

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard March 23, 2022  
Land Use Review Item #07**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> <p style="text-align: center;">P223, SKP222</p> <p><i>Residential Rezone and Concept Plan Amendment</i></p>	<b>PARCEL #(S):</b> <p style="text-align: center;">5404304013</p>
<b>DESCRIPTION:</b> <p>Request by Kimley-Horn on behalf of Rockwood Homes LLC for approval of a rezone for Claremont Ranch West from PUD CAD-O (Commercial/Hotel District with Commercial Airport District Overlay) to the RM-30 (Residential Multifamily) CAD-O District. The parcel is located in the northeast corner of Marksheffel Road and US 24 intersection. The property consists of ±9.8 acres. <b><u>Concurrent Request:</u></b> Request for approval of an amendment to the Claremont Ranch Sketch Plan to change proposed land use from Hotel/Commercial to Multi-family Residential.</p>	
<b>CONSTRUCTION/ALTERATION OF MORE THAN 100 FEET ABOVE GROUND LEVEL?</b> <p style="text-align: center;">No</p>	<b>DISTANCE/DIRECTION FROM COS:</b> <p style="text-align: center;">2.5 miles North of Rwy 17L</p>
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b> <p style="text-align: center;">40 feet above ground level; 6460 feet above mean sea level</p>	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b> <p style="text-align: center;">Accident Potential Zone 2 (APZ-2)</p>
<b>ATTACHMENTS:</b> <a href="https://epcdevplanreview.com/Public/ProjectDetails/179391">https://epcdevplanreview.com/Public/ProjectDetails/179391</a> <a href="https://epcdevplanreview.com/Public/ProjectDetails/179382">https://epcdevplanreview.com/Public/ProjectDetails/179382</a> <p>CLICK ON ZONING MAP UNDER DOCUMENTS LIST CLICK ON SKETCH PLAN UNDER DOCUMENTS LIST</p>	

**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) for parcel.
- **Airport Acknowledgment:** Upon accepting residency within Claremont Ranch West, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Claremont Ranch West lies within an Airport Overlay Zone and is located less than 3 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.
- **Noise:** 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
- **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>).

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**Project location exhibit:**

