acres of Clubhouse Amenities
- Open space area to include trails and other amenities

*Final Neighborhood Park designs require Park Board approval



Park Land Dedication - Acreages

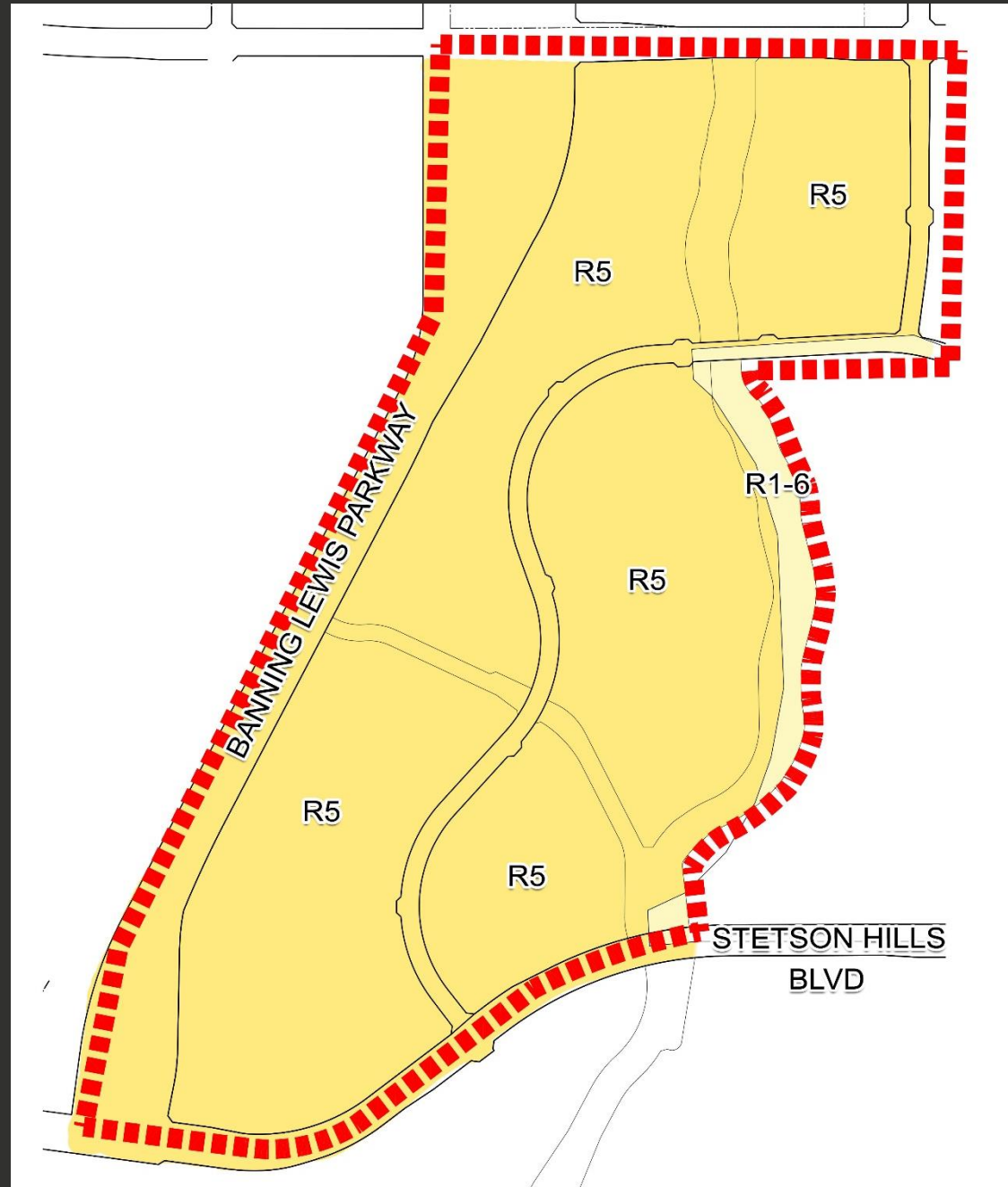


Village A

Current Zoning Plan

Map shows the following Zoning for Village A

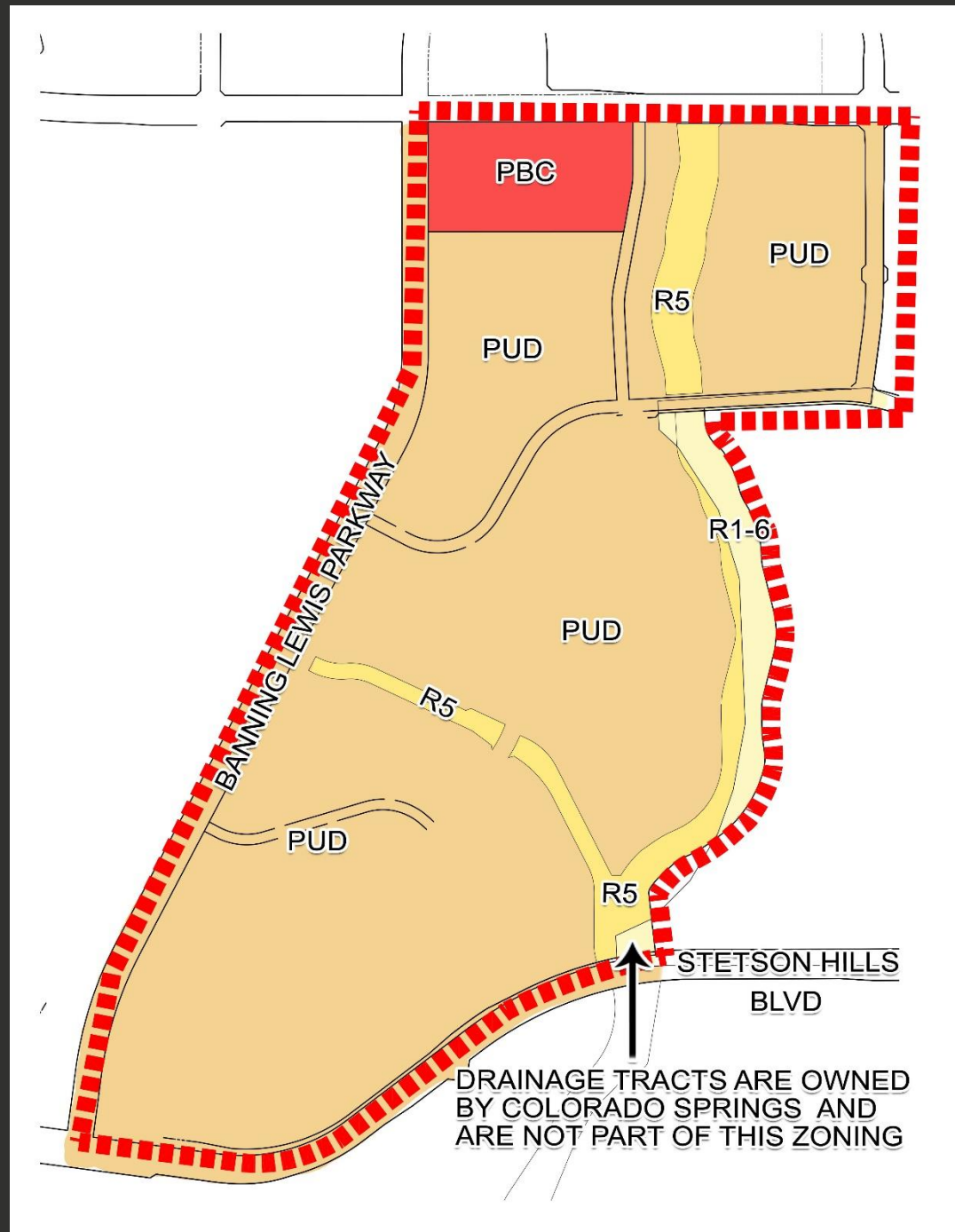
- R1-6 – Single family residential
- R5 – Multi-family residential



Village A Proposed Zoning Plan

Map shows the following Zoning
Proposed for Village A

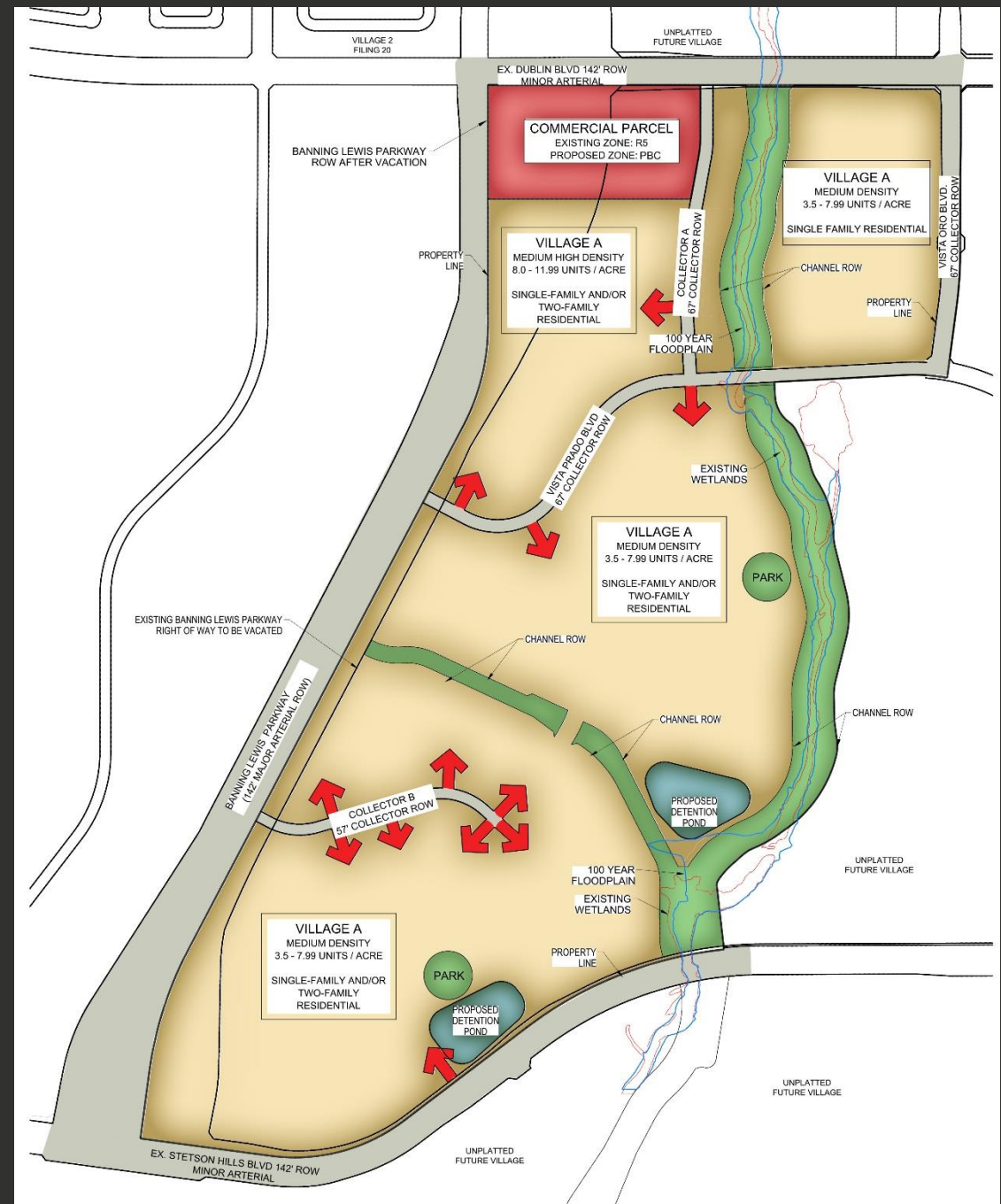
- PUD – Residential areas
- PBC – Planned Business Center
- Existing Tracts owned by City of Colorado Springs will not be rezoned as part of this PUD.
- Parks will be rezoned to PK during the Development Plan process when exact acreage and layout is finalized.



Village A Proposed PUD

Village A (medium density) –
Approximately 297.08 Acres

- Traditional Single Family Residential, Two Family Residential and Small Lot Residential units
- Vehicular access is provided from Banning Lewis Parkway, future Dublin Blvd and future Stetson Hills Blvd
- Arterial road buildout to follow guidelines laid out in approved traffic study.



Housing Diversity and Affordability

PUD zoning allows for a variety of housing types to be developed in the same area.

- Single Family Homes, Small Lot Cluster Homes, Townhomes, Paired Homes
- Small lot clustered housing combines single family style living with higher density
- Developments with greater density allow for lower home prices, making them more attainable for first time homebuyers



Paired Homes



Small Lot Cluster Homes



Townhomes

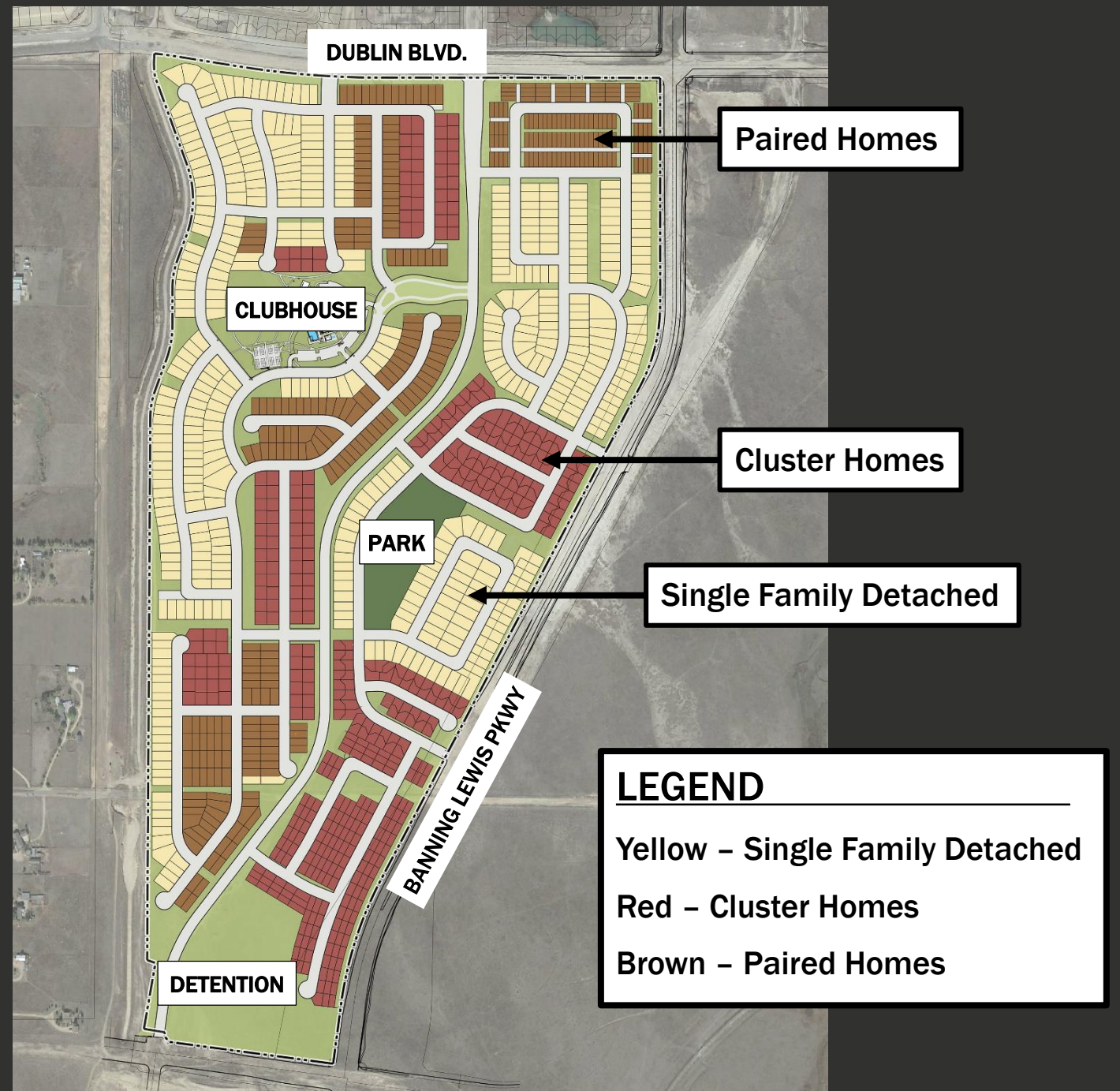


Single Family Detached

Case Study - Banning Lewis Ranch Village 3

Previous BLR Villages were developed using a similar design philosophy

- Mixing unit types allows for diversity of people and architecture and reduces monotony
- Increases density over a traditional single-family development
- SFD Density – 3.0–5.0 DU/AC
- Cluster Density – 8.0-12.0 DU/AC





QUESTIONS AND ANSWERS...

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