

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard December 16, 2020
Land Use Review Item #11**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): SF2028 RESIDENTIAL/COMMERCIAL PLAT	PARCEL #(S): 5405000035, 5405000051 5405100041, 5405100042 5405100043, 5405100044
DESCRIPTION: Request by N.E.S. Inc. on behalf of Richmond American Homes for approval of the Urban Collection at Palmer Village Plat. The proposed plat includes the Urban Collection at Palmer Village PUD and Tract M for 100 single-family attached lots for a total of 23.1 acres. Tracts M&N to the east are included for future commercial development and platting. The site is zoned PUD/CAD-O (Planned Unit Development and Commercial Airport District) and consists of 10.8 acres. The property is located southwest of Constitution Avenue and Marksheffel Road. <i>Review Note: The PUD development plan and rezone for the Urban Collection at Palmer Village was reviewed with recommended conditions by the Commission in June 2020.</i>	
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 3.3 miles northeast of Rwy 17L
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 30 feet above ground level; 6,480 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None
ATTACHMENTS: <u>URBAN COLLECTION AT PALMER VILLAGE PLAT ProjectDetails/166845</u> CLICK ON VIEW FINAL PLAT DRAWINGS UNDER DOCUMENT LIST	

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

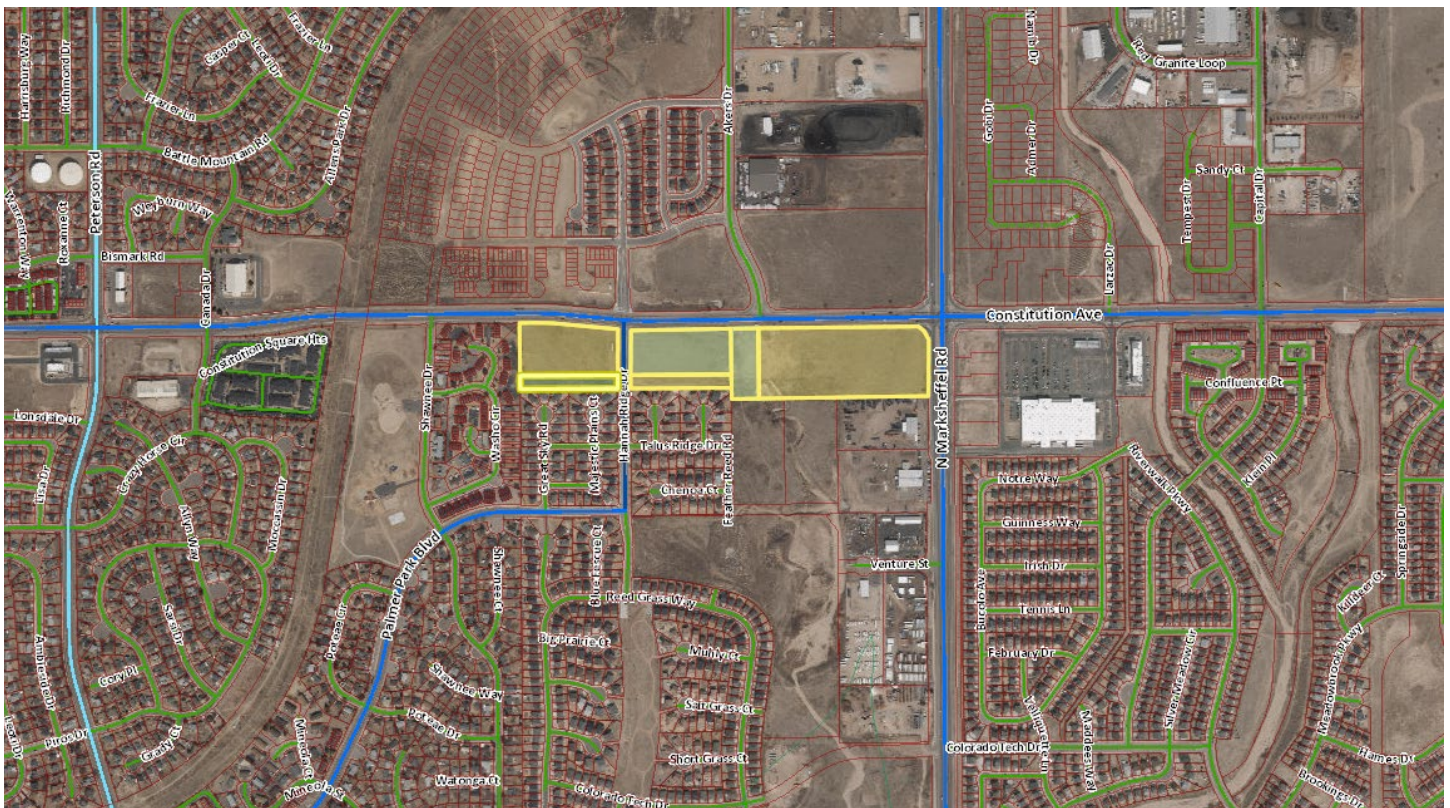
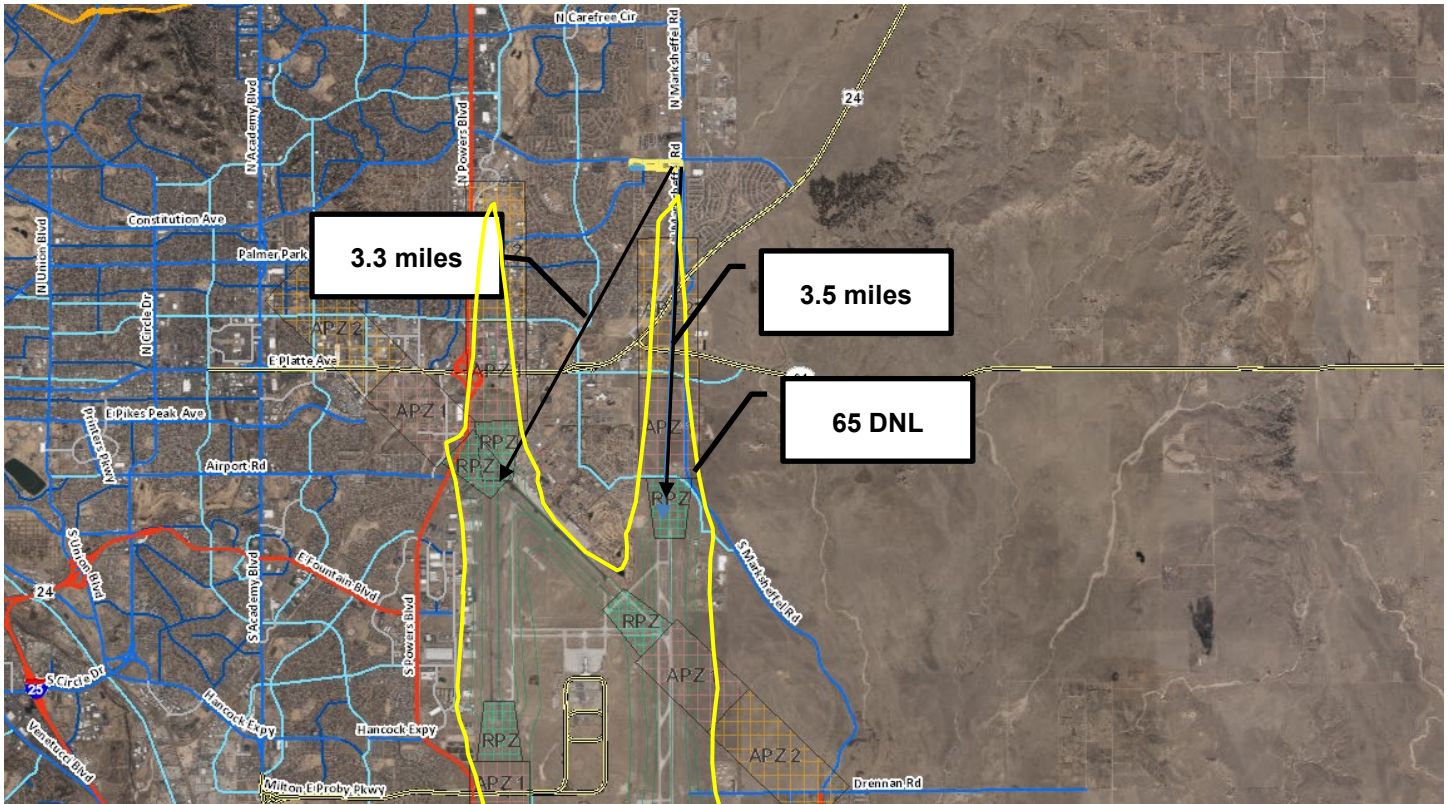
*Airport staff recommends **no objection** with the following conditions:*

- **Avigation Easement:** Proof of previous Avigation Easement filing is provided on plat (Reception No. 214022685 and Book 5612, Page 726); no further action is required.
- **FAA Form 7460-1:** Based on elevation data, 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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Colorado Springs Airport Advisory Commission Meeting To Be Heard December 16, 2020 Land Use Review Item #11

PROJECT LOCATION EXHIBIT:



Colorado Springs Airport Advisory Commission Meeting
To Be Heard June 24, 2020
Land Use Review Item #08

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): PUDSP1911 <i>RESIDENTIAL DEVELOPMENT PLAN AND REZONE</i>		PARCEL #(S): 5405100041-44
DESCRIPTION: Request by N.E.S. Inc., on behalf of MDC Holdings, Inc., (Richmond Homes) for approval a PUD development plan and rezone for the Urban Collection at Palmer Village. The plan consists of 100 single-family attached lots on 10.84 acres and Tracts M&N to the east on 21.3 acres for future commercial development and platting. The property is currently zoned CS/PUD/CAD-O (Commercial Services, Planned Unit Development and Airport Commercial Overlay) and will be rezoned to PUD/CAD-O. The property is located southwest of Marksheffel Road and Constitution Avenue.		
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 3.3 miles northeast of Rwy 17R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 30 feet above ground level; 6,480 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None	
ATTACHMENTS: URBAN COLLECTION AT PALMER VILLAGE CLICK ON VIEW PUD DEVELOPMENT PLAN UNDER DOCUMENT LIST		

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

*Airport staff recommends **an objection** with the following conditions:*

- **Avigation Easement:** Proof of previous Avigation Easement filing is provided on plan (Reception Nos. 207095753 and 214022685); no further action is required.
- **FAA Form 7460-1:** Based on elevation data, 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>).

Colorado Springs Airport Advisory Commission Meeting To Be Heard June 24, 2020 Land Use Review Item #08

PROJECT LOCATION EXHIBIT:

