

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard May 22, 2024  
Land Use Review Item #6**

<p><b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> PPR2413 <i>COMMERCIAL SITE DEVELOPMENT PLAN</i></p>	<p><b>PARCEL #(S):</b> 5406304025</p>
<p><b>DESCRIPTION:</b> Request by Barghausen Consulting Engineers, Inc. on behalf of Eastbound &amp; Down, LLC for approval of Dutch Bros. Coffee – CO0907 Site Development Plan. The plan is for a Dutch Brothers Coffee Drive-Thru. The site is currently zoned CR/CAD-O (Commercial Regional/Commercial Airport Overlay) and consists of approximately 0.62 acres. The site is located on the northeast corner of Powers Blvd and Omaha Blvd.</p>	
<p><b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b>  No</p>	<p><b>DISTANCE/DIRECTION FROM COS:</b>  2 miles northwest of Rwy 17R</p>
<p><b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  24 feet above ground level; 6,323 feet above mean sea level</p>	<p><b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  APZ-2 (Accident Potential Zone – 2)</p>
<p><b>ATTACHMENTS:</b> CLICK ON VIEW SITE DEVELOPMENT PLAN UNDER DOCUMENTS LIST <a href="https://epcdevplanreview.com/Public/ProjectDetails/195587">https://epcdevplanreview.com/Public/ProjectDetails/195587</a></p>	

**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) please add on plat.
- **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:

