

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard August 24, 2022
Land Use Review Item #13**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): <p style="text-align: center;">P2216</p> RESIDENTIAL REZONE	PARCEL #(S): <p style="text-align: center;">5232400003, 5300000743</p>
DESCRIPTION: <p>Request by N.E.S. on behalf of Rhetoric, LLC, and SR Land LLC for approval of the Rhetoric RM-30 rezone. The rezone includes a zone change from I-3 and RR-5 (Heavy Industrial and Residential Rural) to RM-30 (Residential Multi-Dwelling) for approximately 20 acres. The site is being rezoned to allow for development of multi-family apartments. A temporary asphalt and concrete recycling facility currently operates on the site. The site is located northeast of Woodmen Road and Black Forest Road.</p>	
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? <p style="text-align: center;">No</p>	DISTANCE/DIRECTION FROM COS: <p style="text-align: center;">8.8 miles northeast of Rwy 17R</p>
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: <p style="text-align: center;">40 feet above ground level; 7,040 feet above mean sea level</p>	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: <p style="text-align: center;">None</p>
ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/185061 CLICK ON VIEW ZONING MAP 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:** An avigation easement is requested or provide proof of previous recording (book/page or reception number) for future development plans/plats.
- **FAA Form 7460-1:** If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results 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:

