

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard March 25, 2020
Land Use Review Item #13**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): <p style="text-align: center;">VA201</p> <p><i>RESIDENTIAL VARIANCE</i></p>	PARCEL #(S): <p style="text-align: center;">54170000019</p>
DESCRIPTION: <p>Request by Kimley Horn on behalf of Bridle Dale, LLC for approval of a variance of use to permit the continued reuse of an existing motel structure as multi-family residential housing. The site is zoned CC (Commercial Community) and consists of 0.6 acres. The current property has been used as residential since 1994. The property is located southeast of Space Village Avenue and Peterson Boulevard.</p>	
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? <p style="text-align: center;">No</p>	DISTANCE/DIRECTION FROM COS: <p style="text-align: center;">1.3 miles north of Rwy 17R</p>
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: <p style="text-align: center;">23 feet above ground level; 6,303 feet above mean sea level</p>	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: <p style="text-align: center;">None</p>
ATTACHMENTS: <p><u>SPACE VILLAGE APARMENTS VARIANCE PLAN</u> CLICK ON SITE PLAN DRAWING UNDER DOCUMENT 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).
- **Apartment Note Language:** Upon accepting residency within Space Village Apartments all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Space Village Apartments 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.
- **FAA Form 7460:** Any future development at this property requires the applicant 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:

