

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard April 26, 2017
Land Use Review Item #09**

El Paso County Buckslip Number(s):
COM-17-012

Sponsor:
Dorman Properties, LLC

Tax Schedule #(s):
5406304019

Description:
Request for approval of a site development plan for expansion to an existing restaurant. The plan includes an addition of a concrete patio area and outdoor concession stand/bar along with 7 new sand volleyball courts. The property is zoned CR (Commercial Regional) and consists of 2.6 acres. The property is located northeast of Powers Boulevard and Omaha Boulevard.

Construction or alteration of more than 200 feet above ground level?
No

Distance/direction from COS:
10,800 feet north

Total structure height at the estimated highest point:
45 feet above ground level; 6,345 feet above mean sea level

Commercial Airport Overlay Surface penetrated:
Accident Potential Zone 2 (APZ-2), ADNL

Project location exhibit on facing page

Staff Recommendation and Conditions of Approval (Subject to Airport Advisory Commission Action):

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

- An Airport Activity Notice and Disclosure or Avigation Easement is requested or provide proof of previous recording (book/page or reception number).
- Based on elevation data contained in the submittal, 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>).
- 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 (commercial) appears to be permissible in the APZ-2 subzone.
- The development 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 65 DNL noise contour; however, if any portion of the proposed structures 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.

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Project location exhibit:

