

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard May 22, 2019  
Land Use Review Item #08**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b> CS-19-001, AL19-009  <b>COMMERCIAL REZONE</b>		<b>TAX SCHEDULE #(S):</b> 6524400048
<b>DESCRIPTION:</b> Request by HCD Properties, Inc., for approval of a rezone from C-2 (Commercial – now obsolete), to CS (Commercial Service) for a contractor equipment yard. The proposed use for the property includes a vehicle maintenance and storage building with associated office space. There will also be outside storage. The property consists of 7.1 acres and is located southeast of Powers Boulevard and Platte Avenue. <b><u>Concurrent Request:</u></b> Request for approval for a special use permit to allow a contractor equipment yard for 1.05 acres. There is no development proposed for this portion of the property.		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b>  4,500 feet north of 17R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  45 feet above ground level; 6,305 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:*

- An Avigation Easement or proof of previous filing (book/page or reception number) is requested. Airport Activity Notice Disclosure is 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 development is within the ADNL Airport Noise subzone. Commercial use is permissible within the ADNL subzone. The office portion is a special use within the ADNL subzone and requires a thirty (30) dBA indoor noise reduction using approved construction techniques with a noise reduction certificate provided.
- 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.
- 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 May 22, 2019  
Land Use Review Item #08**

**PROJECT LOCATION EXHIBIT:**

