

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard November 28, 2018  
Land Use Review Item #03**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b> PPR-18-045  <b>INDUSTRIAL STORAGE MINOR DEVELOPMENT PLAN</b>	<b>TAX SCHEDULE #(S):</b> 5407205007
<b>DESCRIPTION:</b> Request by C.T. Martin LLC for approval of a minor development plan to allow outside storage. The property currently houses a 6,000 square foot industrial building. The property is zoned I-2 (Limited Industrial) and consists of approximately 1 acre. The property is located east of Powers Boulevard and north of Galley Road.  <i><b>Review Note:</b> Request for a Special Use Permit to allow an equipment storage yard was initially reviewed and approved by the Commission in June 2018.</i>	
<b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b>  9,900 feet northeast of Rwy 17R
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  45 feet above ground level; 6,325 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  Accident Potential Zone 2 (APZ-2); Airport Noise Zone (ADNL)

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

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

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

- Provide proof of previous avigation easement or Airport Activity Notice and Disclosure recordation for this property.
- 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 (storage yard) appears to be permissible in the APZ-2 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 65 DNL noise contour; however, the development and its users may be impacted by noise caused by aircraft using the Colorado Springs Airport. The owner/applicant should familiarize themselves with the potentiality and ramifications thereof. 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.
- Based on available elevation data, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new 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:**

