

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard November 28, 2018  
Land Use Review Item #06**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b> PPR-18-047 <b>COMMERCIAL SITE DEVELOPMENT PLAN AMENDMENT</b>		<b>TAX SCHEDULE #(S):</b> 5406304050
<b>DESCRIPTION:</b> Request by John P. Nelson and Associates for approval of a site development plan amendment for an addition of the Short Stop restaurant. The site consists of an existing commercial building. The property is zoned CR (Commercial Regional) and consists of approximately 5.6 acres. The property is located southeast of Palmer Park Boulevard and Powers Boulevard.		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b>  10,800 feet north of Rwy 17R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  21 feet above ground level; 6,331 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  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 appears to be permissible in the APZ-2 subzone.
- The development is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District. The proposed use appears to be compatible within the DAY-NIGHT AVERAGE NOISE LEVEL (DNL) noise contours.
- Based on elevation data, the Airport requests that the applicant file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities. Please refer to the FAA's Obstruction Evaluation/Airport Airspace Analysis website at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

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## PROJECT LOCATION EXHIBIT:

