

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard November 17, 2021
Land Use Review Item #11**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): P218 RESIDENTIAL REZONE	PARCEL #(S): 5405000035, 5405000051
DESCRIPTION: Request by The Garrett Companies, Inc., on behalf of Feathergrass Investments, LLC for a rezone of Caliber at Constitution. The rezone consists of rezoning from CS/CAD-O (Commercial Service and Commercial Airport District) to RM-30/CAD-O (Residential Multi-Dwelling and Commercial Airport District). The site is being rezoned for future development to include 226 multi-family units in two (2), three (3) story buildings, a club house, swimming pool, landscaping and open spaces. The property is located at the southwest corner of Constitution Avenue and Marksheffel Road and consists of 12.26 acres. <i>Review Note: A preliminary plan, plat and rezone for this property for the Shops at Feathergrass was reviewed with recommended conditions by the Commission in January 2014.</i>	
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 3.4 miles north of Rwy 17R
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 40 feet above ground level; 6,480 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None
ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/175597 CLICK ON ZONING MAP UNDER DOCUMENTS LIST	

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

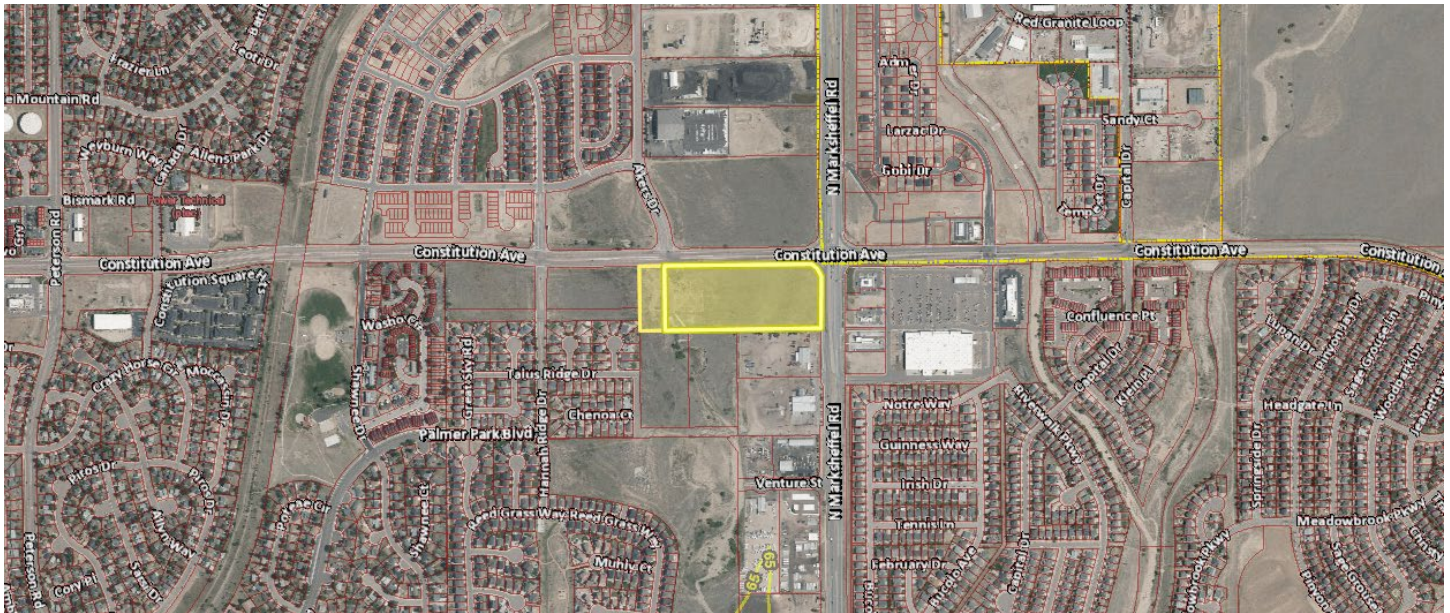
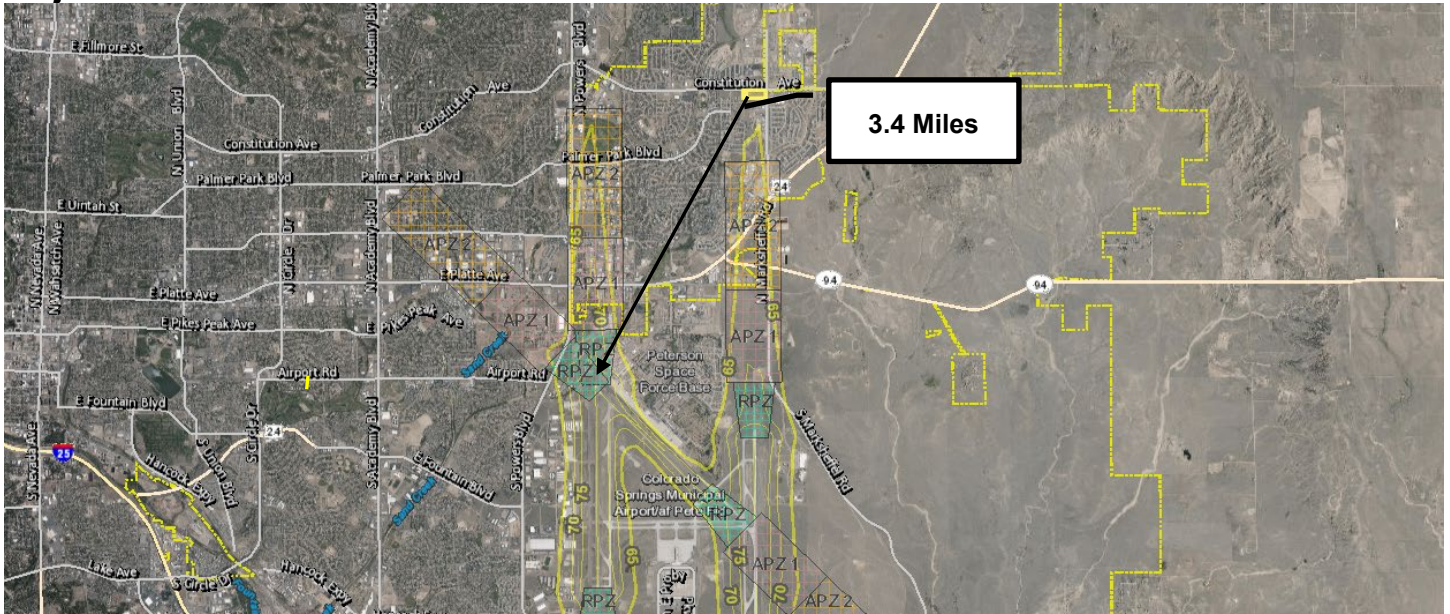
*Airport staff recommends **no objection** with the following conditions:*

- **Avigation Easement:** An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- **Airport Acknowledgement:** Upon accepting residency within Caliber at Constitution, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Caliber at Constitution lies within an Airport Overlay Zone and is located less than 4 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
- **Noise:** Although it appears that the property will be located outside of the 65 DNL noise contour, future development and its occupants may be impacted by noise caused by aircraft arriving to and departing from the Colorado Springs Airport. The developer should engage with airport staff for potential noise mitigation measures/construction materials and craft noise notification strategies for residents.
- **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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Project location exhibit:



Colorado Springs Airport Advisory Commission Meeting
To Be Heard January 22, 2014
Land Use Review Item #07

El Paso County Buckslip Number(s):

SF-13-021, SP-13-009, CS-13-003

Sponsor:

M.V.E., Inc. on behalf of Feathergrass Investments, LLC

Tax Schedule #(s):

5405000035, 5405000051, 5405100042, 5405100043

Description:

Request for approval of a minor subdivision final plat for the Shops at Feathergrass subdivision. The parcels are zoned PUD (Planned Unit Development) Commercial and CS (Commercial Services). The applicant is proposing to final plat the four tracts into one totaling approximately 17.5 acres and a County Road right-of-way. The property is located at the corner of Marksheffel Road and Constitution Avenue. **Concurrent Request:** Request for approval of a preliminary plan for the Shops at Feathergrass subdivision. **Concurrent Request:** Request to rezone a parcel consisting of 4.62 acres from PUD (Planned Unit Development) Commercial to CS (Commercial Services). *REVIEW NOTE: Request for approval of final plat for 45 single-family lots and multiple future development tracts on parcels 5405000035 and 5405000051 was reviewed by the Commission in September 2013.*

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

No

Distance/direction from COS:

3.4 miles north

Total structure height at the estimated highest point:

45 feet above ground level; 6,495 feet above mean sea level

Commercial Airport Overlay Surface penetrated:

None

Submittal of FAA Form 7460-1 requested?

See comment below

Avigation Easement requested?

See comment below

Project location exhibit on facing page

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

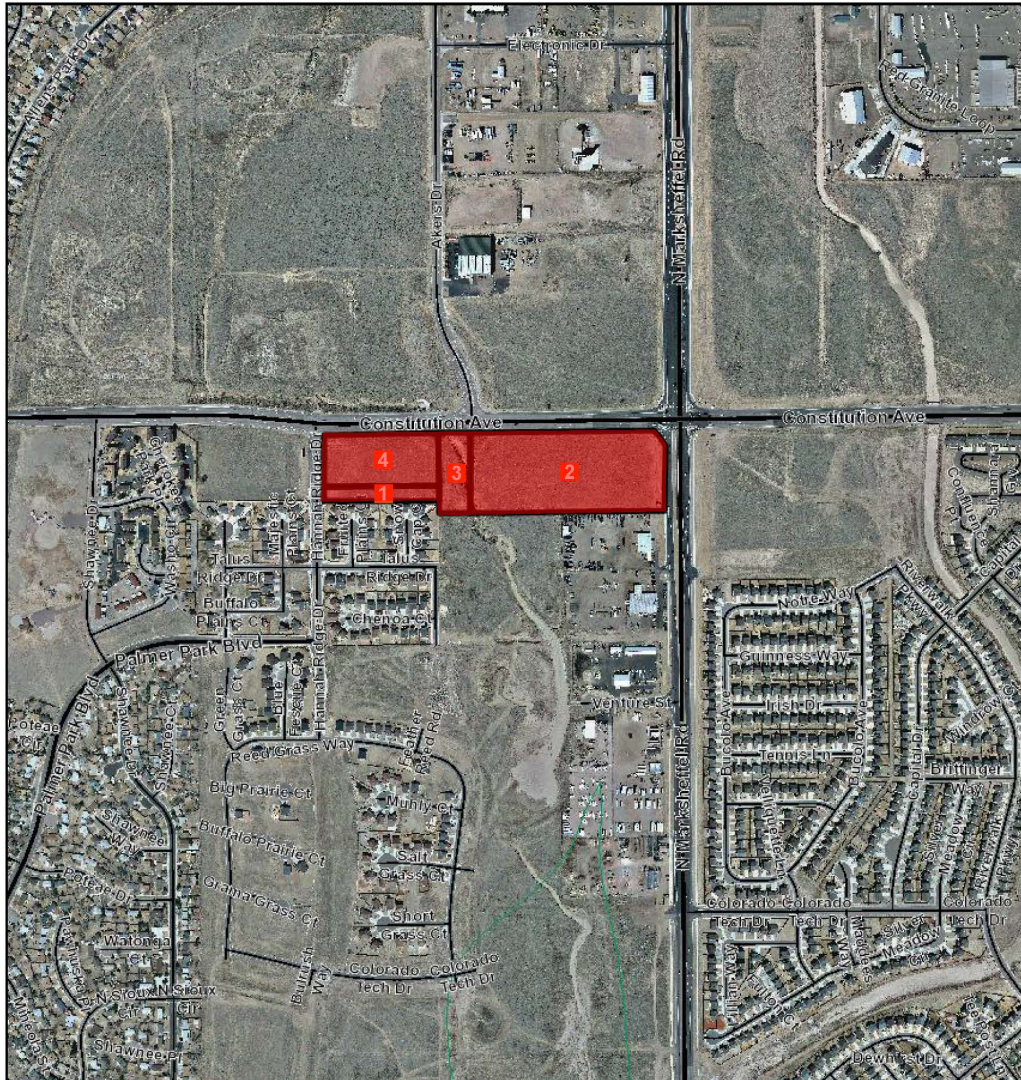
Airport staff recommends **no objection** with the following comments:

- Proof of previous Avigation Easement filing for portions of the property was provided in the Final Plat submittal documentation (Book 5612 at Page 726); An Avigation Easement for all parcels is requested.
- If use of temporary construction equipment will exceed 100 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results 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>).
- Although it appears that the proposed development will be located outside of the 65 DNL noise contour, the development and its occupants may be impacted by noise caused by aircraft arriving to and departing from the Colorado Springs Airport. The owner/applicant should familiarize themselves with the potentiality and ramifications thereof.

Colorado Springs Airport Advisory Commission Meeting To Be Heard January 22, 2014 Land Use Review Item #07

Project location exhibit:

City of Colorado Springs



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Map Scale
1 inch = 786 feet

1/14/2014