

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard March 22, 2023
Land Use Review Item #10**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): PPR2311 COMMERCIAL DEVELOPMENT PLAN		PARCEL #(S): 5408305005
DESCRIPTION: Request by Kimley-Horn and Associates on behalf of The Equity Group, LLC for approval of a site development plan for Lot 2 at Crossroads Filing No 2. The plan includes two commercial lots for retail buildings. The site is zoned CR/CAD-O (Commercial Regional and Commercial Airport Overlay District) and consists of 0.79 acres. The site is located at the intersection of Highway 24 and Highway 94. <i>Review Note: The Crossroads Mixed Use Filing No. 2 final plat for this parcel was reviewed with recommended conditions by the Commission in January 2023.</i>		
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 1.7 miles northeast of Rwy 17R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 45 feet above ground level; 6,365 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None	
ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/189559 CLICK ON VIEW SITE DEVELOPMENT PLAN UNDER REVIEW DOCUMENTS LIST		

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

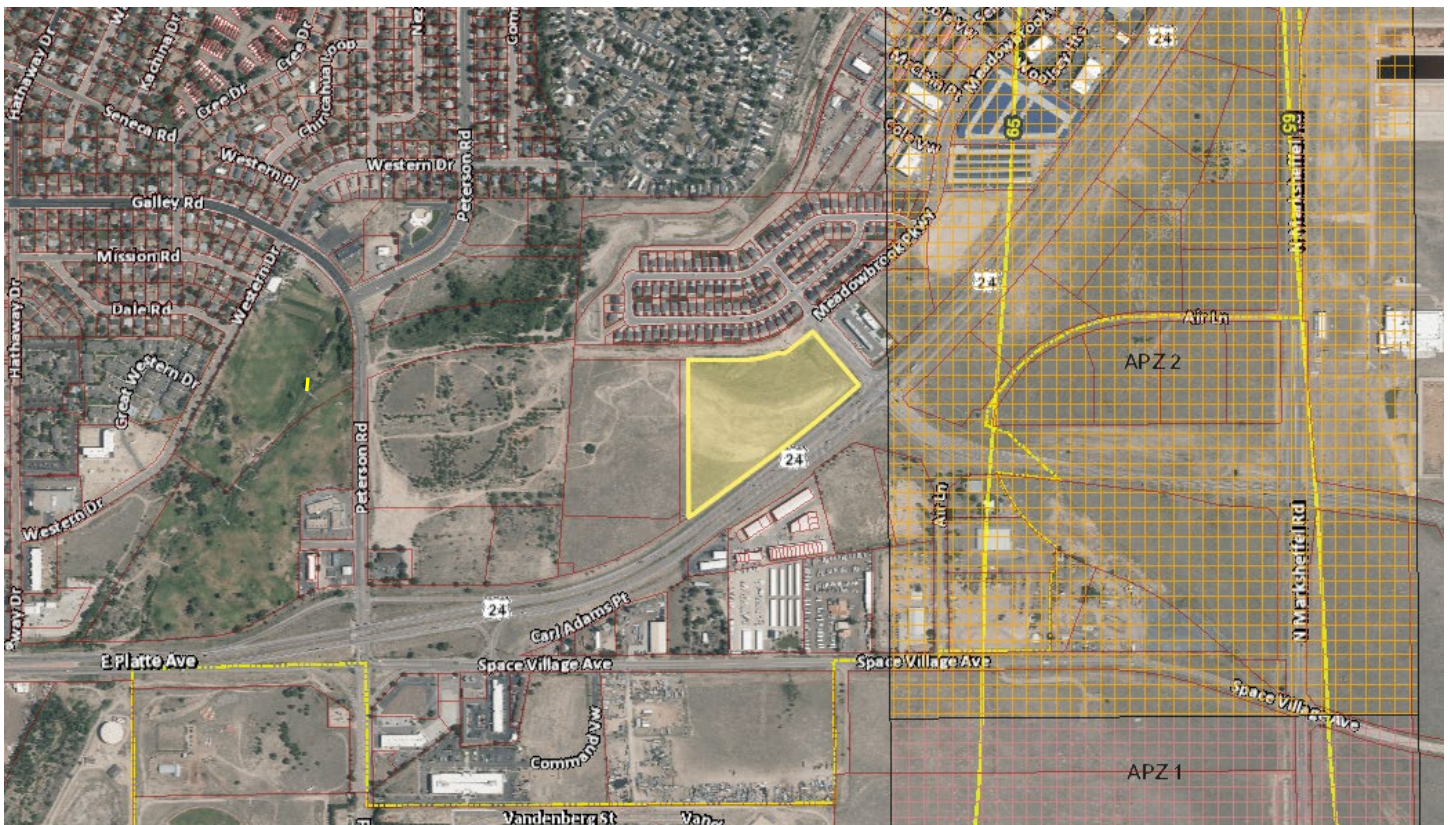
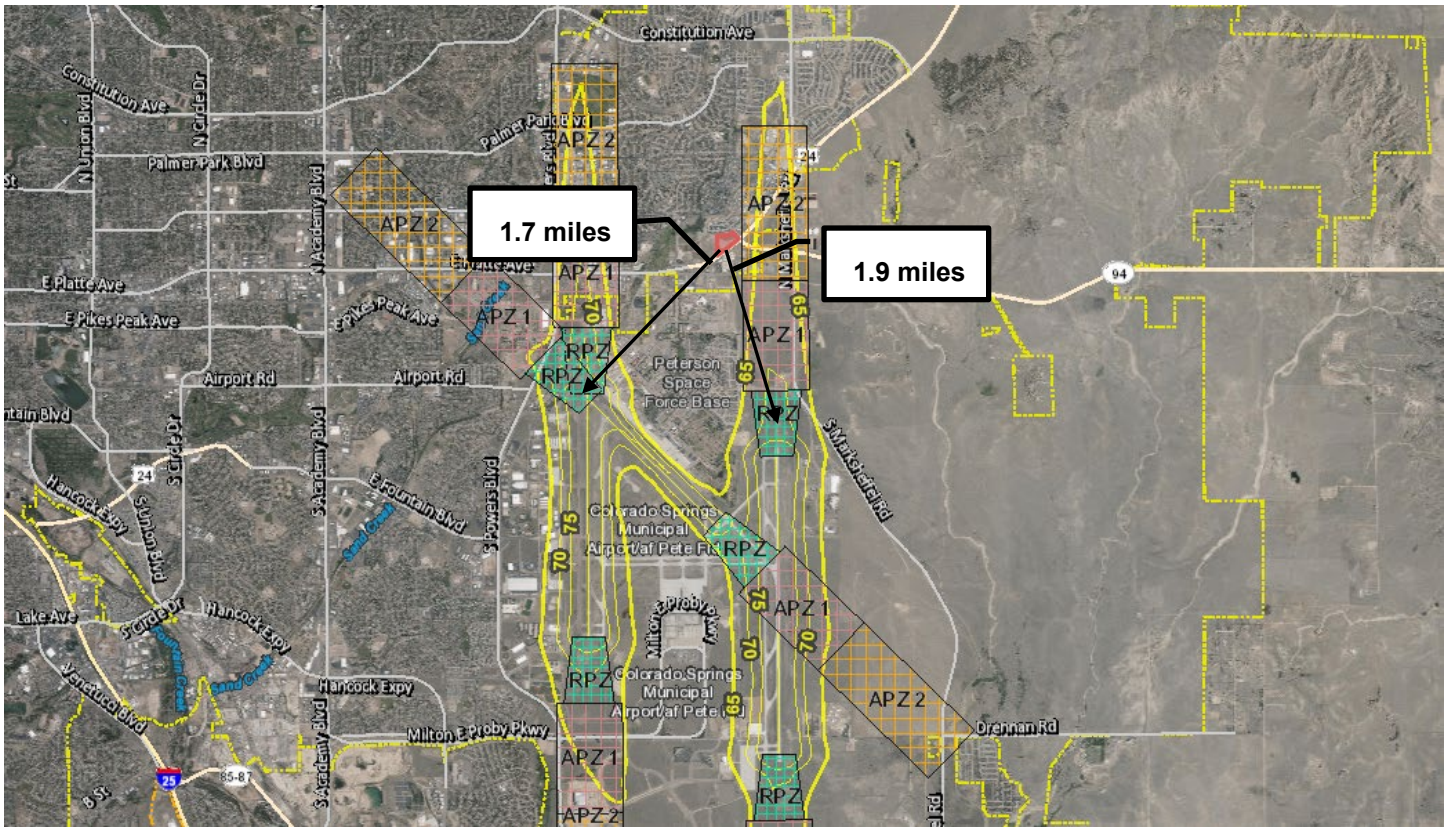
*Airport staff recommends **no objection** with the following conditions:*

- **Avigation Easement:** An avigation easement is requested or provide proof of previous recording (book/page or reception number). Plat notes avigation easement.
- **Noise:** Although the proposed development will be located outside of the 65 DNL noise contour, the developer is encouraged to work with the airport for noise mitigation measures and procedures. The developer should notify tenants of potential noise impacts in their lease agreement, or wherever appropriate, to ensure all future tenants are made aware of noise impacts associated with aircraft overflight.
- **FAA Form 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>).

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Project location exhibit:



Colorado Springs Airport Advisory Commission Meeting
To Be Heard January 25, 2023
Land Use Review Item #15

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): SF2238 COMMERCIAL FINAL PLAT		PARCEL #(S): 5408305005
DESCRIPTION: Request by M&S Civil Consultants on behalf of Crossroads Development Company, LLC for approval of the Crossroads Mixed Use Filing No. 2 final plat. The plat includes 2 commercial lots and 3 tracts for private road public utility improvements and future development. The site is zoned CR/RS-5000/CAD-O (Commercial Regional, Residential Suburban, and Commercial Airport Overlay District) and consists of approximately 12 acres. The site is located at the intersection of Highway 24 and Highway 94.		
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 1.7 miles northeast of Rwy 17R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 45 feet above ground level; 6,365 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None	
ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/185602 CLICK ON VIEW FINAL PLAT DRAWINGS UNDER REVIEW DOCUMENTS LIST		

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

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

- **Avigation Easement:** Proof of Avigation Easement filing noted on plat previous submittal documentation (Recorded at Reception No. 203019547 and Reception No. 206095824); no further action is required.
- **Noise:** Although the proposed development will be located outside of the 65 DNL noise contour, the developer is encouraged to work with the airport for noise mitigation measures and procedures. The developer should notify tenants of potential noise impacts in their lease agreement, or wherever appropriate, to ensure all future tenants are made aware of noise impacts associated with aircraft overflight.
- **FAA Form 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>).

PREVIOUS REVIEW

Colorado Springs Airport Advisory Commission Meeting To Be Heard January 25, 2023 Land Use Review Item #15

Project location exhibit:

