

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard May 25, 2022
Land Use Review Item #10**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): PPR2219 <i>RESIDENTIAL DEVELOPMENT PLAN</i>		PARCEL #(S): 5529100006
DESCRIPTION: HR Green Development, LLC, on behalf of Goodwin Knight requests approval for the Cottages at Mesa Ridge Development Plan. The plan consists of 122 duplex units. The site is zoned RS-6000-CAD-O (Residential Suburban – Commercial Airport Overlay District) and is 10.21 acres. The site is located west of the intersection of N. Powers Boulevard and Mesa Ridge Parkway.		
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 3.7 miles southeast of RWY 35R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 35 feet above ground level; 5860 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None	
ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/163787 CLICK ON SITE DEVELOPMENT PLAN DRAWING UNDER DOCUMENTS 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) for parcel. HR GREEN: ACKNOWLEDGED.
- **Airport Acknowledgment:** Upon accepting residency within Cottages at Mesa Ridge, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Cottages at Mesa Ridge lies within an Airport Overlay Zone and is located less than 4 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport. HR GREEN: ACKNOWLEDGED.
- **FAA Form 7460-1 Airspace Evaluation:** If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities. FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

HR GREEN: ACKNOWLEDGED.

Colorado Springs Airport Advisory Commission Meeting To Be Heard May 25, 2022 Land Use Review Item #10

Project location exhibit:

