



April 24, 2026

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 – PDZ Concept Plan, Commercial Concept Plan, PDZ Rezone, Commercial Rezone, Master Plan Amendment and ROW Vacation.

Tamara,

On behalf of Clayton Properties Group Inc., we respectfully submit our PDZ Concept Plan, Commercial Concept Plan, PDZ zoning, Commercial 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.

APPLICATION UPDATE: The proposed PDZ Concept Plan and Master Plan Amendment have been revised to meet current requests from School District 49 as stated in the “School Land Dedication in the Banning Lewis Ranch Master Plan Update” letter dated August 5, 2024. School District 49 has asked the developer to provide larger 25-acre minimum PK-8 School Sites. School Site Parcel 11 has been relocated and resized within the Village B2 plan to fulfill this new requirement. Village A Land Use Plan (PDZL-24-0007) will be revised to show the removal of the smaller school site, on a separate future application. The next phase of Banning Lewis Ranch, known as Village C will also include (1) 25-acre PK-8 site and (1) 47 acre High School campus school site as detailed in the District 49 letter.

Other changes on the Village B2 plan include the revision of potential drainage parcels to reflect the Sand Creek Drainage Basin Planning Study recommendations. Final drainage areas shall be finalized during the development plan & platting process. Neighborhood Park Parcel 9 & 10 has been shifted slightly south to provide a wider parcel and better connectivity to the community. Final neighborhood park locations will be determined during the development plan and platting process, with design review by the PRCS Advisory Board.



These revisions will be addressed on applications found under city file numbers PUDZ-23-0002, MAPN 23-0001, and COPN-23-0010. Dwelling unit projections, parcel acreages, and park land requirements have been updated on their corresponding tables in the plans and within this project statement outline. Please note that the plans and reports for city file numbers SUBD-23-0052, ZONE 23-0008, PUDZ-23-0002 have not changed.

The revised project statement begins on the following page.



PDZ 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 1,308-2,974 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 neighborhood park space. Currently, the existing Master Plan shows approx. 34.1 acres of parks and open space. Per the 2021 Park Land Dedication Criteria Manual the proposed Village B2 will require approx. 28.4 acres of park land as outlined in the chart below. The 15.58 acres of required Community Park Land will be provided in future Village C south of Dublin Blvd. This allows for a larger, more usable community park as it is summed with the acreage requirements from Village C. B2 will also have streamside trails and open space corridors allowing pedestrian circulation to and within Village B2 and adjacent villages.

Village B2

Gross Acreage	511.20 ac.
Proposed Residential Land	360.77 ac.
Proposed units	1,268-2,878
Proposed Commercial Land	9.2 ac.
Overall Density	3.5-7.99 du/ac.

Park Land Dedication Table			
Neighborhood Park Obligation			
	Dwelling Units	Land Applicable Rate	Parkland Obligation
Single Family Detached	1451	0.0066	9.577 AC.
2-4 Family Attached	622	0.0053	3.297 AC.
Subtotal			12.874 AC.
Community Park Obligation			
	Dwelling Units	Land Applicable Rate	Parkland Obligation
Single Family Detached	1451	0.008	11.608 AC.
2-4 Family Attached	622	0.0064	3.981 AC.
Subtotal			15.589 AC.
Total Park Obligation			
	Dwelling Units	Land Applicable Rate	Parkland Obligation
Single Family Detached	1451	0.0146	21.185 AC.
2-4 Family Attached	622	0.0117	7.278 AC.
Subtotal			28.462 AC.

*Expected Dwelling Units are a mid-range estimate based off acreages and densities as shown within this concept plan.

** The Community Park to be located in Banning Lewis Ranch Village C. Required community park land dedication from this concept plan will be carried over.



PDZ Zone Change (Residential)

Village B2 is currently zoned as PDZ/ R5-CR/ R1-6/ PBC-CR/ AP-O/ SS-O and a majority portion is proposed to be rezoned to PDZ/SS-0/AP-O. Currently, Village B2 is made up of the following:

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

The PDZ 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 PDZ 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 a 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)

The 9.2 acre parcel in the southwest corner of the site is proposed to be rezoned to MX-M. 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,

Jonathan O'Donnell
LAI Design Group