

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard July 22, 2020
Land Use Review Item #07**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): SKP202 SKETCH PLAN AMENDMENT - RESIDENTIAL		PARCEL #(S): 5500000332 5500000414
DESCRIPTION: Request by Dakota Springs Engineering on behalf of Rankin Holdings, LP for approval of the Waterview Sketch Plan amendment. The amendment includes modifying 52.9 acres of industrial (P-14) and 16.1 acres of commercial (P-15) to single-family residential creating a new parcel (P-19) on plan for 69 acres of residential. An additional 5.2 acres from parcel P-17 will be modified from commercial to multi-family residential and create a new parcel (P-21). The property is currently zoned I-2 (Limited Industrial). The property is located northeast of Powers Boulevard and Bradley Road. <i>Review Note: An amendment to the sketch plan was reviewed with recommended conditions by the Commission in July 2018. The most recent review for development south of this area was Trails at Aspen Ridge final plat in March 2020 (Tabled from December 2019).</i>		
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 0.87 miles south of Rwy 35R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 45 feet above ground level; 6,045 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone 1 (APZ-1), ADNL Airport Noise subzone	
ATTACHMENTS: <u>WATERVIEW SKETCH PLAN AMENDMENT</u> CLICK ON SKETCH PLAN DRAWING(S) UNDER DOCUMENT LIST		

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

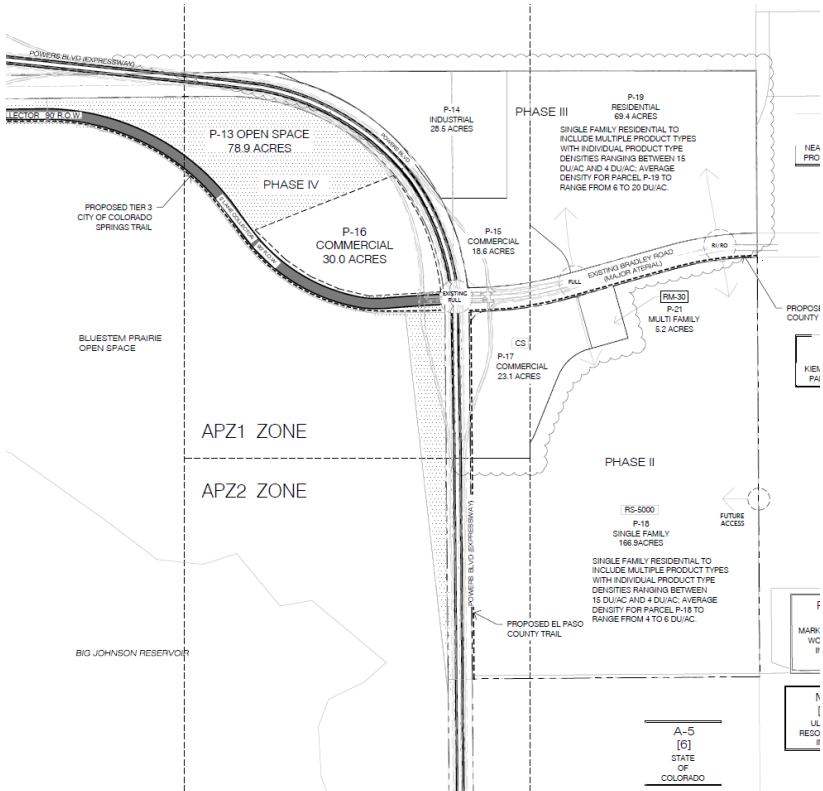
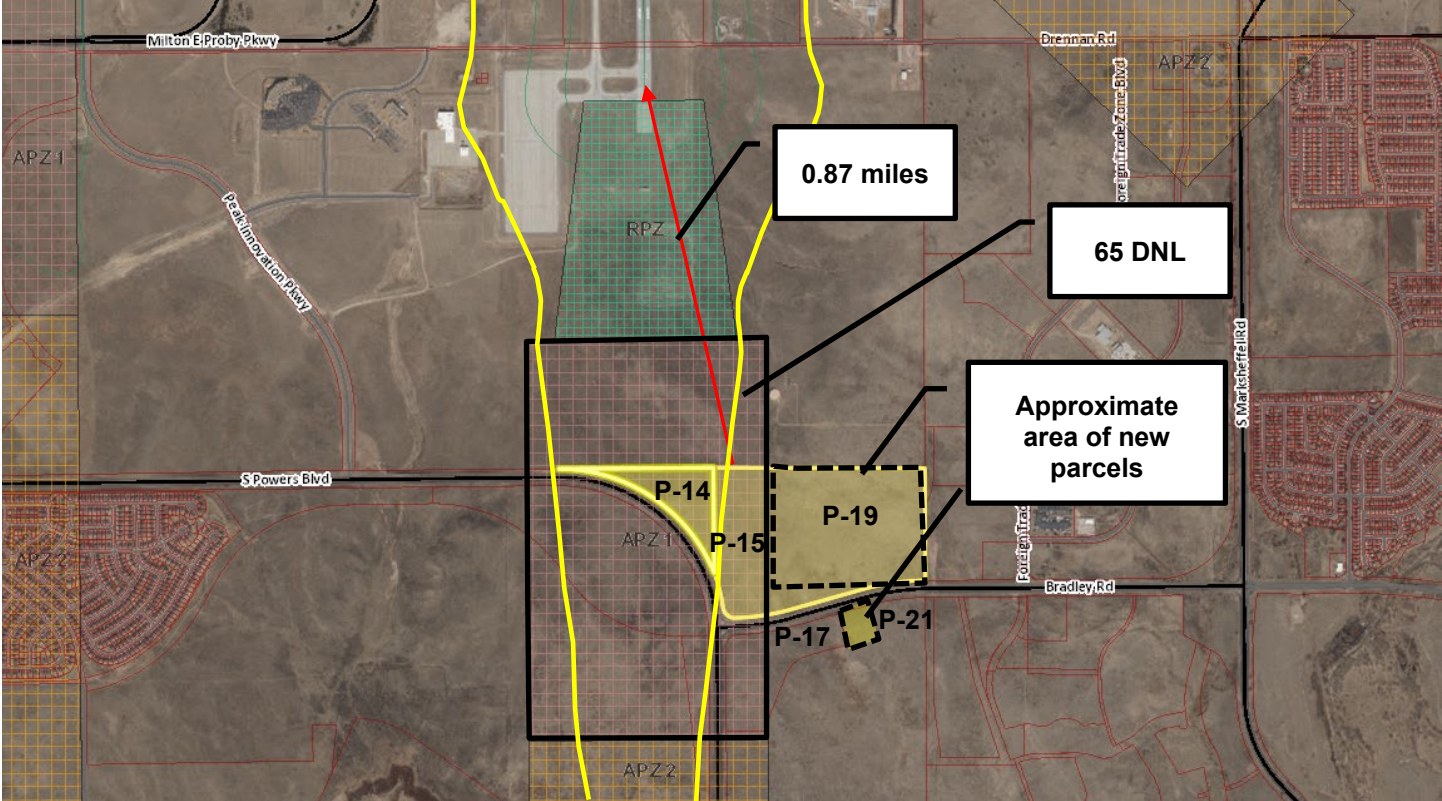
Airport staff recommends an objection with the following conditions:

- **Avigation Easement:** An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- **ADNL Noise:** The industrial and commercial parcels are within the ADNL Airport Noise subzone. These uses are permissible within the ADNL subzone. If any portion of the proposed structure 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.
- **APZ-1:** 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. The proposed uses (commercial) requires special use approval while industrial appears to be permissible in the APZ-1 subzone.
- **FAA Form 7460-1:** 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; FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

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PROJECT LOCATION EXHIBIT:



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

EL PASO COUNTY BUCKSLIP NUMBER(S): SKP-18-002, CS-18-003 SKETCH PLAN COMMERCIAL AMENDMENT AND REZONE	TAX SCHEDULE #(S): 5500000135, 5507206036
DESCRIPTION: 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. Concurrent Request: Request for approval to rezone 1.7 acres from residential RS-5000 (Residential Suburban) to CS (Commercial Service). Review Note: <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>	
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 4,900 feet south of Rwy 35R
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 45 feet above ground level; 6,045 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: 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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