

SEE ATTACHED FOR PREVIOUS REVIEW

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard May 22, 2024
Land Use Review Item #5**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): SF2410, PPR2415 <i>RESIDENTIAL FINAL PLAT AND SITE DEVELOPMENT PLAN</i>	PARCEL #(S): 5407401016
DESCRIPTION: <p>Request by M.V.E. Inc. on behalf of J Elliot Homes, Inc. for approval of Lot 1, Cimarron Southeast Filing No. 2C Final Plat. The plat is for 52 units in 15 buildings. The site is currently zoned M/CAD-O (Industrial/Commercial Airport Overlay) and consists of approximately 7.12 acres. The site is located east of Powers Blvd and Platte Ave. Concurrent Request: Request for approval of Site Development Plan for Townhomes at Western for 15 multi-family buildings.</p> <p><i>Review Note: The Lot 1, Cimarron Southeast Filing No. 2C Residential Rezone was reviewed with by the Commission in December 2023.</i></p>	
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 1.13 miles Northeast of Rwy 17R
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 40 feet maximum above ground level; 6,352 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None
ATTACHMENTS: CLICK ON VIEW FINAL PLAT DRAWINGS UNDER DOCUMENTS LIST https://epcdevplanreview.com/Public/ProjectDetails/195614 CLICK ON VIEW SITE DEVELOPMENT PLAN UNDER DOCUMENTS LIST https://epcdevplanreview.com/Public/ProjectDetails/195613	

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 noted on plat, no further action required.
- **Airport Acknowledgement:** Upon accepting residency within the Western Drive Townhomes, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that the Western Drive Townhomes lies within an Airport Overlay Zone and is located less than 1.5 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 7460-1:** 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>).

SEE ATTACHED FOR PREVIOUS REVIEW

Colorado Springs Airport Advisory Commission Meeting To Be Heard May 22, 2024 Land Use Review Item #5

Project location exhibit:

