

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard May 23, 2018
Land Use Review Item #08**

EL PASO COUNTY BUCKSLIP NUMBER(S): PPR-18-020 COMMERCIAL SITE DEVELOPMENT PLAN		TAX SCHEDULE #(S): 5408102048
DESCRIPTION: Request by Hammers Construction for approval of a site development plan for a commercial building within the Padmark Business Park. The proposed building will be 12,500 square feet and be used as an office/warehouse. The property is located west of Marksheffel Road and north of Highway 24. The property is zoned CS (Commercial Services) and consists of 1.69 acres. <i>Review Note: Approval for a replat for this property to subdivide the property into 3 separate lots was reviewed and approved by the Commission in June 2017.</i>		
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 13,200 feet north of Rwy 17L	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 20 feet above ground level; 6,392 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone 2 (APZ-2), ADNL	

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

*Airport staff recommends **an objection** with the following conditions:*

- Proof of Avigation Easement filing noted on previous submittal documentation (Reception No. 206095824); no further action is required.
- The property 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 (office/warehouse) is permissible in the APZ-2 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 of office/warehouse/light manufacturing appears to be compatible within the 65 DNL noise contour; however there is an indoor noise reduction requirement for the office portion of the warehouse as outlined in Section 4.3.1 of the El Paso County Land Development Code.
- Based on elevation data contained in the submittal, 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:

