

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard September 27, 2023  
Land Use Review Item #11**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> <b>PUDSP232</b> <i><b>RESIDENTIAL PRELIMINARY PLAN</b></i>	<b>PARCEL #(S):</b> 5233302049
<b>DESCRIPTION:</b> <p>Request by N.E.S. Inc. on behalf of Classic SRJ Land, LLC for approval of a Preliminary Plan for Sterling Ranch Filing 5. The plan includes a rezone to PUD (Planned Unit Development) for 72 single family residential units and right of way road. The site is currently zoned RR-5/CAD-O (Residential Rural/Commercial Airport District) and consists of approximately 11.7 acres. The site is located east of Black Forest Rd and Research Pkwy.</p>	
<b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b>  9.7 miles north of Rwy 17L
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  35 feet above ground level; 7,063 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  None
<b>ATTACHMENTS:</b>  <a href="https://epcdevplanreview.com/Public/ProjectDetails/191947">https://epcdevplanreview.com/Public/ProjectDetails/191947</a>  CLICK ON VIEW PUD DEVELOPMENT PLAN UNDER DOCUMENTS LIST	

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

***Subject to Airport Advisory Commission Action***

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

- **Avigation Easement:** An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- **Airport Acknowledgment:** Upon accepting residency within Sterling Ranch, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Sterling Ranch lies within an Airport Overlay Zone and is located less than 10 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.
- **FAA Form 7460-1:** If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results 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:

