

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard January 27, 2020
Land Use Review Item #09**

| | | |
|--|---|-----------------------------------|
| EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): SP2011, P208 <i>COMMERCIAL/RESIDENTIAL PRELIMINARY PLAN AND REZONE</i> | | PARCEL #(S): 5408007005 |
| DESCRIPTION: <p>Request by Kimley-Horn & Associates on behalf of Colorado Springs Equities, LLC for approval of the Crossroads Mixed Use Preliminary Plan. The plan includes 10 commercial lots, one (1) multifamily residential (12.695 AC), and three (3) tracts for stormwater detention/water quality, private rights-of-way and other improvements. The property is located southwest of the intersection of Highway 24 and Highway and consists of approximately 29.04 acres. Concurrent Request: Request for approval of a rezone for approximately 13.5 acres from CR/CAD-O (Commercial Regional and Commercial Aviation District Overlay (CAD-O) to RM-30/CAD-O (Residential Multi-dwelling).</p> <p><i>Review Note: The approval of the Crossroads Metropolitan District Nos. 1 & 2 was reviewed with recommended conditions by the Commission in June 2020.</i></p> | | |
| CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No | DISTANCE/DIRECTION FROM COS: 1.5 miles northeast of Rwy 17R | |
| TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 45 feet above ground level; 6,425 feet above mean sea level | COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None | |
| ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/162286 CLICK ON VIEW PRELIMINARY PLAN DRAWINGS UNDER DOCUMENTS LIST | | |

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

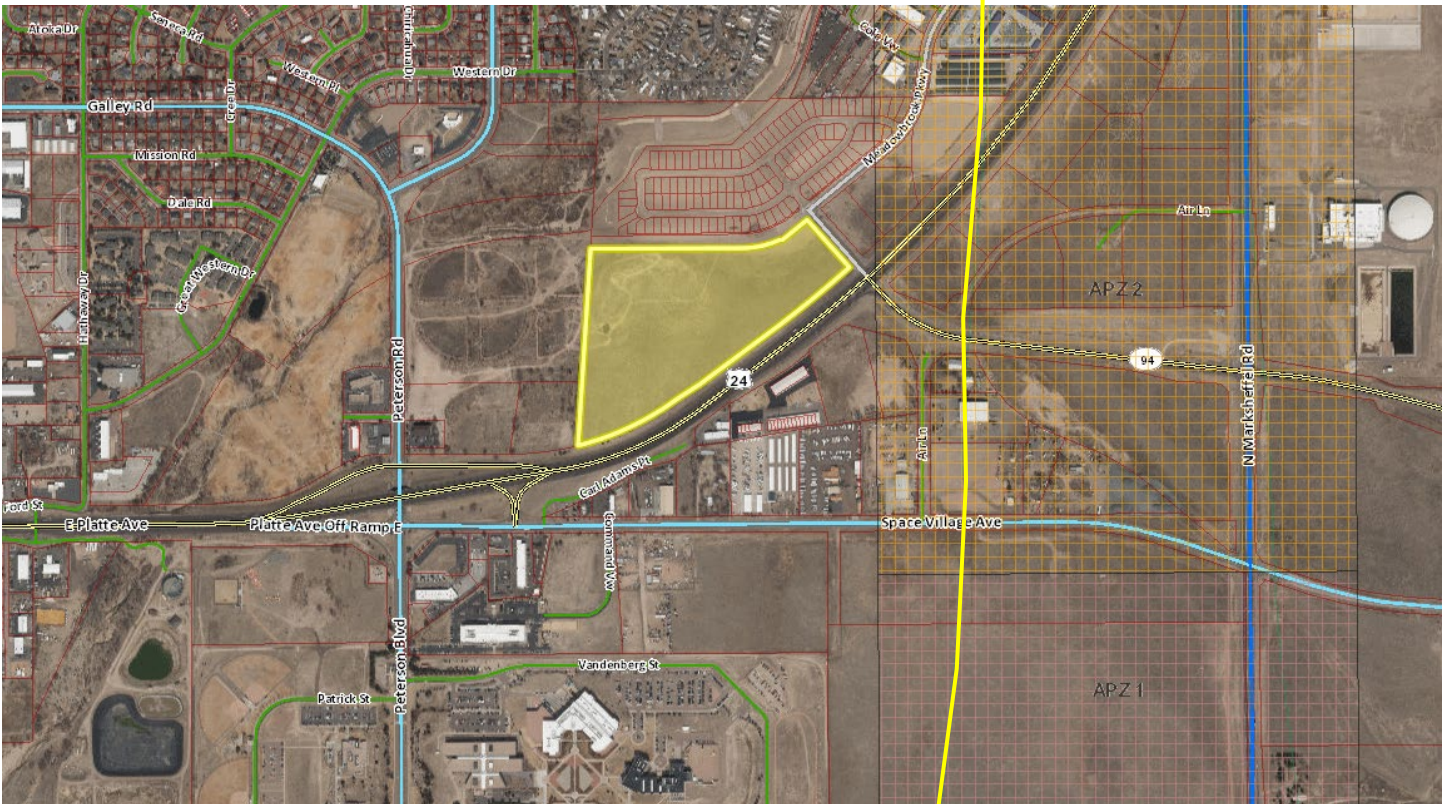
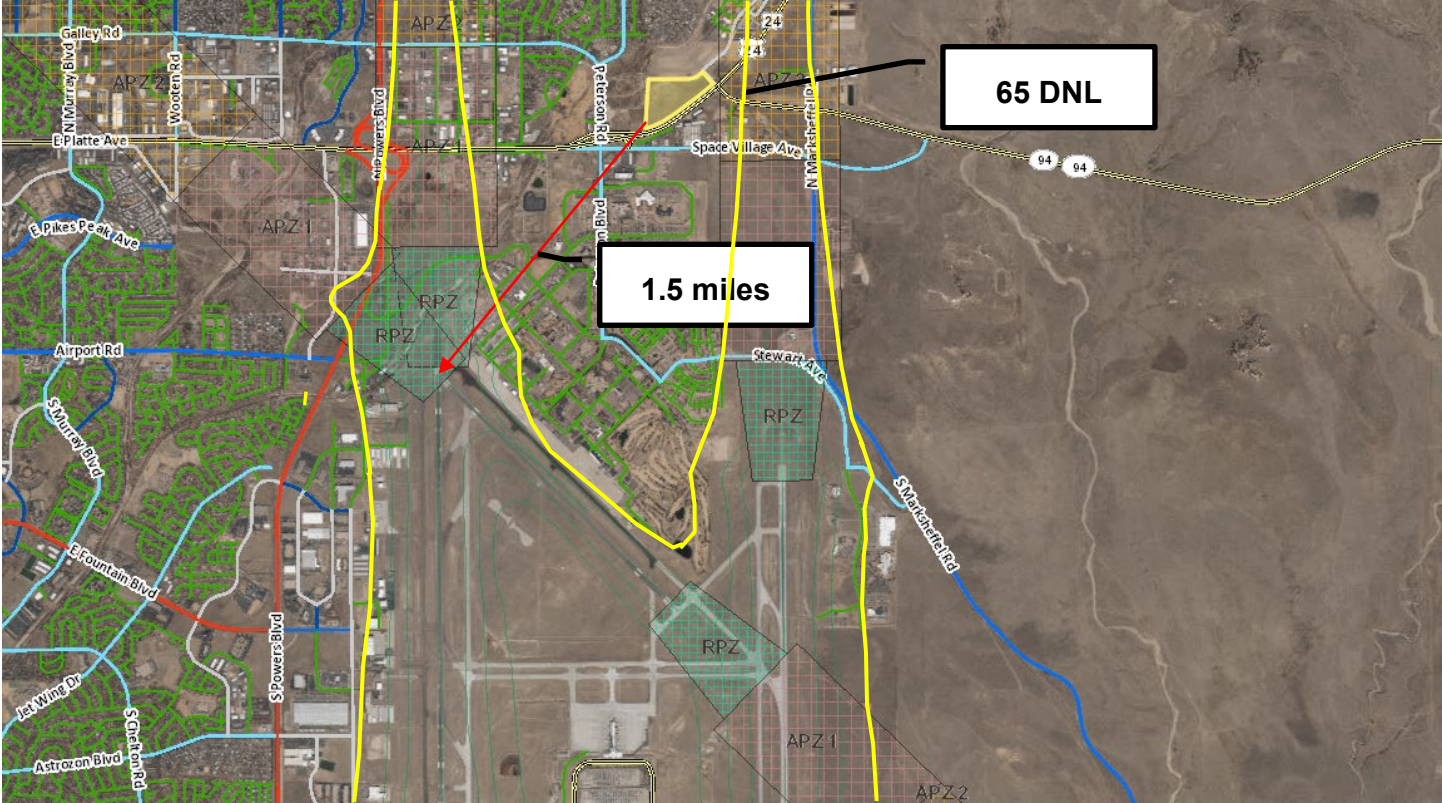
Airport staff recommends no objection with the following conditions:

- **ADNL:** Although it appears that 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.
- **Noise Disclosure:** Upon accepting residency within Crossroads at Meadowbrook, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Crossroads at Meadowbrook lies within an Airport Overlay Zone and is located less than 2 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
- **Avigation Easement:** Proof of previous filing (Book 2478, Page 304) is noted on plan; no further action required.
- **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>.

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard January 27, 2020
Land Use Review Item #09**

PROJECT LOCATION EXHIBIT:



Colorado Springs Airport Advisory Commission Meeting
To Be Heard June 24, 2020
Land Use Review Item #07

| | |
|---|---|
| EL PASO COUNTY BUCKSLIP NUMBER(S): ID201 <i>SPECIAL DISTRICT COMMERCIAL, INDUSTRIAL AND RESIDENTIAL</i> | TAX SCHEDULE #(S): 5408001008, 5408001029 5408001032 – 1034, 5408001041 – 1042, 5408001050 – 1052, 5408007005 |
| DESCRIPTION: Request by Spencer Fance, LLC on behalf of Colorado Springs Equities, LLC for approval of a Special District. The District includes the formation of Crossroads Metropolitan District Nos. 1 & 2. District 1 is located southwest of the intersection of Highway 24 and Highway 94 consists of 29.04 acres and is anticipated to be developed into mixed use retail and medical office or apartment buildings. The second parcel of land, District 2 is located northwest of the intersection of Highway 94 and Marksheffel Road and consists of approximately 45 acres. This property is anticipated to be developed into retail, restaurants, and potentially a sports park in the future. The property is currently zoned CR/I-2/RS-5000/CAD-O (Commercial Regional, Limited Industrial, Residential Suburban, Commercial Airport Overlay). | |
| CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No | DISTANCE/DIRECTION FROM COS: 1.9 miles north of Rwy 17L 1.5 miles northeast of Rwy 17R |
| TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 45 feet above ground level; 6,425 feet above mean sea level | COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone (APZ-2), ADNL Noise Subzone |
| ATTACHMENTS: CROSSROADS METROPLITAN DISTRICT CLICK ON VIEW "DISTRICT AREA MAP AND EXTRATERRITORIAL SERVICE AREA MAP" UNDER DOCUMENT LIST | |

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

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

- **ADNL:** The development is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District, as adopted by El Paso County.
- Residential use is not compatible within the 65 DNL noise contour and no residential development is permitted within the 65 DNL contour.
- No development that creates mass gatherings is permitted.
- The approval of this land use item by the Airport and the AAC does not constitute as any commitment, agreement, or other to the land owned by the Airport indicated as a future inclusion area.
- Other uses may require the indoor noise reduction requirement as outlined in Section 4.3.1 of the El Paso County Land Development Code.
- **Avigation Easement:** An Avigation Easement or proof of previous filing (book/page or reception number) is requested.
- **APZ-2:** The proposed is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed uses associated with this development appears to be permissible in the APZ-2 subzone.
- **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>.

Colorado Springs Airport Advisory Commission Meeting

To Be Heard June 24, 2020

Land Use Review Item #07

PROJECT LOCATION EXHIBIT:

