

**SEE ATTACHED FOR PREVIOUS REVIEW**

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard January 27, 2021  
Land Use Review Item #12**

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| <b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b><br><br>PPR2047, SF2032<br><br><b>RESIDENTIAL DEVELOPMENT PLAN AND FINAL PLAT</b>  | <b>PARCEL #(S):</b><br><br>5407200052   |
| <b>DESCRIPTION:</b><br><br>Request by Jackson Dearborn Partners and N.E.S. Inc., on behalf of Butler and Peetz LLC for approval of a site development plan for Lot 1 of the Solace of Colorado Springs for 234 units on 28.8 acres. The site is zoned RM-12/CAD-O (Residential multi-dwelling and Commercial Airport Overlay District). The site is located northeast of Powers Boulevard and Galley Road. <b><u>Concurrent Request:</u></b> Request for approval for the Solace at Colorado Springs final plat.<br><br><b><i>Review Note: The Solace of Colorado Springs preliminary plan was reviewed and the AAC recommended disapproval in April 2020 based on the following: "The Airport Advisory Commission provides advice when requested to various legislative bodies within the County, including the El Paso County Board of County Commissioners. The Commission believes Land Use development #12 is not compatible with "Requirements of the (County) Code" to be located within the 65 DNL noise contour of the Colorado Springs Airport."</i></b> |   |
| <b>CONSTRUCTION/ALTERATION OF MORE THAN 100 FEET ABOVE GROUND LEVEL?</b><br><br>No   | <b>DISTANCE/DIRECTION FROM COS:</b><br><br>1.5 miles north of Rwy 17R   |
| <b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b><br><br>40 feet above ground level; 6,315 feet above mean sea level   | <b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b><br><br>Airport Noise Subzone (ADNL), Accident Potential Zone 2 (APZ-2) |
| <b>ATTACHMENTS:</b><br><b>SOLACE SITE DEVELOPMENT PLAN AND NOISE STUDY:</b><br><a href="https://epcdevplanreview.com/Public/ProjectDetails/152712">https://epcdevplanreview.com/Public/ProjectDetails/152712</a><br>CLICK ON VIEW SITE DEVELOPMENT PLAN 24"X36" UNDER DOCUMENT LIST<br>CLICK ON VIEW NOISE STUDY UNDER DOCUMENT LIST<br><b>SOLACE FINAL PLAT:</b> <a href="https://epcdevplanreview.com/Public/ProjectDetails/152706">https://epcdevplanreview.com/Public/ProjectDetails/152706</a><br>CLICK ON FINAL PLAT DRAWINGS 24"X36" UNDER DOCUMENT LIST  |   |

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***Subject to Airport Advisory Commission Action***

*Airport recommends **no objection**, with staff **strongly recommending** that the following conditions are agreed on between the Developer and the Airport:*

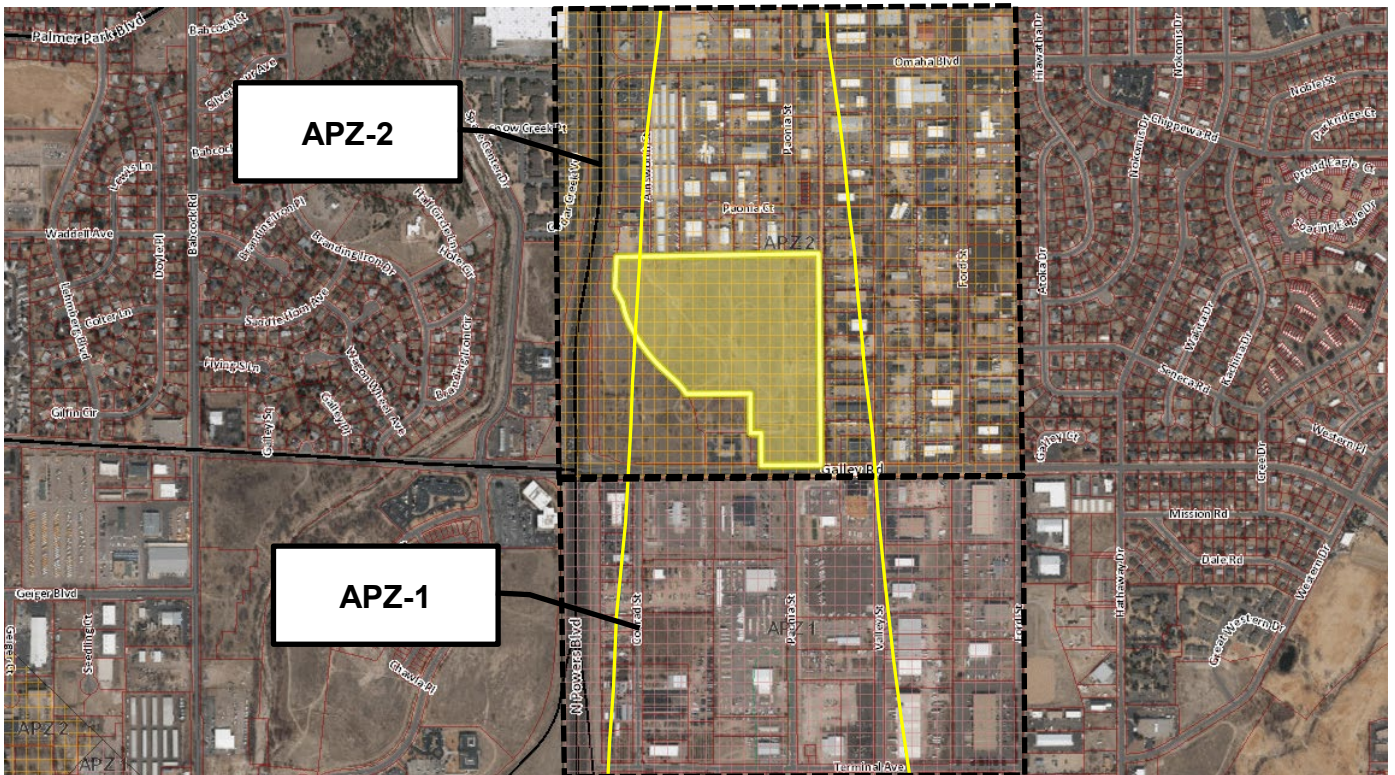
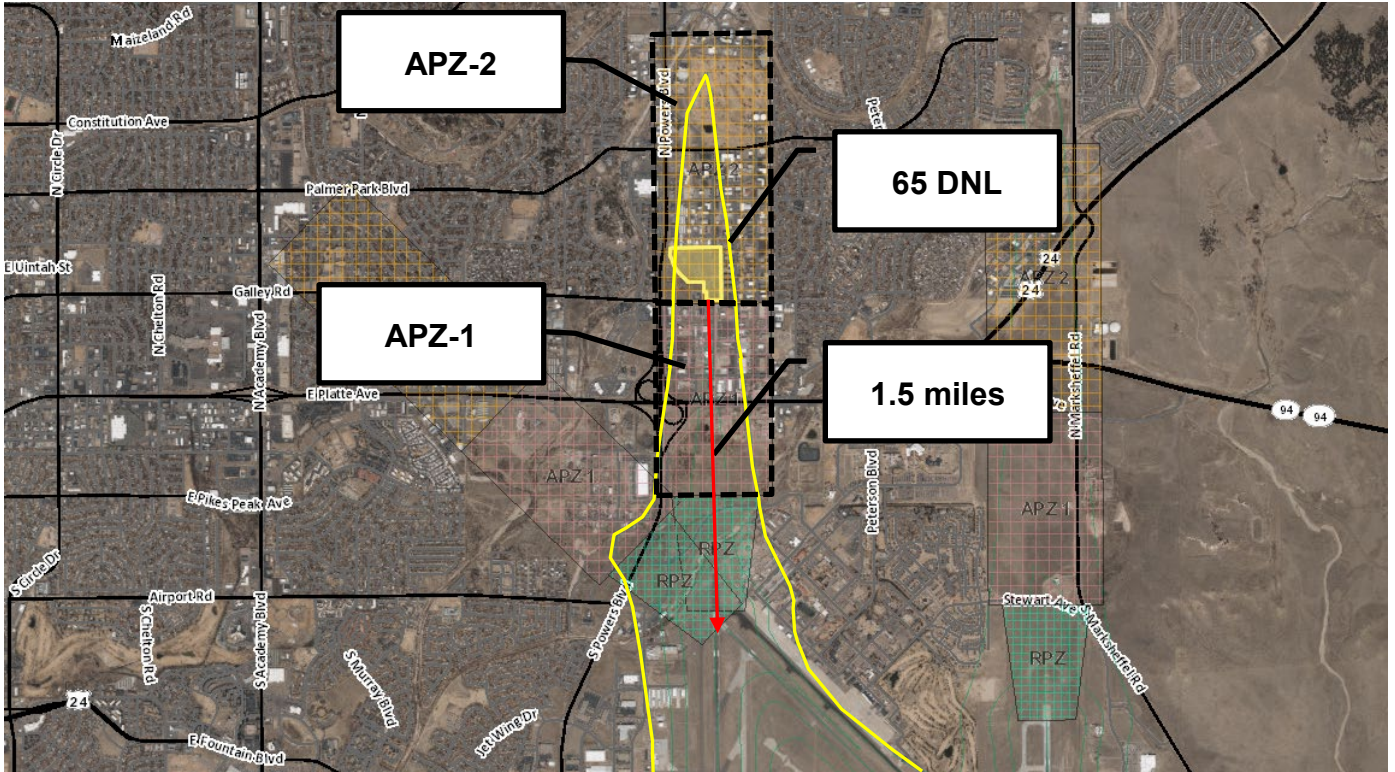
- **Avigation Easement:** Proof of Avigation Easement filing noted on plan (Recorded in Book 2478 at Page 304); no further action is required.
- **ADNL/Noise:** The development is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District, as adopted by El Paso County.
- Residential use is not compatible within the 65 DNL noise contour and no residential development is permitted within the 65 DNL contour.
- 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 Staff previously met with Developer and agreed to provide the following:**  
**Airport Noise Lease Notice and Acknowledgement to tenants:**  
Upon accepting residency within Solace of Colorado Springs, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Solace of Colorado Springs 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.
- Verified recorded ordinance for future plat requirements.
- Noise Study: A more thorough noise study is to be completed by the developer; a new noise study was submitted in May 2020.
  
- **Noise Mitigation:** The developer has agreed to the use of noise mitigation/construction materials and to the thirty (30) dBA noise reduction.
  
- **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 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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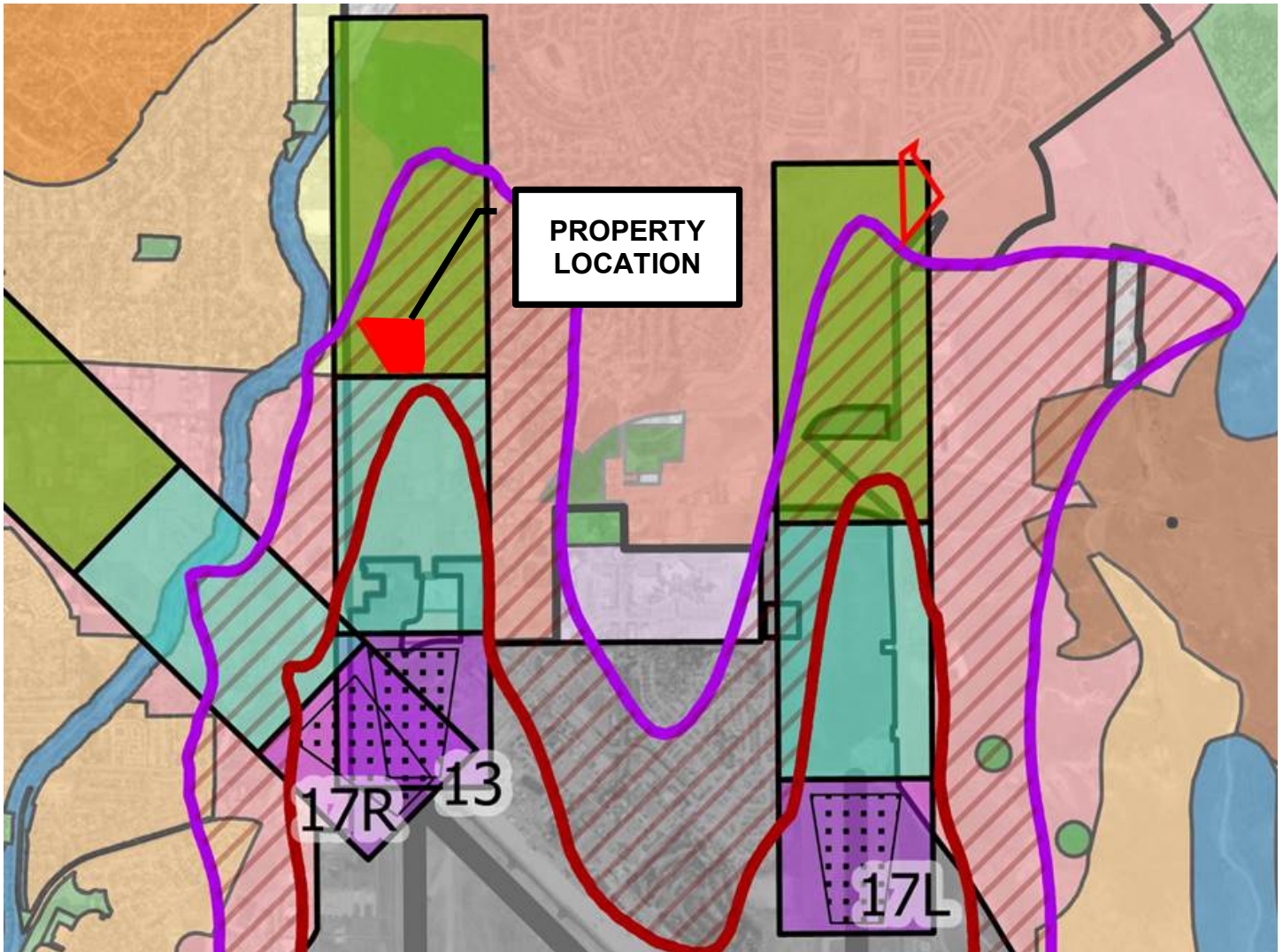
**PROJECT LOCATION EXHIBIT:**





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**Colorado Springs Airport Advisory Commission Meeting**  
**To Be Heard March 25, 2020**  
**Land Use Review Item #12**

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| <b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b><br><p style="text-align: center;">SP201</p> <p><b><i>RESIDENTIAL DEVELOPMENT PLAN</i></b></p>   | <b>PARCEL #(S):</b><br><p style="text-align: center;">5407200052</p>   |
| <b>DESCRIPTION:</b><br><p>Request by Jackson Dearborn Partners and N.E.S. Inc., on behalf of Butler and Peetz LLC for approval of the Solace of Colorado Springs preliminary plan. The plan consists of 348 multi-family units on approximately 29 acres. The site is zoned RM-12/CAD-O (Residential multi-dwelling and Commercial Airport Overlay District). The site is located northeast of Powers Boulevard and Galley Road.</p> <p><b><i>Review Note:</i></b> A rezone of this property from CC (Commercial Community) to RM-12 (Residential Multifamily) to allow for an apartment complex was conditionally approved by the Commission in October 2016.</p> |  |
| <b>CONSTRUCTION/ALTERATION OF MORE THAN 100 FEET ABOVE GROUND LEVEL?</b><br><p style="text-align: center;">No</p>  | <b>DISTANCE/DIRECTION FROM COS:</b><br><p style="text-align: center;">1.5 miles north of Rwy 17R</p>   |
| <b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b><br><p style="text-align: center;">40 feet above ground level; 6,315 feet above mean sea level</p>  | <b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b><br><p style="text-align: center;">Airport Noise Subzone (ADNL), Accident Potential Zone 2 (APZ-2)</p> |
| <b>ATTACHMENTS:</b><br><p><b><u><a href="#">SOLACE OF COLORADO SPRINGS PRELIMINARY PLAN AND NOISE STUDY</a></u></b><br/>         CLICK ON VIEW PRELIMINARY PLAN DRAWINGS (24"X36") UNDER DOCUMENT LIST<br/>         CLICK ON VIEW NOISE STUDY UNDER DOCUMENT LIST</p>  |  |

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

***Subject to Airport Advisory Commission Action***

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

- Owner/Developer previously agreed to provide Airport Noise Lease Notice and Acknowledgement to tenants.
- Developer to meet with Airport Staff.



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PROJECT LOCATION EXHIBIT:

