

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard July 25, 2018  
Land Use Review Item #15**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b> SKP-18-002, CS-18-003  <b>SKETCH PLAN COMMERCIAL AMENDMENT AND REZONE</b>	<b>TAX SCHEDULE #(S):</b>  5500000135, 5507206036
<b>DESCRIPTION:</b>  Request by CPR Entitlement, LLC on behalf of Rankin Holdings LP for approval of the Springs at Waterview Sketch Plan amendment. The amendment includes modifying 1.7 acres of residential use to commercial use as part of the Springs East at Waterview development. The property consists of 26.64 acres and is located southeast of the intersection of Bradley Road and Powers Boulevard. <b>Concurrent Request:</b> Request for approval to rezone 1.7 acres from residential RS-5000 (Residential Suburban) to CS (Commercial Service).  <b>Review Note:</b> <i>The Waterview Sketch Plan previous amendment for commercial and residential uses was reviewed and approved by the Commission in February 2018. The Springs East at Waterview preliminary plan and initial rezone and commercial development for this property was reviewed and approved by the Commission in March 2018.</i>	
<b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b>  4,900 feet south of Rwy 35R
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  45 feet above ground level; 6,045 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  Accident Potential Zone 1 (APZ-1); Accident Potential Zone (APZ-2); ADNL Airport Noise Subzone

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

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

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

- The developer shall work with airport staff to create mechanisms for communicating aviation impacts within deeds of land development.
- An Avigation Easement or proof of previous filing (book/page or reception number) 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. Commercial development is permissible in the APZ-1 subzone.
- 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. Commercial development is permissible in the APZ-2 subzone.
- Based on elevation data, 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>).

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**PROJECT LOCATION EXHIBIT:**

