

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard February 28, 2018
Land Use Review Item #09**

EL PASO COUNTY BUCKSLIP NUMBER(S): SF-18-004 <i>RESIDENTIAL FINAL PLAT</i>	TAX SCHEDULE #(S): 5408000050, 5408000055
DESCRIPTION: <p>Request by Thomas & Thomas on behalf of Meadowbrook Crossing, LLC for approval of the Meadowbrook Crossing Filing No. 2 final plat for single-family residential lots. The property consists of approximately 32 acres and is located along Meadowbrook Parkway north of Highway 24 and east of Peterson Road.</p> <p><i>Review Note: A preliminary plan for single-family lots and open space tracts for this property was reviewed by the Commission in June 2017. A rezone of Meadowbrook Crossing from I-2 (Limited Industrial) to RS-5000 (Residential Suburban) to accommodate single-family residential units was reviewed and approved in September 2016.</i></p>	
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 9,400 feet northeast of Rwy 17R
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 30 feet above ground level; 6,348 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone 2 (APZ-2)

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

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

- An Avigation Easement was recorded for this property on March 17, 2017 (Reception No. 217030936); no further action is required.
- A portion of 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 (residential) appears to be permissible in the APZ-2 subzone.
- Although it appears that the property will be located outside of the 65 DNL noise contour, due to a portion of the property being within the APZ-2 subzone, it is recommended that a notification should be issued to inform residents that they are located in the APZ-2 and are within an approach corridor to a main runway at the Colorado Springs Airport.
- 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 future 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:

