

mp06 001

# EL PASO COUNTY



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DEVELOPMENT SERVICES DEPARTMENT  
DICK ANDERWALD, AICP, DIRECTOR

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JAN 08 2007

EPC DEVELOPMENT SERVICES

October 23, 2006

## Notice of Hearings to Consider Amendments to the Zoning Map

**El Paso County Planning Commission Hearing**  
 Tuesday, November 21 at 9:00 a.m.  
 County Office Building, 3<sup>rd</sup> Floor  
 27 East Vermijo, Colorado Springs

**El Paso County Board of County Commissioners Hearing**  
 Thursday, January 25, 2007 at 9:00 A.M.  
 County Office Building, 3<sup>rd</sup> Floor  
 27 East Vermijo, Colorado Springs

Dear Property Owner:

El Paso County is considering modifications to its zoning resolution as it applies to Airport-related restrictions. Assessor's records indicate that you own property located in El Paso County outside the City limits, which is located within the proposed Colorado Springs Airport Overlay Zone. This notice is to inform you that the proposed Airport Overlay Zone now under consideration may affect your property. The joint Colorado Springs/El Paso County initiative will both update and expand the current Airport Overlay District for land outside of Colorado Springs. The City of Colorado Springs has recently amended its Airport Overlay district in a similar manner.

An Overlay Zone, as defined in the El Paso County Land Development Code, is a zoning regulation, superimposed on an existing zone which adds additional restrictions or standards.

The County area immediately surrounding the Colorado Springs Airport is currently within an Airport Overlay District that is being renamed Commercial Airport District (CAD-O), and the boundaries are proposed for modification to more accurately reflect current and projected Airport operations. The CAD-O District is comprised of four subdistricts: Aircraft Navigation Sub-Zone (ANAV), Airport Noise Sub-Zone (ADNL), Accident Potential Zone I (APZ-1), and Accident Potential Zone II (APZ-2), which are based upon the degree of protection and notification appropriate as determined by the property location relative to the Airport runways. Certain existing standards have been relaxed for private property closest to the Airport.

The enclosed map will guide you in identifying where, specifically, your property exists within the proposed Overlay Zone. The chart below addresses the four subdistricts, listing the requirements and restrictions of each. Existing legally established structures and uses will be grandfathered. Proposed land use or development permit requests may trigger compliance as identified on the Explanation Sheet.

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

**Table 4-7. Commercial Airport Overlay District Land Use.**

Use	CAD-O Subdistrict			
	ADNL <sup>1</sup>	APZ-1	APZ-2	ANAV <sup>3</sup>
Mobile Homes				A
Single-Family Residences			A	A
Multiple-Family Residences; Residential Hotels; Convalescent Hospitals			A	A
Hotel	S <sup>4</sup>		A	A
Hospitals, Institutional Uses	S <sup>4</sup>		A	A
Religious Uses, School	A <sup>4</sup>	A	A	A
Playgrounds; Parks; Arenas	A <sup>3</sup>	S	S	A
Golf Courses; Cemetery; Stables	A	S	A	A
Offices	S <sup>2,4</sup>	S	A	A
Commercial, Retail & Wholesale, Sexually-Oriented Business	A <sup>4</sup>	S	A	A
Warehouse; Light Manufacturing; Laboratories; Wholesale	A <sup>4</sup>	A	A	A
I-3; I-2; CR; CC; CS; CN; CO Commercial, Industrial, PUD, and Obsolete Districts; Uses Not Listed Above but allowed by the base zoning district	S <sup>2,4</sup>	S	A	A
Farming; Ranching; Feed Lots; Related Agricultural Uses	A	A	A	A
A = Allowed Use, S = Special Use <sup>1</sup> Public assembly areas, noise-sensitive cultural activities, and nature exhibits are discouraged. <sup>2</sup> Many service type businesses which may be disturbed by noise should not be located in an area with greater than 65 Day-Night Equivalent Sound Level (Ldn). <sup>3</sup> Avigation easement required in order to secure a building permit or development permit. <sup>4</sup> A 30 dbA indoor noise reduction shall be achieved by approved construction techniques as evidenced by Noise Reduction Certificate. In the case of land uses classified as industrial uses, only the office portion of the building is required to achieve the noise reduction.				

For example, residential uses are not allowed in APZ 1 (the area closest to the airport), but commercial and industrial uses are allowed. These allowances generally match the existing zoning of land in these areas. If you choose to construct a new single family residence on a vacant parcel in the ANAV Zone you would be required to grant an easement to recognize airplane flyover in order to secure a building permit, unless an easement has been previously recorded. Additional information is included in the attached explanation sheet.

Additional information on Overlay Districts can be located online at [www.elpasoco.com](http://www.elpasoco.com) under Current Topics, BoCC Hearing Draft Land Development Code, Section 4.3.1, or at the office of the Development Services Department located at 2880 International Circle, Colorado Springs, 80910.

Please address any comments, questions or concerns to my attention at this address, fax them to 520-6695, e-mail to [plnweb@co.el-paso.co.us](mailto:plnweb@co.el-paso.co.us) or call 520-7941 and someone will be in touch with you. You are also welcome to appear in person at the hearings to further express your opinion on this matter.

*Kim Dimmett, Project Manager II*

Attachment:  
 Airport Overlay Map

File: P-06-004

## Overlay District Explanation

### DEFINITIONS:

#### **Commercial Airport District Map**

The series of maps developed for the Colorado Springs Municipal Airport which together define the geographic extent of the boundaries of the CAD-O District and the associated noise and accident potential based upon the Federal Aviation Regulations (FAR) Part 77 and Part 150 Studies.

#### **Commercial Airport Zone (CAD-O)**

An overlay zone applicable to airports which may include associated sub-zones noted herein that are together superimposed on existing base zones.

#### **Colorado Springs Municipal Airport**

The general aviation airport now known as City of Colorado Springs Municipal Airport, or any future name or common reference that may be promulgated, adopted or referred to.

#### **Aircraft Navigation Sub-Zone (ANAV)**

An area indicated at and above the ground as drawn on the Commercial Airport District Map.

#### **Airport Noise Sub-Zone (ADNL)**

The area indicated by lines of increasing projected annual average noise exposure (DNL) from 65DNL to 70DNL, 70DNL to 75DNL, and 75DNL to 80DNL.

#### **Accident Potential Zone I (APZ -1) [Class A Runway Accident]**

An area 3,000 feet wide extending 1500 feet either side of the centerline of the airport runway and 5000 feet long located beyond the Clear Zones at each end of the runway.

#### **Accident Potential Zone II (APZ-2) [Class A Runway]**

An area 3,000 feet wide extending 1500 feet either side of the centerline of the airport runway and extending 7000 feet beyond APZ I.

#### **Airport Advisory Commission**

An organized body of volunteers from the Pikes Peak Region appointed by the Colorado Springs City Council. The Commission serves in an advisory capacity to the City Manager, the City Council, and the City Planning Commission; and may act in an advisory capacity to the El Paso County Planning Commission and the BoCC for matters relating to the Colorado Springs Municipal Airport.

#### **Avigation Easement**

A document granting rights pertaining to the passage of aircraft over a grantors property, along with other statements, requirements, and criteria accompanying that grant, which is generally recorded against the grantors property as a condition of development approval.

### GENERALIZED SUBDISTRICT REQUIREMENTS

#### **ANAV Subdistrict (Flyover area) requirements**

1. To secure a building permit regarding habitable space (living area), new residence, or development permit
  - a. The land use must be allowed by the underlying zoning
  - b. An avigation easement shall be granted to the benefit of the Colorado Springs Municipal Airport.

- c. Airport Advisory Commission review and comment if the height of the proposed structure or building is greater than 30 feet or penetrates the elevations shown on the Commercial Airport District Map.

**ADNL Subdistrict (Noise Area) requirements**

1. The land use allowances of the underlying zoned district are subject to the additional restrictions of Table 4.7.
2. Airport Advisory Commission review and comment on all applications.
3. If the request is located within an existing residential zone or platted as residential, a noise level reduction of 30 dbA shall be achieved through approved construction techniques as evidence by the provision of a Noise Reduction Certificate.
4. Non-residential land uses as identified in Table 4-7 shall achieve a 30 dbA noise reduction by approved construction techniques as evidenced by a noise reduction certificate.
5. Land shall not be rezoned to a residential or multifamily district which allows a higher density than the current zoning of the property.

Note: For purposes of the CAD-0 and this subdistrict, only the 65 DNL noise contour is utilized.

**APZ-1 Subdistrict (Higher Accident Potential) requirements**

1. Certain commercial, industrial and manufacturing uses that result in the congregation of people, as identified in Table 4-7 are either a special use or prohibited, whether or not noise level reduction is proposed or required.
2. Residential land uses including caretaker residences or accessory dwellings are prohibited.
3. Land shall not be rezoned to a residential or multifamily district.

**APZ-2 Subdistrict (Lower Accident Potential) requirements**

1. Mobile homes are prohibited

In addition, where a land use is identified in Table 4.7 as a Special Use, the following finding is necessary for the County to approve the land use:

The proposed use is a compatible with the nearby Colorado Spring Municipal Airport considering the safety, noise and lighting impacts on the proposed use by the airport operations and the safety and lighting impacts on the airport by the proposed use.

**El Paso County Planning Commission Hearing**

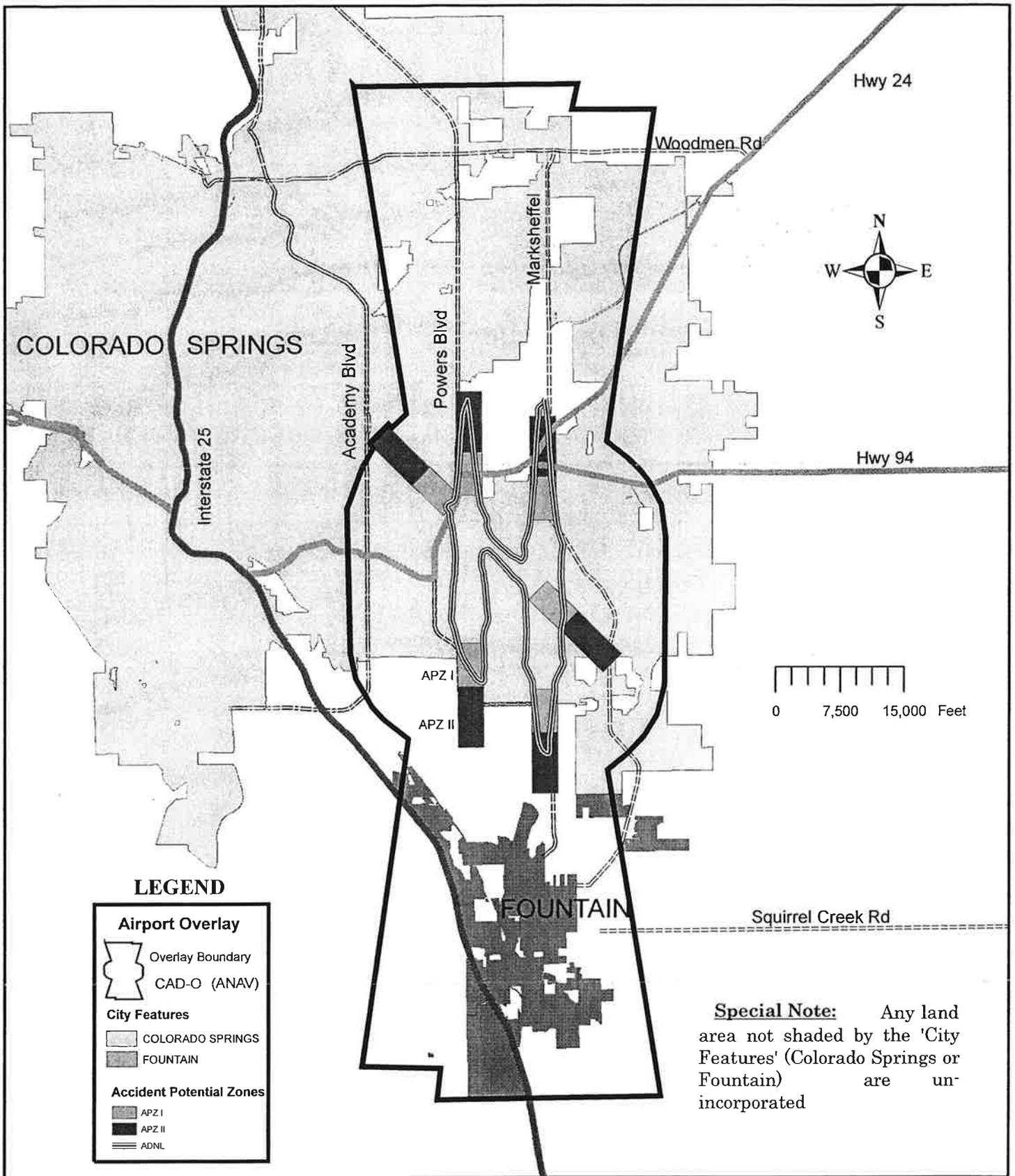
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# Colorado Springs Airport Overlay Map

