

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard December 16, 2020
Land Use Review Item #09**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): PUDSP208 <i>RESIDENTIAL DEVELOPMENT PLAN</i>		PARCEL #(S): 5408000053, 5408008002, 5408403001
DESCRIPTION: Request by Kimley-Horn on behalf of Colorado Springs Equities, LLC for approval of a PUD Preliminary Plan for Meadowbrook Park. The plan includes 70 single-family residential lots and seven (7) tracts (Tracts A-G) for public improvements and utilities, drainage, landscaping and open space uses, and future development. The site is zoned RR-5, I-2, CR, CAD-O (Residential Rural, Limited Industrial, Commercial Regional and Commercial Airport District) and consists of approximately 8 acres. The property is located north of Highway 94 and west of Highway 24.		
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 1.9 miles north of Rwy 17L	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 40 feet above ground level; 6,400 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone 2 (APZ-2), ADNL Airport Noise subzone	
ATTACHMENTS: MEADOWBROOK PUD/ProjectDetails/162678 CLICK ON PUD DEVELOPMENT PLAN UNDER DOCUMENT LIST		

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STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

*Under current codes and regulations the Airport recognizes the proposed PUD and other residential development is outside of the current 65 DNL contour. For this reason, the Airport has **no objection** to the land use item as presented. We strongly recommend, however, that the developer consider relocation of all PUD and residential development outside the proposed 65 ASV DNL that was identified in the draft 2020 Airport Land Use Compatibility Study. The revised DNL contour has been provided to the developer.*

*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 Study:** Noise study to show an interior level of 40 dB. A 40 dB indoor noise level shall be achieved by approved construction techniques as evidenced by a Noise Reduction Certificate, through a noise study/analysis by a qualified professional. In the case of land uses classified as industrial uses, only the office portion of the building is required to achieve the noise reductions.
- **Noise Disclosure:** Upon accepting residency within Meadowbrook Park, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Meadowbrook Park lies within an Airport Overlay Zone and is located less than 2 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
- **Notice/Disclosure to all home buyers of their location/proximity to the Airport:** To be developed and provided by the Airport.
- **Airport Lighting Notice/Disclosure:** To be developed and provided by the Airport.
- **Accident Potential Zone 2:** The proposed development is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District. The proposed use associated with this development appears to be permissible in the APZ-2 subzone.
- **FAA Form 7460-1:** 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:

