

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard February 28, 2018
Land Use Review Item #08**

EL PASO COUNTY BUCKSLIP NUMBER(S): PPR-18-007 COMMERCIAL DEVELOPMENT PLAN		TAX SCHEDULE #(S): 5408102013
DESCRIPTION: <p>Request by Hammers Construction, Inc. on behalf of Cmont, LLC for approval of plot plan for a 5,000 square foot warehouse and outdoor storage area. The warehouse will be used for storage of wooden barrels containing liquids and outside storage will consist of empty connex (large metal cargo) containers. The property is currently zoned CS (Commercial Service) and consists of 0.98 acres. The property is located north of Highway 24 and west of Marksheffel Road.</p>		
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 11,800 feet northeast of Rwy 17R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 45 feet above ground level; 6,395 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone 2 (APZ-2), Airport Noise Subzone (ADNL)	

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

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

- Provide proof of previous avigation easement or Airport Activity Notice and Disclosure recordation for the property.
- 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 (warehouse) appears to be 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.
- A portion of the property is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use (warehouse and outdoor storage) appears to be compatible within the 65 DNL noise contour;
- 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:

