

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard January 27, 2021
Land Use Review Item #09**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): PPR2047, SF2032 <i>RESIDENTIAL DEVELOPMENT PLAN AND FINAL PLAT</i>		PARCEL #(S): 5407200052
DESCRIPTION: Request by Jackson Dearborn Partners and N.E.S. Inc., on behalf of Butler and Peetz LLC for approval of a site development plan for Lot 1 of the Solace of Colorado Springs for 234 units on 28.8 acres. The site is zoned RM-12/CAD-O (Residential multi-dwelling and Commercial Airport Overlay District). The site is located northeast of Powers Boulevard and Galley Road. Concurrent Request: Request for approval for the Solace at Colorado Springs final plat. <i>Review Note: The Solace of Colorado Springs preliminary plan was reviewed with recommended conditions by the Commission in March 2020.</i>		
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 1.5 miles north of Rwy 17R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 40 feet above ground level; 6,315 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Airport Noise Subzone (ADNL), Accident Potential Zone 2 (APZ-2)	
ATTACHMENTS: SOLACE SITE DEVELOPMENT PLAN AND NOISE STUDY: https://epcdevplanreview.com/Public/ProjectDetails/152712 CLICK ON VIEW SITE DEVELOPMENT PLAN 24"X36" UNDER DOCUMENT LIST CLICK ON VIEW NOISE STUDY UNDER DOCUMENT LIST SOLACE FINAL PLAT: https://epcdevplanreview.com/Public/ProjectDetails/152706 CLICK ON FINAL PLAT DRAWINGS 24"X36" UNDER DOCUMENT LIST		

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

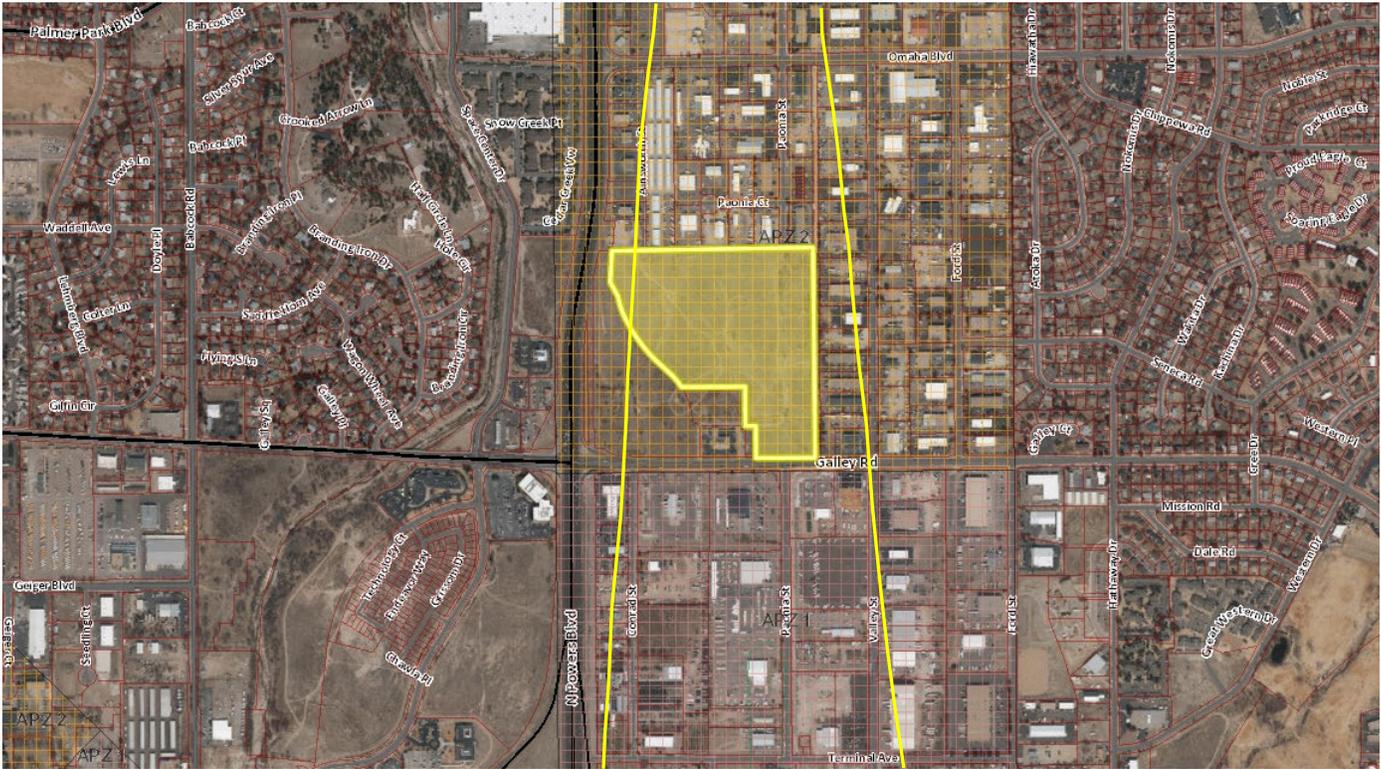
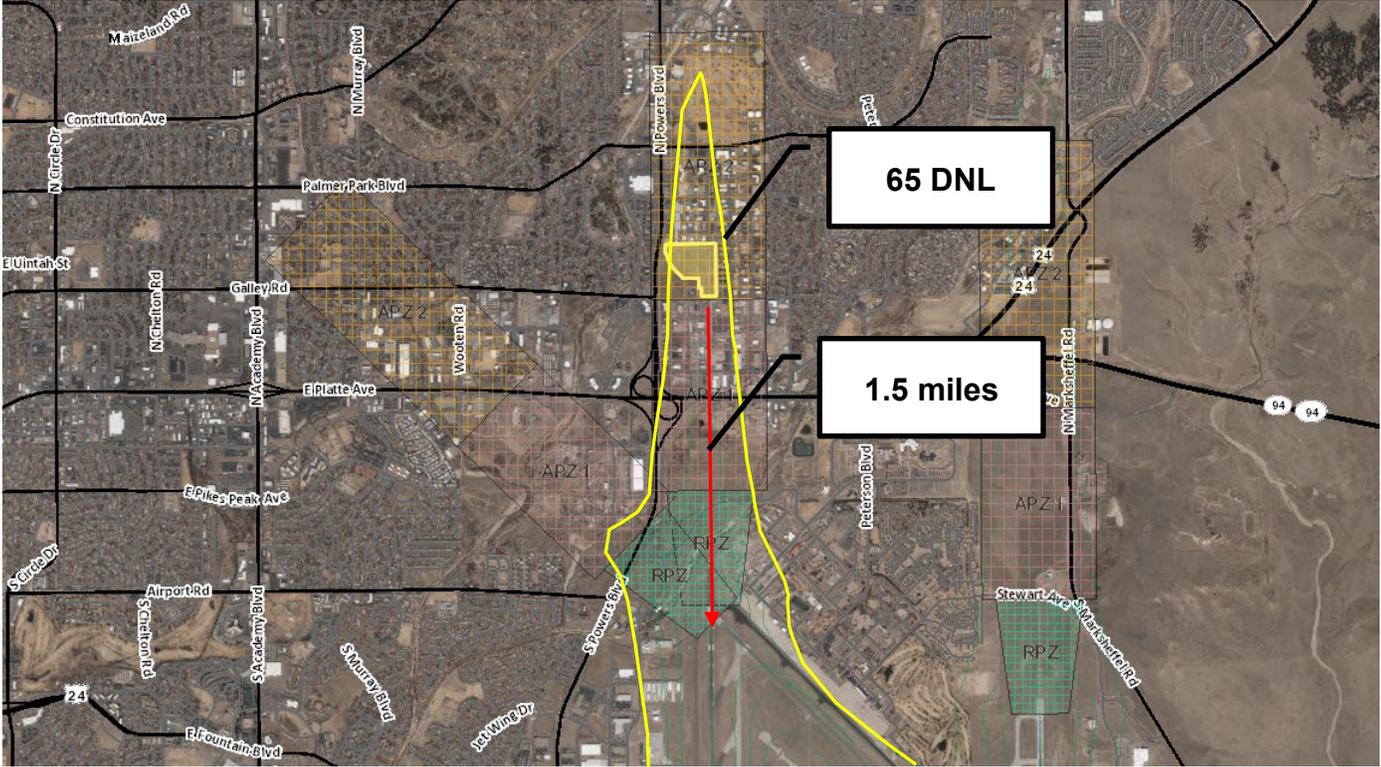
*Airport staff recommends **no objection** with the following conditions:*

- **ADNL/Noise:** Owner/Developer previously agreed to provide Airport Noise Lease Notice and Acknowledgement to tenants.
- Noise Study submitted with documents.
- **APZ-2:** 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 appears to be permissible in the APZ-2 subzone.
- **FAA 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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**Colorado Springs Airport Advisory Commission Meeting
To Be Heard January 27, 2021
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PROJECT LOCATION EXHIBIT:



Colorado Springs Airport Advisory Commission Meeting
To Be Heard March 25, 2020
Land Use Review Item #12

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): SP201 RESIDENTIAL DEVELOPMENT PLAN		PARCEL #(S): 5407200052
DESCRIPTION: Request by Jackson Dearborn Partners and N.E.S. Inc., on behalf of Butler and Peetz LLC for approval of the Solace of Colorado Springs preliminary plan. The plan consists of 348 multi-family units on approximately 29 acres. The site is zoned RM-12/CAD-O (Residential multi-dwelling and Commercial Airport Overlay District). The site is located northeast of Powers Boulevard and Galley Road. <i>Review Note: A rezone of this property from CC (Commercial Community) to RM-12 (Residential Multifamily) to allow for an apartment complex was conditionally approved by the Commission in October 2016.</i>		
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 1.5 miles north of Rwy 17R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 40 feet above ground level; 6,315 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Airport Noise Subzone (ADNL), Accident Potential Zone 2 (APZ-2)	
ATTACHMENTS: SOLACE OF COLORADO SPRINGS PRELIMINARY PLAN AND NOISE STUDY CLICK ON VIEW PRELIMINARY PLAN DRAWINGS (24"X36") UNDER DOCUMENT LIST CLICK ON VIEW NOISE STUDY UNDER DOCUMENT LIST		

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

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

- Owner/Developer previously agreed to provide Airport Noise Lease Notice and Acknowledgement to tenants.
- Developer to meet with Airport Staff.

