

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard June 28, 2017
Land Use Review Item #12**

El Paso County Buckslip Number(s):

VR-17-005

Sponsor:

Hammers Construction, Inc. on behalf of Hallgren Properties

Tax Schedule #(s):

5408102048

Description:

Request for approval for a replat for Padmark Business Park Filing No. 1 to subdivide the property into 3 separate lots. The property is zoned CS (Commercial Services) and Lot 1 is currently undergoing development. The property consists of 3.85 acres and is located northwest of Marksheffel Road and Highway 24. **Review Note:** *Approval for a site development plan for this property was reviewed and approved by the Commission in February 2017 and again for a second review in April 2017.*

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

No

Distance/direction from COS:

13,200 feet north (17L)

Total structure height at the estimated highest point:

20 feet above ground level; 6,392 feet above mean sea level

Commercial Airport Overlay Surface penetrated:

Accident Potential Zone 2 (APZ-2), ADNL

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 conditions:

- Proof of previous Avigation Easement filing was provided in the submittal documentation (Reception No. 206095824); no further action is required.
- The property 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 (office/warehouse/light manufacturing) appears to be permissible in the APZ-2 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 of office/warehouse/light manufacturing appears to be compatible within the 65 DNL noise contour; however there is an indoor noise reduction requirement for the office portion of the warehouse as outlined in Section 4.3.1 of the El Paso County Land Development Code.
- Based on elevation data contained in the submittal, 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>).

Colorado Springs Airport Advisory Commission Meeting To Be Heard June 28, 2017 Land Use Review Item #12

Project location exhibit:

