



April 22, 2026

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 C – Development Standards Adjustment.

On behalf of Clayton Properties Group II Inc, DBA Oakwood Homes of Colorado Springs, we respectfully submit our Development Standards Adjustment relating to the area of Banning Lewis Ranch (BLR) known as Village C. We have provided the following narrative outlining the nature of the changes.

Village C Development Standards Adjustment

Village C at Banning Lewis Ranch is the next phase of development. It is 658.34 acres in size and is located south of Dublin Blvd. and east of the Banning Lewis Parkway (directly east of the existing BLR Village A). Majority of Village C will be a medium density residential development (overall 3.0-16.0 du/ac) with approximately 733-3,914 planned units. A small portion of the site adjacent to US Highway 24 will be designated for a greater variety of potential uses such as commercial, multifamily residential, or single family residential.

Staff has recommended R-Flex Medium zoning for the residential areas of the site rather than the previously proposed PDZ zone. Although to make the developer’s product portfolio integrate with R-Flex Medium some minor Development Standards Adjustments will be needed and are outlined below:

THE DEVELOPMENT STANDARDS ADJUSTMENT REQUESTS APPLY TO TABLE 7.2.2-I (R-FLEX MEDIUM: LOT AND BUILDING STANDARDS) AND ARE AS FOLLOWS:

1.1. TO ALLOW A DENSITY RANGE OF AREA INCLUDED IN LAND USE PLAN OF 3-16 DU/AC WHERE ZONE R-FLEX MEDIUM HAS A DENSITY RANGE OF AREA INCLUDED IN LAND USE PLAN OF 5-16 DU/AC ALLOWED PER CITY CODE.

Justification and benefit: The alternative density will allow developments of lower density such as traditional single family homes to complement existing and adjacent development, and provide a wider range of home products to meet the demands of homebuyers in different demographics.

1.2. TO ALLOW MINIMUM LOT SIZE OF 1,000 SF WHERE ZONE R-FLEX MEDIUM HAS A MINIMUM LOT SIZE OF 1,500 SF.



Justification and benefit: Although most of the developer’s product lines are well above the R-Flex Medium lot size minimum, the alternative lot size will allow for the developer’s smallest footprint product. This small footprint product is vital for offering a lower price point home for first time home buyers.

1.3. TO ALLOW 2ND AND 3RD FLOOR ENCROACHMENTS INTO THE FRONT SETBACKS UP TO 2’ FOR LENGTH OF BUILDING WHERE ZONE R-FLEX MEDIUM HAS NO ENCROACHMENTS ALLOWED PER CITY CODE. 7.4.203.A

Justification and benefit: The alternative design would allow the current architecture found within existing Banning Lewis Ranch Villages to be continued in Village C without significantly impacting lot sizes and affordability. Continuing this design aesthetic will also ensure that Village C neighborhoods will have a similar feel to existing villages.

1.4. TO ALLOW CORNER LOT SETBACK OF 10’ WHERE ZONE R-FLEX MEDIUM HAS A 15’ CORNER LOT SETBACK ALLOWED PER CITY CODE.

Justification and benefit: The alternative design would allow the current product layout found within existing Banning Lewis Ranch Villages to be continued in Village C without significantly impacting lot sizes and affecting affordability.

1.5. TO ALLOW 5’ SIDE YARD SETBACKS FOR ALL SIDES FOR LOTS WITH NO STREET FRONTAGE OR ALLEY LOADED WHERE ZONE R-FLEX MEDIUM DOES NOT SPECIFY PER CITY CODE.

Justification and benefit: This Development Standards Adjustment clarifies setbacks for developer products that do not have direct public street frontage as city code does not define the setbacks for these types.

1.6. TO ALLOW COVERED PORCH ENCROACHMENTS INTO FRONT SETBACKS OF UP TO 5’ WHERE ZONE R-FLEX MEDIUM DOES NOT ALLOW ENCROACHMENTS PER CITY CODE. 7.4.203.A

Justification and benefit: The alternative design would allow the current product layout found within existing Banning Lewis Ranch Villages to be continued in Village C without significantly impacting lot sizes and affecting affordability. Continuing this design aesthetic will also ensure that Village C neighborhoods will have a similar feel to existing villages.

Criteria for Approval:

1. The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested;

Yes, all development standard adjustments were created for one of three purposes; to clarify vagueness or unclear standards for cluster type products, to allow a continuation of products that already exist in Banning Lewis Ranch without having to rezone the area as PDZ, to allow single



family detached lower density development within the staff suggested R-Flex medium zone.

2. When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested;

Yes, all considered the development standard adjustments above are very minor tweaks to the R-Flex medium zone that will allow continuation of existing products at Banning Lewis Ranch without the need for a PDZ. The DSA's will also provide clarification for future reviews of cluster style products and will allow the developer to build housing within market demands.

3. The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC;

The development standard adjustments above are minor and will not impact adjacent properties. These will allow a continuation of the same product that exists in Banning Lewis Ranch.

4. The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or State law.

The Development Standards Adjustments compensating benefits:

Public benefit 1: Greater variety of products can be offered allowing the developer to meet the demands of the market by allowing cluster and higher density product to be mixed in with traditional single family detached. By allowing cluster and higher density more space can be allocated for public landscape buffers.

Resident benefit 1: Higher density housing, such as cluster style products allow for more open space and trails. Banning Lewis Ranch has always prioritized trails and open space and will continue to do so in Village C.

Resident benefit 2: A continuation of architectural designs that exists in prior neighborhoods that could not occur under straight R-Flex Medium zoning.



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