

# Advanced Concrete Motocross

City Council

June 23, 2020

Hannah Van Nimwegen, AICP

Senior Planner



M 2

PIP 2

APZ 2

**DRENNAN ROAD**

**EL PASO  
COUNTY**

NOT IN CITY OF  
COLORADO SPRINGS

**FOREIGN TRADE ZONE BLVD**

**AEROSPACE BLVD**

**L3Harris**

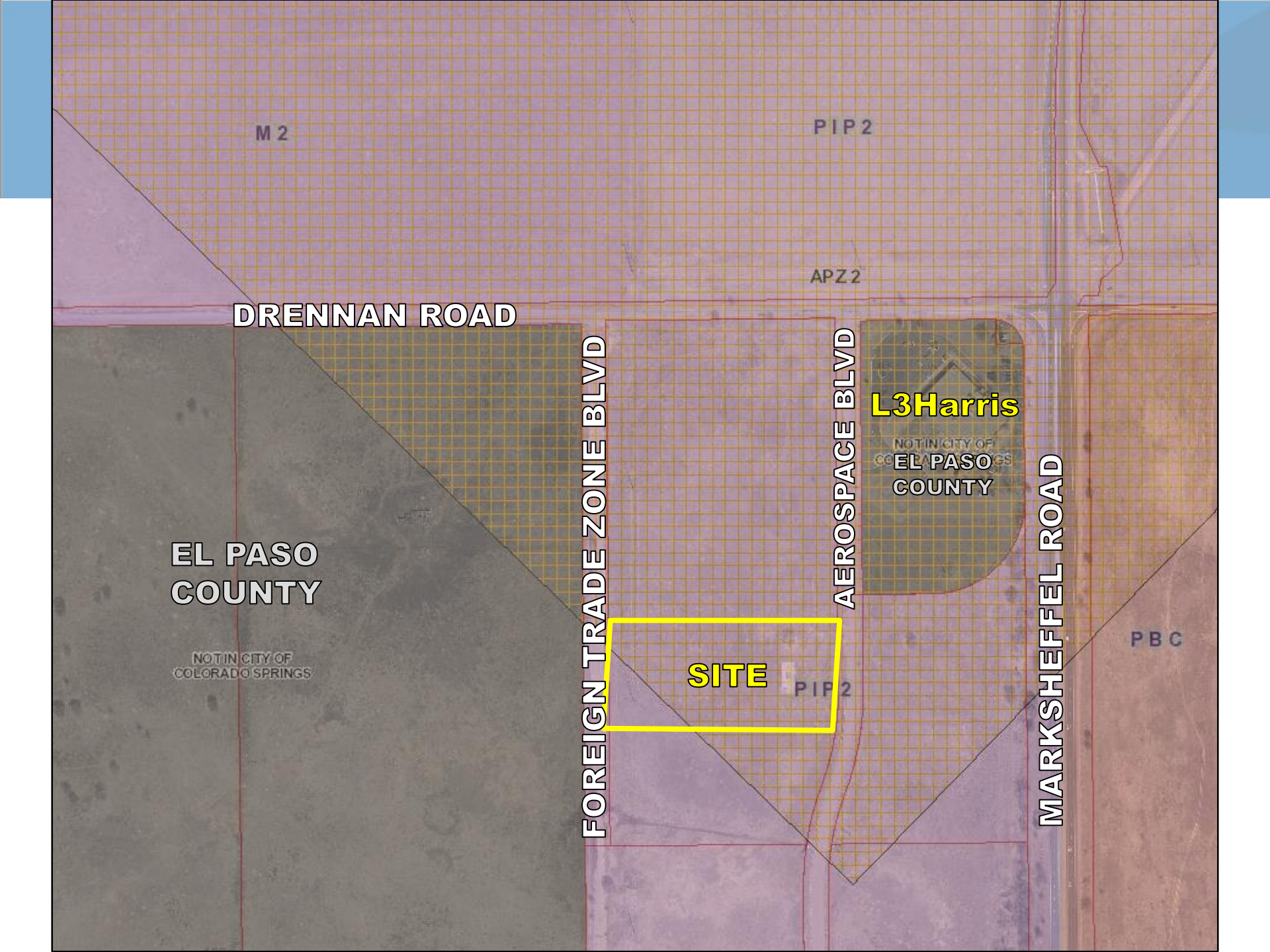
NOT IN CITY OF  
EL PASO  
COUNTY

**MARKSHEFFEL ROAD**

PBC

**SITE**

PIP 2



# Requests Under Consideration



## **CPC MP 87-00381-A22MJ18 – Major Master Plan Amendment**

Request by Ermand Ruybal, with representation by Thomas & Thomas, for approval of a major amendment to the Banning Lewis Ranch Master Plan from “R & D” to “Commercial”

## **CPC CU 18-00170 – Conditional Use Development Plan**

The Conditional Use is to allow indoor recreation within the PIP-2 (Planned Industrial Park) zone district with a development plan illustrating a 100,000 sqft indoor training facility on a 10-acre property.



# General Information



## **Site Details:**

- 10-acre site
- Zoned PIP-2
- Part of the Banning Lewis Ranch Master Plan proposing to be amended for commercial uses. Positive FIA analysis

## **Public Notification and Involvement:**

- Public notice was mailed to 68 property owners on two occasions: internal review and prior to the Planning Commission hearing
- The site was also posted on those two occasions
- No public comments were received

# Recommendations



## **CPC MP 87-00381-A22MJ18 – Major Master Plan Amendment**

Approve the major amendment to Banning Lewis Ranch Master Plan changing the land use designation from “Research and Development” to “Commercial,” based upon the finding that the request complies with the master plan amendment review criteria in City Code Section 7.5.408.

## **CPC CU 18-00170 – Conditional Use Development Plan**

Approve the Advanced Concrete Motocross Conditional Use Development Plan, based upon the findings that the application meets the review criteria for granting a conditional use as set forth in City Code Section 7.5.704 and meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E).