
FALCON TRUCKING – ZONE CHANGE, MASTER PLAN AMENDMENT AND CONCEPT PLAN

PROJECT JUSTIFICATION

JULY 2021

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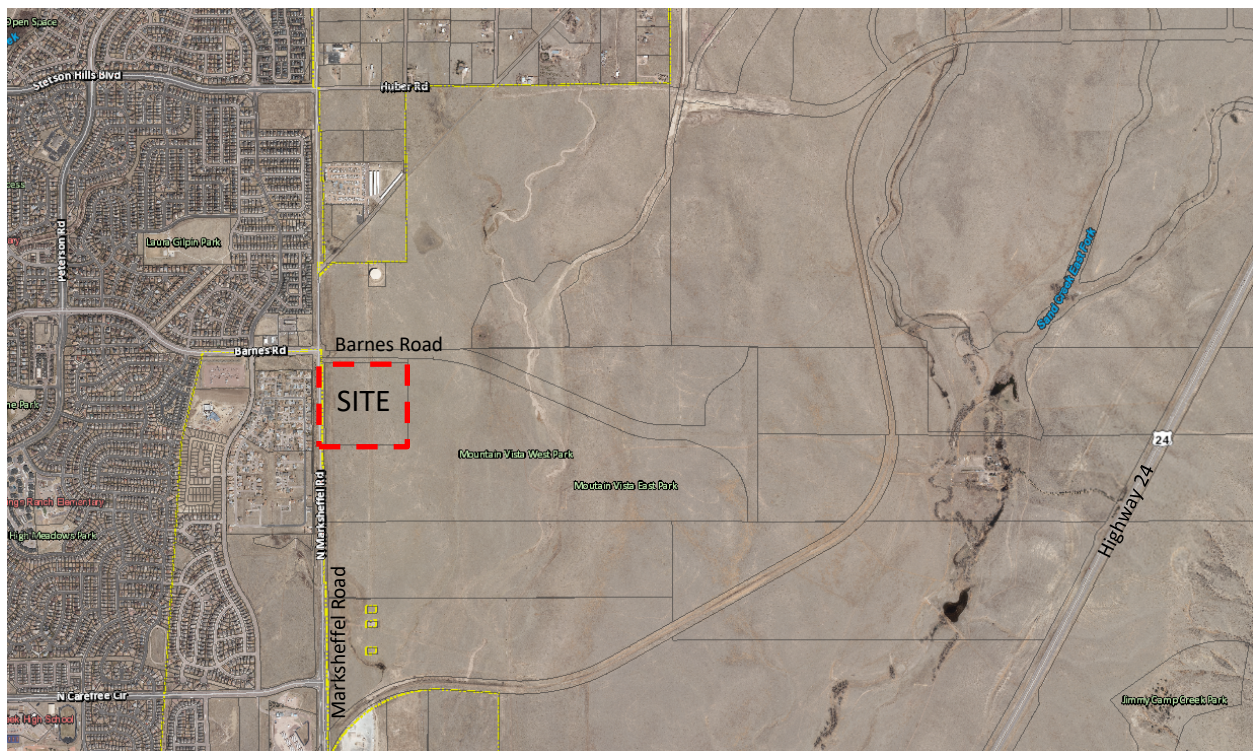
REQUEST

Falcon Trucking requests approval of the following applications:

1. PUD Zone Change
2. Amendment to the Banning Lewis Ranch Master Plan
3. Concept Plan

LOCATION

The property is located directly southeast of the Barnes Road and Marksheffel Intersection.



PROJECT JUSTIFICATION

The proposal for the Zone Change, Master Plan Amendment and Concept Plan is to address a revised use and appropriate zoning for the 35.73ac parcel. Currently the proposed 35ac site is vacant. The current application is consistent with the adjacent land uses and recent master plan

amendments. The proposal is intended to strengthen compatibility between zoning districts and land use designations seen in the area and as recently approved.

The Zone Change, Master Plan Amendment and Concept Plan are being processed to address a revised use for the noted parcel that is supportive of the PlanCOS goals of emerging and future neighborhoods along with characteristics sought in the neighborhood center typologies seen in this area and the larger Banning Lewis Ranch Master Planned areas. These proposals will specifically address the need for a mix of housing options on the remaining parcels and needed neighborhood amenities related to community serving commercial areas. In addition, this proposal supports past PUD efforts for diverse neighborhoods and larger BLR master plan amendments recently approved.

The Zone Change application is a request to change the past PIP2 zone to mixed used PUD zone that supports both commercial and residential development. This development although known as Falcon Trucking from past land use ownership, does not propose an industrial trucking use. The proposed zone request is to accommodate a mix of uses that specifically aims to accommodate higher density residential and supportive commercial. The zone change intends to create increased compatibility between the zone districts and land uses and establish proper district standards supportive of the growth seen in this developing area.

Supportive Master Plan Amendments and Concept Plans address the use designations and general land use patterns proposed. The land use designations represent both a residential use and commercial use as noted. The eastern portion of the property will continue to propose a residential use designation that is consistent with the adjacent parcel in regards to density at a 3.5-7.99du/ac proposal. Moving west the commercial land use designation will be at the southeast corner of the intersection of Barnes Road and Marksheffel Road with a higher density/affordable housing request just south of the commercial use designation. The site currently has a 75' utility easement that runs north to south and divides the parcel becoming the general division line of the noted uses. The eastern parcel designation for a similar density residential enhances compatibility in adjacent land uses and allows for proper transitions to the higher density proposal to the west.

Currently access is proposed off of future Barnes Road and the existing Graphite Drive. Access points to the adjoining Enclaves at Mountain Vista are noted as opportunities in the future but will be determined for access needs with future applications. Graphite Drive offers access points into the proposed single family PUD concept area on the southeastern property half and on the southwestern higher density residential site. Graphite Drive is a built $\frac{3}{4}$ movement intersection with acceleration and deceleration lanes provided on Marksheffel. Barnes Road will have one direct access full movement intersection at the northerly property boundary. Design Plans and early alignment discussions are taking place for Barnes Road that would provide the noted access in the future. In addition, discussions related to Marksheffel improvements are noted as being a part of the PPRTA 3 Capital Projects funds. Future applications for Development Plans will need to address background traffic estimates and related trip generation as land uses are further defined and site development sought for entitlement. At this time requests for revised zoning and land use designations are all that are being proposed for approvals. Proper public access for all future lots can be provided on all sides of development with a future full movement intersection proposed at Barnes Road.

The proposed applications are seen to be supportive of the Goals and Policies as noted below:

Policy VN-1.A: Prioritize replicable, effective, and up-to-date neighborhood plans and programs for those areas with the most potential for change and need of direction.

Strategy VN-1.A-2: Amend zoning and subdivision regulations, as necessary, to implement Neighborhood Plans (e.g. redistricting, new zoning or design overlays, and/or changes to dimensional requirements).

Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements.

Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

Policy VN-3.C: Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability.

Strategy VN-3.C-1: Assign land use designations and implement zoning to support and facilitate neighborhood activity centers within walking or biking distance of residential area.

The proposed applications are seen as supportive of future development and considerate of the effects on the general health, welfare and safety of neighborhoods in the immediate and downstream neighborhoods that have impact from growth in the area.

ZONE CHANGE/CONCEPT PLAN CRITERIA FOR APPROVAL

1. Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?

-Application is in keeping with past approvals with compatible use and zoning designations proposed.

2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?

-Proposed Zone District standards will be set with the current proposal that allows for thoughtful development permitting for efficient and cohesive site planning efforts that is consistent with the adjacent neighborhood.

3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?

-The noted uses are consistent with neighboring developments and appropriate for the larger related community. Proposed similar Zone districts and standards will aid in consistency for landscaping and proper transitions related to bulk between uses.

4. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?

-Proper access is provided on all sides of development. Larger scale improvements to the major frontage roads are also understood to be in progress aiding in safe in convenient traffic and pedestrian movements on and off the site.

5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

-A MDDP and Master Facilities plans is provided to address the need for utilities and proper development drainage. Proper access is provided on all sides of development. Future traffic studies will be provided that address traffic generation related to use and background traffic volumes with future development proposals.

6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?

-An MDDP is provided to address future developmental impacts and proper stabilization and drainage improvements needed for the proposed land uses.

7. Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?

-Proper transitions with roadways, landscaping and transitional densities is provided.

8. Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?

-This plan is consistent with the PlanCOS visions of future and emerging neighborhoods and implements zone district standards for future development consistent with the zoning and subdivision code.

MASTER PLAN CRITERIA FOR APPROVAL

A. Comprehensive Plan: The Comprehensive Plan and the 2020 Land Use Map are the context and the benchmark for the assessment of individual land use master plans. The proposed land use master plan or the amendment conforms to the policies and strategies of the Comprehensive Plan. The proposed land use pattern is consistent with the Citywide perspective presented by the 2020 Land Use Map.

-The amendment is supportive of the PlanCOS goals of emerging and future neighborhoods along with characteristics sought in the neighborhood center typologies seen in this area and the larger Banning Lewis Ranch Master Planned areas.

B. Land Use Relationships:

1. The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections.

-The proposal is consistent with the character of the development pattern seen in this area and integrates uses that increase the already established access connections and incorporates mutually supportive and diverse commercial areas for increased access to goods and services.

2. Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood or business area. Activity centers also vary in size, intensity, scale and types of uses depending on their function, location and surroundings.

-Appropriately scaled commercial activity centers proposed with the commercial land use designation.

3. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.

-The proposed land use designations are consistent with past approvals and development patterns seen in this area. Appropriate access and circulation is provided to accommodate the noted zoning and use requests.

4. Housing types are distributed so as to provide a choice of densities, types and affordability.

-Proposed zoning and land use designations provide a focused mix of housing options strengthening the current development pattern in this area.

5. Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities.

-No major environmental or physical development characteristics restrict the noted uses.

6. Land uses are buffered, where needed, by open space and/or transitions in land use intensity.

-Proper buffers are provided between uses and transitional use provided between proposed densities.

7. Land uses conform to the definitions contained in section 7.5.410 of this part.

-Noted uses are consistent with the definitions of the Zoning Code.

C. Public Facilities:

1. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan.

-Yes, no master planned trails within this area. Neighborhood Park improvements and access to such are located in the adjacent developments.

2. Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community.

-Access to recreational amenities is available to the larger community and within close proximity with adjoining neighborhood park and open spaces.

3. The proposed school sites meet the location, function and size needs of the school district.

-No school dedications are provided with this development. Future school sites are planned with in short distance to the proposed plan amendment area.

4. The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities.

-Yes, a Master Facilities plan has been provided addressing needed infrastructure improvements.

5. Proposed public facilities are consistent with the strategic network of long range plans.

-Yes, a Master Facilities plan has been provided addressing needed infrastructure improvements.

6. The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.

-Yes, appropriate MDDP provided addressing drainage basin planning related to the proposed zoning districts and potential uses.

D. Transportation:

1. The land use master plan is consistent with the adopted intermodal transportation plan. Conformity with the intermodal transportation plan is evidence of compliance with State and local air quality implementation and maintenance plans.

-Future traffic reports will further identify compliance with such. General land use and zoning only provided at this time with proper access locations identified and no major changes/requests to the existing street access standards.

2. The land use master plan has a logical hierarchy of the arterial and collector streets with an emphasis on the reduction of through traffic in residential neighborhoods and improves connectivity, mobility choices and access to jobs, shopping and recreation.

-Yes. Further development plan entitlement with define interior street designations. Proper access locations provided.

3. The design of the streets and multiuse trails minimizes the number of uncontrolled or at grade trail crossings of arterials and collectors.

-No multi-use trail crossings are proposed.

4. The transportation system is compatible with transit routes and allows for the extension of these routes.

-No major transit routes effected by this amendment.

5. The land use master plan provides opportunities or alternate transportation modes and cost effective provision of transit services to residences and businesses.

-No major transit services within this area.

6. Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements.

-Proposal is for general zoning and land use. Proper access is being provided and will be further developed with future entitlement and site planning efforts. Improvements to Marksheffel and Barnes are underway as larger roadway improvements that will serve the future development and better facilitate traffic in this area.

E. Environmental:

1. The land use master plan preserves significant natural site features and view corridors. The Colorado Springs open space plan shall be consulted in identifying these features.

-No significant site features are present in the amendment area.

2. The land use master plan minimizes noise impacts on existing and proposed adjacent areas.

-Buffers and noise impacts will be properly mitigated with future development applications.

3. The land use master plan utilizes floodplains and drainageways as greenways for multiple uses including conveyance of runoff, wetlands, habitat, trails, recreational uses, utilities and access roads when feasible.

-No significant site features are present in the amendment area.

4. The land use master plan reflects the findings of a preliminary geologic hazard study and provides a range of mitigation techniques for the identified geologic, soil and other constrained natural areas

-Proposal is for general zoning and land use. Future entitlement and site planning efforts which define the development pattern will address necessary mitigation needs tied to the specific site development proposals.