

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard February 27, 2019
Land Use Review Item #13**

EL PASO COUNTY BUCKSLIP NUMBER(S): PPR-19-003 COMMERCIAL DEVELOPMENT PLAN		TAX SCHEDULE #(S): 5407317012
DESCRIPTION: Request by Associated Design Professionals on behalf of Copestone General Contractors for approval of a site development plan for Appaloosa Highway 24 Subdivision Filing No. 1A Lot 2. The plan is for construction of a 10,800 square foot light industrial building. The site is zoned I-2 (Limited Industrial) and consists of 1.08 acres. The property is located northeast of Platte Avenue and Powers Boulevard. <i>Review Note: A vacation and replat to subdivide Lot 2 of Appaloosa Highway 24 Subdivision into three lots and allow a mobile home sales office was reviewed and approved by the Commission in August 2018.</i>		
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 5,570 feet north of Rwy 17R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 18 feet above ground level; 6,235 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone 1 (APZ-1), Airport Noise Subzone (ADNL)	

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

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

- Proof of previous Avigation Easement filing was provided in the replat submittal documentation from 8/22/18. The following avigation easements have been recorded April 18, 1973 in Book 2578 Page 605; September 10, 1992 in Book 5880 Page 209; and August 29, 2000 under Reception No. 200103169 and rerecorded September 5, 2000 under Reception No. 200106011. No further action required.
- The proposed development is within the Accident Potential Zone 1 (APZ-1) 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-1 subzone.
- The property is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use appears to be compatible within the ADNL; however, if there will be an office portion to the building, there is an indoor noise reduction requirement as outlined in Section 4.3.1 of the El Paso County Land Development Code.
- 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 vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities.
- More information about the airspace evaluation submittal process is available on the FAA's Obstruction Evaluation/Airport Airspace Analysis website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

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PROJECT LOCATION EXHIBIT:

