

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard January 22, 2020
Land Use Review Item #07**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): SP197 COMMERCIAL DEVELOPMENT PLAN/PLAT AMENDMENT		PARCEL #(S): 5405412001, 5405412002, 5405412003, 5405412004, 5408101054
DESCRIPTION: <p>Request by Hammers construction, Inc., for approval to amend preliminary plat for Claremont Business Park Filing No. 2 from 16 lots to 11 lots. The lots are proposed to have office, light industrial/warehouse and retail. The property is zoned CS/CAD-O (Commercial Service and Commercial Airport District) and consists of 13.72 acres. The property is located northwest of Highway 24 and Marksheffel Road.</p> <p><i>Review Note: A preliminary site plan and plat for Claremont Business Park Filing No. 2 was reviewed and approved by the Commission in April 2017.</i></p>		
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 2.5 miles north of Rwy 17L	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 45 feet above ground level; 6,430 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 AMENDMENT</u> CLICK ON VIEW PRELIMINARY PLAN DRAWINGS (24" x 36") UNDER DOCUMENT LIST		

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

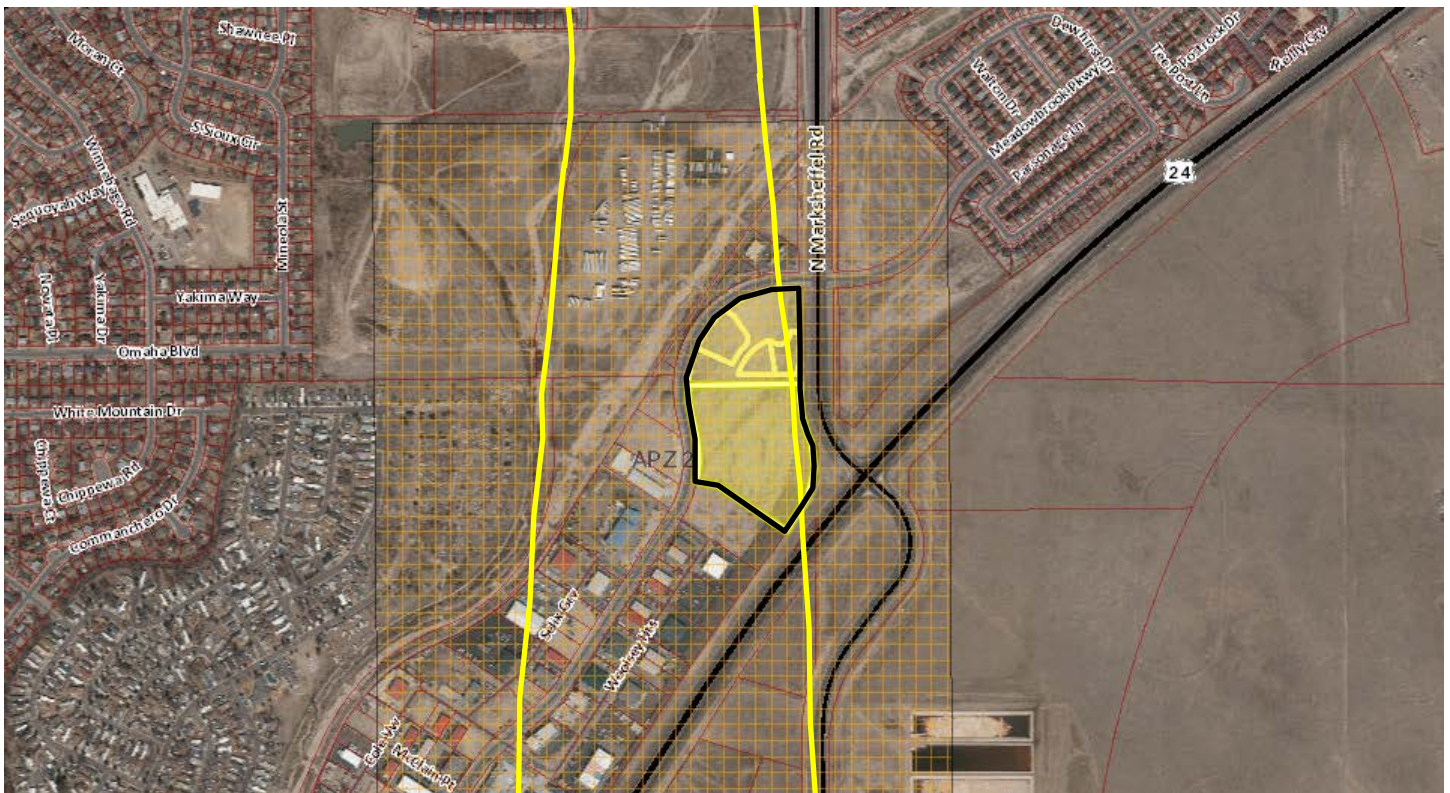
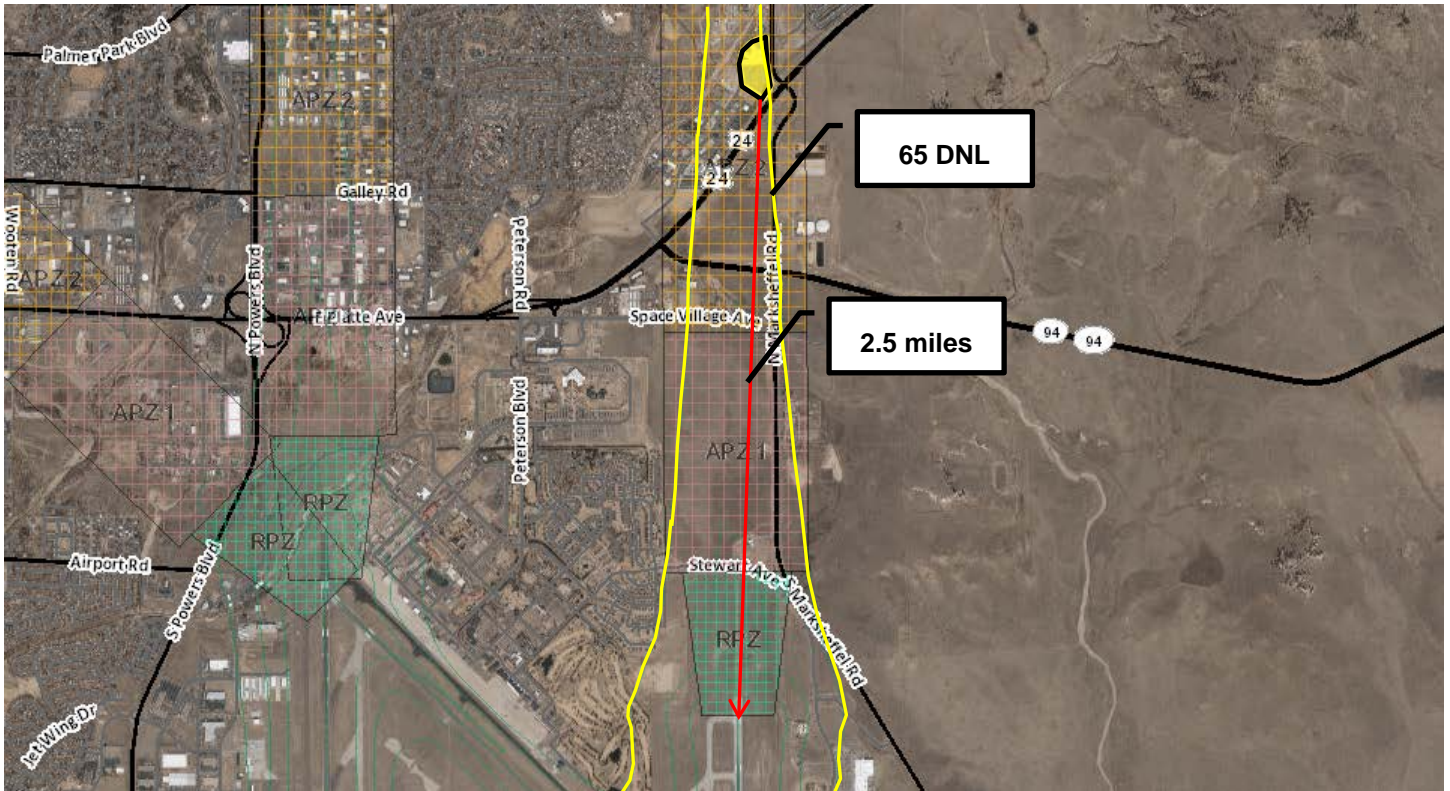
*Airport staff recommends **no objection** with the following conditions:*

- **Avigation Easement:** An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- **Noise:** 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>).

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PROJECT LOCATION EXHIBIT:



Colorado Springs Airport Advisory Commission Meeting
To Be Heard April 26, 2017
Land Use Review Item #08

El Paso County Buckslip Number(s):
SP-17-004

Sponsor:
N.E.S., Inc. on behalf of Land First, Inc.

Tax Schedule #(s):
5408101046

Description:
Request for approval for a preliminary site plan/plat for Claremont Commercial Filing No. 2. The plan consists of 16 lots, 1 tract, and a public right-of-way for commercial and industrial development. The property is zoned CS (Commercial Service) and consists of 13.72 acres. The property is located northwest of Highway 24 and Marksheffel Road.

Construction or alteration of more than 200 feet above ground level?
No

Distance/direction from COS:
13,100 feet north

Total structure height at the estimated highest point:
45 feet above ground level; 6,430 feet above mean sea level

Commercial Airport Overlay Surface penetrated:
Accident Potential Zone 2 (APZ-2), ADNL

Project location exhibit on facing page

Staff Recommendation and Conditions of Approval (Subject to Airport Advisory Commission Action):

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

- An Airport Activity Notice and Disclosure or Avigation Easement is requested or provide proof of previous recording (book/page or reception number).
- Based on elevation data contained in the submittal, 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>).
- The proposed development 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 (commercial/industrial) appears to be permissible in the APZ-2 subzone.
- The development is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use appears to be compatible within the 65 DNL noise contour; however, if any portion of the proposed structure 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.

Colorado Springs Airport Advisory Commission Meeting To Be Heard April 26, 2017 Land Use Review Item #08

PREVIOUS REVIEW

Project location exhibit:

