

Baxter, Tamara

From: Pam Decker <Pamela.L.Decker@kp.org>
Sent: Friday, November 3, 2023 4:03 PM
To: Baxter, Tamara
Cc: pdecker56@msn.com; Douglas Decker
Subject: Nov 17 City Planning Commission Meeting

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Hello Tamara,

My name is Pamela Decker. My husband and I are new residents in Banning Lewis Ranch (BLR) at 9584 Feathergrass Drive.

I noticed that signs have been posted at the southeast corner of Redcloud Peak Dr and Banning Lewis Parkway, and Dublin Blvd and Banning Lewis Parkway stating that a City Planning Commission meeting is scheduled for November 17 at 9:00 am to discuss the following proposals:

- Master Plan Amendment increasing density
- Zone change for residential and commercial use
- Concept plan for proposed future development
- Vacation of Public Right-of-Way

My questions for you are as follows:

- Can BLR residents attend the meeting?
- Is the purpose of the meeting to vote on the proposed changes or just to initiate discussions?
- Is there a place online that the details of the proposals and the Concept Plan can be reviewed prior to the meeting? (If not, can you provide me documentation in email?)

Thank you for taking the time to read this. I look forward to your reply.

Regards,

Pamela Decker

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Baxter, Tamara

From: Joseph <josephroland25@gmail.com>
Sent: Wednesday, November 8, 2023 6:35 PM
To: Baxter, Tamara
Subject: Banning Lewis ranch proposal

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Hello my name is Joseph Roland I am a resident of banning Lewis. I wanted to reach out because a neighbor of mine posted the proposal that is going to be voted on. I have to stress this is a poor plan that is made to make the developers richer. Our neighborhoods over populated and our kids under supported. The plan is for less schools but more dense population? How does that work out? This neighborhood has many problems because of poor planning and greedy developers. Not enough commercial close by. Not enough roads in and out. Which is a safety issue. Now we want to make our neighborhoods denser and take away parkland that is high value to the people already living here. This is not a proposal for the residents. Just for the developers and city to collect more taxes.

Thank you for your time
Joseph Roland

Baxter, Tamara

From: Patrick Howery <howeryfamilygj@yahoo.com>
Sent: Friday, November 10, 2023 4:40 PM
To: Baxter, Tamara
Subject: Banning Lewis Ranch residents have HAD IT!!!!

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Enough is enough for letting Oakwood not conform to the master plan and allowing them to always deviate from it with high density homes, no new parks, no new amenities and on street parking.

Allowing Oakwood to delay adding a new park until phase C & D is ridiculous and allowing Oakwood TO PAY a fee to NOT put in parks is a detriment to this town. Quite honestly, what is the City thinking and doing?

We residents have had it with Oakwood. They are not developing a quality town. They are developing an urban center. All the City has to do it look at the huge difference in the town east and west of Vista Del Tierra. West all neighborhoods have a park and lots of open space. East only one park and very high density housing, high street parking usage and no connected trails.

It's time to STOP Oakwood and demand they follow the original plan.

Baxter, Tamara

From: Anna Burchfield <anna.n.burchfield@gmail.com>
Sent: Friday, November 10, 2023 6:46 PM
To: Baxter, Tamara
Subject: Planning Development Hearing BLR

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Hello Tamara or whom it may concern,

I am writing due to concerns about the proposed master plan amendment for Banning Lewis Ranch. The proposed plans significantly reduce park space and open space in a way that would be a detriment to the community. Increasing the density of the neighborhood would harm the community and make the few exits out of Banning Lewis even more congested. Having another Elementary school is also essential to keeping schools accessible, having class sizes be manageable, and ensuring the area remains community oriented. How do the developers plan to keep this community within the original guidelines and ensure that Colorado Springs continues to build communities that are actually community oriented if the only focus is on creating a more densely packed neighborhood? The only part of the amendment plan that seems to be reasonable and that could possibly be at the benefit of residents, as opposed to being simply in the interest of the builder, is adding the small commercial area by Dublin.

I hope that the city rejects this amendment or only allows the commercial area to be amended. The city of Colorado Springs should ensure that current and future residents have a community that promotes livability. To do this, the amendment to increase the density of the area and reduce park space, and schools should be rejected.

Thank you for your time,
Anna Burchfield

Baxter, Tamara

From: Jamie Cross <jamielyncross27@gmail.com>
Sent: Friday, November 10, 2023 7:52 PM
To: Baxter, Tamara
Subject: Development Proposal Comment

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Good Evening Ms. Baxter,

I am writing in response to the proposed changes at redcloud peak at banning Lewis ranch. I am a resident of the community and in 2021 was shown plans of a new park to be built near the plot of our new home. These plans are what helped make our purchase and move into the community. Now it is a year later since our move in, and there are many families with young children who were promised a park nearby for their kids to play, and now that is being threatened. We chose this community for the parks and trails, but currently there is nothing for my kids, or the other several hundred near us on Silvergrass drive, that are very close at all. My family and many, many others, oppose these new plans that would take away from our community and the promises that were shared with us about what was in store for our families when we decided to move here. There is so much in this world that takes away from families, please consider changing this proposal so that this is not a change that would do the same.

Thank you,
Jamie Cross
(951) 733-4782

Sent from my iPhone

Baxter, Tamara

From: Theresa Lucito <drburnschiro@gmail.com>
Sent: Thursday, November 16, 2023 6:28 AM
To: Baxter, Tamara
Subject: Banning Lewis Ranch master amendment

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Good morning,

I am writing regarding the master plan amendment for Banning Lewis Ranch. When I read through all of the materials in the amendment, I was incredibly disappointed and concerned with the proposed changes. We built a home in the Meadow View neighborhood, on the NE corner of Red Cloud Dr. and Banning Lewis Parkway so this planned area is right across the road from us. My main concerns are regarding schools and parks. When we built our home we were told we would have a neighborhood park nearby. I have a child in elementary school and right now we have to cross Banning Lewis Parkway to get to a playground. With the proposed changes, not only would Banning Lewis Parkway become significantly more trafficked and thus more dangerous to cross to get to a playground, but they have removed multiple parks in the new area so we would have to cross the new Vista Road and cut through multiple neighborhoods to get to one of the few parks that remain. We were promised "acres of parks and trails" (actual advertisements for the neighborhood) and it seems like they are failing on that promise in lieu of higher density homes. With more homes come a lot more people and it seems like they should be at least maintaining their commitment to open space/parks for the growth coming into the neighborhood, not reducing it.

Secondly, I am concerned with the reduction of a school. In the current master plan there was supposed to be a second school and now it is down to just one and it is an elementary school. My child goes to an elementary school in the neighborhood that has some room for growth, but with the addition of hundreds of apartments nearby that will be zoned for her school and the proposed number of homes they are looking to add with the amendment, where are all of the children going to go? Not only for elementary school, but the nearest public middle school is 5 miles away and nearly at capacity. The charter middle/high school in the neighborhood also does not have the capacity for all of the potential incoming students. I know there are always growing pains with new areas being developed but this seems like a deliberate decision to choose homes over the infrastructure needed for all of these future homes.

As a homeowner in the area, I would respectfully ask that this amendment not pass until the promised park lands (in the current plan) and future school be returned to the plan.

Have the best day available to you,

Theresa Lucito, DC

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Baxter, Tamara

From: Kristin Hankins <mk.j.hankins@gmail.com>
Sent: Saturday, December 16, 2023 4:11 PM
To: Baxter, Tamara
Subject: BLR Project

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Hello Ms. Baxter,

We are very excited to be able to connect, listen, and share about the BLR changes. We moved into Banning Lewis Ranch in 2011 to grow our young family. We were most excited about the neighborhood schools, activities for residents like the pool, classes, teen time, walks along the many trails, and play dates frequently at the playgrounds just around the corner.

Unfortunately, we are most concerned about the lack of infrastructure for this many new neighbors all at once, especially schools. Our "neighborhood school" is Inspiration View Elementary School, and it is already grossly overcrowded. So much so that in 2021 it was announced that they were moving the boundaries so anyone east of Dublin would have to travel OUT of the neighborhood, across our one street to exit the neighborhood (Marksheffel), and a few minutes through another neighborhood. This was before any new sections of BLR were started, and well before the 350 high density housing units were built on the southeast corner of Woodmen and Marksheffel, also assigned to IVES. Classes are overcrowded more than they ever have, and even siblings were turned away with the new boundaries. Where are all the new students at these built high density housing going to attend, let alone the TWO new sections that Oakwood is trying to modify and ELIMINATE another school??

We are very concerned for people's safety, especially with lack of fire routes, but also to lose that BLR is originally known-for... it's family orientation, parks, and community feel. Unless the infrastructure is set up for this much increase in population, it will only lead to destruction for this wonderful city 🥺

Thanks for reading,
Kristin Hankins

Baxter, Tamara

From: Robert <robertjohnson1965@gmail.com>
Sent: Tuesday, December 19, 2023 5:31 PM
To: Baxter, Tamara
Subject: The Negative Impact of Higher Density Housing on Banning Lewis Ranch Community

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Thank you for your time in hearing my concerns. I have owned property and lived in the Banning Lewis Ranch Community since 2020, I truly love the neighborhood. My parents are also purchasing in the neighborhood based on how nice it is here based on the original master plan.

Below describes my concerns, I wish I could be in attendance, but I have other conflicts due to the unique selection date and the timing of this meeting.

To The City Planner,

Banning Lewis Ranch Community, developed by Oakwood Homes, was initially marketed as a carefully planned residential haven with a focus on spacious living and a balance with nature. However, recent proposals for higher density housing within the community have sparked concerns regarding environmental issues, strain on local amenities, and a departure from the original master plan.

- **Environmental Concerns:** One of the primary arguments against higher density housing in Banning Lewis Ranch is the potential environmental impact. The original master plan emphasized a commitment to green spaces and a harmonious integration with nature. Increased housing density could lead to a higher carbon footprint due to the increased demand for resources, especially water. This contradicts the community's initial master plan promise.
- **Overcrowding in Schools, Parks, and Rec Centers:** Higher density housing inevitably brings a surge in population, placing strain on local infrastructure and services. Overcrowded schools may compromise the quality of education, while parks and recreational centers may become insufficient to accommodate the growing number of residents. This goes against the vision of a well-balanced community where residents can enjoy ample recreational opportunities without feeling overcrowded or underserved.
- **Deviation from the Master Plan:** The proposal for higher density housing contradicts the original master plan that was a significant selling point for potential homeowners. The Banning Lewis Ranch Community was marketed as a unique and carefully planned development that prioritizes open spaces and a low-density environment. Any shift from this initial promise represents a breach of trust between the developer and the community, leading to concerns of false advertisement and a bait-and-switch tactic.
- **Community Impact and False Advertisement:** The decision to alter the master plan raises questions about the motivations behind such changes. If the community's character is

transformed to accommodate higher density, it may result in an entirely different living experience than what was originally promised to residents. This not only undermines the trust of current homeowners but also damages the reputation of Oakwood Homes, suggesting that the community's development was driven more by profit than a commitment to the well-being and satisfaction of its residents, to which the developer marketed to sell its products in the community.

The introduction of higher density housing in Banning Lewis Ranch Community poses significant challenges, ranging from environmental sustainability to the strain on local amenities and a departure from the original master plan. Residents rightfully express concerns about the potential impacts on their quality of life and the community's overall integrity. The developer and the City need to carefully consider these objections and strive to find a balance that respects the community's initial vision while addressing the need for growth.

Thank you for your time,

Robert Johnson

Baxter, Tamara

From: svar2@aol.com
Sent: Wednesday, December 20, 2023 3:24 PM
To: Baxter, Tamara
Subject: Banning Lewis Ranch Village B2

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Ms Baxter,

I strongly oppose the proposed changes requested by Oakwood Homes. I am a homeowner who backs to Banning Lewis Parkway and would be directly impacted by their proposed changes. I am also a former sales associate for Oakwood Homes who was instructed to tell prospective home buyers that the area Oakwood Homes would like to rezone would be single family homes similar to the homes they were constructing in Village 2. They would be homes starting around 2000 sq ft and as large as 4400 sq ft. We were also told (which we passed on to prospective home buyers) that another Ranch House with a pool would be built along with large parks and another elementary school.

This information that was given to future homeowners impacted their decisions to buy. Oakwood Homes enjoyed record profits the last few years and now that the real estate market has shifted, Oakwood would like you to rezone their original plans and build high density low cost homes to continue to make obscene profits.

Smart for the company but devastating to our community and our home values.

Government is designed to be for the people and by the people. Please do not approve this rezoning request. Oakwood Homes can continue to build homes which were promised to the community. Just not as many or as fast. I am sure they will still be profitable.

Best Regards,
Stephen Vargas
6646 Backcountry Loop
Colorado Springs, CO 80927
719-233-3142

Baxter, Tamara

From: Friedman, Samuel
Sent: Thursday, December 21, 2023 4:13 AM
To: Baxter, Tamara
Subject: FW: Banning Lewis Ranch

Is this the same issue with the petition? Assuming the 10th is a neighborhood meeting put on by you guys?

Sam Friedman

Constituent and Outreach Program Coordinator
Legislative Services, City of Colorado Springs
(719) 385-5480 office



From: Kara Puckett <kpuckett719@gmail.com>
Sent: Wednesday, December 20, 2023 10:13 PM
To: OMalley, Mike (Council Member) <Mike.OMalley@coloradosprings.gov>
Subject: Banning Lewis Ranch

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Hello,

My name is Kara Puckett and I live in Banning Lewis Ranch. Tonight we had a very alarming meeting with representatives from Oakwood Construction. The topic was changes to the master plan for future development. Tonight's agenda included a lot of deferring to the city. Oakwood stated that a lot of our concerns were things that the city would be responsible for.

We are having another meeting with City officials on January 10th and I hope you plan on attending.

Before the City approves any further development we need infrastructure. Not after the homes are built but before or at least simultaneously. Oakwood has informed us that the City is in charge of additional exits in and out of Banning Lewis Ranch.

I have just learned that some of my neighbors are having their homeowners insurance non-renewed because Banning Lewis Ranch is considered to be in a high fire danger area. This is apparently because it is believed that fire crews could not adequately respond to our neighborhood in a timely manner due to the lack of roads.

We had about 75-100 people at the meeting tonight and this was with short notice right before the holidays. Word is going to get out and the numbers are going to be significantly higher at next meeting.

How can the city consider any additional growth when existing neighborhoods do not have adequate infrastructure?

Please reach out with any questions.

Merry Christmas,

Kara Puckett
7194 Sedgerock Ln
Colorado Springs CO 80927
719-252-1504

Baxter, Tamara

From: TheDD214Agency <DD214Agency@dd214staffing.com>
Sent: Friday, January 5, 2024 2:12 PM
To: Baxter, Tamara
Subject: Question about Jan 10 reschedule.

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Good afternoon Tamara,

Happy New Year.

First let me say thank you and that I appreciate you for the job you do at the planning commission. I know that it comes with a lot of fire and little praise. As a business owner here in the springs I don't think development is all bad, however as a man who has lived all over the world I also understand the importance of smart development as well. I have been on some boards in my lifetime and I have seen cities thrive and others ruin themselves with poor planning.

Thank you for standing in the fire and doing your part in helping guide our city as we go through the growing pains of a rising city.

Also thanks for coming out to Banning Lewis Ranch the other day. Pam Decker, Jason and I were the people that set the meeting up in the community with Oakwood, you and I met there my name is Carl Johnson.

I have a quick question on the meeting that was for Jan 10. I was just curious as to which developer asked for a delay and did they give any specific reason?

I am fine with the delay I was just curious as to the reason.

Respectfully,

Carl Johnson.

COO

Baxter, Tamara

From: Horbach, Melody
Sent: Wednesday, February 28, 2024 7:34 AM
To: Baxter, Tamara
Subject: FW: Planning Commission Master Plan Review Criteria
Attachments: BLR Community Survey7.pdf

For you!

Melody Horbach
Senior Business Support Specialist
City of Colorado Springs
Planning and Neighborhood Services
719-385-5608
Melody.horbach@coloradosprings.gov

-----Original Message-----

From: JHL <jhlretreat@gmail.com>
Sent: Tuesday, February 27, 2024 10:25 AM
To: Horbach, Melody <Melody.Horbach@coloradosprings.gov>
Subject: Planning Commission Master Plan Review Criteria

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Ms, Horbach,

I am attempting to get this to the Planning Commission so it is considered in their due diligence review of the BLR Expansion. Please advise on to whom or how this can be submitted so that it is considered.

Also, I am wondering if this should also be submitted to the Land Use Review for their consideration in the items that are still under review. If so, do these go directly to Tamara Baxter?

OR to the City Council and if so how is that done?

Thanks for your assistance.

J. Larson

Community Survey Proposal

Overview

This proposal aims to introduce yet another avenue to serve as a comprehensive evaluation tool in understanding and mitigating any potential adverse effects resulting from the project's implementation. By assessing and addressing concerns proactively, the proposal aims to achieve a harmonious integration between initial expansion impact and a methodology for continually monitoring of the impact. Using this approach will allow for this data to be used BOTH for the proposed expansion and as a planning tool for the entire vicinity.

Banning Lewis Ranch Foundation funds could be used since this is consistent with the intent of the Foundation's Organization Mission : TO FACILITATE PROGRAMS AND EVENTS TO PROMOTE THE COMMON GOOD AND BETTERMENT OF THE BLR COMMUNITY.



Community Survey Introduction

A Community Survey conducted now will identify both what current residents value in BLR and what aspects could be improved. This data will also provide tangible components that can be used in planning the expansion.

Per a Community Survey of the Highlands Ranch, "Facilities and infrastructure are residents' top priorities over the next five years.

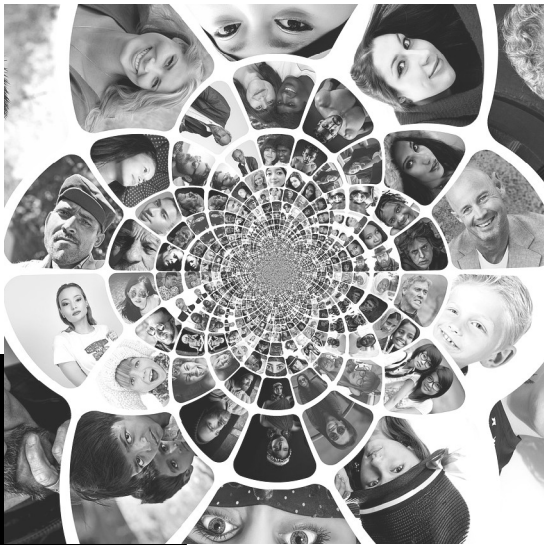
96% of respondents ranked well maintained, quality facilities and infrastructure as essential or very important."

Stakeholder Consultation and Public Participation

01. Stakeholder Identification

The project involves various stakeholders whose interests and concerns may be impacted by its implementation. Identified stakeholders include:

- Local Community Residents: Individuals residing in the vicinity of the project area.



02. Consultation Process

Engagement with stakeholders conducted through a variety of channels and methods to ensure comprehensive participation:

- Public Meetings: Organizing community forums and meetings to present project details and gather feedback. DONE
- Information Dissemination: Dedicated website established explaining project goals and impacts. DONE
- Direct Interviews: Conducting one-on-one or group interviews with key stakeholders to understand concerns and suggestions. DONE
- Community Survey: Adding this tool will provide a comprehensive picture of resident perspectives on community livability. PROPOSED

By expanding the consultation process to include a Community Survey will communicate a commitment to integrating these insights into planning, ensuring a project aligned with current community needs and expansion responsibility.

Conclusion and Recommendations

Just as land is surveyed as a first step so a Community Survey is a first step.

Our comprehensive evaluation of the potential expansion impacts arising from the project leads one to a crucial conclusion: this endeavor holds the potential to significantly influence its surrounding community. Noteworthy findings could emerge from a Community Survey, highlighting substantial impacts that could be possibly amplified during expansions and potential alterations to the existing infrastructure..

To address these concerns and ensure responsible project management, we propose a set of recommendations. These actions are crucial for minimizing adverse community effects and maintaining compliance with regulations.

Recommendations

Considering the desired outcomes, it is proposed that:

- **Initiate:** Contract for a Community Survey to be conducted by a company that focuses on the public sector and in providing information that is relevant to communities.
- **Continuous Monitoring:** Establishing a rigorous monitoring plan during and after construction to observe potential impacts and ensure compliance with regulations. A subsequent Community Survey during the midpoint of expansion could be part of this monitoring plan.
- **Sustained Stakeholder Engagement:** Continuously engaging stakeholders to remain responsive to changing conditions and consider new inputs. A Community Survey could provide the framework for this continued engagement.

These recommendations aim to strengthen mitigation efforts, ensure effective monitoring, and sustain active stakeholder engagement to ensure that the project is conducted responsibly toward its surrounding community. No adverse impact upon the general community is a major review point on the Master Plan Review Criteria that is part of the due diligence required by the Planning Commission (7.5.408)

More information
928-900-3134
jhlretreat@gmail.com