

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard May 24, 2017  
Land Use Review Item #12**

**El Paso County Buckslip Number(s):**

PPR-17-020

**Sponsor:**

Hammers Construction, Inc. on behalf of Meadowbrook Storage, LLC

**Tax Schedule #(s):**

5408101049

**Description:**

Request for approval of a site development plan for the development of a mini-storage and RV storage facility. The plan includes construction of 10 buildings totaling 112,824 square feet and associated parking, drive aisles, and landscaping. The property is zoned CS (Commercial Service) and consists of 5.3 acres. The property is located north of the intersection of Highway 24 and Highway 94.

**Construction or alteration of more than 200 feet above ground level?**

No

**Distance/direction from COS:**

11,300 feet north

**Total structure height at the estimated highest point:**

26 feet above ground level; 6,386 feet above mean sea level

**Commercial Airport Overlay Surface penetrated:**

Accident Potential Zone 2 (APZ-2), ADNL

**Project location exhibit on facing page**

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Staff Recommendation and Conditions of Approval (Subject to Airport Advisory Commission Action):

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

- An Airport Activity Notice and Disclosure or Avigation Easement is requested or provide proof of previous recording (book/page or reception number).
- 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 (storage) appears to be permissible in the APZ-2 subzone.
- The development is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use (storage) appears to be compatible within the 65 DNL noise contour; however, there is an indoor noise reduction requirement for any portion of the building that may be used as an office as outlined in Section 4.3.1 of the El Paso County Land Development Code.
- Based on elevation data, the Airport requests that the applicant 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:

