

**SEE ATTACHED FOR PREVIOUS REVIEW**

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard March 24, 2021  
Land Use Review Item #10**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b>  PUDSP213  <b><i>RESIDENTIAL PRELIMINARY PLAN AMENDMENT</i></b>	<b>PARCEL #(S):</b>  5509302003, 5509305003
<b>DESCRIPTION:</b> <p>Request by Matrix Design Group on behalf of COLA, LLC for approval of a preliminary plan major amendment for the The Trails at Aspen Ridge. The amendment includes 117.98 acres previously approved to include 680 single-family residential lots, parks and open space. The proposed 680 single family detached residential units is an increase from the approved 605 residential units. The plan complies with the Waterview Sketch Plan Amendment approved October 24, 2018. The property is located southeast of the intersection of Bradley Road and Powers Boulevard.</p> <p><i><b>Review Note:</b> The Trails at Aspen Ridge Final plat was reviewed with recommended conditions by the Commission in April 2020. The Preliminary Plan for Aspen Ridge was reviewed with recommended conditions by the Commission in March 2019.</i></p>	
<b>CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b>  1.4 miles south of Rwy 35R
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  30 feet above ground level; 5,950 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  Accident Potential Zone 2 (APZ-2)
<b>ATTACHMENTS:</b> <a href="https://epcdevplanreview.com/Public/ProjectDetails/168784">https://epcdevplanreview.com/Public/ProjectDetails/168784</a> CLICK ON VIEW PUD DEVELOPMENT PLAN UNDER DOCUMENT LIST	

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**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

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

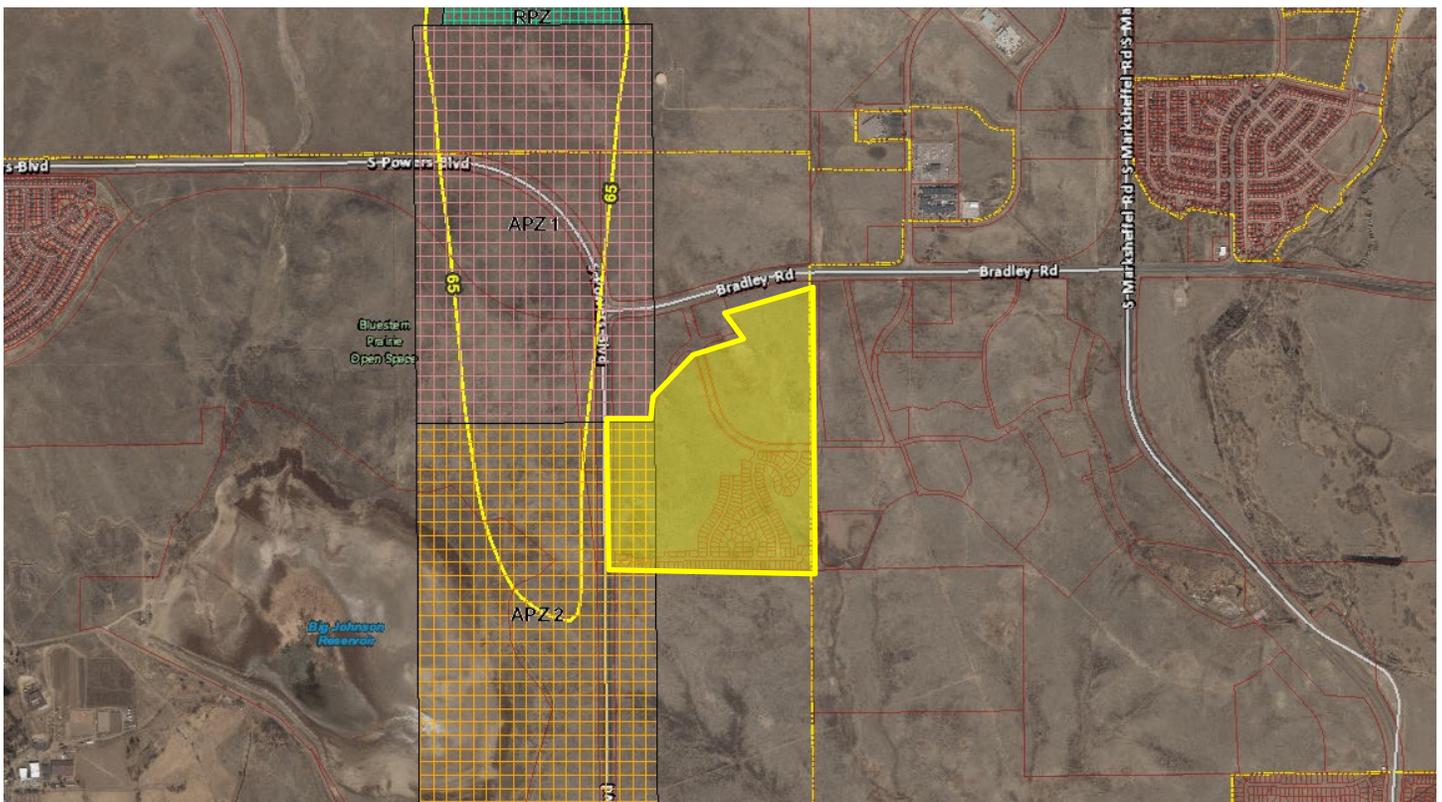
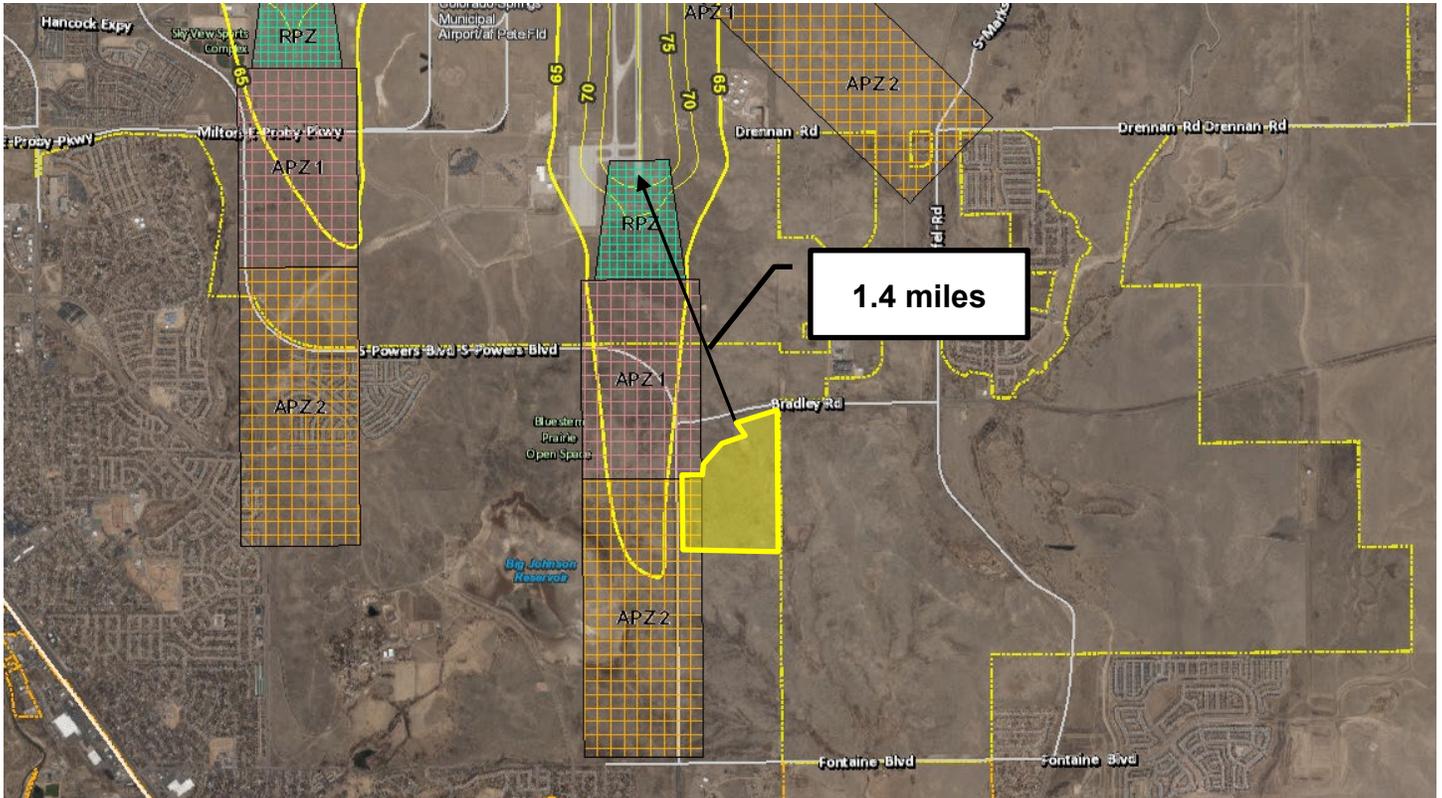
*Airport staff recommends **no objection** with the following conditions:*

- **Avigation Easement:** The owner/developer has placed airport disclosure notices on the Final Plat drawings as requested by the Airport Advisory Committee for the Trails at Aspen Ridge Filing 2. This notice will also be placed on all future final plat documents. An avigation easement was recorded 1/16/13 at Reception No. 213006737 and is shown on plan.
- **Noise:** The owner/ developer has agreed to work with builders in the use of common and regional building techniques to help mitigate sound per HUD Sound Transmission Class Guidelines. A Noise Study has been completed and the owner/ developer has stated they will follow the building recommendations as outlined in Section 4.2 Building Construction of the noise study.
- **Airport Acknowledgement:** Upon accepting residency within the Trails at Aspen Ridge, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that the Trails at Aspen Ridge 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.
- **Lighting:** Add note: *The development and its occupants may be impacted by air illumination or approach lighting systems that use medium and high-intensity lights to guide aircraft to the runway centerline used for navigation or flight in air.*
- **Accident Potential Zone:** Parcel is within Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use associated within the development of this parcel appears to be permissible in the APZ-2 subzone.
- **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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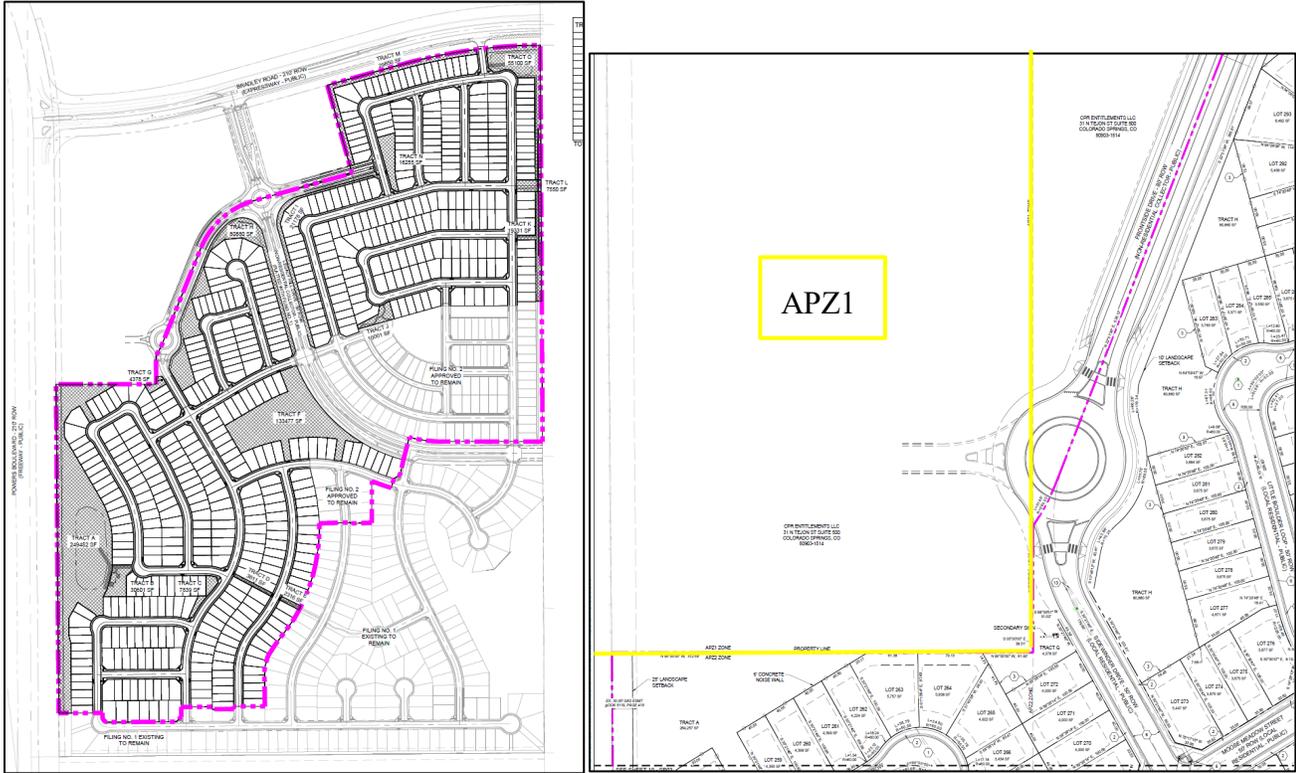
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**PROJECT LOCATION EXHIBIT:**



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**Colorado Springs Airport Advisory Commission Meeting**  
**To Be Heard March 27, 2019**  
**Land Use Review Item #04**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b> PUD-SP-19-001  <b>RESIDENTIAL DEVELOPMENT/PRELIMINARY PLAN</b>		<b>TAX SCHEDULE #(S):</b> 550000412
<b>DESCRIPTION:</b> Request by Cola, LLC for approval of a planned unit development (PUD) and preliminary plan for the Trails at Aspen Ridge. The PUD/preliminary plan is an amendment to the original approved Springs East at Waterview Preliminary Plan that encompassed 713 single-family residential lots on 166.89 acres and 28.36 acres of commercial zone parcels. This PUD/preliminary plan proposes to amend 117.98 acres of the original approval to incorporate a mix of single-family residential lots sizes including parks and open space. The current plan proposes 516 single-family residential units on the 117.98 acres. The property is located southeast of the intersection of Bradley Road and Powers Boulevard.  <i>Review Note: A final plat for 180 residential lots on 55.8 acres in the southeastern portion of the Waterview Sketch Plan was reviewed and approved by the Commission in February 2019.</i>		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b>  4,900 feet south of Rwy 35R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  30 feet above ground level; 5,950 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  Accident Potential Zone 2 (APZ-2)	

**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 plat submittal documentation. The following avigation easement was recorded under Reception No. 213006737. No further action required.
- A portion of the proposed development is within the Accident Potential Zone 2 (APZ-2) 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-2 subzone.
- Based on elevation data, 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.
- 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:

