

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard October 26, 2022
Land Use Review Item #10**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): PPR2252, SF2232 RESIDENTIAL SITE DEVELOPMENT PLAN AND FINAL PLAT	PARCEL #(S): 5407205047
DESCRIPTION: <p>Request by Kimley-Horn & Associates on behalf of CS Powers & Galley, LLC for approval of Cimarron Hills (Solace) Phase 2 Site Development Plan. The plan includes a 108-unit multi-family development consisting of five (5) – three (3) story buildings including parking recreation and open spaces. The site is zoned RM-12/CAD-O (Residential Multi-Dwelling, Commercial Airport Overlay District) and consists of approximately 7.7 acres. The site is located northeast of Powers Boulevard and Galley Road. Concurrent Request: Request for approval of the Solace Apartments Filing No. 2 final plat.</p> <p>Review Note: <i>The Solace of Colorado Springs preliminary plan was reviewed and the AAC recommended disapproval in April 2020 based on the following: “The Airport Advisory Commission provides advice when requested to various legislative bodies within the County, including the El Paso County Board of County Commissioners. The Commission believes Land Use development #12 is not compatible with “Requirements of the (County) Code” to be located within the 65 DNL noise contour of the Colorado Springs Airport.”</i></p>	
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 1.7 miles north of Rwy 17R
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 42 feet above ground level; 6,312 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Airport Noise Subzone (ADNL), Accident Potential Zone 2 (APZ-2)
ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/184177 CLICK ON VIEW SITE DEVELOPMENT PLAN UNDER REVIEW DOCUMENTS LIST https://epcdevplanreview.com/Public/ProjectDetails/184176 CLICK ON VIEW FINAL PLAT DRAWINGS UNDER REVIEW DOCUMENTS LIST	

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard October 26, 2022
Land Use Review Item #10**

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

*Airport recommends **no objection**, with staff **strongly recommending** that the following conditions are agreed on between the Developer and the Airport:*

- **Avigation Easement:** Proof of Avigation Easement filing noted on plat (Recorded at Reception No. 221101914); no further action is required.
- **ADNL/Noise:** 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.

- **Airport Staff previously met with Developer and agreed to provide the following:**
Airport Noise Lease Notice and Acknowledgement to tenants:
Upon accepting residency within Solace of Colorado Springs, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Solace of Colorado Springs 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.
- Verified recorded ordinance for future plat requirements.
- Noise Study: A more thorough noise study is to be completed by the developer; a new noise study was submitted in May 2020.

- **Noise Mitigation:** The developer has agreed to the use of noise mitigation/construction materials and to the thirty (30) dBA noise reduction.

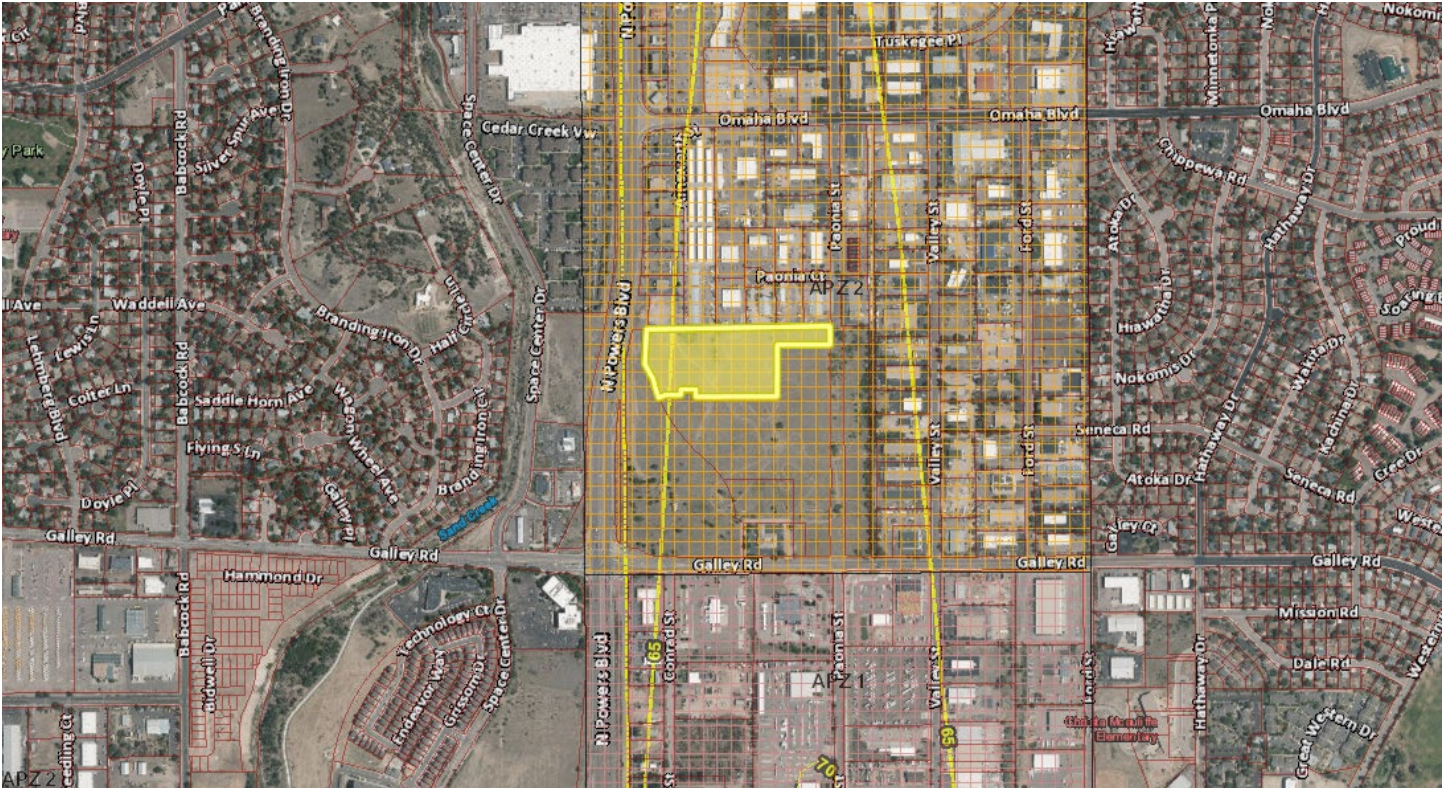
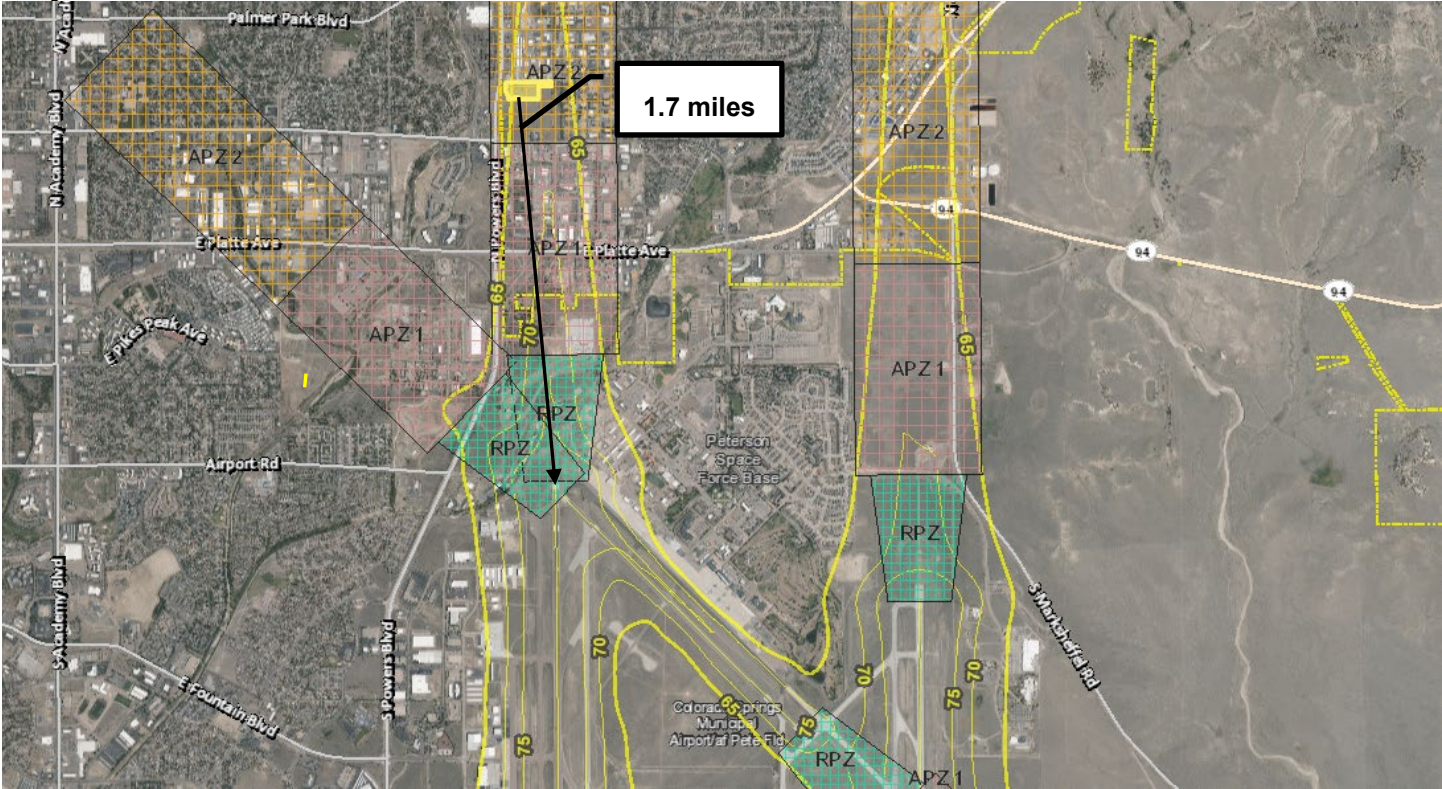
- **APZ-2:** The proposed development is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use associated with this development is permissible in the APZ-2 subzone per El Paso County Land Development Code.

- **FAA 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 October 26, 2022
Land Use Review Item #10**

Project location exhibit:



Colorado Springs Airport Advisory Commission Meeting
To Be Heard January 27, 2021
Land Use Review Item #12

<p>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): PPR2047, SF2032 RESIDENTIAL DEVELOPMENT PLAN AND FINAL PLAT</p>	<p>PARCEL #(S): 5407200052</p>
<p>DESCRIPTION:</p> <p>Request by Jackson Dearborn Partners and N.E.S. Inc., on behalf of Butler and Peetz LLC for approval of a site development plan for Lot 1 of the Solace of Colorado Springs for 234 units on 28.8 acres. The site is zoned RM-12/CAD-O (Residential multi-dwelling and Commercial Airport Overlay District). The site is located northeast of Powers Boulevard and Galley Road. Concurrent Request: Request for approval for the Solace at Colorado Springs final plat.</p> <p>Review Note: <i>The Solace of Colorado Springs preliminary plan was reviewed and the AAC recommended disapproval in April 2020 based on the following: "The Airport Advisory Commission provides advice when requested to various legislative bodies within the County, including the El Paso County Board of County Commissioners. The Commission believes Land Use development #12 is not compatible with "Requirements of the (County) Code" to be located within the 65 DNL noise contour of the Colorado Springs Airport."</i></p>	
<p>CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No</p>	<p>DISTANCE/DIRECTION FROM COS: 1.5 miles north of Rwy 17R</p>
<p>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 40 feet above ground level; 6, 315 feet above mean sea level</p>	<p>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Airport Noise Subzone (ADNL), Accident Potential Zone 2 (APZ-2)</p>
<p>ATTACHMENTS: SOLACE SITE DEVELOPMENT PLAN AND NOISE STUDY: https://epcdevplanreview.com/Public/ProjectDetails/152712 CLICK ON VIEW SITE DEVELOPMENT PLAN 24"X36" UNDER DOCUMENT LIST CLICK ON VIEW NOISE STUDY UNDER DOCUMENT LIST SOLACE FINAL PLAT: https://epcdevplanreview.com/Public/ProjectDetails/152706 CLICK ON FINAL PLAT DRAWINGS 24"X36" UNDER DOCUMENT LIST</p>	

PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard January 27, 2021
Land Use Review Item #12**

Subject to Airport Advisory Commission Action

*Airport recommends **no objection**, with staff **strongly recommending** that the following conditions are agreed on between the Developer and the Airport:*

- **Avigation Easement:** Proof of Avigation Easement filing noted on plan (Recorded in Book 2478 at Page 304); no further action is required.
- **ADNL/Noise:** 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.

- **Airport Staff previously met with Developer and agreed to provide the following:**
Airport Noise Lease Notice and Acknowledgement to tenants:
Upon accepting residency within Solace of Colorado Springs, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Solace of Colorado Springs 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.
- Verified recorded ordinance for future plat requirements.
- Noise Study: A more thorough noise study is to be completed by the developer; a new noise study was submitted in May 2020.

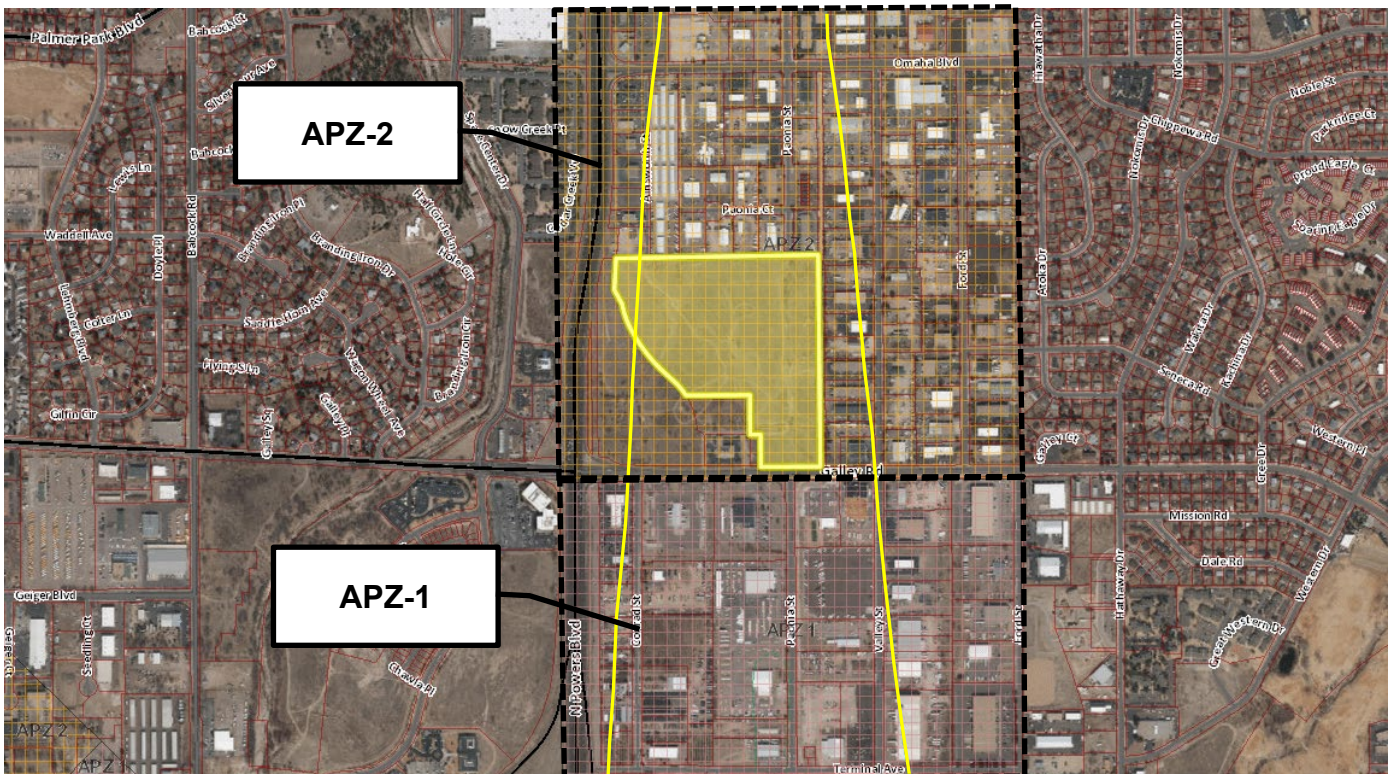
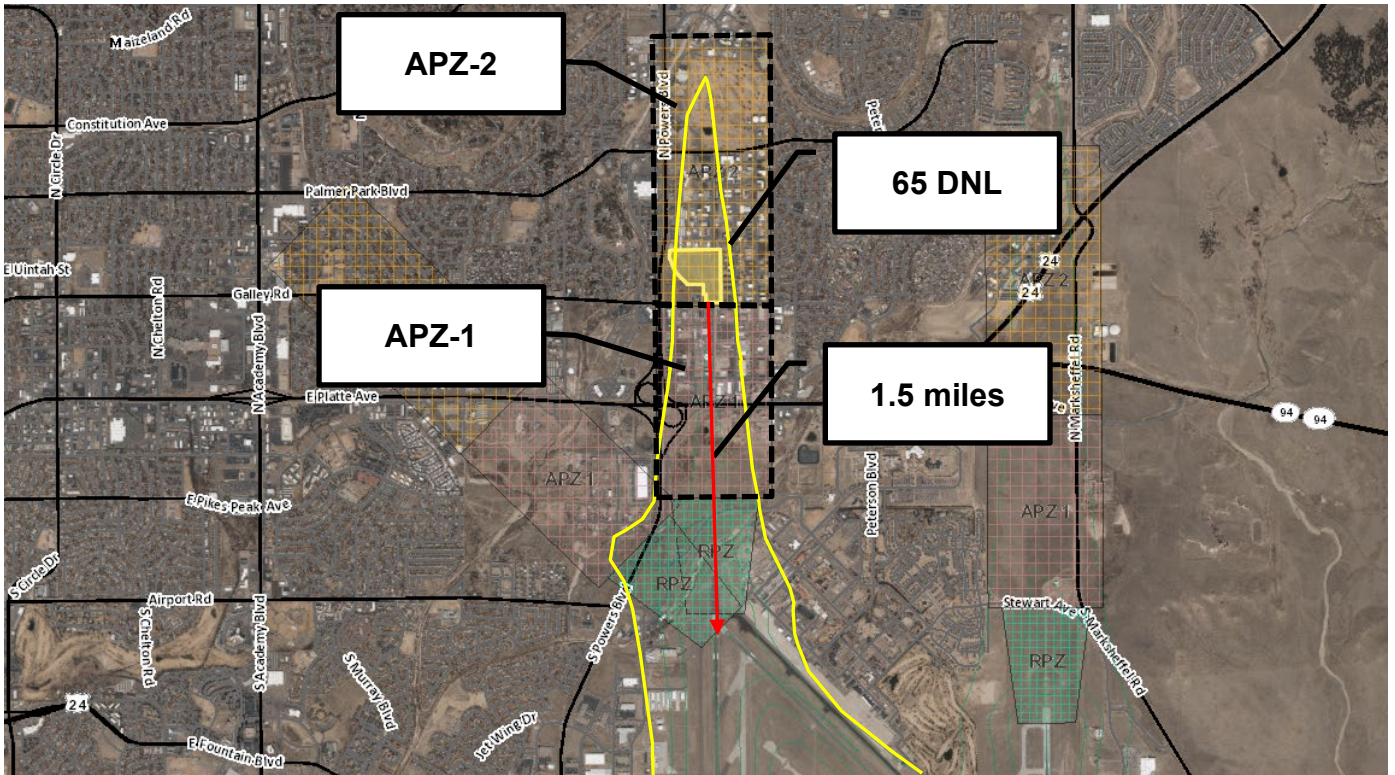
- **Noise Mitigation:** The developer has agreed to the use of noise mitigation/construction materials and to the thirty (30) dBA noise reduction.

- **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 appears to be permissible in the APZ-2 subzone.

- **FAA 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 January 27, 2021
Land Use Review Item #12

PROJECT LOCATION EXHIBIT:



Colorado Springs Airport Advisory Commission Meeting
To Be Heard January 27, 2021
Land Use Review Item #12

