

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard February 23, 2022
Land Use Review Item #13**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): SF226 <i>RESIDENTIAL FINAL PLAT</i>	PARCEL #(S): 5405104074, 5405104075
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DESCRIPTION:
Request by Kimley-Horn on behalf of Feathergrass Investments, LLC for approval of the Citizen on Constitution Final Plat. The plat creates a single lot and tract for a 300-unit multifamily development. The site is zoned CR/CAD-O (Commercial Regional and Commercial Airport District Overlay) and is subject to a rezone amendment to RM-30/CAD-O (Residential Multi-Dwelling and Commercial Airport District Overlay) and consists of 12.26 acres. The property is located at the southwest corner of Constitution Avenue and Marksheffel Road.

CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 3.3 miles northeast of Rwy 17R
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TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 40 feet above ground level; 6,480 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: None
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ATTACHMENTS:
[Project Details - EDARP \(epcdevplanreview.com\)](http://epcdevplanreview.com)
CLICK ON FINAL PLAT DRAWINGS 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:** Proof of previous Avigation Easement filing is provided on plat (Recorded March 14, 1989 in Book 5612, Page 726 and March 20, 2014 at Reception No. 214022685); no further action is required.
- **Airport Acknowledgement:** Upon accepting residency within Citizen on Constitution Filing No. 1, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Citizen on Constitution Filing No. 1 lies within an Airport Overlay Zone and is located less than 4 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.
- **Noise:** Although it appears that the proposed development will be located outside of the 65 DNL noise contour, the developer is encouraged to work with the airport for noise mitigation measures and procedures. The developer should notify tenants of potential noise impacts in their lease agreement, or wherever appropriate, to ensure all future tenants are made aware of noise impacts associated with aircraft overflight.
- **FAA Form 7460-1:** Based on elevation data, 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://oaaaa.faa.gov/oaaaa/external/nortal.isn>)

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- Project location exhibit:

