

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard April 26, 2023  
Land Use Review Item #10**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> VR236 <b>COMMERCIAL REPLAT</b>		<b>PARCEL #(S):</b> 5406304050
<b>DESCRIPTION:</b> Request by Oliver Watts Consulting for approval of the Powers Centre Filing No. 3A vacation/replat. The plat includes replatting existing lot into 3 lots for individual business owners. The existing lot is a commercial shopping center with multiple tenants and is surrounded by other commercial uses. The site is zoned CR/CAD-O (Commercial Regional and Commercial Airport Overlay District) and consists of approximately 5.6 acres. The property is located southeast of Palmer Park Boulevard and Powers Boulevard.		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL?</b> No	<b>DISTANCE/DIRECTION FROM COS:</b> 2.1 miles north of Rwy 17R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b> 45 feet above ground level; 6,345 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b> Accident Potential Zone 2 (APZ-2), Airport Noise Subzone (ADNL)	
<b>ATTACHMENTS:</b> <a href="https://epcdevplanreview.com/Public/ProjectDetails/188974">https://epcdevplanreview.com/Public/ProjectDetails/188974</a> CLICK ON VIEW FINAL PLAT DRAWINGS UNDER 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 (Recorded in Book 2465 at Page 481 and 759); no action is required.
- **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.
- **ADNL Noise:** The site is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District. The zone is compatible within the ADNL noise subzone; if any portion of future development 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.
- **FAA Form 7460-1 Airspace Evaluation:** If there will be any future vertical development at this site, the applicant is to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for 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:

