

MARKSHEFFEL CROSSING- AIRPORT OVERLAY

JUNE 2026; REVISED AUGUST 2026

SITE DETAILS:

TSN: 5405001004, 5405000055, 5405000033, 5405000050

ADDRESS: N MARKSHEFFEL RD, 1816 N MARKSHEFFEL RD, 7765 VENTURE ST

ACREAGE: 57.28 ACRES

CURRENT ZONING: I-3 CAD-O/ I-2 CAD-O/ APZ-2, ADNL, ANAV

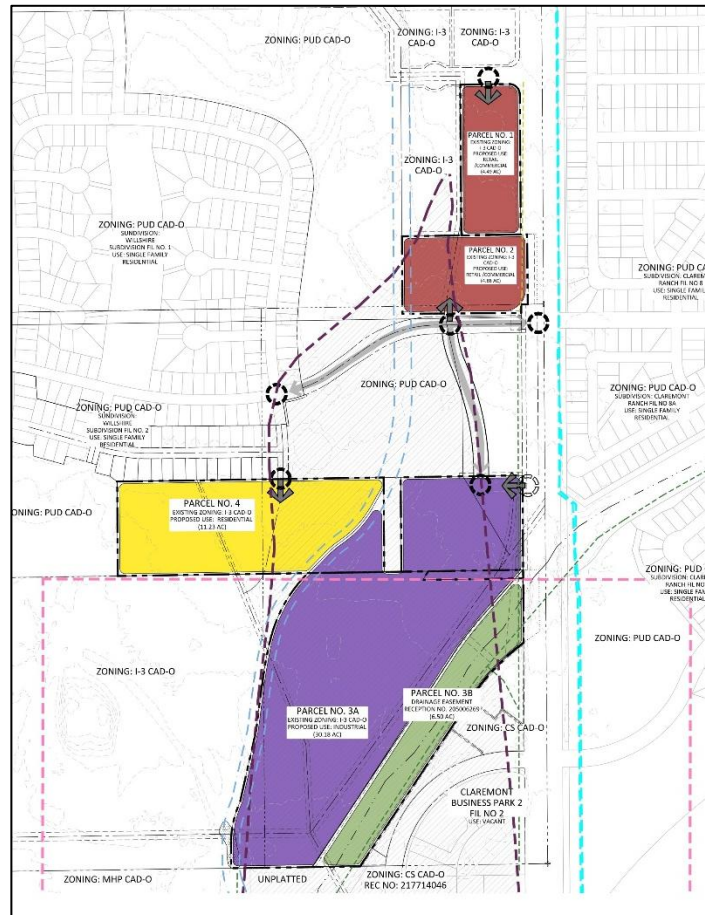
CURRENT USE: LIGHT INDUSTRIAL, TRAILER AND CONEX STORAGE, VACANT

PROPOSE USE: INDUSTRIAL, COMMERCIAL, RESIDENTIAL

FILE #: SKP-26-001

COLORADO SPRINGS AIRPORT OVERLAY DISTRICT

Portions of the Sketch Plan lie within the APZ2 and ADNL subzones of the CAD-O which encompasses the entire site. However, impacts to future development are unknown at this time due to the conceptual nature of the Sketch Plan. These subzones permit a range of uses including residential, commercial, institutional, recreational, agricultural, and industrial uses per Table 4-7 of Section 4.3 of the LDC. The ADNL subzone is the most restrictive and does not allow residential development unless a finding by the BoCC is made regarding noise mitigation. Any residential use within the 65 DNL airport noise contour shall comply with applicable airport compatibility requirements. A noise study and/or noise attenuation measures to achieve a minimum 30 dBA noise level reduction may be required at the time of rezoning and/or development review once final design and use is known. A noise study cannot be completed at this time due to the



unknown type of unit, construction type, and materials that all factor in helping to mitigate noise. Other allowed and special uses are subject to noise mitigation measures including commercial, office, civic uses.

The APZ-2 subzone is less restrictive and allows a broader range of uses, including single-family and multifamily residential, which are not subject to the noise mitigation measures that apply to the ADNL subzone. However, only a small portion of the site lies within the APZ-2 Overlay with all proposed uses being industrial related. As part of future reviews with more detailed information, the County and Airport may evaluate whether building design features or construction methods are appropriate to address interior noise levels for habitable spaces. Coordination with the Colorado Springs Airport and compliance with the El Paso County Land Development Code, Airport Overlay regulations, and applicable FAA guidance will be required at the time of development plan review to ensure residential uses are compatible with airport operations.

Commercial and industrial development is generally considered more compatible with higher ambient noise environments and is typically less constrained by the 65 dB DNL contour. Uses such as office, retail, warehouse, and industrial development are customarily allowable within the Airport Overlay zone, with any site-specific noise considerations evaluated based on building use and occupancy. Enclosed office or customer-occupied areas may be reviewed for potential acoustic considerations, while warehouse, industrial floor areas, and distribution uses are generally not subject to residential interior noise standards. Development within or adjacent to the Airport Overlay zone will continue to be reviewed for consistency with airport compatibility requirements, FAA regulations, and local land use procedures to protect airport operations and minimize land use conflicts, without precluding appropriate commercial or industrial development.

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The Code states the BOCC shall make the finding now and included in the resolution. No actual mitigation has been provided. This is not a noise study. What are the actual measurements for dba on the property in the area? what is the mitigation recommended by the acoustical engineer for residential homes?