

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard August 22, 2018
Land Use Review Item #05**

EL PASO COUNTY BUCKSLIP NUMBER(S): PPR-18-031, AL-18-011, VR-18-013		TAX SCHEDULE #(S): 5407317012
COMMERCIAL SITE DEVELOPMENT PLAN AND REPLAT		
DESCRIPTION: Request by Forsgren Associates Inc. on behalf of Seeger Homes Inc. for approval of a site development plan for a one-story sales office and five premanufactured mobile homes. The property is zoned I-2 (Limited Industrial) and consists of 4.6 acres. The site is zoned I-2 (Limited Industrial) and consists of 4.67 acres. The property is located northeast of Powers Boulevard and Platte Avenue. Concurrent Request: Request for approval for special use to allow mobile homes sales in the I-2 zone. Concurrent Request: Request by Associated Design Professionals on behalf of Platte Valley LLC for approval of a vacation and replat to subdivide Lot 2 of Appaloosa Highway 24 Subdivision Filing No. 2 into three lots.		
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 5,570 feet north of Rwy 17R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 45 feet above ground level; 6,255 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone 1 (APZ-1), Airport Noise Zone (ADNL)	

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

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

- The following avigation easements have been recorded April 18, 1973 in Book 2578 Page 605; September 10, 1992 in Book 5880 Page 209; and August 29, 2000 under Reception No. 200103169 and rerecorded September 5, 2000 under Reception No. 200106011. No further action required.
- The property is within the Accident Potential Zone 1 (APZ-1) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use associated with the property is permissible within the APZ-1 subzone.
- The property is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use appears to be compatible within the ADNL; however, there is an indoor noise reduction requirement for the office portion of the building as outlined in Section 4.3.1 of the El Paso County Land Development Code.
- Based on elevation data, 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:

