

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard May 24, 2023  
Land Use Review Item #10**

<p><b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> PPR2315 <b>COMMERICAL SITE DEVELOPMENT PLAN</b></p>	<p><b>PARCEL #(S):</b> 5405412007</p>
<p><b>DESCRIPTION:</b> Request by DTV Meadowbrook LLC on behalf of Super Star Carwash for approval of a site development plan for a car wash facility. The site is zoned CS/CAD-O (Commercial Service/Commercial Airport Overlay District) and consists of 1.48 acres. This site is located at the corner of Meadowbrook and Marksheffel.</p>	
<p><b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b> No</p>	<p><b>DISTANCE/DIRECTION FROM COS:</b> 2.6 miles north of Rwy 17L</p>
<p><b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b> 30 feet above ground level; 6,417 feet above mean sea level</p>	<p><b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b> Accident Potential Zone 2 (APZ-2), Airport Noise Subzone (ADNL)</p>
<p><b>ATTACHMENTS:</b> <a href="http://epcddevplanreview.com">Project Details - EDARP (epcddevplanreview.com)</a> CLICK ON VIEW SITE DEVELOPMENT PLAN UNDER DOCUMENTS LIST</p>	

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

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

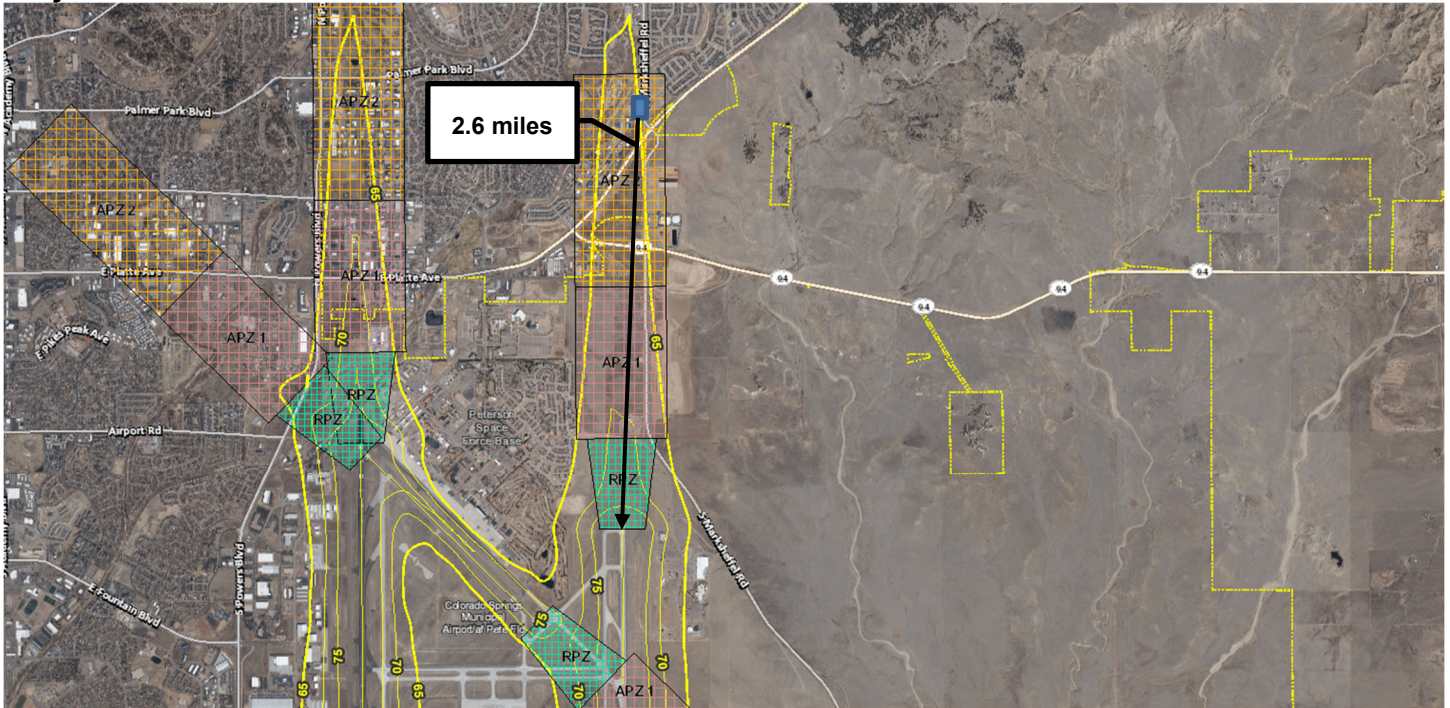
*Airport staff recommends **no objection** with the following conditions:*

- **Avigation Easement:** An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- **Noise:** The development is within the ADNL Airport Noise subzone. If any portion of the proposed structure will be used as an office, the applicant should demonstrate intent to comply with the indoor noise reduction requirement outlined in Section 4.3.1 of the El Paso County Land Development Code.
- **APZ-2:** The proposed development 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 is permissible in the APZ-2 subzone.
- **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>).



# Colorado Springs Airport Advisory Commission Meeting To Be Held May 24, 2023 Land Use Review Item #10

Project location exhibit:



p

