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El Paso County Planning & Community Development
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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

TO: **El Paso County Planning Commission**
Brian Risley, Chair

FROM: **Ryan Howser, AICP Planner III**
Gilbert LaForce, PE Senior Engineer
Kevin Mastin, Interim Executive Director

RE: **Project File #: P-22-003**
Project Name: Claremont Ranch Tract F
Parcel No.: 54043-04-013

OWNER:	REPRESENTATIVE:
Rockwood Homes, LLC 5436 Carvel Grove Colorado Springs, CO, 80922	Kimley-Horn & Associates 2 North Nevada Avenue, Suite 300 Colorado Springs, CO, 80903

Commissioner District: 2

Planning Commission Hearing Date:	8/18/2022
Board of County Commissioners Hearing Date:	9/6/2022

EXECUTIVE SUMMARY

A request by Rockwood Homes, LLC for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to RM-30 (Residential, Multi-Dwelling). The 9.8-acre property is subject to the CAD-O (Commercial Airport Overlay) district, is located at the northeast corner of US Highway 24 and Marksheffel Road and within Section 4, Township 14 South, Range 65 West of the 6th P.M.

A. REQUEST/WAIVERS/DEVIATIONS/ AUTHORIZATION

Request: A request by Rockwood Homes, LLC for approval of a map amendment (rezoning) of 9.8 acres from PUD (Planned Unit Development) to RM-30 (Residential, Multi-Dwelling).

Waiver(s)/Deviation(s): There are no waivers or deviations associated with this request.

Authorization to Sign: There are no documents associated with this application that require signing.

B. Planning Commission Summary

Request Heard: Click here to enter text.
Recommendation: Click here to enter text.
Waiver Recommendation: Click here to enter text.
Vote: Click here to enter text.
Vote Rationale: Click here to enter text.
Summary of Hearing: Click here to enter text.
Legal Notice: Click here to enter text.

C. APPROVAL CRITERIA

In approving a map amendment (rezoning), the Planning Commission and the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 (Map Amendment, Rezoning) of the El Paso County Land Development Code (2021):

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
2. The rezoning is in compliance with all applicable statutory provisions including, but not limited to C.R.S §30-28-111 §30-28-113, and §30-28-116;
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

D. LOCATION

North:	PUD (Planned Unit Development)	Vacant
South:	RR-5 (Residential Rural)	Vacant
East:	PUD (Planned Unit Development)	Single-family detached residential
West:	CS (Commercial Service)	Vacant commercial

E. BACKGROUND

The property was originally zoned A-4 (Agricultural) on September 20, 1965 (BoCC Resolution No. 434870). Due to changes in the nomenclature of the Code, the A-4 zoning district was renamed as the RR-3 (Rural Residential) in 1991.

The Board of County Commissioners (BoCC) approved the Claremont Ranch Sketch Plan on October 16, 1997 (PCD File No. SKP-97-002), which consisted of approximately 537 single-family residential units, 484 multifamily residential units, 42 acres of commercial land, 102.5 acres of industrial land, and 81 acres of open space within a total development area of 408.6 acres. At this time, the property subject to the current map amendment was identified as suitable for industrial uses.

The BoCC approved an amended sketch plan for Claremont Ranch on August 9, 2001 (PCD File No. SKP-00-011). At this time, the property subject to the current map amendment was identified as a hotel / commercial site.

The BoCC approved an amended sketch plan for Claremont Ranch and a map amendment (rezoning) from RR-3 to PUD (Planned Unit Development) on November 18, 2004 (PCD File No. PUD-04-009). At this time, the property subject to the current map amendment was identified as a hotel / commercial site. The subject property was platted as Tract F within the Claremont Ranch Filing No. 7 final plat on February 10, 2005 (PCD File No. SF-04-009).

On July 8, 2022, the Planning and Community Development Director approved a minor amendment to the Claremont Ranch Sketch Plan to change the use classification of the subject property from a hotel / commercial site to a site for multifamily residential uses (PCD File No. SKP-22-002). The proposed map amendment is consistent with the approved sketch plan for the property.

If the request for a map amendment (rezone) is approved, the applicant will be required to submit and receive approval of a final plat application and a site development plan application. The final plat(s) must be recorded prior to initiating any land disturbing activities unless approval of a pre-subdivision site grading request is granted by the Board of County Commissioners. Prior to initiating any uses on the property, the applicant will need to obtain site development plan approval.

F. ANALYSIS

1. Land Development Code Analysis

The applicant is proposing to rezone the property from PUD (Planned Unit Development) to RM-30 (Residential, Multi-Dwelling). Section 3.2 of the Code states the following as the intent of the RM-30 zoning district:

> "The RM-30 zoning district is a 30-dwelling unit per acre district primarily intended to accommodate moderate-density multi-dwelling development."

The applicant intends to use the property for multifamily residential purposes. The property is bordered on the east side by the existing Claremont Ranch PUD, which consists of single-family detached residential development with lot sizes less than 5,000 square feet. The property is bordered on the north side by the recently approved Villas at Claremont Ranch PUD and preliminary plan, which consists of proposed single-family attached residential development.

Directly adjacent to the south is the intersection of US Highway 24 and Marksheffel Road; east of this intersection is vacant property zoned RR-5 (Residential Rural). To the west are properties zoned CC which are currently vacant or being utilized for commercial uses. See the Master Plan Analysis sections below for further analysis of compatibility with surrounding uses. If buffering and transition is provided with the site development plan, the proposed zoning district could be considered compatible and harmonious with the surrounding area due to the similarity to surrounding uses, which are a mix of high-density residential uses and commercial uses.

The property is located within the CAD-O (Commercial Airport Overlay) district and is also included within the APZ-2 (Accident Potential Zone II) sub-zone. Multifamily residences are identified as an allowed use within the APZ-2 sub-zone and therefore the proposed map amendment is not inconsistent with the CAD-O district. The Colorado Springs Airport Advisory Commission (AAC) was sent a referral regarding the map amendment. The case was heard at the March 23, 2022, AAC hearing and the AAC provided a response indicating no objections to the proposed map amendment.

County review and administrative approval of site development plans will help ensure that adequate buffers, setbacks, and screening are implemented to further mitigate any potential impacts to the surrounding area. The site development plan review will also include compliance with all applicable aspects of the Land Development Code and the Engineering Criteria Manual, including but not limited to grading and erosion control, parking, landscaping, and lighting standards.

2. **Zoning Compliance**
   The density and dimensional standards for the RM-30 (Residential Multi-Dwelling) zoning district are as follows:

   - Maximum density (Dwelling units/acre): 30
   - Minimum lot size: 5,000 square feet[1]
   - Width at front setback line: 75 feet
   - Setbacks
     - Front: 25 feet[2]
     - Side: 15 feet[2]
     - Rear: 15 feet[2]
   - Maximum lot coverage: 60 percent
   - Maximum height: 40 feet

   [1] Minimum lot area of 5,000 square feet applies to single-family detached dwellings, Two-family dwellings and the first 2 units of a multi-family development. An additional 1,000 square feet of lot area is required each additional dwelling unit within a multi-family development. The maximum multi-family density may not exceed 30 dwelling units per acre. All other uses are subject to a minimum lot area of 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.

   [2] The minimum distance between buildings shall be 10 feet.

   In order to initiate any uses on the property, the applicant will need to obtain site development plan approval for multifamily residential structures. The subdivision and site development plan will be reviewed to ensure that all proposed structures will comply with the zoning district dimensional standards as well as the General Development Standards of the Code and Engineering Criteria Manual requirements.

G. MASTER PLAN ANALYSIS

1. **Your El Paso Master Plan**
   a. **Placetype:** Employment Center

      Placetype Character:
      Employment Centers comprise land for industrial, office, business park, manufacturing, distribution, warehousing, and other similar business uses. The priority function of this placetype is to provide space for large-scale

employers to establish and expand in El Paso County. They are typically located on or directly adjacent to Interstate 25 and/or other regional corridors to ensure business and employee access.

Proximity to other transportation hubs, such as Meadowlake Airport, and rail lines is also appropriate for an Employment Center. Uses in this placetype often require large swaths of land and opportunity to expand and grow to meet future needs and demands. Transitional uses, buffering, and screening should be used to mitigate any potential negative impacts to nearby residential and rural areas. Some Employment Centers are located in Foreign Trade, Commercial Aeronautical, and Opportunity Zones to help incentivize development.

Recommended Land Uses:
Primary

- Light Industrial/Business Park
- Heavy Industrial
- Office

Supporting

- Commercial Retail
- Commercial Service
- Restaurant

Placetype: Military
Land use and development near and immediately adjacent to existing military installations, as well as their ancillary facilities, require additional consideration with regard to the compatibility of development and the potential for impacts or interference with military lands and potential future military base missions. The five military installations in the County, Cheyenne Mountain Air Force Station, Fort Carson, Peterson Air Force Base, Schriever Air Force Base, and the U.S. Air Force Academy (USAFA), each function of their own accord.

Most include a mix of residential and other supporting uses in addition to their core military functions. In total they serve over 151,000 active-duty, National Guard, Reserve, retired military personnel, contractors, and other related tenants throughout Colorado's Front Range. The County continues to partner with all of the installations to maintain compatible use transitions and buffers adjacent to each installation through open space protection and site-specific development restrictions. Base Realignment and Closure

(BRAC) is a key factor in the Military placetype. This is the only placetype that proposes to describe primary and supporting land uses for areas around and near the placetype, which causes overlap with adjacent placetypes.

Recommended Land Uses:

Primary

- Military Operation
- Office
- Light Industrial
- Multifamily Residential

Supporting

- Single-Family Detached Residential
- Single-Family Attached Residential
- Restaurant
- Commercial Retail
- Commercial Service
- Entertainment
- Institutional
- Parks and Open Space

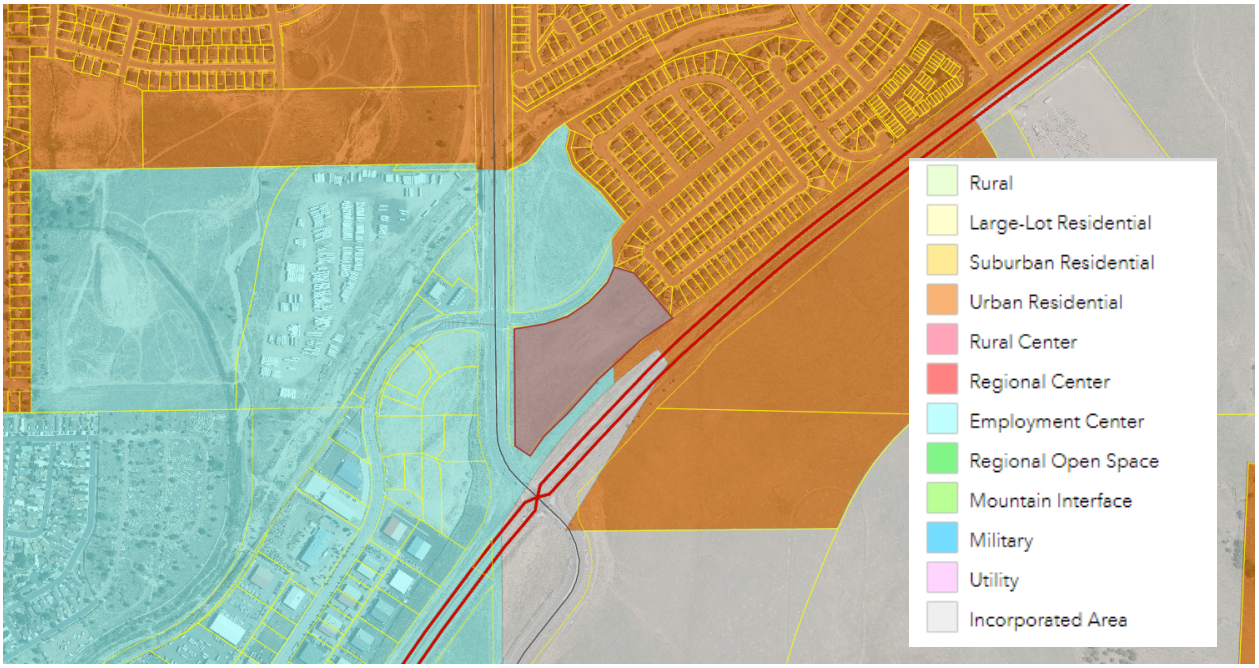


Figure G.1: Placetype Map

Analysis:

The property is located within the Employment Center placetype. The Employment Center placetype is the County's primary location for large-scale, nonretail businesses that provide significant employment and economic development opportunities. The property is also located within the two-mile military reservation buffer. The Military placetype consists of the installations and the supporting land uses that surround them. Military installations are major land owners and employers and to help support sustainable growth in the community they must also be adequately supported. The relevant goals and objectives are as follows:

> ***Goal LU1 –*** *Ensure compatibility with established character and infrastructure capacity.*
>
> ***Goal LU3 –*** *Encourage a range of development types to support a variety of land uses.*
>
> ***Goal HC1 –*** *Promote development of a mix of housing types in identified areas.*
>
> ***Goal HC3 –*** *Locate attainable housing that provides convenient access to goods, services, and employment.*
>
> ***Objective HC1-6 –*** *Single-family attached housing such as townhomes, rowhomes, and multi-unit apartment homes should be used to create seamless transitions between low-intensity and high-intensity neighborhoods as well as nonresidential uses.*
>
> ***Goal M1 –*** *Support compatible land uses within and in close proximity to bases and associated facilities.*
>
> ***Objective M1-1 –*** *Continue to include military installation representatives in regional planning efforts such as transportation plans, master plans, and facilities planning to ensure compatibility among future desired development and military operations.*

The proposed map amendment may be considered compatible with the development pattern of the surrounding neighborhood and is an continuation of the ongoing Claremont Ranch development. The proposed uses associated with the PUD are not consistent with the uses recommended in the Master Plan for Employment Centers; however, the

proposal is consistent with several goals and objectives within Land Use and Housing chapters of the Master Plan.

The property is located adjacent to single-family residential uses to the east and commercial and industrial uses to the west of Marksheffel Road. The applicant indicates in their letter of intent that multifamily residential uses on the subject property may be suitable as a transition between the employment center west of Marksheffel Road and the single-family detached residential uses to the east. The Employment Center placetype identifies transitional uses, buffering, and screening as appropriate to limit the impacts high intensity industrial and commercial uses may have on single-family detached housing.

The property is located within two (2) miles of Peterson Air Force Base. While the property is not located within the Military placetype, it is located within the two-mile reservation buffer for the placetype. The buffer is intended to encourage development near the military institutions that is functionally compatible with military operations. The proposed uses are consistent with the Military placetype and multifamily residential is listed as a supporting use within the placetype. The Military placetype identifies the importance of locating higher-density residential uses near military institutions.

b. **Area of Change Designation:** Transition
Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development. For example, a failing strip of commercial development could be redeveloped with light industrial or office uses that result in a transition to an employment hub or business park. Another example of such a transition would be if a blighted suburban neighborhood were to experience redevelopment with significant amounts of multifamily housing or commercial development of a larger scale in line with a commercial center. A relevant priority is as follows:

> ***Goal LU3 Priority –*** *The Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment will be intense enough to transition the existing development setting to an entirely new type of development.*

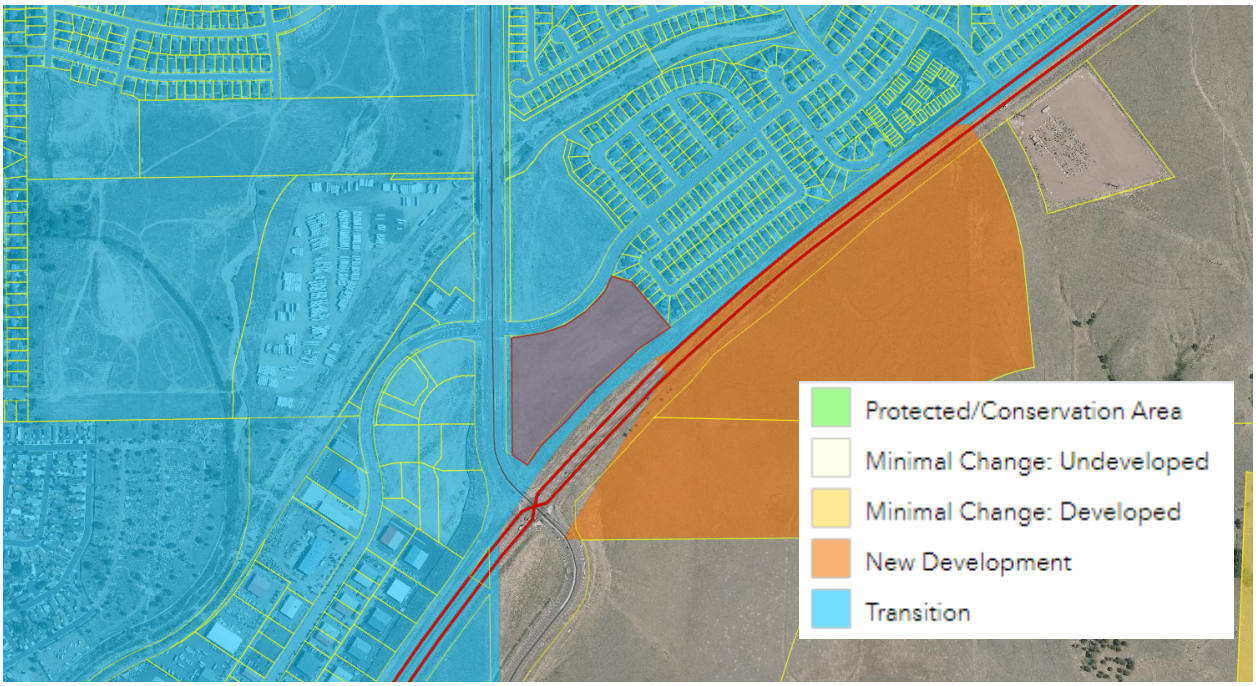


Figure G.2: Area of Change Map

Analysis:
The proposed map amendment may significantly alter the character of the surrounding area by providing high-density multifamily residential development to an area predominantly consisting of single-family detached residential development. However, the higher density proposed on this property may act as a suitable buffer between the single-family detached residential development to the east and the commercial and industrial uses to the west. The recently approved sketch plan amendment changed the use classification of the subject property from a hotel / commercial site to a site for multifamily residential uses. The proposed map amendment is consistent with the previously approved sketch plan amendment.

c. **Key Area Influences**
El Paso County represents a vast area composed of many distinct areas. These “Key Areas” have their own unique identities and are generally localized into smaller geographic areas with distinct characteristics that distinguish them from other areas of the County. The subject property is potentially influenced by two Key Areas: 1) Colorado Springs Airport/Peterson Air Force Base and 2) Military Installations.

Colorado Springs Airport/Peterson Air Force Base

Colorado Springs Airport is the second largest in the State of Colorado with continually rising passenger totals and activity. Currently, large amounts of land adjacent to the airport are primed for commercial and industrial development, in part due to the establishment of a Commercial Aeronautical Zone (CAZ). The Board of County Commissioners approved the CAZ to attract local businesses and spur development on the available land. The County should continue to prioritize nonresidential growth in this area to help expand the Employment Center in unincorporated El Paso County. Employment Centers not only provide additional job opportunities for County residents but it expands the County's tax base, providing more opportunities to address other County issues such as upgrades to infrastructure, expansion of services and development of new roadways. Peterson Air Force Base also utilizes the Colorado Springs Airport for military flight operations and hosts various military activities critical to national security. The County should also coordinate future development adjacent and within the Colorado Springs Airport Accident Potential Zone (APZ) and within the Peterson Air Force Base buffer area with the Airport and the Base to ensure growth does not negatively impact the primary functions of Peterson Air Force Base or the Airport. Coordination with Colorado Springs Airport should also be considered, as necessary.

Military Installations

Colorado state law requires local governments to notify military installations of development applications taking place nearby, as per Colorado Revised Statute § 29-20-105.6. El Paso County has five military installations: Cheyenne Mountain Air Force Station, Fort Carson Army Base, Peterson Air Force Base, Schriever Air Force Base, and the U.S. Air Force Academy.

Given the central role the military plays in the region, El Paso County has worked to support its military installations through its land use, transportation, and natural resource planning efforts. Areas directly adjacent to the installations are critical to successfully planning for the County's projected growth, economic viability, and the various operations of the individual bases. Recommendations and policies will be specific and different for each installation, as outlined in Chapter 9 Military.

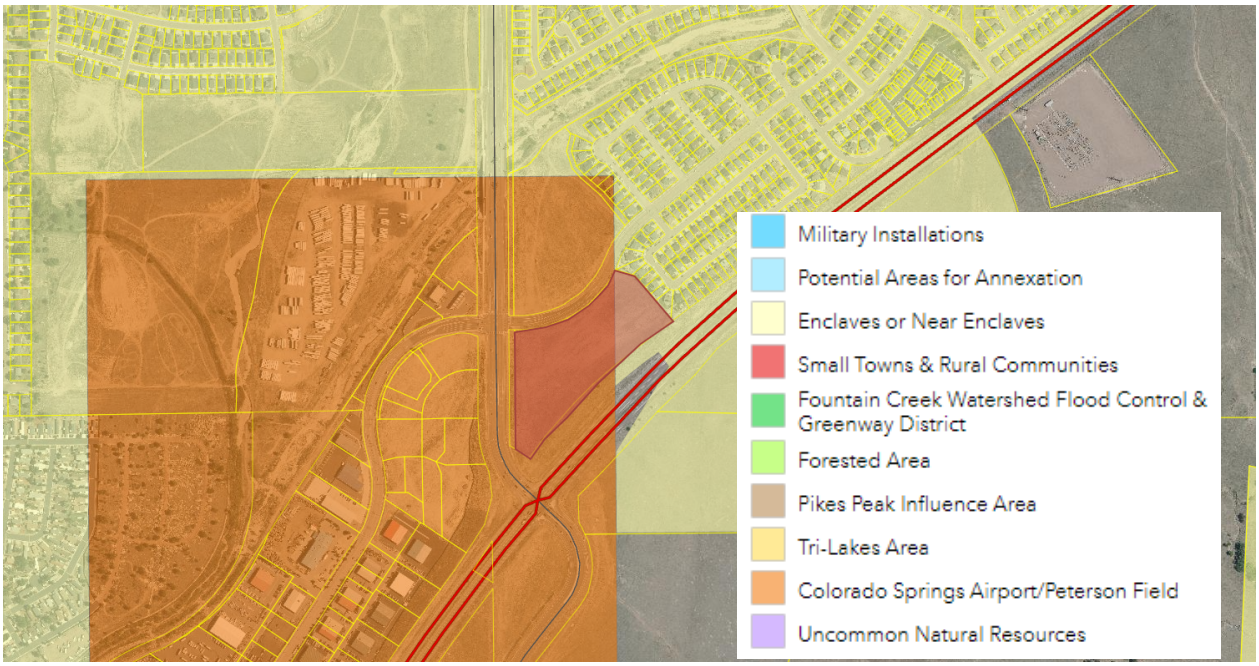


Figure G.3: Key Area

Analysis:
The property is located in close proximity to the Colorado Springs Airport (COS) and Peterson Air Force Base (AFB). Both the COS Airport Advisory Commission and the AFB were sent referrals for the proposed map amendment. COA has no outstanding comments and Peterson AFB did not provide a response.

2. **Water Master Plan Analysis**
The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 *– Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

Policy 1.1.1 *– Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*

Goal 1.2 *– Integrate water and land use planning.*

Goal 3.1 – *Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*

Goal 3.4 – *Promote cooperation between water providers to achieve increased efficiencies on storage.*

Goal 3.7 – *Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster conjunctive use and to better accommodate water supply emergencies.*

Goal 4.5 – *Plan for water resources in a thoughtful way that recognizes the non-renewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth.*

Policy 5.2.4 *– Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.*

Policy 5.5.1 *– Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.*

Policy 6.0.1 *– Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.*

Policy 6.0.11 *– Continue to limit urban level development to those areas served by centralized utilities.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The subject properties are located within Region 5, Cherokee Metropolitan District Service Area, which is not expected to experience significant growth in the County by 2060. Specifically, the Plan states:

> "Region 5 consists of areas served by the Cherokee Metropolitan District and is not expected to experience significant growth by 2060. But the District could consider expanding water and sewer service to growth areas

outside of Region 5. No specific growth map was created for Region 5; these areas are shown on other maps."

The Plan identifies the current demands for Region 5 to be 4,211 acre-feet per year (AFY) (Figure 5.1) with a current supply of 4,443 AFY (Figure 5.2). The projected demand in 2040 is at 6,468 AFY (Figure 5.1) with a projected supply in 2040 of 6,800 AFY (Figure 5.2). The projected demand at build-out in 2060 is at 9,608 AFY (Figure 5.1) with a projected supply in 2060 of 10,131 AFY (Figure 5.2). This means that by 2060 a surplus of 523 AFY is anticipated for Region 5.

Cherokee Metropolitan District participated in the water provider surveys in conjunction with developing the Water Master Plan. The needs analysis in the Plan states that the District will need to obtain additional water supplies required for the 2040 and 2060 horizons compared to the supplies currently available. The District's participation in the planning effort indicates that the District is aware of their future water needs and anticipates adding water supplies incrementally to meet the growing and projected demands.

A finding of water sufficiency is not required with a map amendment (rezone) but will be required with any future subdivision request. The property is currently platted as a Tract and cannot be developed for multifamily use prior to subdivision action. A finding of water sufficiency is required with subsequent plat application(s). Should the request be approved, a site development plan application will be required to initiate any multifamily use on the property.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. Colorado Parks and Wildlife and the El Paso County Community Services Department, Environmental Services Division were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies floodplain deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County,no severed mineral rights exist.

H. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified during the review of the map amendment.

2. **Floodplain**
   FEMA Flood Insurance Rate Map (FIRM) pane number 08042C0756G which has an effective date of December 7, 2018, indicates the subject parcel is located within Zone X, areas outside of the 500-yr floodplain.

3. **Drainage and Erosion**
   The site is located within Sand Creek drainage basin (FOFO4000) which is a studied basin and a part of the El Paso County Drainage Basin Fee program. Drainage fees are not assessed with map amendment (rezoning) requests.

   Drainage report, grading, and erosion control plan will be required with the subsequent subdivision application. The drainage report provides hydrologic and hydraulic analysis to identify and mitigate drainage impacts to the surrounding properties.

4. **Transportation**
   The 2016 Major Transportation Corridors Plan Update (MTCP) identifies State Highway 24 capacity improvements in the vicinity of the project.

   The site is accessed via Meadowbrook Parkway which is classified as a Non-Residential Collector roadway. The traffic impact study assumed a highest and best use traffic generation of approximately 1,038 average weekday vehicle trips from 150 multi-family dwelling units. The study anticipates submitting a deviation request to omit an eastbound right turn lane at the project access along Meadowbrook Parkway with the subsequent subdivision application for the ECM Administrator's consideration.

   The site is within the Central Marksheffel Metropolitan District. Based on the intergovernmental agreement (Resolution No. 12-387) no additional road impact fees would be assessed on future development within the current boundaries of the District.

I. SERVICES

1. **Water**
   Water is provided by Cherokee Metropolitan District. The District was sent a referral and has no outstanding comments.

2. **Sanitation**
   Wastewater is provided by Cherokee Metropolitan District. The District was sent a referral and has no outstanding comments.

3. **Emergency Services**
   The property is within the Falcon Fire Protection District. The District was sent a referral and has no outstanding comments.

4. **Utilities**
   Electrical service is provided by Mountain View Electric Association, Inc. (MVEA) and natural gas service is provided by Colorado Springs Utilities (CSU). Both utility providers were each sent referrals and have no outstanding comments.

5. **Metropolitan Districts**
   The property is located within the boundaries of the Cherokee Metropolitan District and the Central Marksheffel Metropolitan District. The Cherokee Metropolitan District is a central water and wastewater provider and has committed to providing water and wastewater services to the property. The Central Marksheffel Metropolitan District was organized primarily to finance the design, acquisition, installation, and construction of street, landscaping, traffic and safety control, water, sanitary and storm sewer, and park and recreation improvements. Both Districts were each sent referrals and have no outstanding comments.

6. **Parks/Trails**
   Land dedication and fees in lieu of park land dedication are not required for a map amendment (rezoning) application.

7. **Schools**
   Land dedication and fees in lieu of school land dedication are not required for a map amendment (rezoning) application.

1. APPLICABLE RESOLUTIONS

Approval Page 27
Disapproval Page 28

J. STATUS OF MAJOR ISSUES

There are no major issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.5 (Map

Amendment, Rezoning) of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations.

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RM-30 (Residential Multi-Dwelling) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified seventeen (17) adjoining property owners on July 29, 2022, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Rezone Map

Airport Advisory Commission Recommendation

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300
COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695
www.ELPASOCO.com

El Paso County Parcel Information

PARCEL	NAME
5404304013	ROCKWOOD HOMES LLC

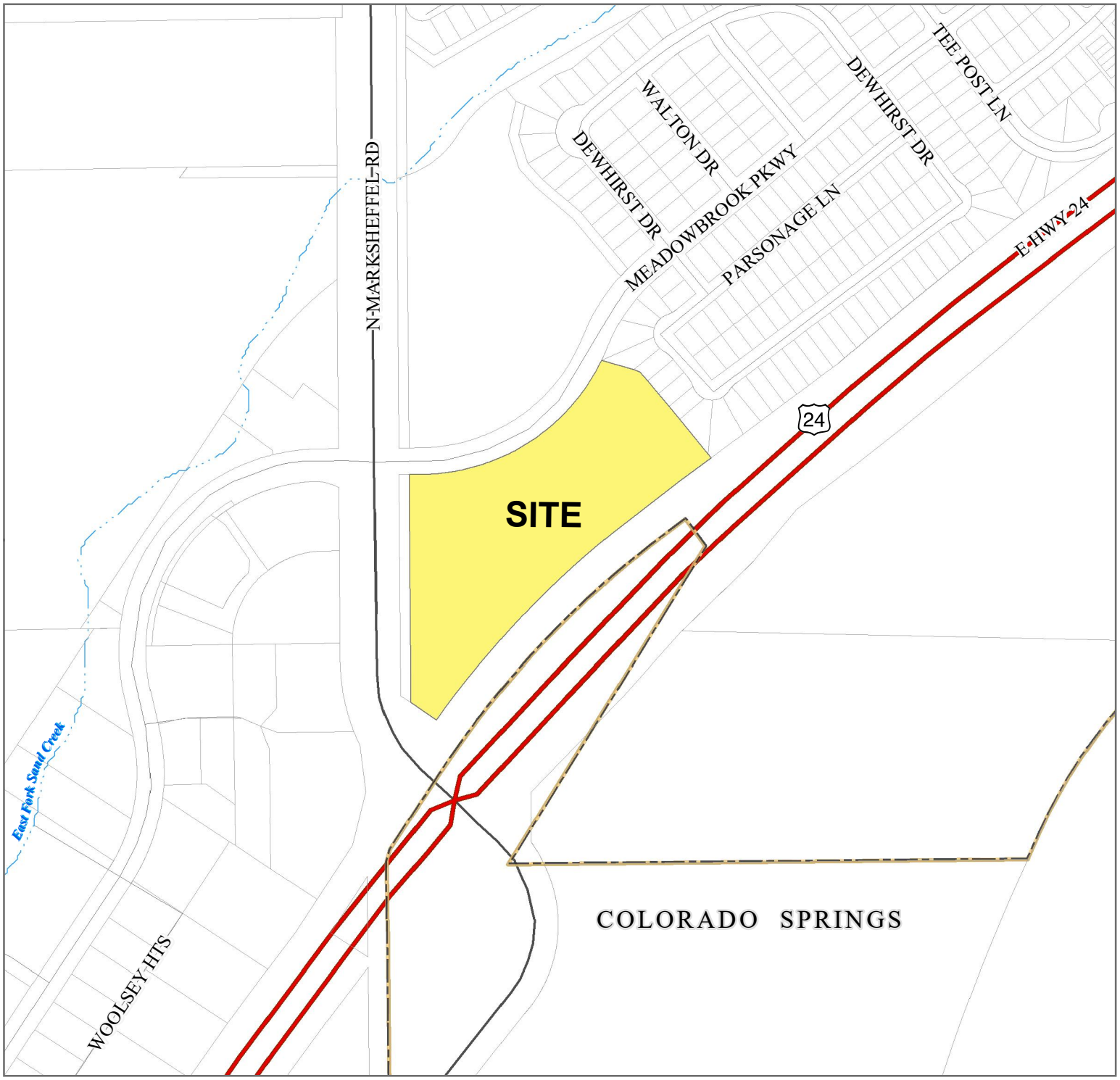
File Name: P-22-003

Zone Map No.: --

ADDRESS	CITY	STATE
5436 CARVEL GRV	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80922	

Date: July 28, 2022



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600

N W E S

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June 14, 2022

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER

ROCKWOOD HOMES, LLC
Attn: John Raptis
5436 Carvel Grove
Colorado Springs, CO 80922
Email: john@rwhomes.co
Phone: 719-930-5087

PLANNING/ENGINEERING

KIMLEY-HORN & ASSOCIATES
Attn: Kevin Kofford
2. North Nevada Avenue, Suite 300
Colorado Springs, CO 80903
Email: kevin.kofford@kimley-horn.com
Phone: 719-453-0180

TRANSPORTATION ENGINEERING (TRAFFIC IMPACT STUDY)

KIMLEY-HORN & ASSOCIATES
Attn: Jeff Plank
4582 South Ulster Street, Suite 1500
Denver, CO 80237
Email: jeff.planck@kimley-horn.com
Phone: (303) 228-2300

REQUEST

Rockwood Homes LLC (Applicant) requests the rezoning of Parcel No. 5404304013 (±9.8 AC) from the 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 southwest corner of the Claremont Ranch subdivision (See Vicinity Map for Details), at the northeast corner of Marksheffel Road and US 24 intersection. Specifically, the tract is located at 1249 Meadowbrook Parkway, El Paso County, Colorado Springs.

The Applicant intends to develop +/-150 multifamily units in several buildings on the ±9.8 AC site with a maximum density of 30 DU/AC in the proposed RM-30 zone. The planned community will include several multifamily unit buildings, office, club house, swimming pool,

landscaping, and open spaces. Parking will be provided with a combination of attached and detached garages, and uncovered surface parking. Final community and site plan details are currently being refined for site development plan submittal.

REVIEW CRITERIA AND JUSTIFICATION

ZONING COMPLIANCE

Development of the site shall be in conformance with the zoning requirements of the RM-30 zone, including landscape buffering/screening requirements of the Code summarized below:

- Maximum density: 30 DU/AC
- Structural Setbacks (from property boundary):
  - Front 25-feet feet
  - Side/Rear: 15-feet
  - The minimum distance between buildings shall be 10 feet.
- Max Lot Coverage: 60%
- Max Height: 40-feet
- Roadway Landscape Buffers:
  - Non-Arterial: 10 feet (1 tree/30 feet of Crawford Ave frontage)
- Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses:
  - 15-feet along frontages adjacent to single-family residential uses
  - 15-feet along residential boundary where compatibility is a concern
  - 1 tree/25-feet of common property line
  - A minimum 1/3 trees shall be evergreen
- Internal Landscaping Requirements:
  - A minimum of 15% of the lot or parcel shall be landscaped.
  - A minimum of one tree shall be provided for every 500 square feet of required internal landscape area.

The site falls within CAD-O Overlay Zoning District. Within the overlay district, the site is located in the APZ-2 subzone. Per table 4-7 in section 4.3.1-E of the CAD-O Overlay zoning district requirements, multi-family is an allowable use for APZ-2.

Per the FAA requirements, the development shall provide an avigation easement for the site during the replat of the development. Additionally, 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 one 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. No additional height or use restrictions are enforced for CAD-O APZ-2.

JUSTIFICATION

The applicant requests approval of the rezoning based on findings of consistency and general conformance with the following map amendment (rezoning) review criteria. Master Plan conformity will be discussed in terms of general conformity with the Your El Paso Master Plan (Master Plan) and El Paso County Water Master Plan (WMP).

Criteria for Approval:

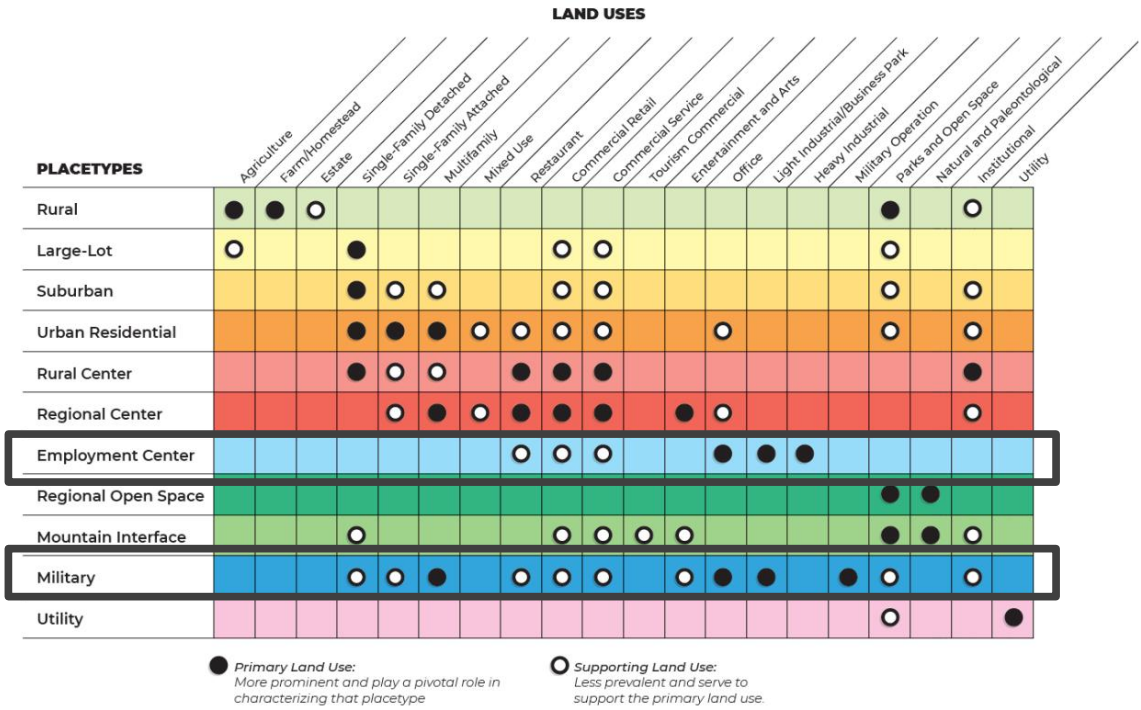
1.) The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned.

In approving a rezone, it shall be found that the proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan. There has been higher density residency in Claremont Filing No. 7 and residential uses introduced along Marksheffel, Constitution, and Hwy 24 corridor.

<u>COUNTY MASTER PLAN</u>

Core Principle 1: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

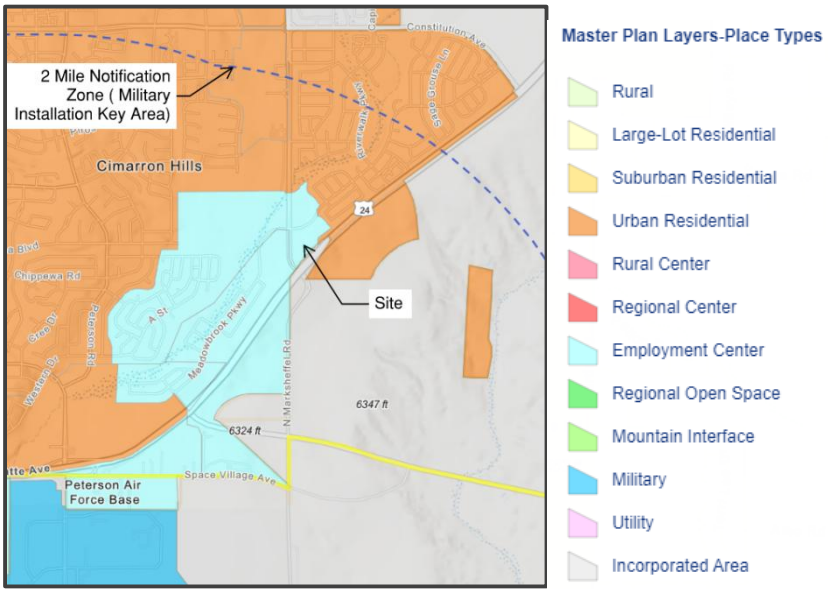
Goal 1.1 *- Ensure compatibility with established character and infrastructure capacity.*



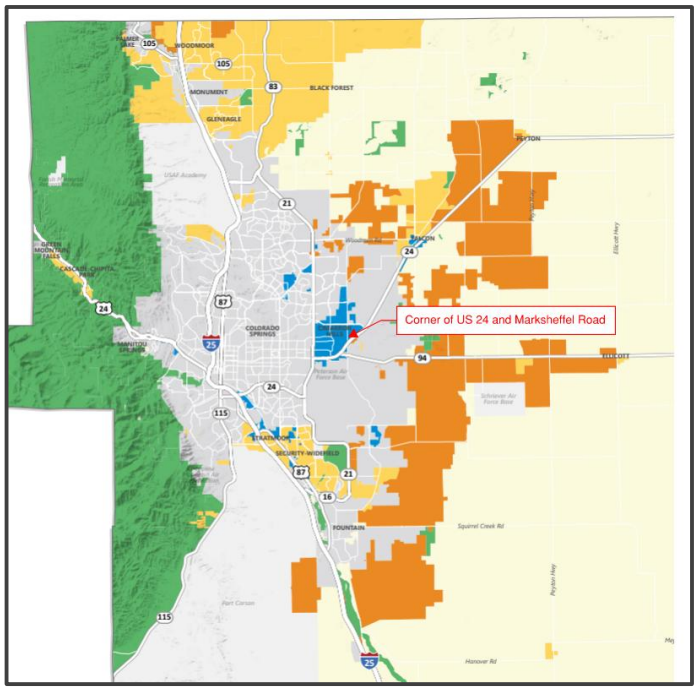
Land Use

The "Your El Paso Master Plan" locates this property within the Employment Center Placetype which typically include land for industrial, office, business park, manufacturing, distribution, warehousing, and other similar business uses.

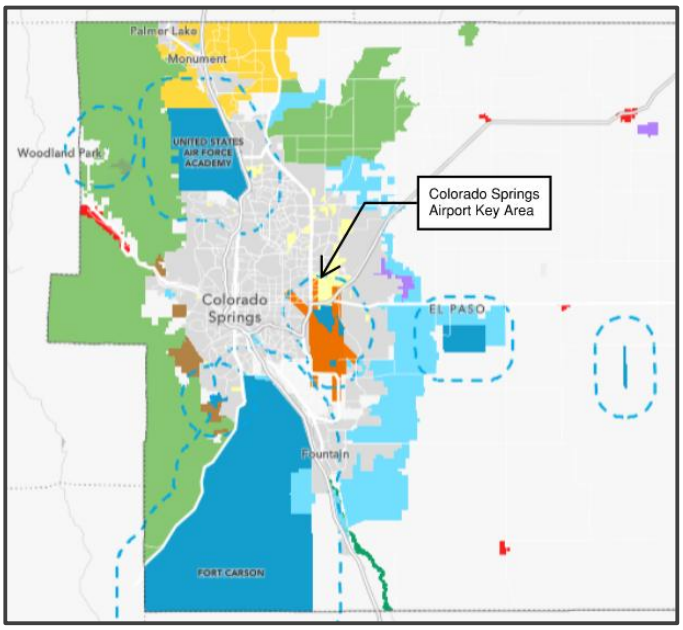
The property is also located within the two mile notification zone/buffer which is considered to be part of the Military Installation Key Area and Military Placetype because it of the close proximity to Peterson Airforce Base. The Military place type allows for a variety of primary uses and supporting uses to support the military installations around them. Multifamily Residential is one of the primary land uses allowed within this place type.



The site's located at the intersection of two major roadways, US Hwy 24 and Marksheffel Road. Per the Master Plan, the site, and the surrounding area west of the site falls within the Employment Center Placetype. However, the site is isolated from the surrounding Employment Center Placetypes by US Hwy 24 and Marksheffel Road. Being in close proximity to the the Urban Residential Placetype and isolated from the other Employment Center Placetypes, the site location is better suited to pursue a use that supports the Urban Residential Placetype. Multi-family is a suitable use to support Urban Residential Placetypes per the Master Plan and is considered a primary land use in the Military Placetype. The proposed Rezone proposes multifamily development with a gross max density of 30 DU/AC consistent with the urban density place type characteristics and with typical multifamily developments.



The site is within a “Transition” Area as shown on the Areas of Change Map. These areas are described as being fully developed areas that may experience substantial changes in character. Redevelopment In these areas is expected to be intense enough to transition the land use patterns to an entirely new type of development. The proposed multi-family use will provide a transition from the planned attached residential on the north, existing detached residential to the east, and commercia/light industrial uses to the west and northwest. The proposed land use transition and scenario is consistent with the Transition Area designation in the Areas of Change chapter.



From the Master Plan Key Area map, the site falls within the Colorado Springs Airport Key area and the Military Installation Key Area. Currently the second busiest commercial service airport in Colorado, this airport is a transportation hub that has experienced significant growth in passenger totals over the past few years and shares facilities with Peterson Airforce Base. Per the Master Plan, the commercial airport growth is expected to increase. The El Paso County unincorporated lands surrounding the airport are essential to support the growth of both the Colorado Springs Airport Key Area and Military Installation Key Area. As our site falls within both Key Areas, the development intends to support the needs of the key areas where the site is best suited to do so. Falling within the APZ-2 sub-zone, the proposed multi-family use is an allowable use per zoning and a supportive use for the growing employee base brought in by the airport and the Commercial Aeronautical Zone (CAZ) sub-zone surrounding the airport. Multifamily is also an considered a Primary Land Use within the Military Installation Key Area. This use supports the master plan's intent to consider multifamily apartments to help provide affordable housing options for future residents working at existing or new businesses around Colorado Springs Airport and Peterson Airforce Base.

<u>Infrastructure Capacity (Utilities and Urban Services)</u>
Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities. Required services are currently available to serve the needs of the future development. Existing Services (and providers) include:

- Water & Wastewater Services: Cherokee Metro District
- Natural Gas: Colorado Springs Utilities
- Electric Service: Mountain View Electric Association
- Fire Protection: Cimarron Hills FD
- Public Schools: Falcon School District #49
- Library Services: Pikes Peak Library District
- Roads: El Paso County Road and Bridge
- Police Protection: El Paso County Sheriff's Department
- Parks, Trails, Open Spaces: El Paso County, Colorado Springs, CMD

Core Principle 2: Preserve and develop neighborhoods with a mix of housing types.

Goal 2.1 - *Promote development of a mix of housing types in identified areas.*
Goal 2.3 *- Locate attainable housing that provides convenient access to goods, services, and employment.*

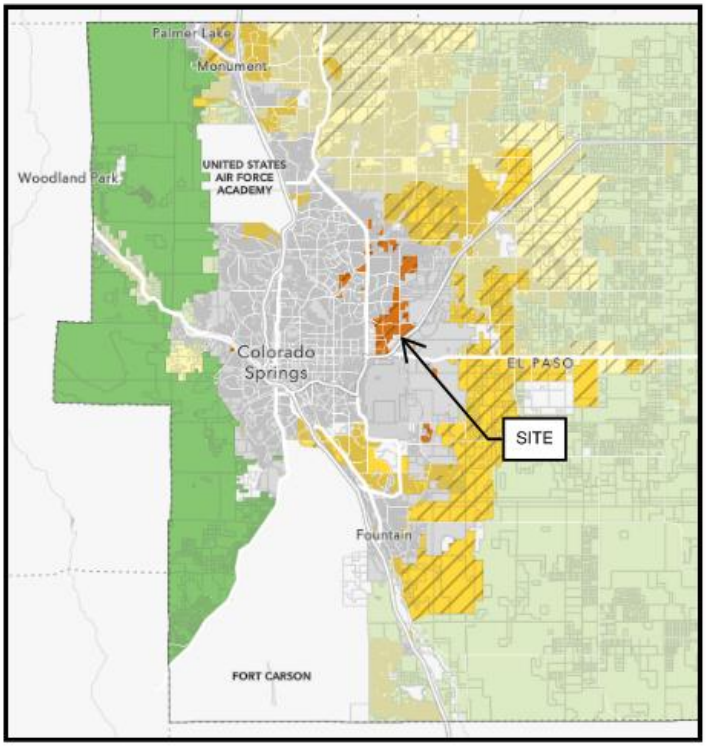
The housing type in the adjacent area is characterized by higher urban residential densities including but not limited to single family detached & attached, townhome, and apartment densities and supporting commercial retail uses along Marksheffel especially at the Marksheffel/Constitution intersection.

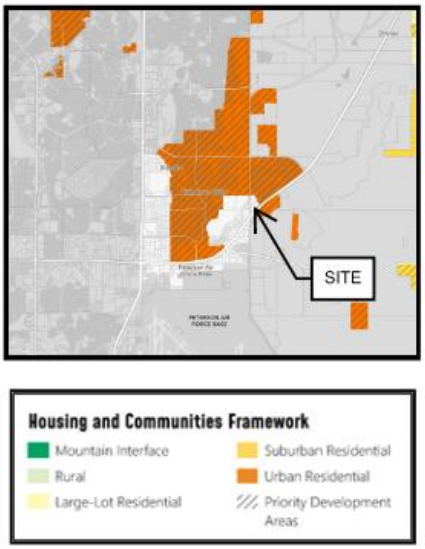
The existing and approved land use mix within the adjacent area includes residential (single-family attached, single-family detached, and multifamily) land uses, together with commercial and retail uses, service oriented, light, and heavy industrial land uses along and adjacent to Marksheffel Road and Meadowbrook Pkwy.

The proposed multifamily housing development will provide an additional +/-150 apartment units to the available rental housing market supply. This housing will create opportunities for individuals and families to find attainable and affordable housing near conveniently located next to Peterson Airforce Base and to major transportation thoroughfares (Marksheffel Rd, Constitution Ave, Powers Blvd, SH 24, & SH 94) which can connect them to employment centers, commercial/retail corridors and nodes, and recreational opportunities throughout the El Paso County region. The increased residential densities provide additional customer base in support of existing and planned commercial at the Constitution/Marksheffel intersection, Powers Blvd corridor, and at the SH 24/SH 94 commercial node.

The proposed rezone and development of multi-family housing will provide additional housing choices to meet the current regional demand for workforce, affordable, and attainable

housing. The proposed rezone provides opportunity to create market rate affordable and attainable housing within a multifamily context. Rental/leasing prices will be market rate which are comparable to rent rates for similarly aged communities in El Paso County that provide comparable unit and community amenities. The proposed infill multifamily development provides a balancing and complementary land use mix that supports nearby commercial/retail uses and workforce housing demands.

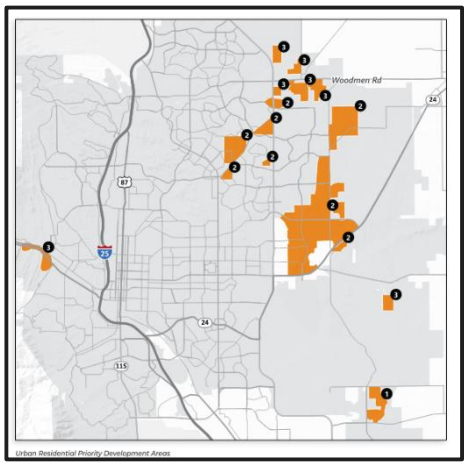




According to the Priority Development Areas Map in the Master Plan, the site is located adjacent to an Urban Residential Priority Development Area where “new residential development should be prioritized first for new residential development to accommodate growth”. The site’s location is best suited to support the intent of the Urban Residential Priority Development Area.

From the El Paso County Planning and Community Development GIS Application, the site is designated as an 'enclave or near an enclave' key area. Based on the Master Plan, the site is located near enclave 2, “Larger Enclaves”.

Urban Residential Priority Development (Areas Larger Enclaves) According to the Your El Paso Master Plan, "*Larger enclaves, including Cimarron Hills, currently exhibit the Urban Residential place-types characteristics. They have denser housing clustered together with a wide variety of commercial and employment businesses to create a complete community. However, some have only one or two uses due to their size. All of them have been designated as transition areas within the Areas of Change because all or part of them could be redeveloped to better support the establishment of complete communities. "*



"Overall, the County should prioritize higher-quality redevelopment of any primary or supporting land use for the Urban Residential placetype as opportunities arise."
Although our site is not located within the Larger Enclave, it is geographically situated directly adjacent to support this. Multi-family falls within the dense residential characteristic expected for Larger Enclaves and areas near this enclave and would provide housing options to a predominately single-family residential community and for the area within the Military Installation Key Area.

WATER MASTER PLAN ANALYSIS

WATER MASTER PLAN CONFORMANCE & CONSIDERATIONS

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability, and quality for existing and future development.
Goal 6.0 – Require adequate water availability for proposed development.
Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.
Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

The development area is located in REGION 5 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Cherokee Metropolitan District (CMD) Service Area. Region 5 consists of areas served by CMD and is not expected to experience significant growth by 2060. However, the District may expand water and sewer service to growth areas outside of Region 5. CMD has sufficient supply and existing infrastructure in the area to serve this infill development. Water quality is good, and Cherokee is in compliance with all regulatory limits.

CMD has issued a formal letter of commitment for water and wastewater. The proposed development is anticipated to generate a total water demand of 38.0 AF/year. In addition to

water commitment CMD has established a wastewater commitment stating "Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 27,000 gallons of wastewater per day, representing 1% of CMD's wastewater capacity. This usage is in line with anticipated wastewater demand for this area of the district."

3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions;
POTENTIAL HAZARD AREAS

Hydrologic Features/ Flood Hazard/ Floodplain
There are no major hydrologic features within the project site. Review of FEMA Firm Panel '08041C0756G', effective date 'December 7,2018' shows the proposed project are is outside of a FEMA flood risk area. The parcel is identified as Zone X – Area of Minimal Flood Hazard.

Wetlands
There are no jurisdictional wetlands found within the proposed project site.

Geological & Soil Hazards
There are no anticipated geological or soil hazards associated with this site. Possible geologic hazards encountered at this site may include artificial fill, collapsible soils, expansive soils, areas of erosion, and groundwater. Mitigation would likely be accomplished with the implementation of common engineering and construction practices. At this time a soils and geologic hazard study has not been prepared.

Vegetation & Wildlife
The proposed project area is designated by the U.S. Geological survey as an area of urban development with no significant vegetation or wildlife.

Sites of Historical Significance
This site is currently vacant land and has no known historical significance.

Air Quality
The proposed multifamily development is not anticipated to negatively impact air quality. Any air quality concerns during potential earthwork can be mitigated with construction practices. There are no expected long term air quality concerns.

Water
The proposed multifamily residential development is not anticipated to be a source of water pollution.

Noise

The El Paso County land development code requires impacts of noise to be minimized to residents. A noise study will be conducted and included along with later submissions. All proposed noise mitigation will be in compliance with El Paso County Land Development Code 8.4.2 Environmental Design Considerations.

Traffic

Based on the analysis presented in the provided Traffic impark study, Kimley horn believes Claremont Filing 7 will be successful incorporated into existing and future roadway network. The development will have one proposed access point on Meadowbrook Parkway. The access will be a proposed full movement access. The proposed access measures 550 feet from the Marksheffel Drive (measured right-of-way to centerline). the proposed access is expected to meet operational, vehicle queue, and sight distance standards per the Traffic Impact Study and is recommended to remain as proposed. A copy of the Traffic Impact Study has been provided with this submittal.

Social Impacts

The proposed rezoning and associated development will provide the community with high quality reasonably priced home options for working class citizens. The site will provide transition from the existing single-family homes to the east and the existing commercial and industrial sites to the west. It supports the military installations nearby by providing another housing option. There is convenient access to major roadways and commerce areas, military installations, as well as local bus routes. As required by the county of El Paso, an adjacent property owner notification has been distributed regarding the potential rezone.

The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the County Code. Planned multifamily uses, which represent a downzoning from the permitted uses under the current PUD(CAD-O) Commercial/Hotel oriented zoning.

The site is located adjacent to existing utility infrastructure and service lines. No major utility improvements or upgrades are anticipated in order to adequately serve the site.

The functionality of the site with respect to access, design, and building orientation will be consistent with and compatible with existing conditions such as location and massing of buildings relative to adjacent rights of way and view corridors, location of community/resident amenities and recreation areas, site design which respects the location as a County/City gateway, as well as enhancing the overall visual character attractiveness of the area through contemporary building facades and private architectural design standards.

Please contact me at (719) 453-0180 or Kevin.Kofford@kimley-horn.com. should you have any questions.

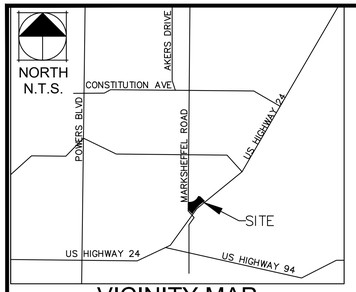
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

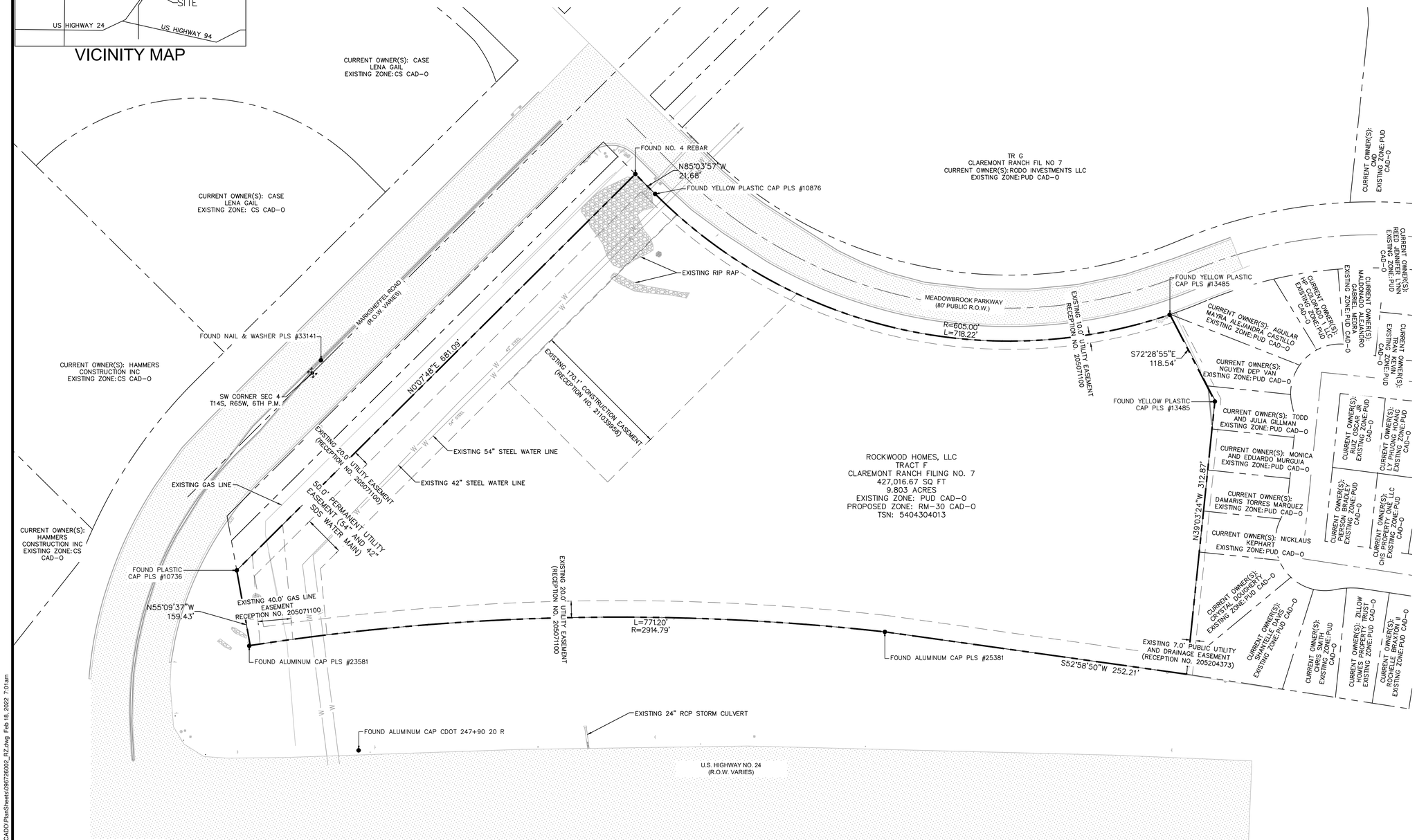
Kevin Kofford, P.E.

Project Manager

CLAREMONT RANCH WEST
TRACT F FILING NO. 7
ZONE CHANGE EXHIBIT
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP



LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF EL PASO, STATE OF COLORADO, BEING A PORTION OF PARCEL F AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED JANUARY 5, 1996 IN BOOK 6797 AT PAGE 35 IN THE OFFICE OF THE CLERK & RECORDER OF SAID EL PASO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PM, FROM WHICH THE NORTH ONE-QUARTER CORNER BEARS NORTH 89°46'01" EAST; THENCE NORTH 89°46'01" EAST, 30.00 FEET MORE OR LESS ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 TO THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD; THENCE SOUTHERLY 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CONSTITUTION AVENUE AS SHOWN ON CONSTITUTION AVENUE / PETERSON ROAD RIGHT-OF-WAY, A SUBDIVISION RECORDED IN PLAT BOOK V-3 AT PAGE 169 OF THE RECORDS OF SAID EL PASO COUNTY AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°46'01" EAST, 3165.55 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED JANUARY 13, 2000 AT RECEPTION NO. 200004268 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE ALONG THE WESTERLY LINE OF THE TRACT OF LAND AS DESCRIBED IN SAID RECEPTION NO. 200004268

THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

1. SOUTH 09°20'43" WEST, 209.05 FEET;
2. SOUTH 33°10'49" WEST, 363.74 FEET;
3. SOUTH 47°00'54" WEST, 312.00 FEET;
4. SOUTH 00°07'55" WEST, 551.99 FEET;
5. SOUTH 36°08'33" WEST, 238.82 FEET;
6. SOUTH 57°34'44" WEST, 152.54 FEET;
7. SOUTH 50°00'07" WEST, 217.22 FEET;
8. SOUTH 00°59'38" EAST, 460.39 FEET;
9. SOUTH 09°09'03" WEST, 394.98 FEET;
10. SOUTH 36°29'29" WEST, 303.16 FEET;
11. SOUTH 30°02'46" WEST, 416.58 FEET;
12. NORTH 80°42'10" WEST, 253.00 FEET;
13. SOUTH 64°58'44" WEST, 253.57 FEET;
14. SOUTH 36°11'00" EAST, 947.73 FEET TO THE MOST SOUTHERLY CORNER OF CLAREMONT RANCH FILING NO. 4, SAID POINT BEING ON THE NORTHWESTERLY LINE OF U.S. HIGHWAY NO.

AMENDMENT AREA LEGAL DESCRIPTION:
TRACT F CLAREMONT RANCH FIL NO 7

BENCHMARK

SITE BENCHMARK: R 76 IS A STANDARD U.S. COAST AND GEODETIC SURVEY BENCH MARK DISK SET IN TOP OF A CONCRETE POST AND STAMPED "R 76 1935" IS LOCATED 160 FEET SOUTH OF THE CENTER OF U.S. HIGHWAY 24, 69 FEET EAST SOUTHEAST OF THE SOUTHEAST CORNER OF SANDY'S CAFE AND 48 FEET NORTH OF THE CENTER OF STATE HIGHWAY 94.
ELEVATION = 6289.86 "NAVD 88"

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

LEGAL DESCRIPTION

EXISTING ZONING: PUD CAD-O "HOTEL/COMMERCIAL"
EXISTING LAND USE: VACANT

PROPOSED ZONING: RM-30 CAD-O
PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL (30 DU/AC.)

CONTACTS:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: KEVIN KOFFORD, P.E.

OWNER:
ROCKWOOD HOMES LLC
5436 CARVEL GROVE
COLORADO SPRINGS, CO 80922
TEL:
CONTACT: JOHN RAPTIS

ZONE CHANGE EXHIBIT
SHEET 1 OF 1

K:\COS_Civil\096726002_Claremont 7\CADD\PlanSheets\096726002_RZ.dwg Feb 18, 2022 7:01am

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

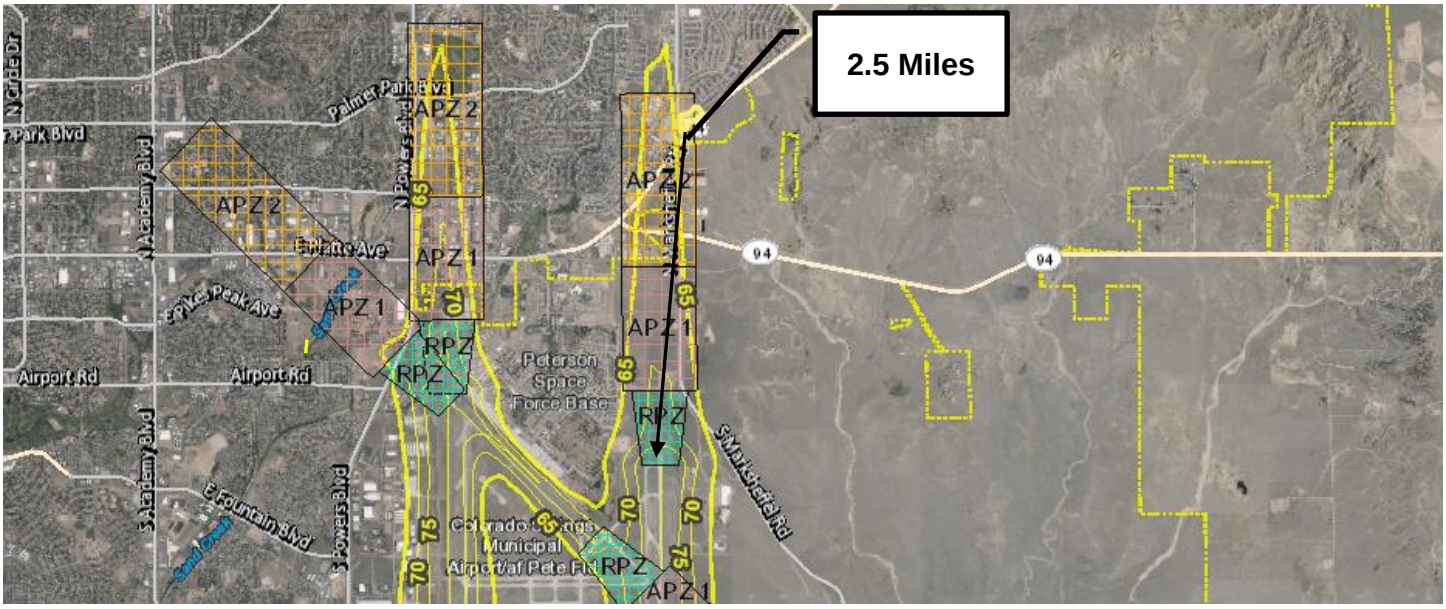
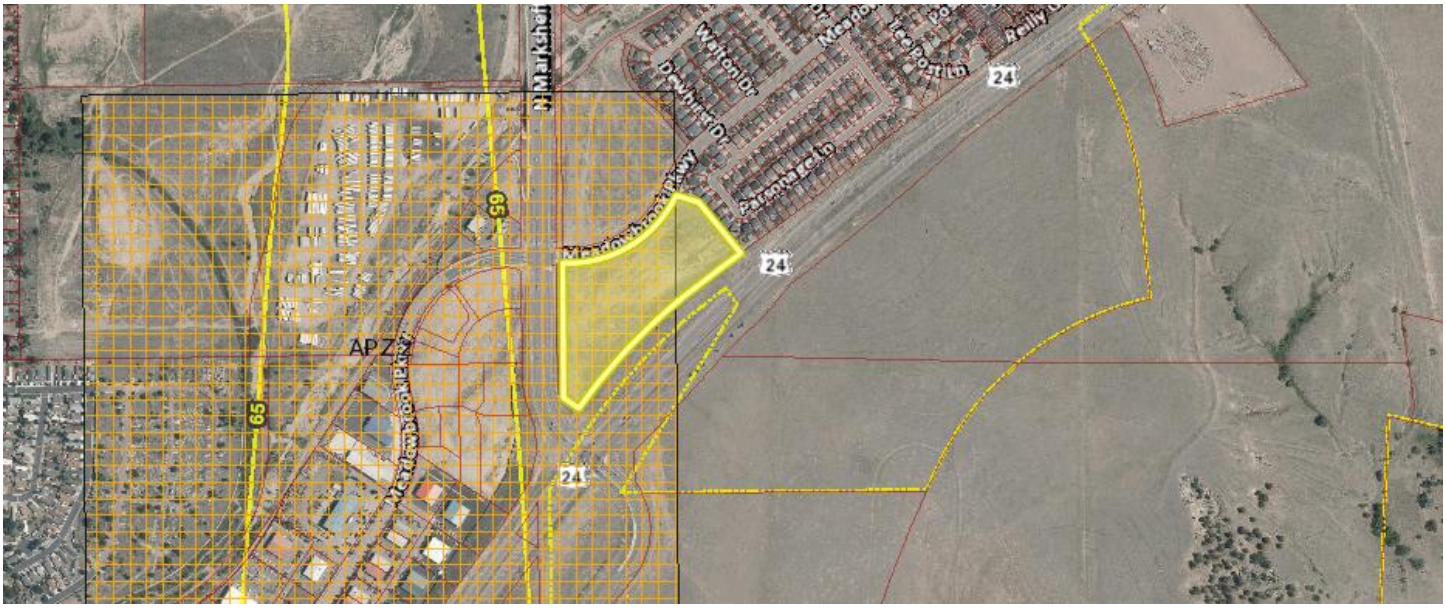
EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): P223, SKP222 ***Residential Rezone and Concept Plan Amendment***	**PARCEL #(S):** 5404304013
DESCRIPTION: Request by Kimley-Horn on behalf of Rockwood Homes LLC for approval of a rezone for Claremont Ranch West from PUD CAD-O (Commercial/Hotel District 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. **Concurrent Request:** Request for approval of an amendment to the Claremont Ranch Sketch Plan to change proposed land use from Hotel/Commercial to Multi-family Residential.	
CONSTRUCTION/ALTERATION OF MORE THAN1 200 FEET ABOVE GROUND LEVEL? No	**DISTANCE/DIRECTION FROM COS:** 2.5 miles North of Rwy 17L
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 40 feet above ground level; 6460 feet above mean sea level	**COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:** Accident Potential Zone 2 (APZ-2)
ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/179391 https://epcdevplanreview.com/Public/ProjectDetails/179382 CLICK ON ZONING MAP UNDER DOCUMENTS LIST CLICK ON SKETCH 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) 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).

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

Project location exhibit: