

# Falcon Trucking at Banning Lewis Ranch

MAPN-22-0008, ZONE-22-0021, and PUDC 22-00129

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William Gray  
Senior Planner



# Application



## **CPC MP 87-00381-A29MJ21**

A Major Master Plan Amendment for the Banning Lewis Master Plan eliminating the commercial land use designation and retaining the commercial and/or residential high land use designation across 19.65 acres and changing the density range of the residential medium-high land use designation from 3.5 to 7.99 dwelling units per acre to 8.0 to 11.99 dwelling units per acre consisting of 16.08 acres, located southeast of the future Marksheffel Road and Barnes Road intersection. (Quasi-Judicial)

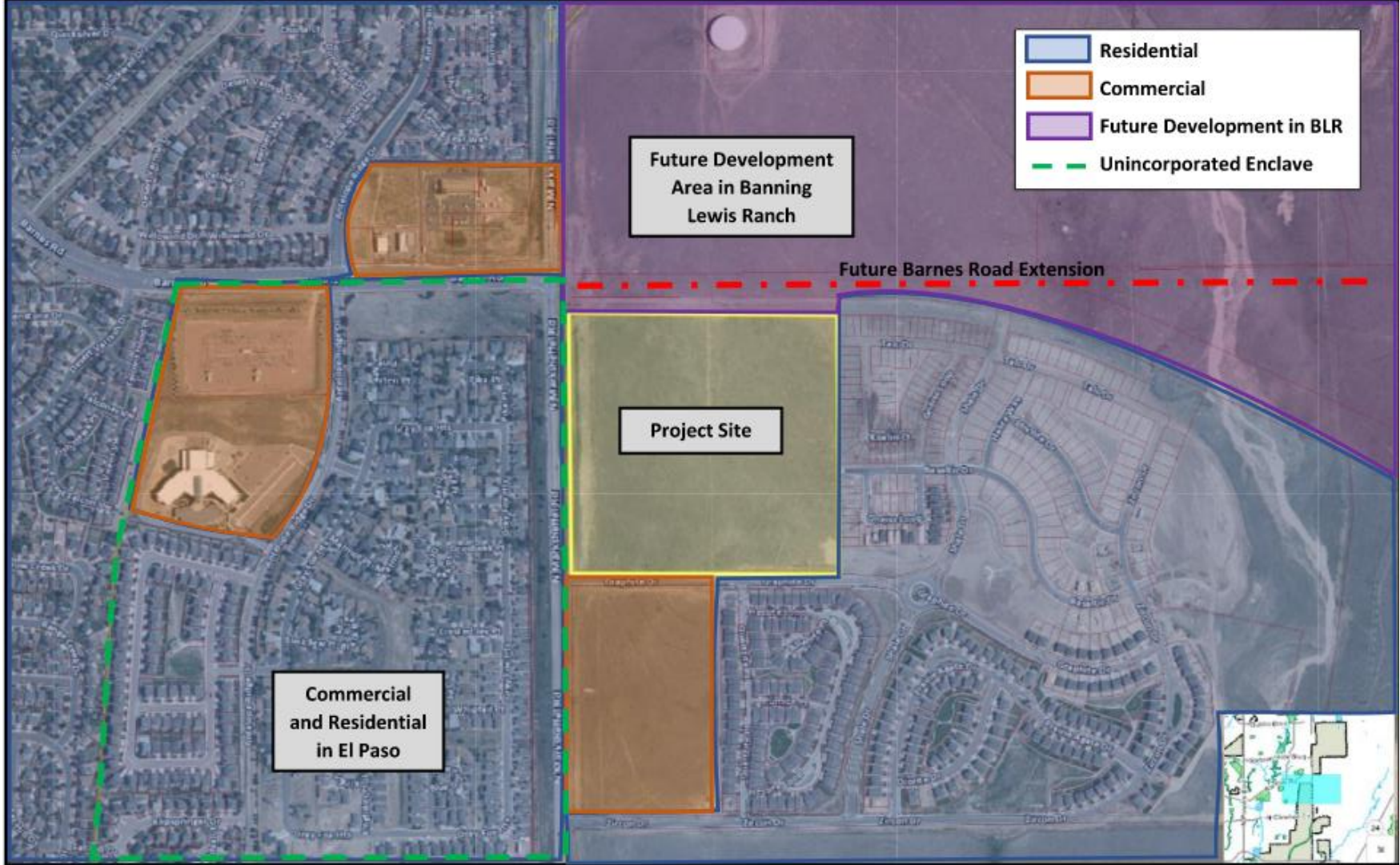
## **CPC PUZ 21-00128**

A PUD zone change for the Falcon Trucking at Banning Lewis Ranch project allowing 35.73 acres to be rezoned from PUD/AO (Planned Unit Development with Airport Overlay) to PUD/AO (Planned Unit Development: Commercial: 40,000 SF max., 45' bldg. height max.; and Residential: 24.99 du/ac max density, 45' max bldg. height; with Airport Overlay). (Quasi-Judicial)

## **CPC PUP 21-00129**

A PUD Concept Plan for the Falcon Trucking at Banning Lewis Ranch project establishing an envisioned development with commercial and/or residential land uses. (Quasi-Judicial)

# Context Map



# General Information



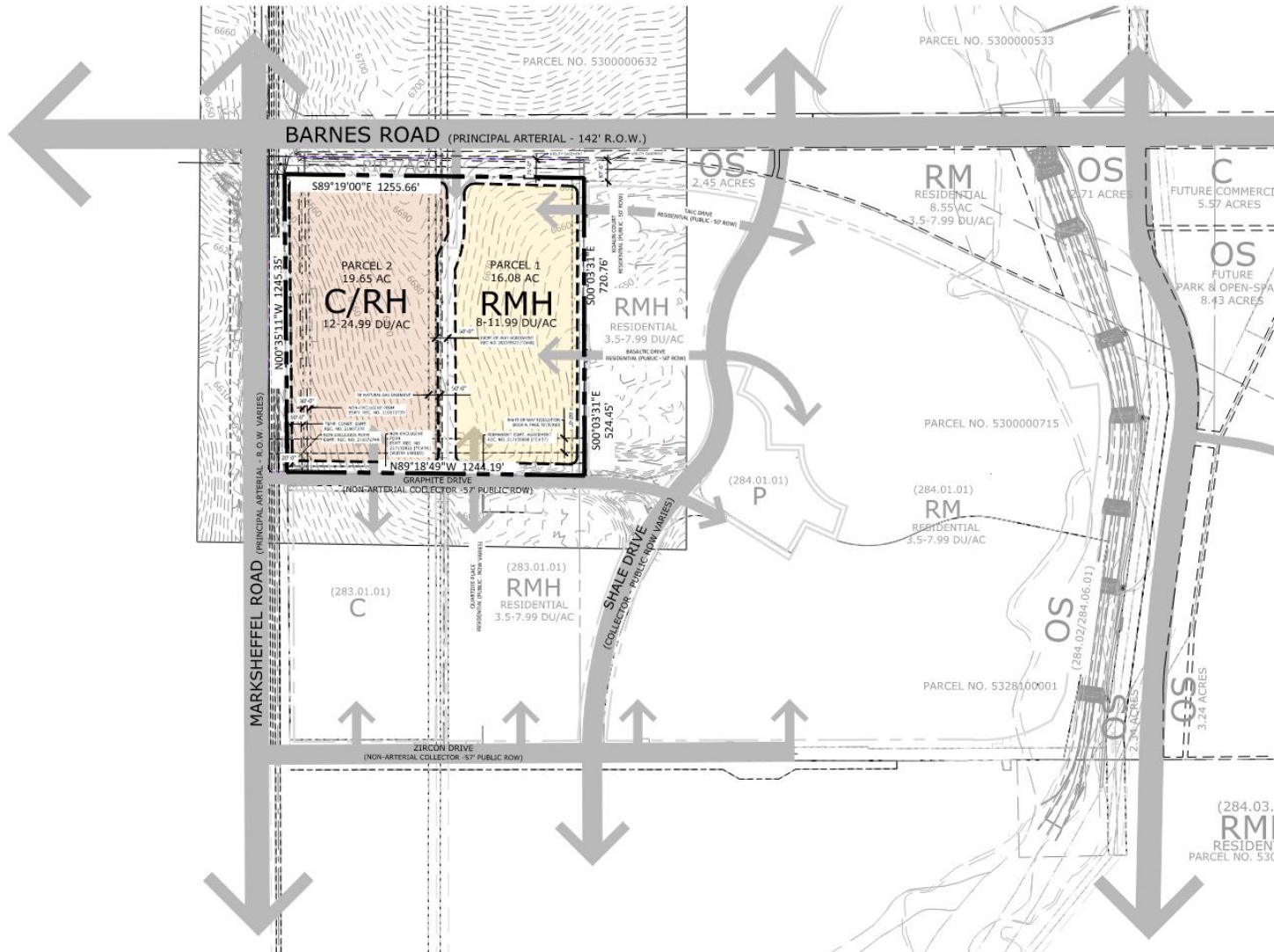
## Site Details:

- Zoned PUD/AO (Planned Unit Development with Airport Overlay)
- The project site is part of the Banning Lewis Ranch Master Plan
- The project site is vacant and has a natural ridge in the center of the parcel, which then slopes down significantly to the west and east
- Approved master plan, PUD zoning and concept plan for a future residential and commercial development.

## Public Notification and Involvement:

- Public notice was mailed to 342 property owners, on three occasions: internal review and this Planning Commission hearing
- The site was also posted on the two occasions above
- City Planning staff received many inquiries about the project and those that thought it was a development was a truck terminal.

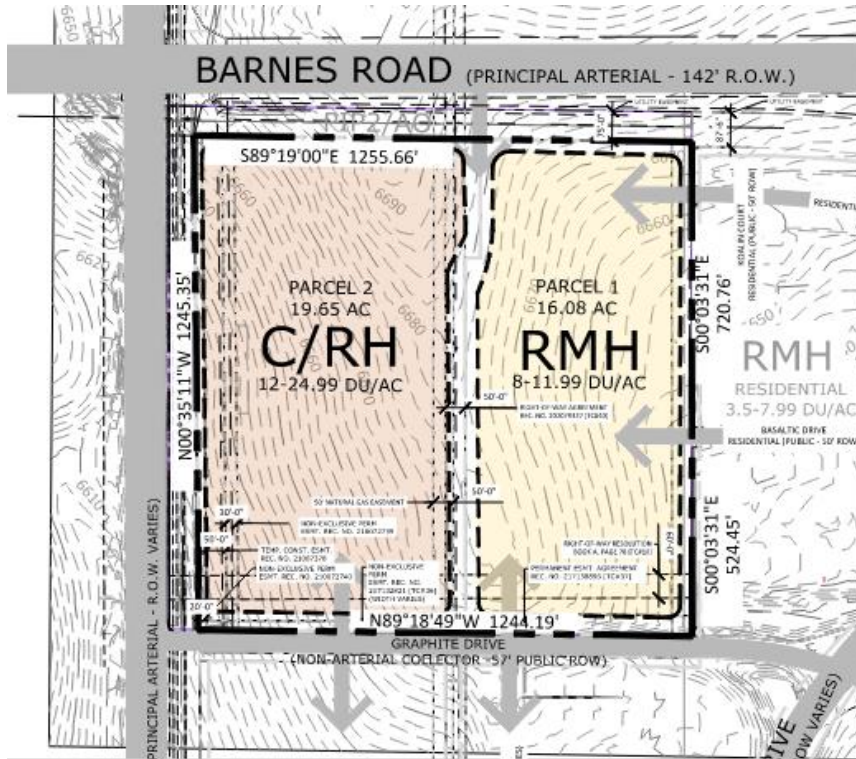
# Master Plan Amendment



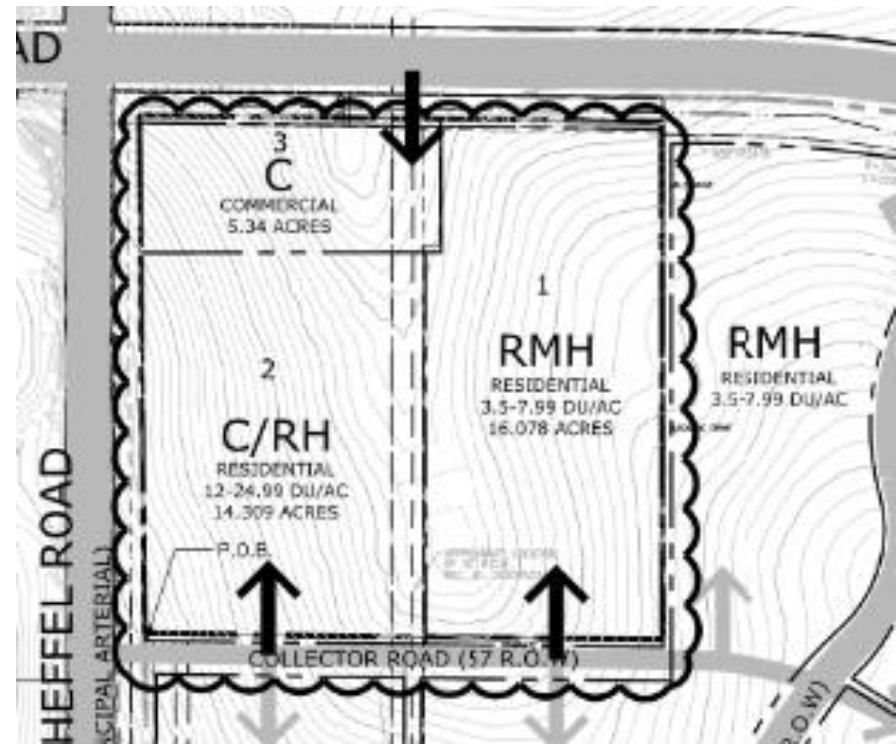
# Master Plan – Comparison



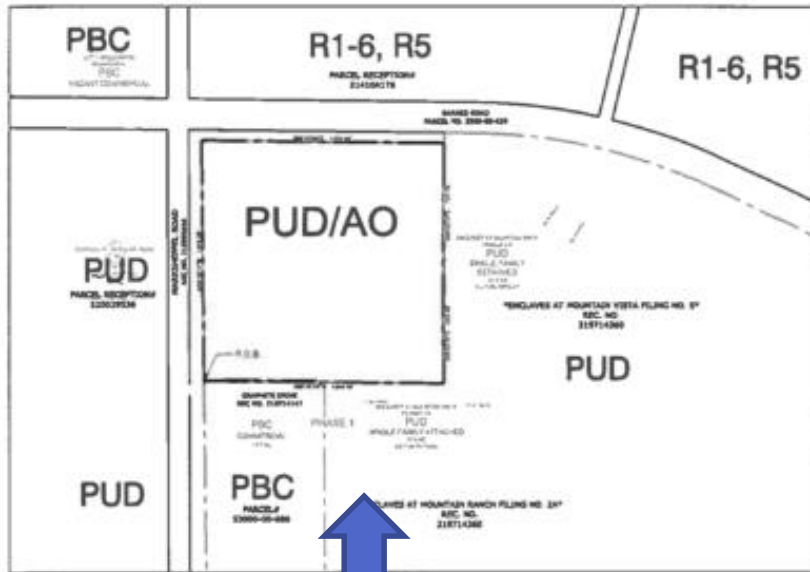
PROPOSED



EXISTING



# PUD Zone Change



**EXISTING PUD ZONE**  
**Use:** Vacant  
**Zoning:** Commercial (max. 40,000 sf, max. 45' bldg. height); Single-Family Residential (3.5-7.99 du/ac and max 35' bldg. height) and Multi-Family Residential (12-24.99 du/ac and max 45' building height)

**PROPOSED PUD ZONE**  
**Use:** Vacant  
**Zoning:** Commercial (max. 40,000 sf, max. 45' bldg. height); Residential (max. density 24.99 du/ac, 45' max. bldg. height)



# PUD Concept Plan



## FALCON TRUCKING AT BLR

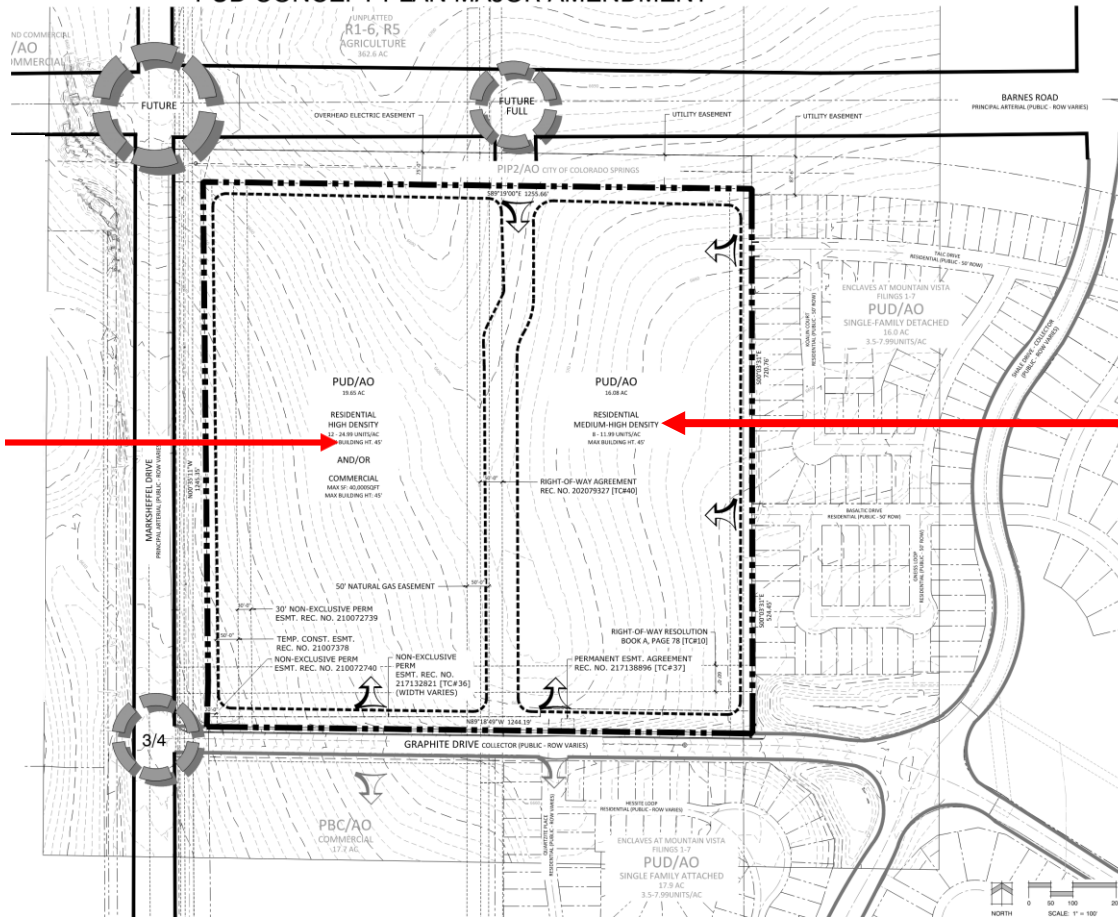
A TRACT OF LAND LOCATED IN THE S1/2 OF THE S1/2 OF SECTION 21 AND IN THE N1/2 OF THE N1/2 OF SECTION 28,  
ALL IN T13C, R65W, OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO  
PUD CONCEPT PLAN MAJOR AMENDMENT

**PUD/AO**  
19.65 AC

**RESIDENTIAL  
HIGH DENSITY**  
12 - 24.99 UNITS/AC  
MAX BUILDING HT. 45'

**AND/OR**

**COMMERCIAL**  
MAX SF: 40,000SQFT  
MAX BUILDING HT: 45'



**PUD/AO**  
16.08 AC

**RESIDENTIAL  
MEDIUM-HIGH DENSITY**  
8 - 11.99 UNITS/AC  
MAX BUILDING HT. 45'

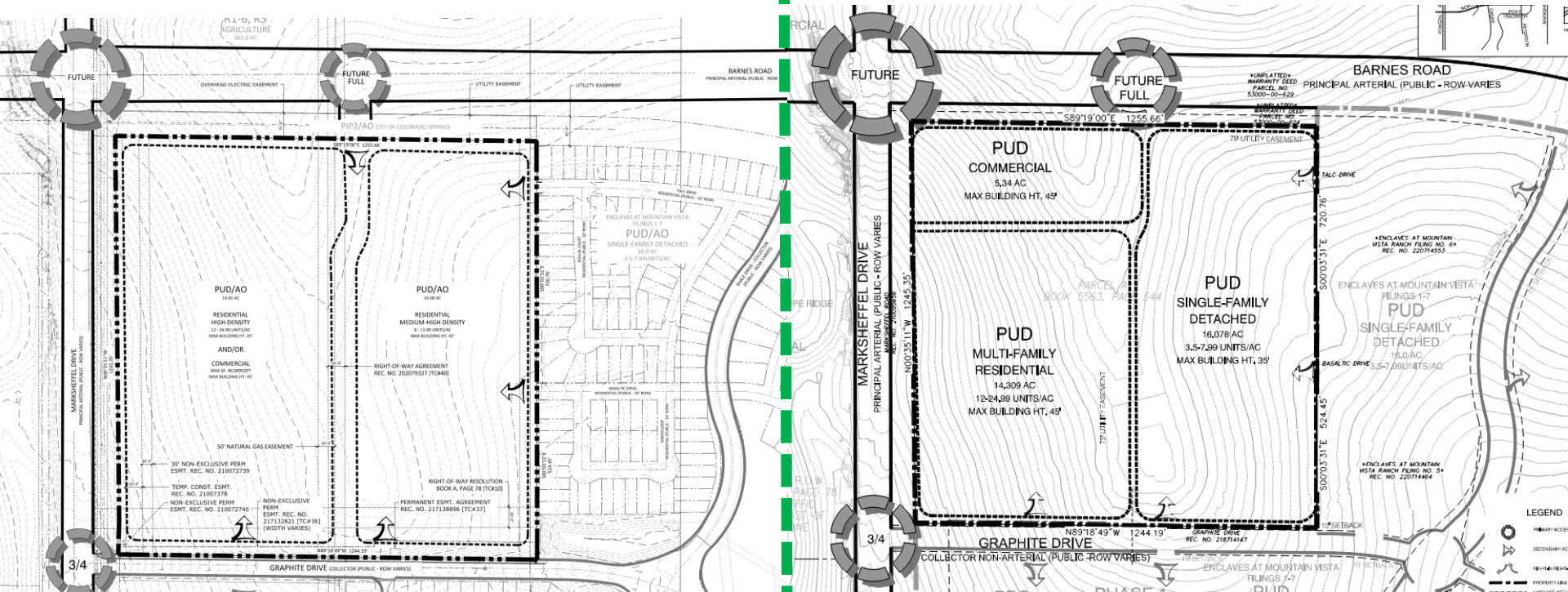


# PUD Concept Plan - Comparison



## PROPOSED

## EXISTING



# Public Comment



- **Traffic**
  - Marksheffel Road Improvements
  - Barnes Road Extension
- **Land Use**
- **Habitat**
- **Trucking related development**



# PlanCOS Conformance



## Ch. 2 – Vibrant Neighborhood

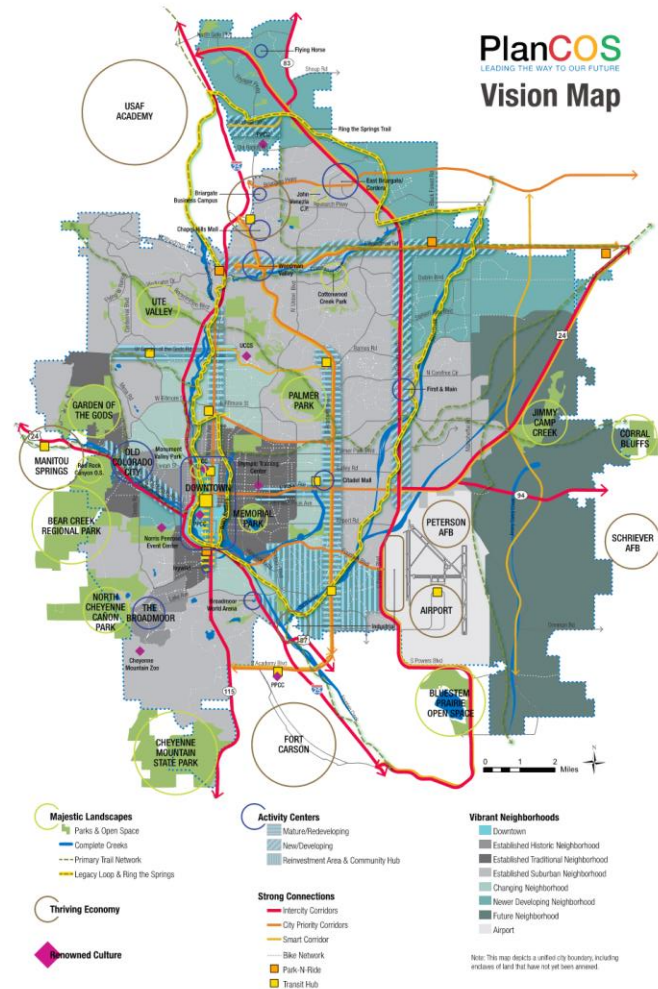
- “Reclaim Neighborhood Space”, which has goal VN-3 that states:

*“Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs.”*

## Ch. 4 – Thriving Economy

- “Embrace Sustainability” big idea, has Goal TE-4 stating:

“Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas”



# Recommendation



## **MAPN-22-0008**

Recommend approval to City Council the Master Plan Major Amendment for the Falcon Trucking at BLR project, based upon the findings that the request meets the review criteria for amending a plan, as set forth in City Code Section 7.5.408.

## **ZONE-22-0021**

Recommend approval to City Council the zone change for the Falcon Trucking at BLR project changing 35.73 acres from PUD/AO (Planned Unit Development: Single-Family Residential, 3.5-7.99 du/ac, maximum building height 35-feet; Multifamily Residential, 12-24.99 du/ac, maximum building height 45-feet; and commercial, 40,000 square feet, maximum building height 45 feet with Airport Overlay) to PUD/AO (Planned Unit Development: Commercial, 40,000 square feet maximum, 45 feet maximum building height; and Residential, maximum density 24.99 du/ac, maximum building height 45-feet with Airport Overlay), based upon the findings that the request meets the review criteria for granting a Zone Change as set forth in City Code Section 7.5.603(B).

# Recommendation



## **PUDC-22-0005**

Recommend approval to City Council the PUD Concept Plan major amendment for the Falcon Trucking at BLR project, based upon the findings that the request meets the review criteria for granting a PUD Concept Plan as set forth in City Code Section 7.3.605, and the review criteria for granting a Concept Plan, as set forth in City Code Section 7.5.501(E).