

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard October 24, 2018  
Land Use Review Item #02  
(Land use Review Item #07 from September 24, 2018)**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b> PPR-18-040  <b>MULTI-FAMILY DEVELOPMENT</b>		<b>TAX SCHEDULE #(S):</b>  5407407047
<b>DESCRIPTION:</b> Request by LDC, Inc. on behalf of the Vecino Group for approval of a minor site development plan for a low-income housing Veterans Apartment Complex. The initial site development plan and plat for this property was issued in September 1971 and approved for a 450-unit multi-family complex with recreational facilities. In 1984, the property was replatted into three (3) lots for a 220-unit multi-family complex and recreational facility.  The proposed complex will consist of a three-story building with 50 units. The property is zoned R-4 (Planned Unit Development for a multi-family complex) and consists of 3.87 acres. The property is located north of Platte Avenue and west of Peterson Road.		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b>  7,000 feet northeast of Rwy 17R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  38 feet above ground level; 6,348 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  None	

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

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

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

- Provide proof of previous avigation easement or Airport Activity Notice and Disclosure recordation for this property.
- Upon accepting residency within Freedom Springs, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Freedom Springs lies within an Airport Overlay Zone and is located less than 2 miles from the 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.
- Although it appears that the property will be located outside of the 65 DNL noise contour, future development and its occupants may be impacted by noise caused by aircraft arriving to and departing from the Colorado Springs Airport. The developer should engage with airport staff for potential noise mitigation measures/construction materials and craft noise notification strategies for residents.
- 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.
- More information about the airspace evaluation submittal process is available on the FAA's Obstruction Evaluation/Airport Airspace Analysis website:  
<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.



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**PROJECT LOCATION EXHIBIT:**

