

**Colorado Springs Airport Advisory Commission Meeting**  
**To Be Heard June 24, 2020**  
**Land Use Review Item #07**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b>  ID201  <b><i>SPECIAL DISTRICT COMMERCIAL, INDUSTRIAL AND RESIDENTIAL</i></b>	<b>TAX SCHEDULE #(S):</b>  5408001008, 5408001029 5408001032 – 1034, 5408001041 – 1042, 5408001050 – 1052, 5408007005
<b>DESCRIPTION:</b> Request by Spencer Fance, LLC on behalf of Colorado Springs Equities, LLC for approval of a Special District. The District includes the formation of Crossroads Metropolitan District Nos. 1 & 2. District 1 is located southwest of the intersection of Highway 24 and Highway 94 consists of 29.04 acres and is anticipated to be developed into mixed use retail and medical office or apartment buildings. The second parcel of land, District 2 is located northwest of the intersection of Highway 94 and Marksheffel Road and consists of approximately 45 acres. This property is anticipated to be developed into retail, restaurants, and potentially a sports park in the future. The property is currently zoned CR/I-2/RS-5000/CAD-O (Commercial Regional, Limited Industrial, Residential Suburban, Commercial Airport Overlay).	
<b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b> 1.9 miles north of Rwy 17L 1.5 miles northeast of Rwy 17R
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  45 feet above ground level; 6,425 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  Accident Potential Zone (APZ-2), ADNL Noise Subzone
<b>ATTACHMENTS:</b> <a href="#"><u>CROSSROADS METROPLITAN DISTRICT</u></a> CLICK ON VIEW "DISTRICT AREA MAP AND EXTRATERRITORIAL SERVICE AREA MAP" UNDER DOCUMENT LIST	

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

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

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

- **ADNL:** 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.
- **Avigation Easement:** An Avigation Easement or proof of previous filing (book/page or reception number) is requested.
- **APZ-2:** The proposed is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed uses 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:**

