



GENERAL APPLICATION FORM

Edited 2-3-18

Project Name: BLR-VA1 Filings 50, 51, 52, 53, 54, 55, 56 Existing Zone: PUD/AO Acreage: 127.80
Site Address: N/A Direction from Nearest Street Intersection: North of of Stetson Hills Blvd, South of Dublin Blvd. and east of the Future Banning Lewis Parkway
Tax Schedule Number(s): 5300000654

TYPE OF PLAN(S) - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

- 2020 Land Use Map Amendment
Administrative Relief
Amendment to Plat Restriction
Annexation
Building Permit to Unplatted Land
Building Permit Prior to Platting
CMRS No.
Concept Plan
Conditional Use
Coordinated Sign Plan (CSP)
Development Agreement
Development Plan
Historic Preservation
Landscape Plan
Master Plan
Nonuse Variance
Preservation Easement Adjustment
Property Boundary Adjustment
PUD Concept Plan
PUD Development Plan
PUD Zone Change
Street Name Change
Subdivision Plat
Subdivision Waiver
Use Variance
Vacation of Plat
Waiver of Replat
Zone Change; Proposed Zone:
FBZ Development Plan
FBZ Conditional Use
FBZ Interim Use Plan
FBZ Minor Improvement Plan
FBZ Warrant

PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

SEE ATTACHED LETTER
Signature of Property Owner: Scott Smith Date: 3/22/2021
Signature of Consultant: Paul [Signature] Date: 3/22/21
Signature of Developer: [Blank] Date: [Blank]

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: H2O Sub BLR Village 4, LLC, a Colorado limited liability company Contact Name: Jennifer Ruby
E-Mail: jruby@walton.com Phone: (480) 586-9347
Developer: Clayton Properties Group II, Inc. DBA Oakwood Homes Colorado Springs Contact Name: Scott Smith
E-Mail: SSmith@OakwoodHomesCO.com Phone: (719) 499-7764
Consultant/Main Contact name: LAI Design Group - Rick Haering Phone: (303) 734-1777
Address: 88 Inverness Circle East, Suite J-101 City: Englewood
State: CO Zip Code: 80112 E-Mail: rhaering@gmail.com

PLANNER AUTHORIZATION: (CITY USE ONLY)

Checklists Distribution Form Project Blurb E-mail to Admin. Initial Review Level: AR CPC DRB HP
Payment \$ 26,496.00 Assigned to: Katelynn Wintz Date: 3/25/21
Receipt No.: City File No: AR PUD 21-00172

**SIGNATURE PAGE TO CITY OF COLORADO SPRINGS GENERAL APPLICATION FORM
FOR BLR VILLAGE A1 FILINGS 50, 51, 52, 53, 54, 55, AND 56**

H2O Sub BLR Village 4, LLC, a Colorado limited liability company

By: Highway 20, LLC, a Delaware limited liability company,
Its: Sole Member and Manager

By: Walton Institutional Management, LLC, a Delaware limited liability company,
Its: Manager

By: WDH Management, Inc., a Delaware corporation
Its: Manager

By:  _____

Name: Jennifer Ruby

Title: Authorized Signatory

Date: March 16, 2021

March 23, 2021

City of Colorado Springs, Colorado
Attn: Katelyn Wintz
30 S. Nevada Ave., Suite 105
Colorado Springs, CO 80903

Re: Banning Lewis Ranch - Village A1 – Filings 50, 51, 52, 53, 54, 55, 56

Ms. Wintz,

On behalf of Clayton Properties Group II, DBA Oakwood Homes Colorado Springs, we respectfully submit our Development Plan & Plats for Banning Lewis Ranch, Village A1, Filings 50, 51, 52, 53, 54, 55, 56. This submittal includes all required items as outlined in the Submittal Requirements Checklist. We have provided the following Project Statement narrative outlining the nature of the submittal.

Overview

The Oakwood Homes Village A1, located within the Banning Lewis Ranch community demonstrates on the PUD Concept Plan (CPC PUP 20-00125) a configuration for single-family residential and open space. This application for the Development Plan and Final Plats of Filings 50, 51, 52, 53, 54, 55, 56 represents the owner's next phase of development within the Banning Lewis Ranch Master Plan. This Development Plan application proposes 449 single-family lots on approximately 127.78 acres. These 7 filings are situated east of the future Banning Lewis Parkway, south of Dublin Blvd, and north of Stetson Hills Blvd.

Filings 50, 51, 52, 53, 54, 55, and 56 will feature three residential product types. The cluster product called the Carriage House that has been used in BLR, the Sterling Duet product that has been used within Village 3, and traditional single family homes on various lot sizes. Each unit has parking within a garage and guest parking is provided on the street. Village A1 stays within the Medium Density category approved on the PUD Concept Plan.

Parts of Village A1 include the streamside overlay zone. As a part of this Development Plan process, we are requesting a refinement to the streamside boundary. Currently the streamside zone for a Type 1 stream lies within an existing regional detention pond. Per discussions with city staff, we will be refining the boundary to follow the extends of this pond. There is also a section of Type 2 stream that requires engineering improvements. The boundary in this area will be refined to follow the final condition of the proposed stream alignment.

Banning Lewis Ranch Filing 50

Requested by LAI Design Group, on behalf of Clayton Properties Group II, for approval of the Banning Lewis Ranch Filing 50 subdivision plat. This subdivision plat proposes 60 lots, intended for single-family development, on 77.01 acres. The site is zoned PUD/AO (Planned Unit Development: Single-Family and/or Two-Family Residential, 40 ft. max bldg. ht., and a cumulative maximum density of 7.99 du/ac. with an Airport Overlay) located east of the future Banning Lewis Parkway and north of the Stetson Hills Blvd.

Banning Lewis Ranch Filing 51

Requested by LAI Design Group, on behalf of Clayton Properties Group II, for approval of the Banning Lewis Ranch Filing 51 subdivision plat. This subdivision plat proposes 75 lots, intended for single-family on 17.42 acres. The site is zoned PUD/AO (Planned Unit Development: Single-Family Residential and/or Two-Family, 40 ft. max bldg. ht., and a cumulative maximum density of 7.99 du/ac. with an Airport Overlay) located east of the future Banning Lewis Parkway and north of the Stetson Hills Blvd.

Banning Lewis Ranch Filing 52

Requested by LAI Design Group, on behalf of Clayton Properties Group II, for approval of the Banning Lewis Ranch Filing 52 subdivision plat. This subdivision plat proposes 76 lots, intended for single-family development, on 13.76 acres. The site is zoned PUD/AO (Planned Unit Development: Single-Family and/or Two-Family Residential, 40 ft. max bldg. ht., and a cumulative maximum density of 7.99 du/ac. with an Airport Overlay) located east of the future Banning Lewis Parkway and north of the Stetson Hills Blvd.

Banning Lewis Ranch Filing 53

Requested by LAI Design Group, on behalf of Clayton Properties Group II, for approval of the Banning Lewis Ranch Filing 53 subdivision plat. This subdivision plat proposes 80 lots, intended for single-family development, on 10.58 acres. The site is zoned PUD/AO (Planned Unit Development: Single-Family and/or Two-Family Residential, 40 ft. max bldg. ht., and a cumulative maximum density of 7.99 du/ac. with an Airport Overlay) located east of the future Banning Lewis Parkway and north of the Stetson Hills Blvd.

Banning Lewis Ranch Filing 54

Requested by LAI Design Group, on behalf of Clayton Properties Group II, for approval of the Banning Lewis Ranch Filing 54 subdivision plat. This subdivision plat proposes 86 lots, intended for Two-family development, on 9.01 acres. The site is zoned PUD/AO (Planned Unit Development: Single-Family and/or Two-Family Residential, 40 ft. max bldg. ht., and a cumulative maximum density of 7.99 du/ac. with an Airport Overlay) located east of the future Banning Lewis Parkway and north of the Stetson Hills Blvd.

Banning Lewis Ranch Filing 55

Requested by LAI Design Group, on behalf of Clayton Properties Group II, for approval of the Banning Lewis Ranch Filing 55 subdivision plat. This subdivision plat proposes 52 lots, intended for single-family development, on 7.21 acres. The site is zoned PUD/AO (Planned Unit Development: Single-Family and/or Two-Family Residential, 40 ft. max bldg. ht., and a cumulative maximum density of 7.99 du/ac.

with an Airport Overlay) located east of the future Banning Lewis Parkway and north of the Stetson Hills Blvd.

Banning Lewis Ranch Filing 56

Requested by LAI Design Group, on behalf of Clayton Properties Group II, for approval of the Banning Lewis Ranch Filing 55 subdivision plat. This subdivision plat proposes 20 lots, intended for single-family development, on 4.86 acres. The site is zoned PUD/AO (Planned Unit Development: Single-Family and/or Two-Family Residential, 40 ft. max bldg. ht., and a cumulative maximum density of 7.99 du/ac. with an Airport Overlay) located east of the future Banning Lewis Parkway and north of the Stetson Hills Blvd.

Development Plan Review Criteria

We have provided the following responses to the Development Plan review criteria provided in the Zoning and Subdivision code;

1. Will the project design be harmonious with the surrounding land uses and neighborhood?

Yes, the proposed Development Plan is consistent in nature with the surrounding land uses and does not pose any negative impacts on the ability of the overall BLR community to continue to develop in its approved framework.

2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

Yes, the proposed Development Plan continues with residential use and is compatible with the surrounding neighborhood. The existing streets and utilities have been developed with this use in mind. There are multiple connections to walks that connect to existing amenities. This will ensure that the existing facilities in Villages 1, 2, and 3 are not overburdened.

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?

Yes, the proposed housing units are located so as to ensure minimal impact upon neighboring properties by providing significant setbacks and buffering along the project boundaries.

4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off site negative influences and to buffer adjacent properties from negative influences that may be created by the proposed development?

Yes, the Development Plan proposes buffering setbacks containing landscaping and walls or fencing to mitigate negative influences that may occur from bordering roadways.

5. Will vehicular access from the project to streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?

Yes, the proposed development will provide adequate circulation patterns and multiple points of ingress/egress to the neighborhood.

6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?

Yes, the Development Plan proposes convenient access to all the facilities within the neighborhood. Additionally, the plan promotes safe pedestrian movement through the community via open space trail corridors and detached sidewalks along major roadways.

7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?

Yes, the proposed streets are designed to limit the occurrence of through traffic from non-residents.

8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?

The Development Plan does not require parking areas given that the site consists entirely of single-family and two-family residences.

9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?

Yes, the proposed plan provides pedestrian access ramps at all pedestrian crossings in accordance with the City standard. The planned design does not require parking areas.

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?

Yes, the proposed circulation design allows for an efficient use of land, requiring a minimal amount of paved area.

11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?

Yes, the Development Plan proposes sidewalks and trails detached from roadways, along with providing landscape buffers adjacent to collector streets. The plan allows for several points of connection with the existing pedestrian walkway system.

12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?

There are no existing significant natural features on this site.

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,

A handwritten signature in black ink, appearing to read "Rick Haering". The signature is fluid and cursive, with the first name "Rick" and last name "Haering" clearly distinguishable.

Rick Haering
Senior Associate, LAI Design Group

STREAMSIDE SUBMITTAL REQUIREMENTS

Property located within the Streamside Overlay Zone shall provide the items listed below with the development plan submittal. Please indicate compliance by completing the following checklist under the Applicant column. For more information refer to the Streamside Manual listed online at www.springsgov.com.

Applicant

Planner

Streamside Development Plan Requirements:

A. Per the City Code Section 7.3.508, the items listed below must be submitted for the four major Streamside components:

- | | | |
|----------------|--|-------|
| <u> X </u> | □ Streamside Plan items – Incorporate requirements in Section B on the site plan page within the plan set; | _____ |
| <u> X </u> | □ Land Suitability Analysis (LSA) – Include a page within the plan set that meets the requirements in Section C; | _____ |
| <u> N/A </u> | □ Grading and Erosion Control Plan; and | _____ |
| <u> X </u> | □ Streamside Review Criteria Analysis - Include on the LSA page or on the site plan page if no LSA is required. | _____ |

B. Streamside Plan items:

- | | | |
|----------------|---|-------|
| <u> X </u> | ● Streamside Overlay Boundaries – show and identify the following: | _____ |
| <u> X </u> | 1. Name of stream and type (East Fork of Sand Creek – Type III) | _____ |
| <u> X </u> | 2. Toe of Channel Bank | _____ |
| <u> X </u> | 3. Inner Buffer | _____ |
| <u> X </u> | 4. Outer Buffer | _____ |
| <u> X </u> | ● Streamside Evaluation Information: | _____ |
| <u> X </u> | 1. Entire project boundary | _____ |
| <u> X </u> | 2. Total area of the property within the Streamside Overlay | _____ |
| <u> N/A </u> | 3. Percent impervious surface within the Streamside Overlay | _____ |
| <u> N/A </u> | 4. Elevations for the top and bottom of wall measurements | _____ |
| <u> X </u> | 5. 100 year floodplain boundary | _____ |
| <u> N/A </u> | - Provide any Conditional Letter of Map Revision or Letter of Map Revisions | _____ |
| <u> N/A </u> | 6. Proposed grading within the buffer area | _____ |
| <u> N/A </u> | 7. Improvements proposed for the stream, for example drop structures | _____ |

C. The Land Suitability Analysis shall include the following:

- | | | |
|----------------|---|-------|
| <u> X </u> | ● Graphic component | _____ |
| <u> X </u> | 1. Show the streamside overlay area including the toe of the channel bank and the buffers. | _____ |
| <u> X </u> | 2. Slope analysis and general topographic information in the form of 2' contours.
- Identification of slope ranges in increments from 0-8%, 8-12%, 12-15%, 15-25%, and 25+%. | _____ |
| <u> X </u> | 3. Illustrate areas of riparian vegetation and wildlife include the following: | _____ |
| | a) Ecological communities, wildlife habitat and migration corridors; | |
| | b) any significant or manmade features; | |
| | c) location and type of existing vegetation; | |
| | d) Colorado Forest Service Ecosystems; and | |
| | e) Wildfire Hazard Potential Assessments. | |
| <u> N/A </u> | 4. Show any geologic hazards: | _____ |
| | - include identification of geologic hazards and constraints which will require mitigation during design and construction | |
| <u> X </u> | 5. Soil type | _____ |
| <u> X </u> | 6. Composite Map showing development opportunities and constraints to support proposed land use. | _____ |
| <u> X </u> | ● Written component | _____ |
| <u> X </u> | 1. Summarize the existing features and constraints and describe how the development of the site will occur in a manner which considers the opportunities and constraints. | _____ |
| <u> X </u> | 2. Written analysis to address mitigation for the physical constrains and hazards on-site. | _____ |

<u>X</u>	3. Include a bibliography of reference sources and qualifications of preparer. (Not to be construed to imply a standard of qualifications for preparers.)	_____
<u>X</u>	4. Ecological communities as defined under the National Vegetation Classification System developed by the Nature Conservancy.	_____
<u>N/A</u>	5. Soil analysis.	_____

D. Streamside Review Criteria Analysis:

- Provide a written explanation of how each criteria below is met. Include this discussion on the LSA plan page. See pages 10-41 of the Streamside Design Guidelines for an explanation of the criteria.

<u>X</u>	1. Grading and Landform	_____
<u>X</u>	2. Site Design	_____
<u>X</u>	3. Wildlife Habitat Preservation	_____
<u>X</u>	4. Trails and Recreation	_____
<u>X</u>	5. Floodplain	_____
<u>X</u>	6. Significant Natural Features	_____
<u>X</u>	7. Complementary Plans	_____
<u>X</u>	8. Riparian Buffers and Impervious Surfaces	_____
<u>X</u>	9. Landscape	_____
<u>X</u>	10. Stream Bank Stabilization	_____
<u>X</u>	11. Stream Reclamation	_____

CERTIFICATION of PROFESSIONAL QUALIFICATIONS
(To be submitted in conformance with Policies 312, 313 and 314)

I hereby certify that I am qualified to prepare the type of plan(s) indicated below. Circle one or more types of plans you are qualified to submit. Complete the necessary information, sign and date.

TYPE PLAN:

PROFESSIONAL QUALIFICATION	Landscape Plan	Landscape Grading Plan	Irrigation Plan
1. Licensed Landscape Architect	Yes	Yes	Yes
2. Registered Professional Engineer	No*	Yes	Yes
3. Licensed Architect	No*	Yes	No
4. I.A. Certified Irrigation Designer	No	No	Yes
5. City Recognized Qualified Designer – Landscape	Yes	No	No
6. City Recognized Qualified Designer – Irrigation	No	No	Yes

REQUIRED INFORMATION: (Please check one box, and complete all the information)

- Licensed Landscape Architect**
- Licensed Architect**
- Registered Professional Engineer**

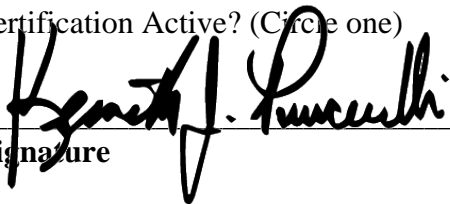
State Colorado License or Registration # LA-461

State Agency Phone No. for verification: (303) 894-7800

Certified Irrigation Designer (by The Irrigation Association) *Certification must be Active.*

Year of Certification: _____ Is Certification Active? (Circle one) YES / NO

Ken Puncerelli
Name (PRINT)


Signature

12/20/20
Date

Notes:

- Qualifications to prepare Plans initially became effective November 1, 1999; and have since been revised to reflect the 2008 Practice Act for Landscape Architecture (CRS 12-45). School Degrees have been removed from the list. All other Professions have not changed.
* Incidental work will be considered, for these two professions, for private development. Experience and proficiency may need to be exemplified, on a case by case basis.
- Qualification to prepare Irrigation Plans initially became effective November 1, 2000, and has not changed: RLA, CID, or PE (with the correct discipline, i.e. Hydro or Agricultural Engineering, etc).



LAND USE REVIEW DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT

APPLICANT: Walton Colorado LLC.

PROJECT: Banning Lewis Ranch Village A

CITY PLANNING FILE NUMBER(S): TBD by planner

The Applicant certifies that he has complied with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process. The Applicant certifies that the records, including filed requests for surface development notification forms, of the El Paso County Tax Assessor and the Clerk and Recorder were examined. The Applicant further certifies the following:

Yes, a separate mineral estate owner(s) was identified and the Applicant certifies that 1.) the mineral estate owner(s) was notified by certified mail, return receipt requested, or by a nationally recognized overnight courier of the initial City Planning Commission public hearing not less than thirty (30) days prior to the hearing; 2.) he has attached a listing of the Mineral Estate Owner(s) with mailing addresses, and 3.) has attached a copy of the notice that was mailed. Said notice contained the time and place of the public hearing, the nature and subject of the hearing, legal description of the property and the name of the applicant.

Yes a separate mineral estate owner(s) was identified, but the Applicant certifies that 1.) no mailing addresses of record(s) are known; 2.) he has attached a listing of the Mineral Estate Owner(s); and 3.) no further action was taken.

No separate mineral estate owner(s) were identified and no further action was taken.

Pursuant to 24-65.5-103(4), C.R.S., I certify that above is true and accurate and that I have acted in good faith to comply with the applicable provisions of the City of Colorado Springs Mineral Estate Owner Notification process.

Dated this ____ day of ____, 20__.

Signature

Notary Certificate:

STATE OF ARIZONA)) sis
COUNTY OF MARICOPA)

The foregoing certification was acknowledged before me this ____ day of ____, 20__, by

Witness my hand and official seal.

My commission Expires: _____

Notary Public

SEE ATTACHED SIGNATURE PAGE


SIGNATURE PAGE TO CITY OF COLORADO SPRINGS
MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT
(BANNING LEWIS RANCH VILLAGE A, TAX SCHEDULE #53000-00-654)

H2O Sub BLR Village 4, LLC, a Colorado limited liability company

By: Highway 20, LLC, a Delaware limited liability company
Its: Sole Member and Manager

By: Walton Institutional Management, LLC, a Delaware limited liability company
Its: Manager

By: WDH Management, Inc., a Delaware corporation
Its: Manager

By:  _____

Name: Jennifer Ruby

Title: Authorized Signatory

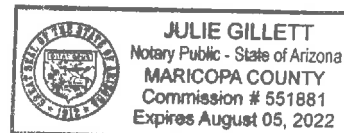
Dated this 11th day of August, 2020.

Notary Certificate:

STATE OF ARIZONA)
) sis
COUNTY OF MARICOPA)

The foregoing certification was acknowledged before me this 11th day of August, 2020, by Jennifer Ruby, the Authorized Signatory of WDH Management, Inc., a Delaware corporation, Manager of Walton Institutional Management, LLC, a Delaware limited liability company, Manager of Highway 20, LLC, a Delaware limited liability company, Sole Member and Manager of H2O Sub BLR Village 4, LLC, a Colorado limited liability company.

Julie Gillett
My Commission Expires: 08/05/2022





PRE-APPLICATION MEETING SUMMARY

Area: Central Date: 12/10/20

Pre-Application No.: KW 20-129

Applicant(s) Present: Rick Haering and others

Lot Size: 127.8 acres

Site Location: BLR Village A1 DP & FPs

TSN: 5300000654

Project Description: residential development and 5 concurrent plats

Zone: PUD (current request)

APPLICATION(S) REQUIRED: No application to the Planning Department required

- | | | |
|---|---|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> Development Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Minor Improvement Plan | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Nonuse Variance / Warrant | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment | <input type="checkbox"/> Zone Change |

Visit the Land Use Review Division website at www.coloradosprings.gov/planninginfo for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: _____ Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS: Pre-Application Stage Internal Review Stage Public Hearing Stage
Note: Applicant will be required to pay for postage at time of poster pick-up. Postcard Poster No Public Notice Required
 Buffer Distance: 150 ft. 500 ft. 1,000 ft. Custom distance: _____

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

<input type="checkbox"/> Geo-Hazard Report	<input checked="" type="checkbox"/> Traffic Impact Analysis	<input checked="" type="checkbox"/> Drainage Report
Contact: <u>Patrick Morris, 719-385-5075</u>	Contact: <u>Zaker Alazzeh, 719-385-5468</u>	Contact: _____
<input checked="" type="checkbox"/> Hydraulic Grade Line	<input checked="" type="checkbox"/> Wastewater Master Facility Report	<input checked="" type="checkbox"/> Land Suitability Analysis
<input checked="" type="checkbox"/> Elevation Drawings	<input type="checkbox"/> Mineral Estate Owner Notification	<input type="checkbox"/> Other: _____

LDTC MEETING: Yes No **Date:** _____ **Time:** _____

COMMENTS: (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):

The applicant is proposing a PUD development plan for 127.8 acres of proposed BLR Village A with 5 concurrent final plat filings for an estimated 377 residential units. The overall development plan will also include additional improvements like landscaping, construction of public streets and refinement of an the streamside overlay on a portion of the overall site. The stream refinement request must be shown on the DP and supported by a professional survey. The applicant has coordinated with Tasha Brackin for site specific information required to consider this request.

A master plan amendment, zone change and concept plan are currently under review for this project site. Approval of those applications is required prior to approval of the DP & plats. The traffic report under review with the concept plan indicated that construction of 80 units will trigger the need to develop Banning Lewis Parkway from the intersection at Dublin to at least the northern entrance of the proposed development. Assurances may be required to be posted for the remaining portion of the parkway down to Stetson Hills and for portions of the extension of Stetson Hills to the easterly project site boundaries. A drainage report and land suitability analysis will be required.

Fees for this site are calculated and provided below. Please coordinate with me to create a dropbox folder when you are ready to submit the application.

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: \$23,132.00

Number of Plans: 1 hard copy & digital submission of all materials

Katelynn Wintz, AICP
 Senior Planner
 Land Use Review
 Planning & Community Development

30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5192
 P.O. Box 1575, MC 155 Fax: (719) 385-5167
 Colorado Springs, CO 80901-1575 katelynn.wintz@coloradosprings.com

PLANNING & DEVELOPMENT DEPARTMENT
Project Notification Information

Date: March 26, 2021

Planner: Katelynn Wintz

Planner email: Katelynn.wintz@coloradosprings.gov

Planner phone number: (719) 385-5192

Applicant Email: rhaering@laidesigngroup.com ; thannah@laidesigngroup.com

Applicant Name: Rick Haering & Tyler Hannah

TSN: 5300000654

Site Address (to be used on postcard): no address, unplatted. Location at northeast intersection of Banning Lewis Parkway and Stetson Hills Boulevard

PROJECT: Banning Lewis Ranch Village A1

<input type="checkbox"/>	Pre-application Notice	<input checked="" type="checkbox"/>	Standard Notification
<input type="checkbox"/>	Pre-application Neighborhood Meeting Notice	<input type="checkbox"/>	Standard with Neighborhood Meeting Notice
<input type="checkbox"/>	No notice	<input type="checkbox"/>	Poster only

PUBLIC NOTICE:

150 feet 500 feet 1,000 feet Modified (attach modified buffer) No public notice

PROJECT BLURB

Provide a project blurb for each application type, adjust language as needed. Note code sections where applicable for variances.

PUD Development Plan

Request by Clayton Properties Group II dba Oakwood Homes, with representation by LAI Design Group, for approval of a residential PUD Development Plan. If approved the proposed application would allow for 449 residential units as single-family and two-family attached unit types, public trails, and streamside overlay refinement. There are seven concurrent final plats associated with this application. The site is zoned PUD/AO/SS (Planned Unit Development with Airport and Streamside Overlay), is 127.78-acres in size, and is located northeast of the intersection of Banning Lewis Parkway and Stetson Hills Boulevard.

Final Plat – Filing 50

Request by Clayton Properties Group II dba Oakwood Homes, with representation by LAI Design Group, for approval of a final plat. If approved the proposed application would allow for 60 single-family detached lots and several tracts. The site is zoned PUD/AO/SS (Planned Unit Development with Airport and Streamside Overlay), is 77.01-acres in size, and is located northeast of the intersection of Banning Lewis Parkway and Stetson Hills Boulevard.

Final Plat – Filing 51

Request by Clayton Properties Group II dba Oakwood Homes, with representation by LAI Design Group, for approval of a final plat. If approved the proposed application would allow for 75 single-family detached lots and several tracts. The site is zoned PUD/AO/SS (Planned Unit Development with Airport and Streamside Overlay), is 17.42-acres in size, and is located northeast of the intersection of Banning Lewis Parkway and Stetson Hills Boulevard.

[Type text]

Final Plat – Filing 52

Request by Clayton Properties Group II dba Oakwood Homes, with representation by LAI Design Group, for approval of a final plat. If approved the proposed application would allow for 76 single-family detached lots and several tracts. The site is zoned PUD/AO/SS (Planned Unit Development with Airport and Streamside Overlay), is 13.76-acres in size, and is located northeast of the intersection of Banning Lewis Parkway and Stetson Hills Boulevard.

Final Plat – Filing 53

Request by Clayton Properties Group II dba Oakwood Homes, with representation by LAI Design Group, for approval of a final plat. If approved the proposed application would allow for 80 single-family detached lots and several tracts. The site is zoned PUD/AO/SS (Planned Unit Development with Airport and Streamside Overlay), is 10.58-acres in size, and is located northeast of the intersection of Banning Lewis Parkway and Stetson Hills Boulevard.

Final Plat – Filing 54

Request by Clayton Properties Group II dba Oakwood Homes, with representation by LAI Design Group, for approval of a final plat. If approved the proposed application would allow for 86 single-family attached lots and several tracts. The site is zoned PUD/AO/SS (Planned Unit Development with Airport and Streamside Overlay), is 9.01-acres in size, and is located northeast of the intersection of Banning Lewis Parkway and Stetson Hills Boulevard.

Final Plat – Filing 55

Request by Clayton Properties Group II dba Oakwood Homes, with representation by LAI Design Group, for approval of a final plat. If approved the proposed application would allow for 55 single family detached residential lots and several tracts. The site is zoned PUD/AO/SS (Planned Unit Development with Airport and Streamside Overlay), is 7.21-acres in size, and is located northeast of the intersection of Banning Lewis Parkway and Stetson Hills Boulevard.

Final Plat – Filing 56

Request by Clayton Properties Group II dba Oakwood Homes, with representation by LAI Design Group, for approval of a final plat. If approved the proposed application would allow for 20 new lots as a mix of single family attached and detached residential lots with several tracts. The site is zoned PUD/AO/SS (Planned Unit Development with Airport and Streamside Overlay), is 4.86-acres in size, and is located northeast of the intersection of Banning Lewis Parkway and Stetson Hills Boulevard.

POSTCARD

Include 3-5 highlighted points to best describe the project.

- This project proposes 449 new residential units will be a mix of single-family attached (duplex) and single-family detached units.
- 7 concurrent final plats
- A request to refine the streamside overlay boundaries.

POSTER

Fill out applicable information below:

What type of project is proposed? (large bold letters on poster, approx. 35 characters):

PUD Development Plan for 449 residential units and concurrent final plats

Planning and Development Distribution Form

PUD Development Plan

Directions: Planners select at least one check box under each section to determine the application distribution.

Planner Intake Date: KW 3/25/21

Admin Receive Date: **[3/26/21]**

Project Name: **Banning Lewis Ranch Village A1 Development Plan**

1. PUBLIC NOTICE: (see Project Blurb to establish noticing parameters)

2. Date bucksliip comments are due (21 calendar days after submittal): **4/15/21**

3. HOA: N/A

4. STANDARD DISTRIBUTION:

Include all standard distribution recipients (either check here or individually check boxes below)

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
85	<input type="checkbox"/> Utilities Development Services	Bucksliips@csu.org
9	<input type="checkbox"/> Fire	Steven.Smith@coloradosprings.gov
24	<input type="checkbox"/> SWENT	development.review@coloradosprings.gov
21	<input type="checkbox"/> Michelle Ontiveros, CSPD (MC 1565)	Michelle.Ontiveros@coloradosprings.gov
17	<input type="checkbox"/> Cory Sharp, Land Surveyor (MC 155)	Cory.Sharp@coloradosprings.gov
19	<input type="checkbox"/> Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com Melissa.Spencer@CenturyLink.com
77	<input type="checkbox"/> CSU Customer Contract Administration	Bucksliips@csu.org
11	<input type="checkbox"/> IT GIS	Bootsy.Jones@coloradosprings.gov
13	<input type="checkbox"/> Parks & Recreation	Britt.Haley@coloradosprings.gov Constance.Schmeisser@coloradosprings.gov Emily.Duncan@coloradosprings.gov
23	<input type="checkbox"/> Enumerations	addressing@pprbd.org
29	<input type="checkbox"/> Flood Plain	Keith@pprbd.org
98	<input type="checkbox"/> USPS	Elaine.f.kelly@usps.gov

45	<input type="checkbox"/> Zaker Alazzeh, Traffic – School Safety	development.review@coloradosprings.gov
65	<input type="checkbox"/> Zaker Alazzeh, Traffic Eng (MC 460)	development.review@coloradosprings.gov
48	<input type="checkbox"/> Street Division	Corey.Rivera@coloradosprings.gov Cole.Platt@coloradosprings.gov
60	<input type="checkbox"/> Transit	Roger.Austin@coloradosprings.gov
25	<input type="checkbox"/> County Health Department	catherinemcgarvy@elpasoco.com
88	<input type="checkbox"/> Parking Enterprise	Scott.Lee@coloradosprings.gov
3	<input type="checkbox"/> CONO	rdavis@cscono.org
92	<input type="checkbox"/> Forestry	Jeff.Cooper@coloradosprings.gov
30	<input type="checkbox"/> Comcast	Jason.Jacobsen@comcast.com DENNIS_LONGWELL@comcast.com WSTMWR_MDSubmissions@comcast.com
56	<input type="checkbox"/> PlanCOS	PlanCOS@coloradosprings.gov

5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
35	<input type="checkbox"/> Preliminary LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request
82	<input checked="" type="checkbox"/> Final LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request

6. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	mwilsey@hsd2.org
68	<input type="checkbox"/> School District # 3	dqish@wsd3.org
37	<input type="checkbox"/> School District # 11	terrance.Johns@d11.org terry.Seaman@d11.org

38	<input type="checkbox"/> School District # 12	cooper@cmsd12.org
39	<input type="checkbox"/> School District # 20	tom.gregory@asd20.org
69	<input type="checkbox"/> School District # 22	chrismith@esd22.org
41	<input checked="" type="checkbox"/> School District # 49	mandrews@d49.org

7. MILITARY INSTALLATION (if within a 2 mile buffer):

ID#	Division Name	Email/Distribution Notes
	<input checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	john.j.sanders71.civ@mail.mil Thomas.j.wiersma.civ@mail.mil
46	<input type="checkbox"/> NORAD	Michael.kozak.2@us.af.mil Michael.Shafer.4@us.af.mil joseph.ems@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil
26	<input type="checkbox"/> USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil
75	<input type="checkbox"/> Peterson	PAEK, AYOKA B GS-12 USSF AFSPC 21 CES/CENB <ayoka.paek@spaceforce.mil> Joseph.Elms@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

8. OPTIONAL DISTRIBUTION (Depending on Location of Site):

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input checked="" type="checkbox"/> StratusIQ – AKA Falcon Broadband	jlandis@stratusiq.com tking@stratusiq.com cotrin@stratusiq.com BLR & Flying Horse (ONLY)
54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	budget@coloradosprings.gov For Major MP Amendments
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	valerie.vigil@state.co.us
34	<input type="checkbox"/> Colorado Geological Survey	cgs_lur@mines.edu
33	<input type="checkbox"/> SECWCD, Garrett Markus	garrett@secwcd.com

18	<input checked="" type="checkbox"/> Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	<input type="checkbox"/> Hillside Overlay	Kerri.Schott@coloradosprings.gov
42	<input type="checkbox"/> Historic Preservation Area Overlay	Daniel.Sexton@coloradosprings.gov
44	<input type="checkbox"/> Development Review Enterprise	Kurt.Schmitt@coloradosprings.gov Coordinated Sign Plans to Kurt if Submitted
20	<input checked="" type="checkbox"/> Airport	Kandrews@coloradosprings.gov
63	<input checked="" type="checkbox"/> El Paso County Dev. Services Division	NinaRuiz@elpasoco.com Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	admin@wescottfire.org
5	<input type="checkbox"/> Metro District	Metro District Email
71	<input type="checkbox"/> Falcon Fire Protection District	tharwig@falconfirepd.org
72	<input type="checkbox"/> Black Forest Fire Protection District	chief@bffire.org
81	<input type="checkbox"/> Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	<input type="checkbox"/> CSURA – Urban Renewal	Jarrah.Walker@coloradosprings.gov
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	Jessica.Mitchell@coloradosprings.gov If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	Steve.Posey@coloradosprings.gov Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	<input type="checkbox"/> Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov QOZ
	<input type="checkbox"/> Mike Kilabrew – ADA – Downtown Area	Michael.Kilabrew@coloradosprings.gov

9. LAND USE REVIEW:

Hard Copy Full sized plans

<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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Special notes or instructions: