

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard February 23, 2022
Land Use Review Item #10**

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE NUMBER(S): <p style="text-align: center;">P221</p> <p><i>RESIDENTIAL REZONE</i></p>	PARCEL #(S): <p style="text-align: center;">6513125009</p>
DESCRIPTION: <p>Request by John P. Nelson Associates on behalf of Aime Ventures, LLC for approval of a rezone for a 22 multi-family unit two-story apartment building. The site will be rezoned from CC/CAD-O (Community Commercial with Commercial Airport District Overlay) to RM-30/CAD-O (Residential Multifamily with Commercial Airport District Overlay). The site consists of 1.16 acres and is located southwest of Bradley Road and Grinnell Boulevard.</p>	
CONSTRUCTION/ALTERATION OF MORE THAN 100 FEET ABOVE GROUND LEVEL? <p style="text-align: center;">No</p>	DISTANCE/DIRECTION FROM COS: <p style="text-align: center;">2.7 miles southwest of Rwy 35R</p>
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: <p style="text-align: center;">40 feet above ground level; 5,840 feet above mean sea level</p>	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: <p style="text-align: center;">None</p>
ATTACHMENTS: <p><u>Project Details - EDARP (epcdevplanreview.com)</u> CLICK ON VIEW ZONING MAP UNDER DOCUMENTS LIST</p>	

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

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

- **Avigation Easement:** Proof of Avigation Easement filing noted on rezoning plan (Recorded September 27, 1985 in Book 5067 at Page 379); no further action is required.
- **Airport Acknowledgement:** Upon accepting residency within Crawford Avenue, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Crawford Avenue lies within an Airport Overlay Zone and is located less than 3 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 Airspace Evaluation:** 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://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

Project location exhibit:

