

**SEE ATTACHED FOR PREVIOUS REVIEW**

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard June 26, 2019  
Land Use Review Item #06**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b> PPR-19-025, AL-19-014, ADR-19-004 <i>COMMERCIAL DEVELOPMENT PLAN, SPECIAL USE</i>		<b>TAX SCHEDULE #(S):</b> 57407317012
<b>DESCRIPTION:</b> Request by Forsgren Associates, Inc., on behalf of Hughes Landscaping Inc., for approval of a development plan for a sod sales office and outside storage within lot 1 of the Appaloosa Highway 24 Subdivision. Development includes construction of a 6,400 square foot building, parking and outside storage. The site is zoned I-2 (Limited Industrial) and consists of approximately 1 acre. The property is located northeast of Platte Avenue and Powers Boulevard. <b>Concurrent Request:</b> Request for special use to allow a contractor equipment yard within the I-2 zone. <b>Concurrent Request:</b> Request for approval for an administrative relief for reduction of building setback distances.  <i>Review Note: A site development plan for an industrial building for lot 2 of the Appaloosa Highway 24 Subdivision was reviewed and approved by the Commission in February 2019.</i>		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b>  5,570 feet north of Rwy 17R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  26 feet above ground level; 6,243 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  Accident Potential Zone 1 (APZ-1), Airport Noise Subzone (ADNL)	

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

***Subject to Airport Advisory Commission Action***

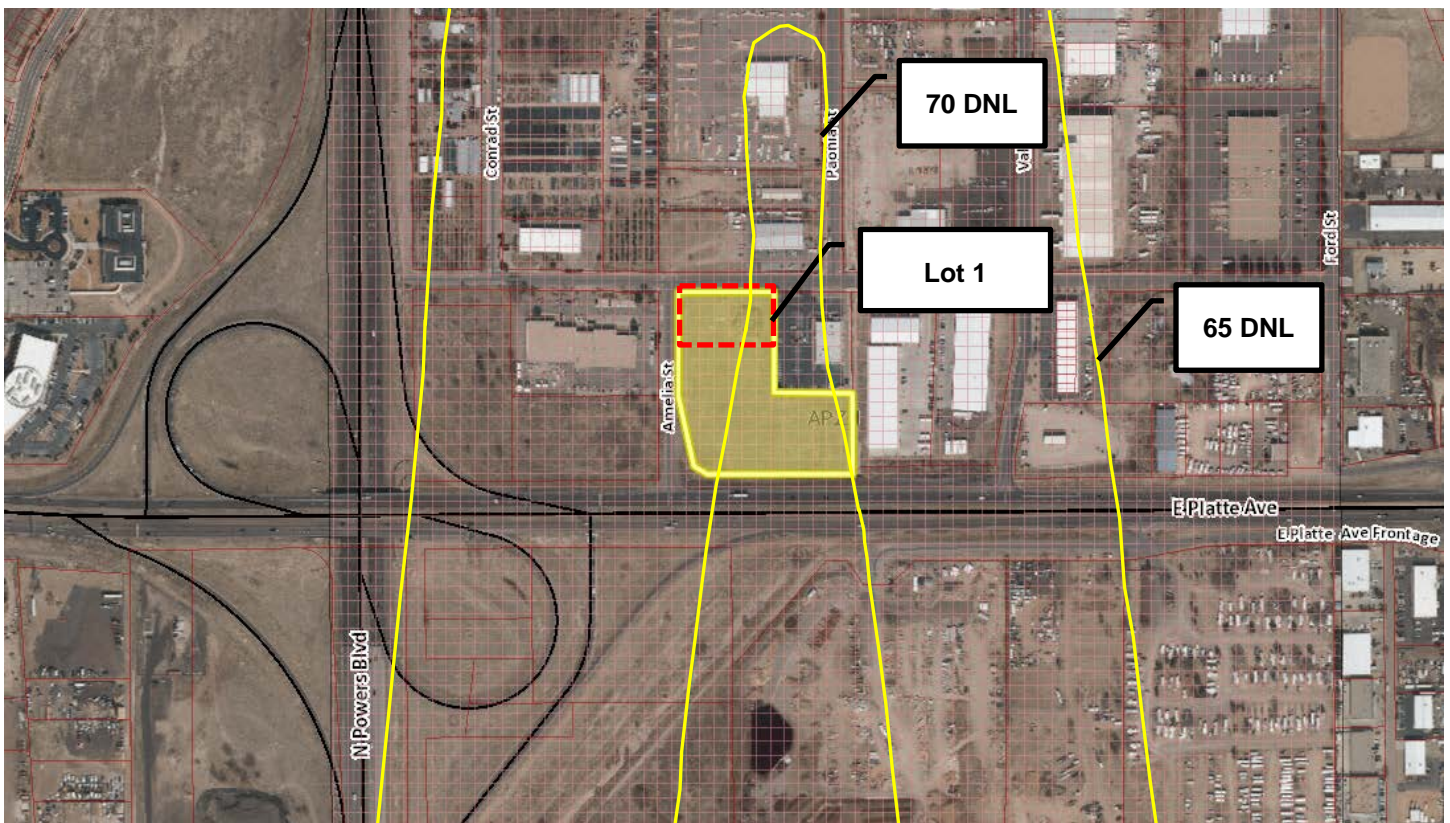
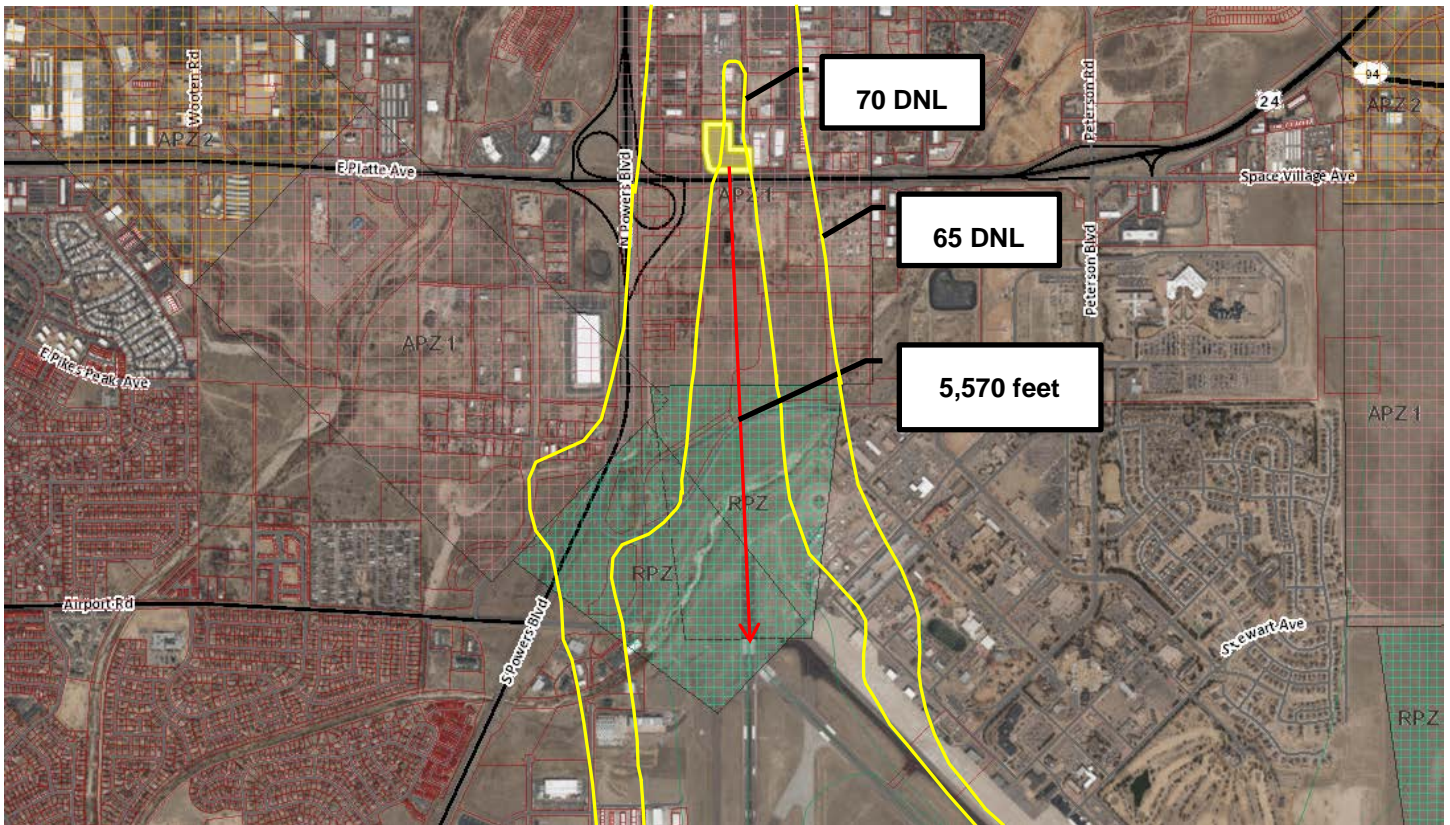
*Airport staff recommends **no objection** with the following conditions:*

- Proof of previous Avigation Easement filing was provided in the replat submittal documentation from 8/22/18. The following avigation easements have been recorded April 18, 1973 in Book 2578 Page 605; September 10, 1992 in Book 5880 Page 209; and August 29, 2000 under Reception No. 200103169 and rerecorded September 5, 2000 under Reception No. 200106011. No further action required.
- The proposed development 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 development appears to be permissible in the APZ-1 subzone.
- The property is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District, as adopted by El Paso County. Since the proposed will have a sales office, the development requires a thirty (30) dBA indoor noise reduction using approved construction techniques with a noise reduction certificate provided.
- Based on elevation data, the Airport requests that the applicant 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:**



**Colorado Springs Airport Advisory Commission Meeting**  
**To Be Heard February 27, 2019**  
**Land Use Review Item #15**

PREVIOUS REVIEW

<b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b> PPR-19-003  <b>COMMERCIAL DEVELOPMENT PLAN</b>		<b>TAX SCHEDULE #(S):</b> 5407317012
<b>DESCRIPTION:</b> Request by Associated Design Professionals on behalf of Copestone General Contractors for approval of a site development plan for Appaloosa Highway 24 Subdivision Filing No. 1A Lot 2. The plan is for construction of a 10,800 square foot light industrial building. The site is zoned I-2 (Limited Industrial) and consists of 1.08 acres. The property is located northeast of Platte Avenue and Powers Boulevard.  <i><b>Review Note:</b> A vacation and replat to subdivide Lot 2 of Appaloosa Highway 24 Subdivision into three lots and allow a mobile home sales office was reviewed and approved by the Commission in August 2018.</i>		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b>  5,570 feet north of Rwy 17R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  45 feet above ground level; 6,395 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  Accident Potential Zone 1 (APZ-1), Airport Noise Subzone (ADNL)	

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

***Subject to Airport Advisory Commission Action***

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- Proof of previous Avigation Easement filing was provided in the replat submittal documentation from 8/22/18. The following avigation easements have been recorded April 18, 1973 in Book 2578 Page 605; September 10, 1992 in Book 5880 Page 209; and August 29, 2000 under Reception No. 200103169 and rerecorded September 5, 2000 under Reception No. 200106011. No further action required.
- The proposed development 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 development appears to be permissible in the APZ-1 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 appears to be compatible within the ADNL; however, if there will be an office portion to the building, there is an indoor noise reduction requirement as outlined in Section 4.3.1 of the El Paso County Land Development Code.
- Based on elevation data, the Airport requests that the applicant 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.
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