



August 01, 2022

City of Colorado Springs
Land Use Division
Attn: Tamara Baxter
Planning & Community Development
30 South Nevada Avenue, Suite 701
Colorado Springs, CO 80903

**RE: Public Notice Comments – BLR Village 2 Master Plan Major Amendment, PUD Zone Change, PUD Concept Plan, Zone Change, Concept Plan, Vacation of Right-of-Way
File No.(s): CPC MP 87-00381-A32MJ22; CPC PUZ 22-00074; CPC PUP 22-00075; CPC ZC 22-00076; CPC CP 22-00077, CPC V 22-00078**

Dear Ms. Baxter,

On behalf of Clayton Properties Group II, A Colorado Corporation DBA Oakwood Homes, we respectfully submit the following responses to the public comments received May 17, 2022.

Public Comments

1. The Banning Lewis Ranch was NOT not known as a high density development since the beginning. They have made significant changes to density and building almost entirely no land American Dreams, cramped lack of parking Carriage Houses and senior duplexes. Oakwood states that the street parking in the Carriage Houses are for guests. But that is misleading. The vast majority of residents and owners with companies park their cars and trucks on the street. Oakwood is turning Banning Lewis Ranch into a very high density, car filled, streets clogged urban city in a rural development. When is enough enough with the cramped living? Why does the city continually approve the reduction in zoning for developers? All the while, the City approves this cramped living but maintains the tax rate. Now they also want to reduce the parks/open space from 34.1 acres to 16.5 acres. Don't allow Oakwood to turn this development into a cramped, car filled, urban area.

Patrick Howery
(email address removed for privacy)

Response: The master plan for Banning Lewis Ranch has always included development at both low and high densities. The current master plan for this Village shows approximately 2,600 homes in the Village B2 area, which matches the average of the high and low allowable densities of the proposed master plan. The rezoning for Village B2 allows the homebuilders flexibility to provide homes the for the changing demands of the real estate market at attainable prices. The project meets the City's parking requirements. The City Parks and Open Space requirements has changed over the years. The current required 16.1 acres of parks is only for city required dedicated neighborhood parks with specific



recreational requirements. A significant amount of additional open space will be provided for stream corridors, trails, pocket parks, etc.

2. Ms. Baxter,

I wanted to register my opposition to the Development of Banning Lewis Ranch Village B 2. My home backs to Banning Lewis Parkway and I know we need the Parkway completed as soon as possible.

My opposition stems from the amount of people Banning Lewis Ranch currently has living here. Adding another couple of hundred homes to the already congested streets entering Banning Lewis Ranch will cause even more problems entering and leaving my home. The congestion at Dublin and Marksheffel is horrible during commuting hours. I recently waited 6 turn signals heading east on Dublin turning on to Marksheffel going south. I feel the developer has ignored numerous requests to acquire the small parcel of land which would allow them to extend Banning Lewis Parkway to Woodman and add another road to service the thousands of residents of Banning Lewis Ranch.

Until this is done, it would be unwise to continue to build hundreds of houses without the infrastructure to support the future growth of Banning Lewis Ranch.

Respectfully,

Stephen Vargas
(Email and Address removed for privacy)

Response: A double left turn for Westbound Dublin to Southbound Marksheffel is in the planning stages by the City of Colorado Springs. The receiving lanes for Southbound Marksheffel are in the County, so the City has taken on the responsibility and coordination with the county for this improvement project. Fees have been paid by the developer to help with this construction. The property required to extend Banning Lewis Parkway north to Woodmen is owned by another developer. Our latest information has that section of roadway scheduled for construction in 2023 giving residents another access point to Banning Lewis Ranch before additional homes in Village B2 are expected to be completed.

3. I'm not opposed to the idea, however; what I am opposed to is the fact that Woodmen Road is a parking lot in the morning commuting to work. We have all these neighbors letting out onto Woodmen to get to where they need to be, but not enough lanes. Traffic backs up heavily because there are 2 lanes all the way to the 21 exit, thereafter it is 3 lanes and traffic is not so congested. Also, our road, Rolling Thunder, is a cut through for literally everyone to use to get to Hwy 24. There needs to be a way for people to use Dublin to get to Hwy 24 instead of coming to our neighborhood to get on it. I personally think the neighborhood will alleviate some of the wind and snow storm issues we normally have on Woodmen Road, so I am happy about that, but the traffic issues really need to be mitigated and addressed before building more homes. The road cannot sustain more traffic. Coming home in the afternoon is an issue too, it is usually really backed up on Woodmen and Highway 24. Hwy 24 is usually backed up past the campground because there are not enough lanes to accommodate those



turning onto Rolling Thunder from 24 as it is a single lane all the way past the campground. Woodmen Road, in general, needs to be widened to accommodate the traffic flows.

I think this neighborhood could use some enlightenment from other neighbors, they seem to think they're on an island here and kind of need a slap of reality. SO, if all those concerns can be addressed and mitigated, I'm all for the neighborhood.

Katie Ritchie
(Email, phone and address removed for privacy)

Response: Congestion along Woodmen Road is a problem the City is aware of. Several new developments both north and south of Woodmen contribute to increased traffic. Future improvements may help alleviate some of these issues. For instance, intersection improvements at Dublin Blvd and Marksheffel Blvd. should divert some traffic from heading east to Hwy 24. Ultimately, any improvements along Woodmen Road or any other offsite roadways falls under the authority of City of Colorado Springs since it is not adjacent to Banning Lewis Ranch Village B2.

Sincerely,

Rick Haering
Associate Principal, LAI Design Group