



May 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 - Village 2 Master Plan Amendment and Rezone Summary

Hannah,

On behalf of MREC Oakwood Colorado Ranch LLC, we respectfully submit our Master Plan Amendment and PUD zoning change relating to a neighborhood park in Village 2 of Banning Lewis Ranch (BLR). We have provided the following narrative outlining the nature of the changes.

Zoning Change

This submittal requests the change of a currently zoned PK 3.37-acre site in Village 2 to PUD. Currently the PK site sits within the overall PUD of Village 2. The park land has been redistributed to multiple pocket parks located along the open space corridors. Parks and portions of open space are counted towards park lands, as distributed and coordinated with City Park and Recreation staff. Due to the decrease in Village 2 densities, the total number of park land acres required was reduced. This redistribution of park land and rezone to PUD was presented to and approved by the Park and Recreation Advisory Board on March 9, 2017.

<u>Village 2</u>	
Gross Acreage	321
Proposed units	1,393
Density	4.34
Required Park Land	32.39 acres
Proposed Park Land	43.12 acres (net +10.73 acres)

The images below show the current Master Plan and the proposed changes to the Master Plan.

Current Master Plan



Proposed Master Plan



We appreciate the City's cooperation in working with us to coordinate these changes to the BLR Village 2 Master Plan, and continuing the successful development of Banning Lewis Ranch in Colorado Springs.

Sincerely,



Dawn M Becker
Associate Principal, LAI Design Group