

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard January 22, 2020
Land Use Review Item #08**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): VF194 COMMERCIAL REPLAT		PARCEL #(S): 5408101027
DESCRIPTION: Request by Hammers Construction, Inc., for approval of the Claremont Business Parking Filing 1A replat. The replat consists of dividing the property into 2 lots. The site is zoned CS (Commercial Services) and consists of 2.9 acres. Warehouses will be developed on the lots. The property is located southwest of the intersection of Marksheffel Road and Meadowbrook Parkway. <u>Review</u> <u>Note:</u> A site development plan for a warehouse on this parcel was reviewed and approved by the Commission in February 2019.		
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 2.4 miles north of Rwy 17L	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 20 feet above ground level; 6,390 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone 2 (APZ-2), Airport Noise Subzone (ADNL)	
ATTACHMENTS: <u>CLAREMONT BUSINESS PARK VACATION AND REPLAT</u> CLICK ON VIEW FINAL PLAT DRAWINGS (24" x 36") UNDER DOCUMENT LIST		

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

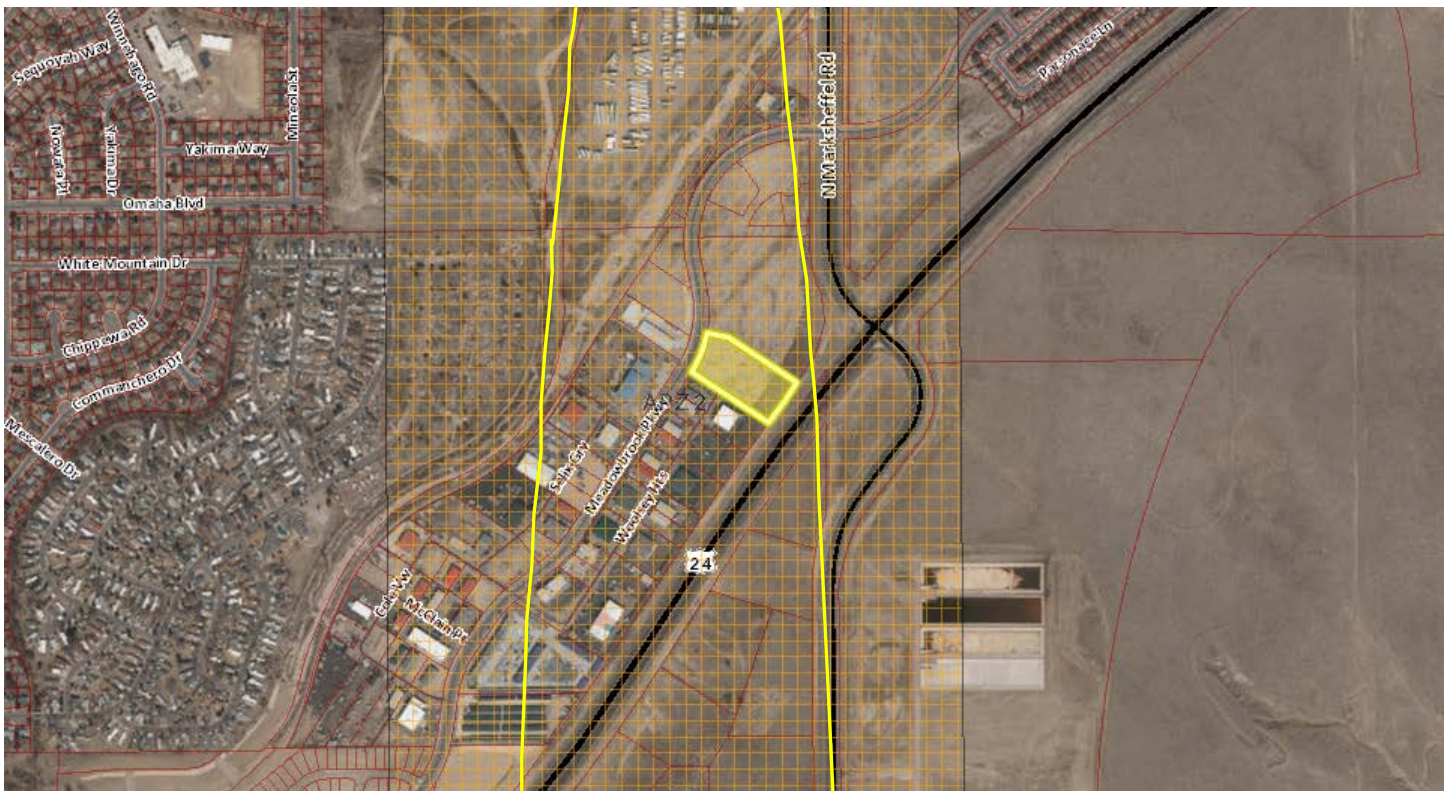
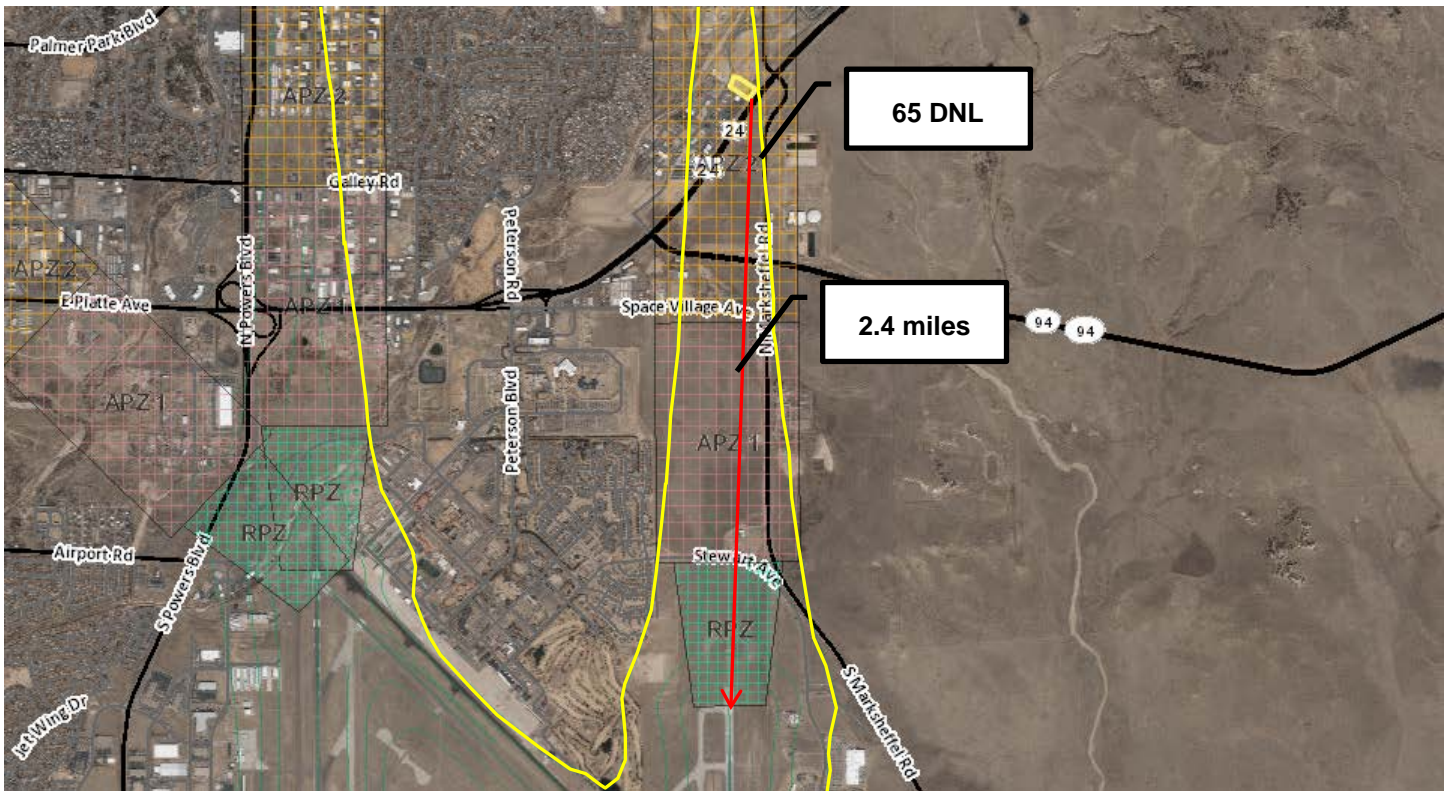
*Airport staff recommends **no objection** with the following conditions:*

- **Avigation Easement:** Proof of Avigation Easement filing noted on plat submittal (Reception No. 203019547); no further action is required.
- **Noise:** The property is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District, as adopted by El Paso County. If any portion of the proposed development will be used as an office, the applicant should demonstrate intent to comply with the indoor noise reduction requirement outlined in Section 4.3.1 of the El Paso County Land Development Code.
- **Accident Potential Zone:** Parcel is within Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use associated within the development of this parcel appears to be permissible in the APZ-2 subzone.
- **FAA Form 7460:** Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard January 22, 2020
Land Use Review Item #08**

PROJECT LOCATION EXHIBIT:



Colorado Springs Airport Advisory Commission Meeting
To Be Heard February 27, 2019
Land Use Review Item #14

EL PASO COUNTY BUCKSLIP NUMBER(S): <p style="text-align: center;">PPR-19-002</p> COMMERCIAL DEVELOPMENT PLAN	TAX SCHEDULE #(S): <p style="text-align: center;">5408101027</p>
DESCRIPTION: <p>Request by Hammers Construction, Inc. for approval of a site development plan for a 10,000 square foot building for office and warehouse use within the Claremont Business Park. The property is zoned CS (Commercial Services) and consists of 2.9 acres. The property is located west of Marksheffel Road and north of Highway 24.</p>	
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? <p style="text-align: center;">No</p>	DISTANCE/DIRECTION FROM COS: <p style="text-align: center;">12,900 feet north of Rwy 17L</p>
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: <p>20 feet above ground level; 6,390 feet above mean sea level</p>	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: <p>Accident Potential Zone 2 (APZ-2), ADNL</p>

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

*Airport staff recommends **no objection** with the following conditions:*

- Provide proof of previous avigation easement or Airport Activity Notice and Disclosure recordation for this property.
- The property is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use associated with this development (office/warehouse) is permissible in the APZ-2 subzone.
- The property is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use of office/warehouse appears to be compatible within the 65 DNL noise contour; however there is an indoor noise reduction requirement for the office portion of the warehouse as outlined in Section 4.3.1 of the El Paso County Land Development Code.
- Based on elevation data, the Airport requests that the applicant file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities.
- More information about the airspace evaluation submittal process is available on the FAA's Obstruction Evaluation/Airport Airspace Analysis website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

Colorado Springs Airport Advisory Commission Meeting
To Be Heard February 27, 2019
Land Use Review Item #14

PREVIOUS REVIEW

PROJECT LOCATION EXHIBIT:

