



December 6, 2024

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 A – Land Use Plan

On behalf of Clayton Properties Group Inc., we respectfully submit our Land Use Plan relating to the area of Banning Lewis Ranch (BLR) known as Village A. We have provided the following narrative outlining the nature of the changes.

Village A Land Use Plan

Village A at Banning Lewis Ranch is currently under development. It is approximately 297 acres in size and is located south of Dublin Blvd. and east of Banning Lewis Parkway. The majority of Village A will be a residential development with medium and high density areas totaling approximately 1375-2041 planned units. A small portion of the site adjacent to Dublin Blvd. is designated for Commercial or Multi-Family development.

This Land Use Application is being submitted to address one land use change shown on the existing PUD Concept Plan and Master Plan. The existing approved plans for this area provide an elementary school site to be dedicated to School District 49. District 49 has changed their development needs and would prefer larger sites for combined elementary/middle school facilities in Village B2 and Village C. Therefore they no longer want to develop the elementary school originally designated for Village A. This application seeks to remove the elementary school site and replace it with additional residential units.

Village A will have two neighborhood park locations and are estimated to provide 10.9 acres of park space. The Village A community parkland dedication requirement will be fulfilled with the Village C community park as outlined in the Alternative Compliance currently under review by the Park & Recreation Department.



Village A

Gross Acreage	297.1 ac.
Proposed Residential Land	approx. 213.5 ac.
Proposed units	1,375-2,041 (1,708 mid-range projection)
Overall Density	3.5-11.99 du/ac. (parcel dependent)
Required Park Land	(see park land dedication table, sheet 2 of Land Use Plan)
Proposed Park Land	(see park land dedication table, sheet 2 of Land Use Plan)

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,

Rick Haering
Principal, LAI Design Group