

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard January 27, 2021  
Land Use Review Item #10**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> CS204 <b>COMMERCIAL REZONE</b>		<b>PARCEL #(S):</b> 5418000069
<b>DESCRIPTION:</b> Request by T-Bone Construction Inc., on behalf of HCD Properties LLC for approval a rezone from an obsolete zone C-2 (Commercial) to CS (Commercial Service) to bring the zone into a current zoning classification in compliance with the County Master Plan and to bring the zoning classification into compliance prior to a development plan submittal. The proposed future use of the site is a commercial contractor's main office space and vehicle maintenance/storage building with an associated exterior screen fenced storage area. The property consists of 7.3 acres and is located southeast of Platte Avenue and Powers Boulevard.		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL?</b> No	<b>DISTANCE/DIRECTION FROM COS:</b> 0.9 miles north of Rwy 17R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b> 45 feet above ground level; 6,315 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b> Accident Potential Zone 1 (APZ-1)	
<b>ATTACHMENTS:</b> <a href="https://epcdevplanreview.com/Public/ProjectDetails/164978">https://epcdevplanreview.com/Public/ProjectDetails/164978</a> CLICK ON VIEW ZONING MAP UNDER DOCUMENT 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).
- **Noise:** Due to the proximity of the development in relation to the 65 DNL, the Airport Advisory Commission recommends the developer include sound mitigation construction techniques consistent with best practices for any office space use.
- **Accident Potential Zone:** The property is within the Accident Potential Zone 1 (APZ-1) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use associated with this property requires special use approval for commercial use within the APZ-1 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>).

# Colorado Springs Airport Advisory Commission Meeting To Be Heard January 27, 2021 Land Use Review Item #10

## PROJECT LOCATION EXHIBIT:

