

Falcon Trucking at Banning Lewis Ranch

CPC MP 87-00381-A29MJ21, CPC PUZ 21-00128
and CPC PUP 21-00129

January 25, 2022

Daniel Sexton, AICP
Planning Supervisor



Application



CPC MP 87-00381-A29MJ21

A Major Master Plan Amendment for the Banning Lewis Master Plan to allow the master plan land use designation for 35.727 acres to be changed from Industrial (IDP) to Commercial and Residential (Single-Family Residential: 3.5-7.99 d/u and Multi-Family Residential: 12-24.99 d/u). (Quasi-Judicial)

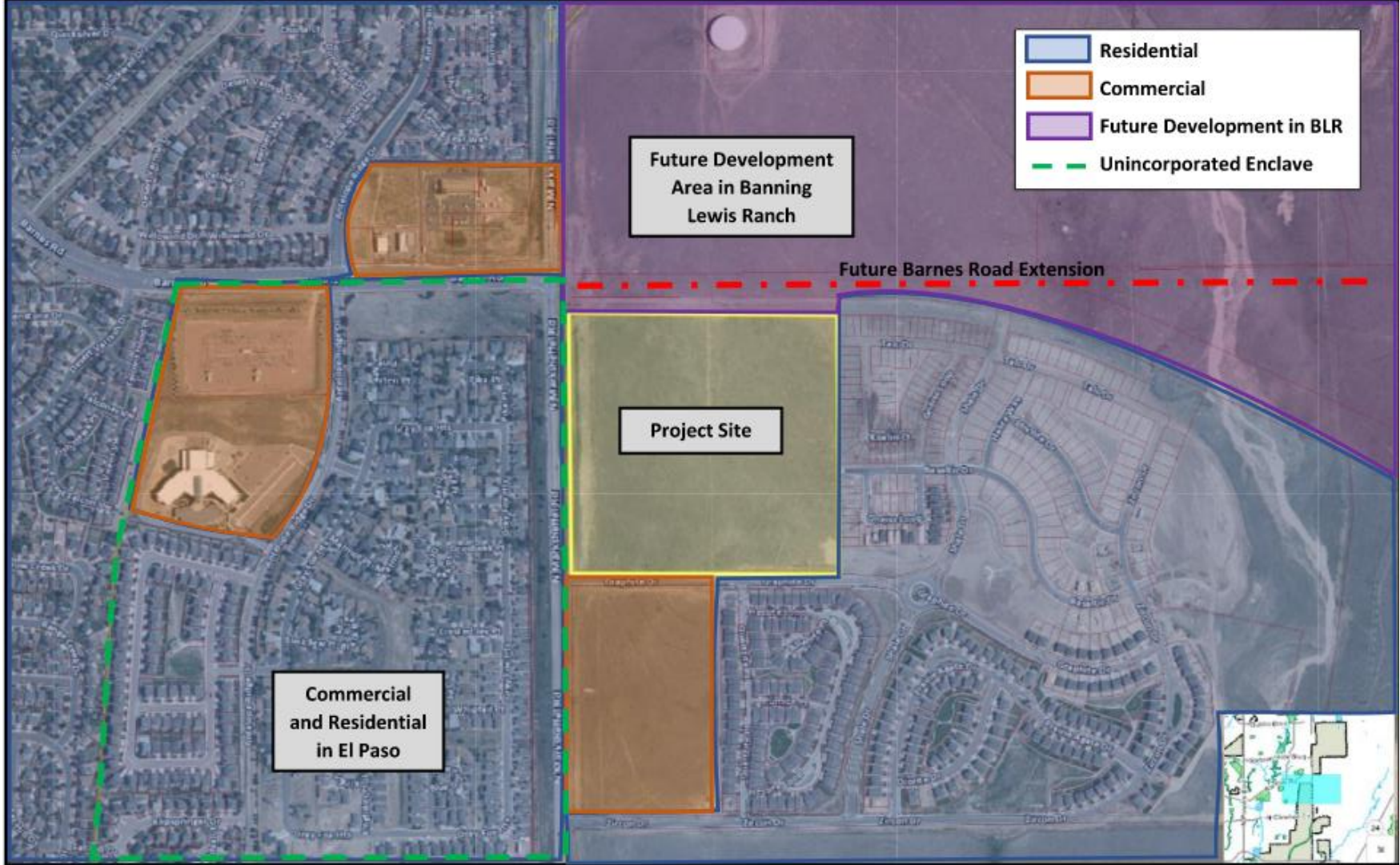
CPC PUZ 21-00128

An ordinance amending the zoning map of the City of Colorado Springs relating to 35.727 acres located southeast of the future Marksheffel Road and Barnes Road intersection, from PIP/cr/AO (Planned Industrial Park with Conditions of Record and Airport Overlay) to PUD/AO (Planned Unit Development: Single-Family Residential, 3.5-7.99du/ac, Maximum Building Height 35 feet; Multi-Family Residential, 12-24.99du/ac, Maximum Building Height 45 feet; and Commercial, 40,000 square footage, Maximum Building Height 45 feet; with Airport Overlay). (Quasi-Judicial)

CPC PUP 21-00129

A PUD concept plan for Falcon Trucking at Banning Lewis Ranch project, located southeast of the future Marksheffel Road and Barnes Road intersection. (Quasi-Judicial)

Context Map



General Information



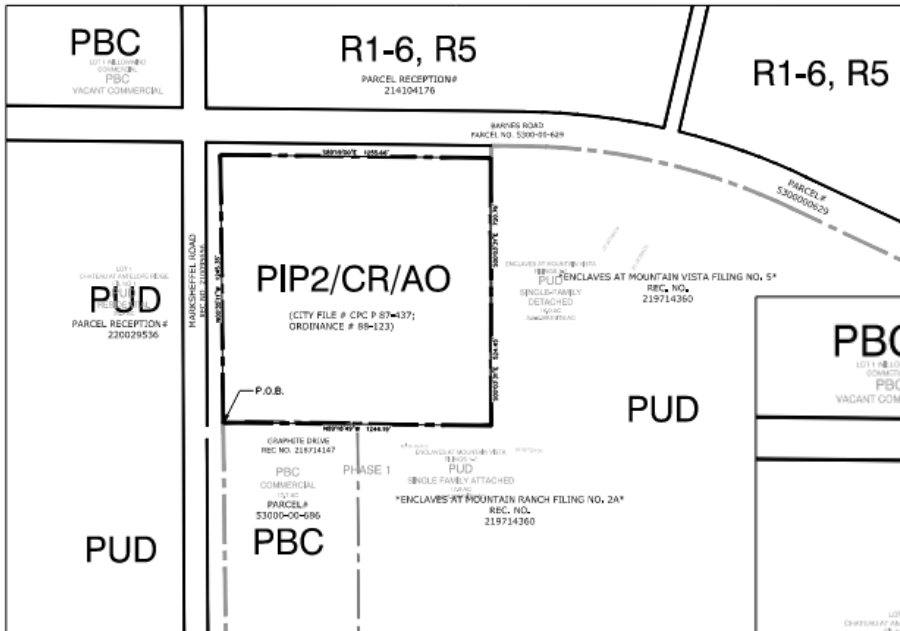
Site Details:

- Zoned PIP2/cr/AO (Planned Industrial Park with Conditions of Record and 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

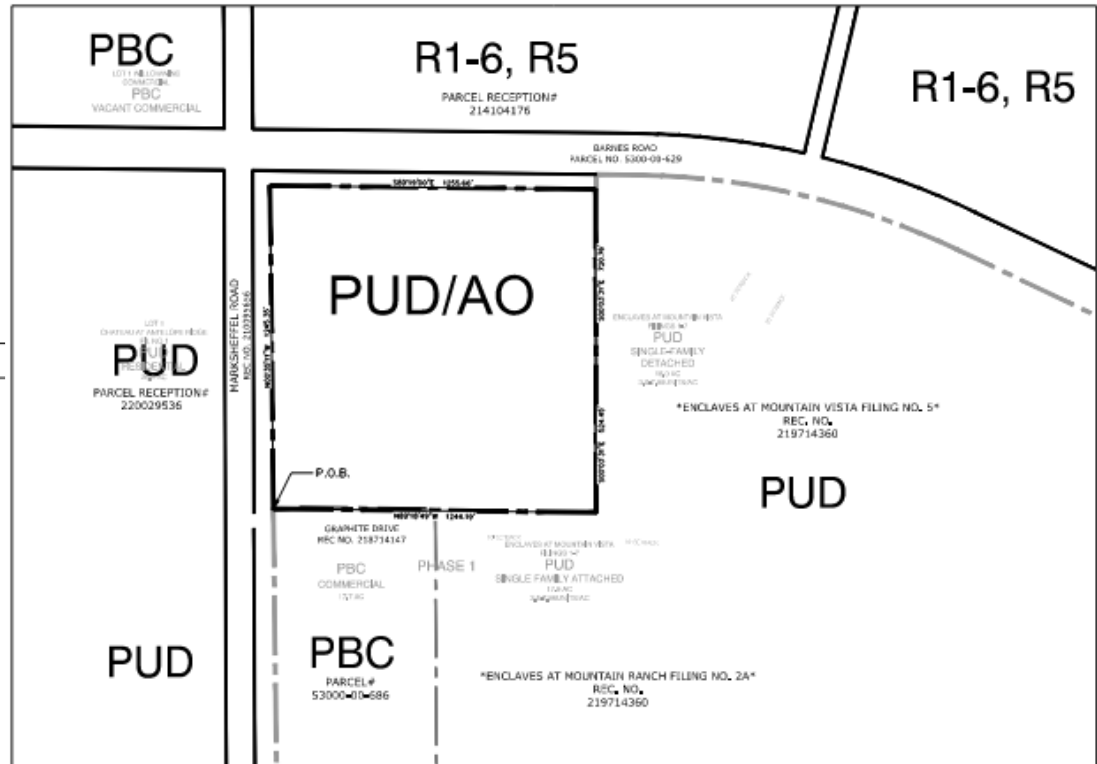
Public Notification and Involvement:

- Public notice was mailed to 285 property owners, on three occasions: internal review and this Planning Commission hearing
- The site was also posted on the three occasions above
- City Planning staff received comments supporting and objecting to the project. Staff also received several inquiries from interested residents just looking for information.

PUD Zone Change



EXISTING ZONING



PROPOSED ZONING

Project & Site Data

Current Use: Vacant

Proposed Uses: Commercial (max. 40,000sf), Single-Family Residential (3.5-7.99 d/u and 35') and Multi-Family Residential (12-24.99 d/u and 45)

PUD Concept Plan

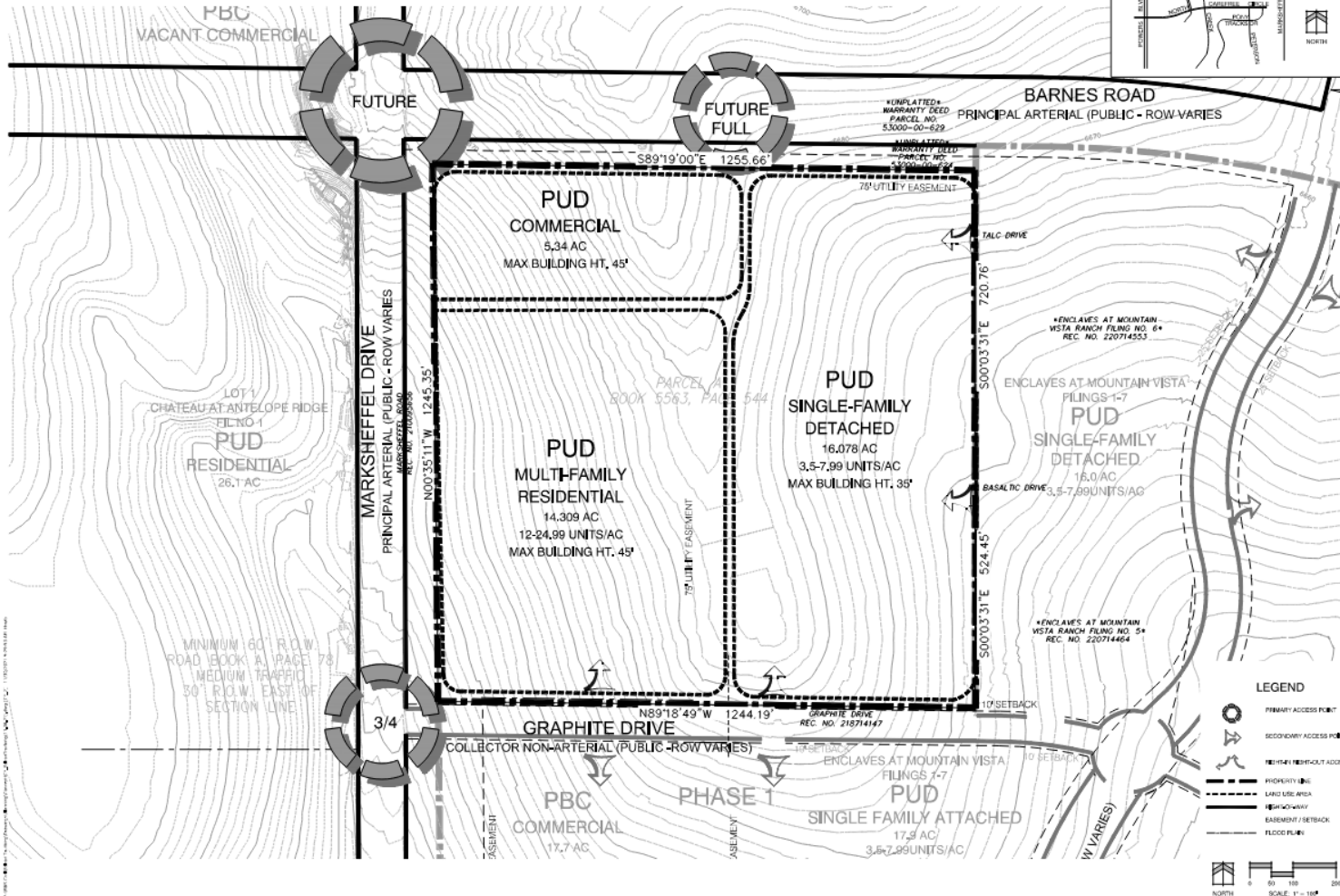


FALCON TRUCKING AT BLR CITY OF COLORADO SPRINGS, STATE OF COLORADO PUD CONCEPT PLAN



Land Planning
Landscape Architecture
Urban Design

N.E.S., Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719.471.0073
Fax: 719.471.0107
www.nescolorado.com
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Public Comments



➤ Traffic

- Marksheffel Road Improvements
- Barnes Road Extension
- Roadway Improvement Obligations

➤ Land Use Transition

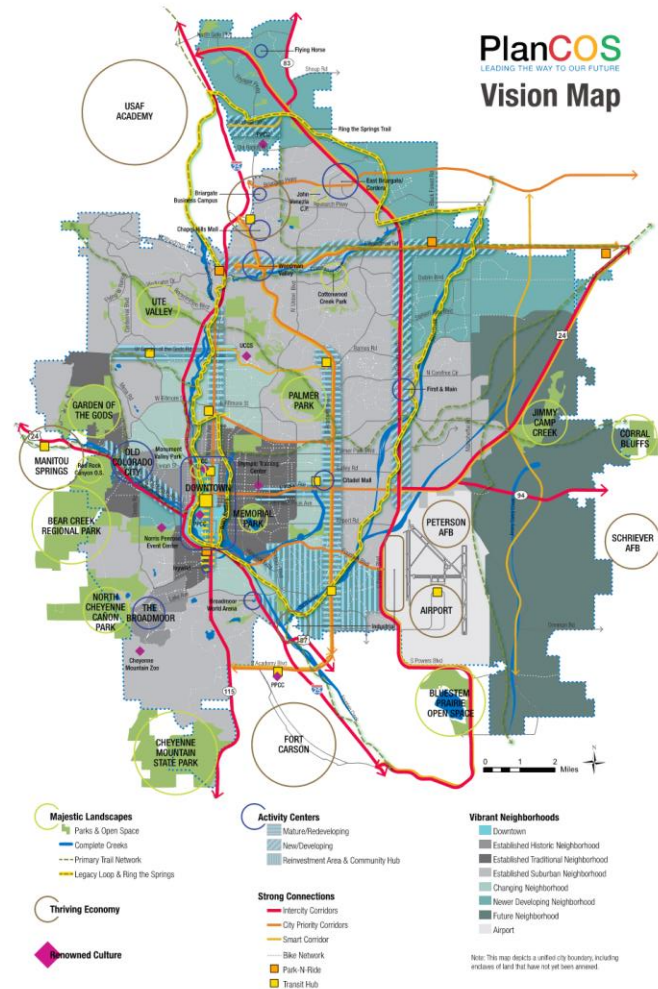
➤ Impacts on Property Values



PlanCOS Conformance



PlanCOS LEADING THE WAY TO OUR FUTURE Vision Map



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



CPC MP 87-00381-A29MJ21

Approve the major master plan amendment to the Banning Lewis Ranch Master Plan, 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.

CPC PUZ 21-00128

Approve the zone change for 35.727 acres of land from Planned Industrial Park with Conditions of Record and Airport Overlay (PIP2/cr/AO) to Planned Unit Development: Single-Family Residential, 3.5-7.99du/ac, Maximum Building Height 35 feet; Multi-Family Residential, 12-24.99du/ac, Maximum Building Height 45 feet; and Commercial, 40,000 square footage, Maximum Building Height 45 feet; with Airport Overlay (PUD/AO), based upon the findings that the PUD zone change meets the criteria for establishing a PUD zone, as set forth in City Code Section 7.3.603, and the review criteria for a change of zone, as set forth in City Code Section 7.5.603.

Recommendation



CPC PUP 21-00129

Approve a PUD concept plan for the Falcon Trucking at Banning Lewis Ranch project, based upon the findings that the PUD concept plan meets the review criteria for establishing a PUD concept plan, as set forth in City Code 7.3.605, and meets the review criteria for establishing a concept plan, as set forth in City Code 7.5.501(E).