

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard March 25, 2020
Land Use Review Item #16
(Land Use Item #16 from December 2019)**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): SF1927 RESIDENTIAL FINAL PLAT	PARCEL #(S): 5500000135, 5500000412
DESCRIPTION: Request by COLA LLC for approval of the Trails at Aspen Ridge Filing No. 2 final plat. The plat includes 98 single family lots, open space/parks on approximately 24 acres. This development is part of the mixed-use development for the Trails at Aspen Ridge consisting of a total of 175 acres. The property is zoned RS-5000/CAD-O (Residential Suburban with Commercial Airport Overlay). The property is located southeast of the intersection of Bradley Road and Powers Boulevard. <i>Review Note: A planned unit development and preliminary plan for the Trails at Aspen Ridge was reviewed and approved by the Commission in March 2019.</i>	
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 0.92 miles south of Rwy 35R
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 30 feet above ground level; 5,950 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone 2 (APZ-2)
ATTACHMENTS: TRAILS AT ASPEN RIDGE FILING NO 2 FINAL PLAT CLICK ON VIEW FINAL PLAT DRAWINGS 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:** The owner/developer has placed airport disclosure notices on the Final Plat drawings as requested by the Airport Advisory Committee for the Trails at Aspen Ridge Filing 2. This notice will also be placed on all future final plat documents. An avigation easement was recorded 1/16/13 at Reception No. 213006737.
- **Noise:** The owner/ developer has agreed to work with builders in the use of common and regional building techniques to help mitigate sound per HUD Sound Transmission Class Guidelines. A Noise Study has been completed and the owner/ developer has stated they will follow the building recommendations as outlined in Section 4.2 Building Construction of the noise study.
- **Accident Potential Zone:** Parcel is within Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use associated within the development of this parcel appears to be permissible in the APZ-2 subzone; the proposed plat is outside of the APZ-2 subzone; however, future proposed residential is within the APZ-2 subzone.
- **FAA Form 7460:** 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://oaaaa.faa.gov/oaaaa/external/portal.jsp>).

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PROJECT LOCATION EXHIBIT:

