November 3, 2026

City of Colorado Springs, Colorado
Attn: Tamara Baxter
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903

Re: Banning Lewis Ranch - Filings 67, 68, and 69

Ms. Baxter,

On behalf of Clayton Properties Group II, Inc., DBA Oakwood Homes Colorado Springs, we respectfully submit the Development Plan for Banning Lewis Ranch Filings 67, 68, and 69. This project statement summarizes the proposed residential development and associated site improvements.

Overview

The proposed development represents the next phase of residential development within the Banning Lewis Ranch master-planned community. The site is located south of Dublin Boulevard and east of the East Fork Sand Creek corridor and Banning Lewis Parkway. The Development Plan proposes 256 dwelling units on approximately 40.555 acres, for a gross density of 6.31 dwelling units per acre. The proposed housing mix includes 108 single-family detached units and 148 single-family attached units. Filing 67 contains 98 units, Filing 68 contains 58 units, and Filing 69 contains 100 units.

The property is identified in the Development Plan as PDZ/AP-O/SS-O, with Airport and Streamside overlays, and is subject to the Banning Lewis Ranch Land Use Plan, PDZL-24-0007. The proposed maximum building height is 35 feet. The submittal includes lot layouts and setbacks, architectural elevations, preliminary grading and utility plans, and landscape plans.

The site plan incorporates residential streets, sidewalks, trails, landscaped open space, and drainage facilities. Required resident parking is provided within garages, with guest parking accommodated through the locations identified on the plan. Landscape improvements include street trees, perimeter planting, and planting adjacent to the stream corridor. Drainage is addressed in the accompanying Preliminary Drainage Report prepared by Classic Consulting for Filings 67, 68, and 69.

We appreciate the City's continued coordination and look forward to working with staff through the review and approval process for Filings 67, 68, and 69.

Sincerely,
Jonathan B. O'Donnell,
Senior Associate, LAI Design Group