

**SEE ATTACHED FOR PREVIOUS REVIEW**

**Colorado Springs Airport Advisory Commission Meeting  
To Be Heard March 25, 2020  
Land Use Review Item #08**

<b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b> PPR207		<b>TAX SCHEDULE #(S):</b> 5408102058
<b>COMMERCIAL SITE DEVELOPMENT PLAN</b>		
<b>DESCRIPTION:</b> Request by G3 Architecture and Epic Construction for approval of the Maxxas Motorsports site development plan. The plan includes a 7,500 square foot building where the motorsports company will operate. The facility will include the repair, service and sales of motorcycles, dirt bikes, jet skies, snowmobiles and other equipment. The property consists of 0.87 acres and is zoned CS/CAD-O (Commercial Services and Commercial Airport Overlay). The property is located west of Marksheffel Road and north of Highway 24.  <i><b>Review Note:</b> A development plan for the Padmark Business Park Filing 1, lot 3 for an office/warehouse building was reviewed and approved by the Commission in July 2018. The property was sold in 2019 and the development proposes the repairs and sales of motorsports equipment.</i>		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b>  13,500 feet north of Rwy 17L	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  20 feet above ground level; 6,390 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  Accident Potential Zone 2 (APZ-2), ADNL	
<b>ATTACHMENTS:</b> <u><b>MAXXAS MOTORSPORTS DP</b></u> CLICK ON VIEW SITE DEVELOPMENT PLAN UNDER DOCUMENT LIST		

**STAFF RECOMMENDATION/CONDITIONS OF APPROVAL**

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

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

- Proof of Avigation Easement filing noted on previous submittal documentation (Reception No. 206095824); no further action is required.
- The property 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 (warehouse) is 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 of office/warehouse/light manufacturing appears to be compatible within the 65 DNL noise contour; however there is an indoor noise reduction requirement for the office portion of the warehouse as outlined in Section 4.3.1 of the El Paso County Land Development Code.
- Based on elevation data, 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>).



## Colorado Springs Airport Advisory Commission Meeting

To Be Heard July 25, 2018  
Land Use Review Item #12

PREVIOUS REVIEW

<b>EL PASO COUNTY BUCKSLIP NUMBER(S):</b> PPR-18-034  <b>COMMERCIAL SITE DEVELOPMENT PLAN</b>		<b>TAX SCHEDULE #(S):</b>  5408102058
<b>DESCRIPTION:</b> Request by Hammers Construction, Inc. for approval of a 7,500 square foot office/warehouse site development plan for Padmark Business Park Filing 1, Lot 3. The property consists of 0.87 acres and is zoned CS (Commercial Services). The property is located west of Marksheffel Road and north of Highway 24.		
<b>CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL?</b>  No	<b>DISTANCE/DIRECTION FROM COS:</b>  13,500 feet north of Rwy 17L	
<b>TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:</b>  20 feet above ground level; 6,390 feet above mean sea level	<b>COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:</b>  Accident Potential Zone 2 (APZ-2), ADNL	

### STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

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

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

- Proof of Avigation Easement filing noted on previous submittal documentation (Reception No. 206095824); no further action is required.
- The property 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 (office/warehouse) is 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 of office/warehouse/light manufacturing appears to be compatible within the 65 DNL noise contour; however there is an indoor noise reduction requirement for the office portion of the warehouse as outlined in Section 4.3.1 of the El Paso County Land Development Code.
- Based on elevation data, 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.
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PREVIOUS REVIEW

PROJECT LOCATION EXHIBIT:

