

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard May 26, 2021  
Land Use Review Item #12**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S):</b> AL217 <b>COMMERCIAL SPECIAL USE AND SITE PLAN</b>		<b>PARCEL #(S):</b> 5406304014
<b>DESCRIPTION:</b> Request by Casco Enterprises, Inc., on behalf of Teem Miller Management Inc., for approval of special use and site plan for expansion of existing business. The plan includes the addition of a 9,030 square foot pre-engineered metal building adjacent to existing building used as a warehouse for truck and auto repair. The site is zoned I-2/CAD-O (Limited Industrial with Commercial Airport Overlay District) and consists of 2.58 acres. The property is located southeast of Powers Boulevard and Palmer Park Boulevard.		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 100 FEET ABOVE GROUND LEVEL?</b> No	<b>DISTANCE/DIRECTION FROM COS:</b> 2.2 miles north of Rwy 17R	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b> 45 feet above ground level; 6,366 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b> Accident Potential Zone 2 (APZ-2), ADNL Noise	
<b>ATTACHMENTS:</b> <a href="https://epcdevplanreview.com/Public/ProjectDetails/170752">https://epcdevplanreview.com/Public/ProjectDetails/170752</a> CLICK ON VIEW SITE PLAN DRAWING 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).
- **Noise:** The development is within the ADNL Airport Noise subzone of the Commercial Airport Overlay District. If any portion of the proposed structure will be used as an office, the applicant should demonstrate intent to comply with the indoor noise reduction requirement outlined in Section 4.3.1 of the El Paso County Land Development Code.
- **APZ-2:** 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.
- **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:

