

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard September 22, 2022
Land Use Review Item #09**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): SF2228 <i>RESIDENTIAL FINAL PLAT</i>		PARCEL #(S): 5404303066, 5404303062
DESCRIPTION: Request by N.E.S., Inc. on behalf of Phi Real Estate Services, LLC for approval of the Villas at Claremont Ranch final plat. The plat includes 83 single-family lots, tracts and publics rights-of-way. The site is zoned PUD/CAD-O (Planned Unit Development and Commercial Airport District) and consists of approximately 10 acres. <i>Review Note: A residential Sketch Plan Amendment and Development Plan for the Villas at Claremont Ranch was reviewed with recommended conditions by the Commission in January 2021.</i>		
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 2.8 miles north of Rwy 17L	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 35 feet above ground level; 6,435 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone 2 (APZ-2)	
ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/184200 CLICK ON VIEW FINAL PLAT DRAWINGS UNDER REVIEW DOCUMENTS LIST		

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

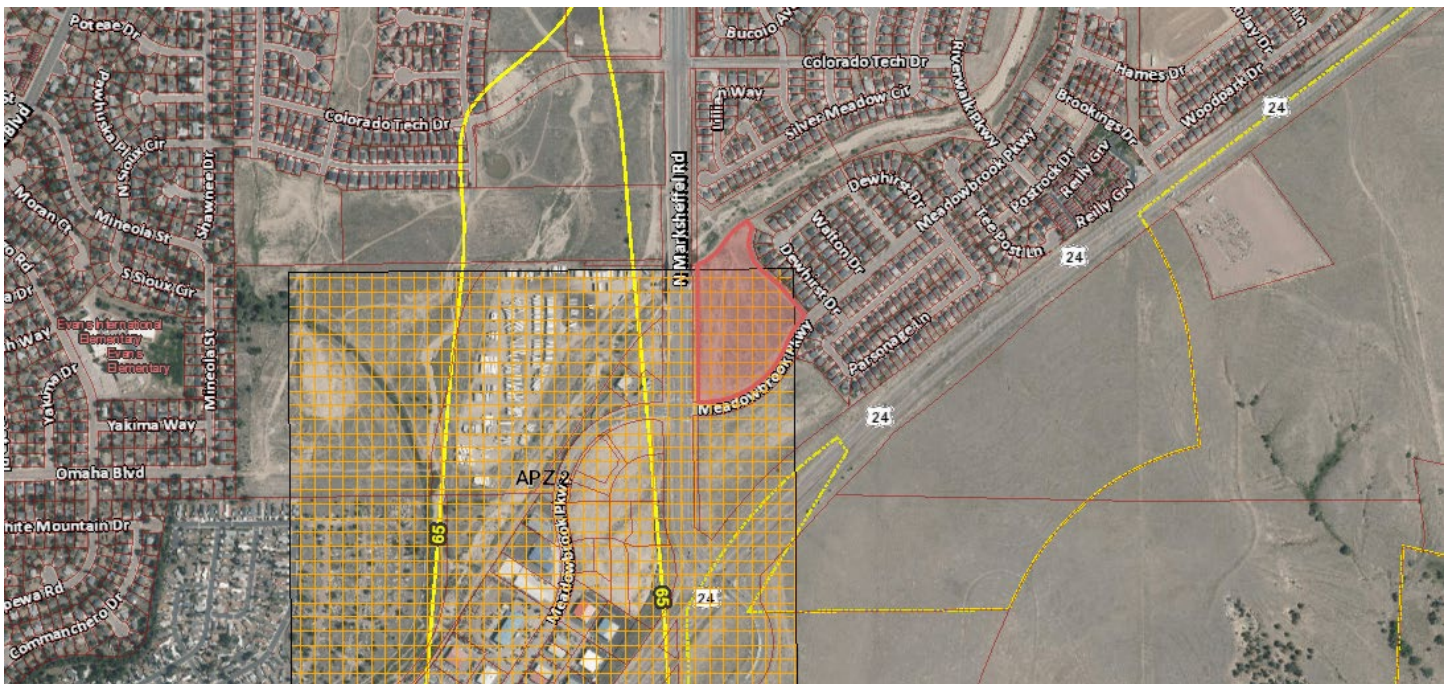
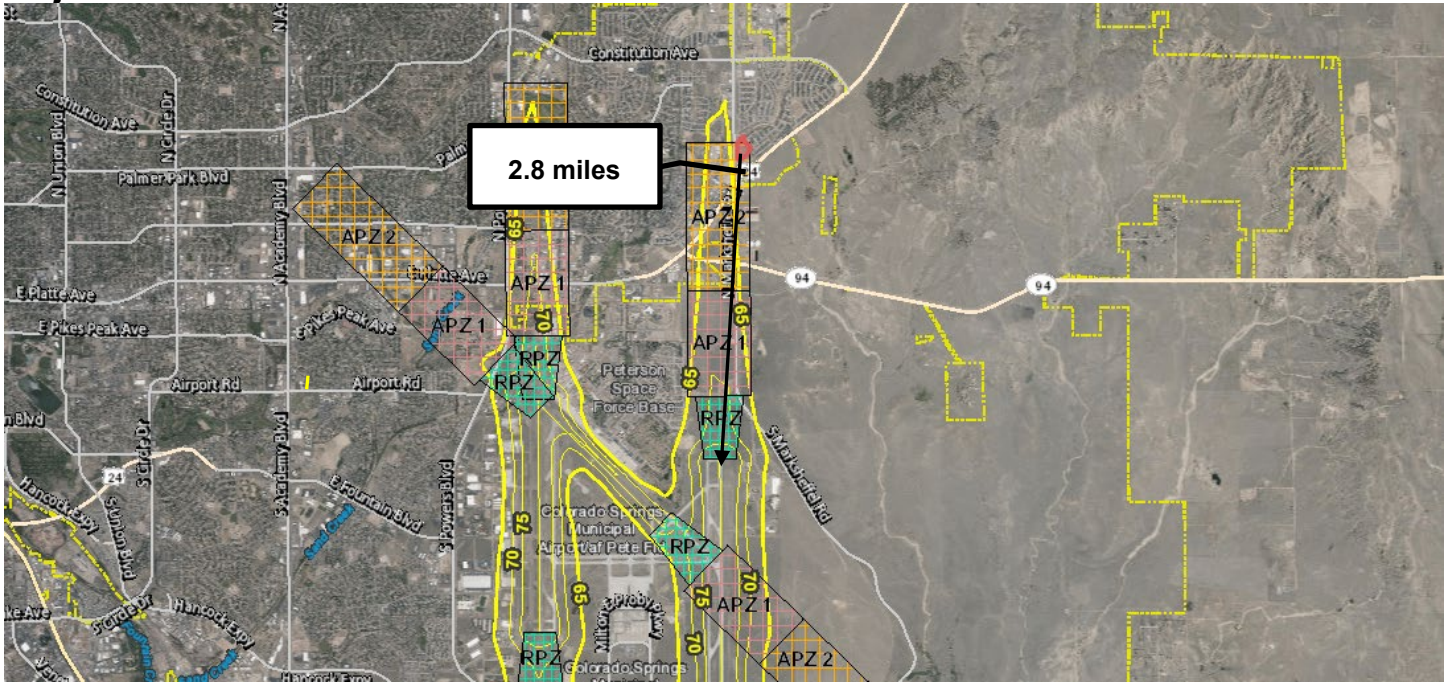
*Airport staff recommends **no objection** with the following conditions:*

- **Avigation Easement:** Avigation Easement noted on plat (Recorded November 18, 2004, at Reception Nos. 204190786 and 204190787); no further action is required.
- **Noise:** Due to the proximity of the development in relation to the 65 DNL, the Airport Advisory Commission recommends the developer include sound mitigation construction techniques consistent with best practices for any residential use.
- No development that creates mass gatherings is permitted.
- The approval of this land use item by the Airport and the AAC does not constitute as any commitment, agreement, or other to the land owned by the Airport indicated as a future inclusion area.
- Other uses may require the indoor noise reduction requirement as outlined in Section 4.3.1 of the El Paso County Land Development Code.
- **Airport Acknowledgement:** Upon accepting residency within the Villas at Claremont Ranch, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Villas at Claremont Ranch lies within an Airport Overlay Zone and is located less than 3 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
- **APZ-2:** 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 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:



Colorado Springs Airport Advisory Commission Meeting
To Be Heard January 27, 2021
Land Use Review Item #14

<p>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): SKP211, PUDSP211</p> <p>RESIDENTIAL SKETCH PLAN AMENDMENT AND DEVELOPMENT PLAN</p>	<p>PARCEL #(S): 5404303066</p>
<p>DESCRIPTION:</p> <p>Request by N.E.S., Inc. on behalf of ROD Investments LLC for approval of the Villas at Claremont Ranch Sketch Plan amendment to change from commercial to residential/multi-family. The site is zoned PUD/CAD-O (Planned Unit Development and Commercial Airport District). The property consists of approximately 10 acres and is located North of Highway 24 and east of Marksheffel Road. Concurrent Request: Request for approval for the Villas at Claremont Ranch PUD Development/Preliminary Plan for 83 attached single-family lots, 5 tracts and public rights-of-way at a gross density of 8.53 dwelling units per acre.</p>	
<p>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</p> <p>No</p>	<p>DISTANCE/DIRECTION FROM COS:</p> <p>2.8 miles north of Rwy 17L</p>
<p>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</p> <p>35 feet above ground level; 6,435 feet above mean sea level</p>	<p>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</p> <p>Accident Potential Zone 2 (APZ-2)</p>
<p>ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/153780 https://epcdevplanreview.com/Public/ProjectDetails/100107 CLICK ON VIEW PUD DEVELOPMENT PLAN UNDER DOCUMENT LIST CLICK ON VIEW SKETCH PLAN DRAWING(S) UNDER DOCUMENT LIST</p>	

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STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

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

- Recommend the developer work with Airport staff for land use compatibility measures based on completed developments and agreements from other developers in the area. Such measures are as those listed below.
- **Avigation Easement:** An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- **Noise:** Due to the proximity of the development in relation to the 65 DNL, the Airport Advisory Commission recommends the developer include sound mitigation construction techniques consistent with best practices for any residential use.
- No development that creates mass gatherings is permitted.
- The approval of this land use item by the Airport and the AAC does not constitute as any commitment, agreement, or other to the land owned by the Airport indicated as a future inclusion area.
- Other uses may require the indoor noise reduction requirement as outlined in Section 4.3.1 of the El Paso County Land Development Code.
- **Noise Disclosure:** Upon accepting residency within the Villas at Claremont Ranch, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Villas at Claremont Ranch lies within an Airport Overlay Zone and is located less than 3 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
- **APZ-2:** 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 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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