

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard July 27, 2022
Land Use Review Item #12**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): P2212, P2213, SKP224, SP224 RESIDENTIAL REZONE, MINOR SKETCH PLAN AMENDMENT, AND PRELIMINARY PLAN		PARCEL #(S): 5200000547, 5200000552-554, 5228000037-038 5233000015-018
DESCRIPTION: Request by N.E.S. Inc., on behalf of Classic SRJ Land, LLC for approval of a map amendment and zone change. The amendment includes a zone change from RR-5 to RS-5000 for approximately 307 acres. The property is located northeast of Black Forest Road and Marksheffel Road. Concurrent Request: Request for approval of zone change from RR-5 to RR-0.5 for approximately 30 acres. Concurrent Request: Request for approval of the Sterling Ranch Sketch Plan to move school site and other minor modifications. Concurrent Request: Request for approval of the Sterling Ranch East Preliminary Plan No. 1 for 761 single-family lots, tracts, and right-of-ways.		
CONSTRUCTION/ALTERATION OF MORE THAN 1 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 9.2 miles northeast of Rwy 17R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 30 feet above ground level; 7,100 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None	
ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/184081 https://epcdevplanreview.com/Public/ProjectDetails/184082 https://epcdevplanreview.com/Public/ProjectDetails/180813 https://epcdevplanreview.com/Public/ProjectDetails/184079 CLICK ON VIEW ZONING MAP, SKETCH PLAN and PRELIMINARY PLAN DRAWINGS UNDER REVIEW 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).
- **Airport Acknowledgement:** Upon accepting residency within Sterling Ranch, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Sterling Ranch lies within an Airport Overlay Zone and is located less than 9.5 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:** If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities. FAA's website (<https://oaaaa.faa.gov/oaaaa/external/portal.jsp>).

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Project location exhibit:

