

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard March 22, 2023
Land Use Review Item #11**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): VR233 <i>COMMERCIAL FINAL PLAT</i>		PARCEL #(S): 5405412005, 5405412010
DESCRIPTION: Request by M&S Civil Consultants, Inc. on behalf of DTV Meadowbrook LLC for approval of the Claremont Business Park 2 Filing No. 2 final plat. The plat includes 3 commercial service lots, private roads, utilities, and drainage. The site is zoned CS/CAD-O (Commercial Service and Commercial Airport Overlay District) and consists of approximately 4.9 acres. The site is located southwest of Marksheffel Road and Meadowbrook Parkway.		
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 2.6 miles north of Rwy 17L	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 45 feet above ground level; 6,425 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone 2 (APZ-2), ADNL Noise	
ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/187463 CLICK ON VIEW FINAL PLAT DRAWINGS UNDER REVIEW DOCUMENTS LIST		

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

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

- **Avigation Easement:** Proof of Avigation Easement filing noted on plat (Recorded at Reception No. 203019547 and Reception No. 206095824).
- **ADNL Noise:** The development is within the ADNL Airport Noise subzone. Commercial use is permissible within the ADNL subzone. If any portion of the proposed structure will be used as an office, the applicant should demonstrate intent to comply with the indoor noise reduction requirement outlined in Section 4.3.1 of the El Paso County Land Development Code.
- **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 is permissible in the APZ-2 subzone.
- **FAA Form 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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Project location exhibit:

