

**Colorado Springs Airport Advisory Commission Meeting
To Be Heard February 27, 2019
Land Use Review Item #16**

EL PASO COUNTY BUCKSLIP NUMBER(S): SF-19-002 <i>RESIDENTIAL FINAL PLAT</i>		TAX SCHEDULE #(S): 5500000412
DESCRIPTION: Request by Stantec on behalf of COLA Inc., for approval of the Trails at Aspen Ridge final plat. The plat creates 180 single family lots within the boundaries of the Waterview East Preliminary Plan. The property is zoned RS-5000 (Residential Suburban). The property consists of 55.8 acres and is located southeast of the intersection of Bradley Road and Powers Boulevard. <i>Review Note: The preliminary site development plan for this property was reviewed and approved by the Commission in March 2018.</i>		
CONSTRUCTION/ALTERATION OF MORE THAN 200 FEET ABOVE GROUND LEVEL? No	DISTANCE/DIRECTION FROM COS: 4,900 feet south of Rwy 35R	
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT: 30 feet above ground level; 5,950 feet above mean sea level	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED: Accident Potential Zone 2 (APZ-2)	

STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

Subject to Airport Advisory Commission Action

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

- Proof of previous Avigation Easement filing was provided in the plat submittal documentation. The following avigation easement was recorded under Reception No. 213006737. No further action required.
- A portion of the proposed development is within the Accident Potential Zone 1 (APZ-2) subzone of the Commercial Airport Overlay District, as adopted by El Paso County. The proposed use associated with this development appears to be permissible in the APZ-2 subzone.
- Remove outdated language under Easements including the following: *No obstructions are allowed to penetrate 40:1 approach surface; All exterior lighting plans are approved by Director of Aviation...*
- Add following previously agreed to language: *The development and its occupants may be impacted by air illumination or approach lighting systems that use medium and high-intensity lights to guide aircraft to the runway centerline used for navigation or flight in air.*
- 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.
- 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:

